



Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

Request sketch plat review to create 2 new tracts from 2 existing tracts, grant additional right-of-way to Universe Blvd NW and Woodmont Ave NW, and vacate a temporary drainage easement.

APPLICATION INFORMATION

Applicant/Owner:	Sonata Trails, LLC / Trails Tract 4, LLC	Phone:	
Address:	8201 Golf Course Rd NW	Email:	
City:	Albuquerque	State:	NM
		Zip:	87120
Professional/Agent (if any):	CSI - Cartesian Surveys, Inc.	Phone:	505-896-3050
Address:	PO Box 44414	Email:	cartesianryan@gmail.com
City:	Rio Rancho	State:	NM
		Zip:	87174
Proprietary Interest in Site:	List <u>all</u> owners:		

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.:	Tract 3A and 4	Block:	Unit: 4
Subdivision/Addition:	The Trails, Unit 4	MRGCD Map No.:	UPC Code: 101006401722630106
Zone Atlas Page(s):	C-10-Z	Existing Zoning:	MX-M; MX-T
		Proposed Zoning:	
# of Existing Lots:	2	# of Proposed Lots:	2
		Total Area of Site (Acres):	14.8281

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Universe Blvd NW	Between:	Avenida de Jamito NW	and:	Treeline Ave NW
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date:	05/10/2022
Printed Name:	Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? N/A if yes, indicate language: _____

- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ___ Sidewalk Exhibit and/or cross sections of proposed streets
- ___ Proposed Infrastructure List, if applicable
- ___ Required notice with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

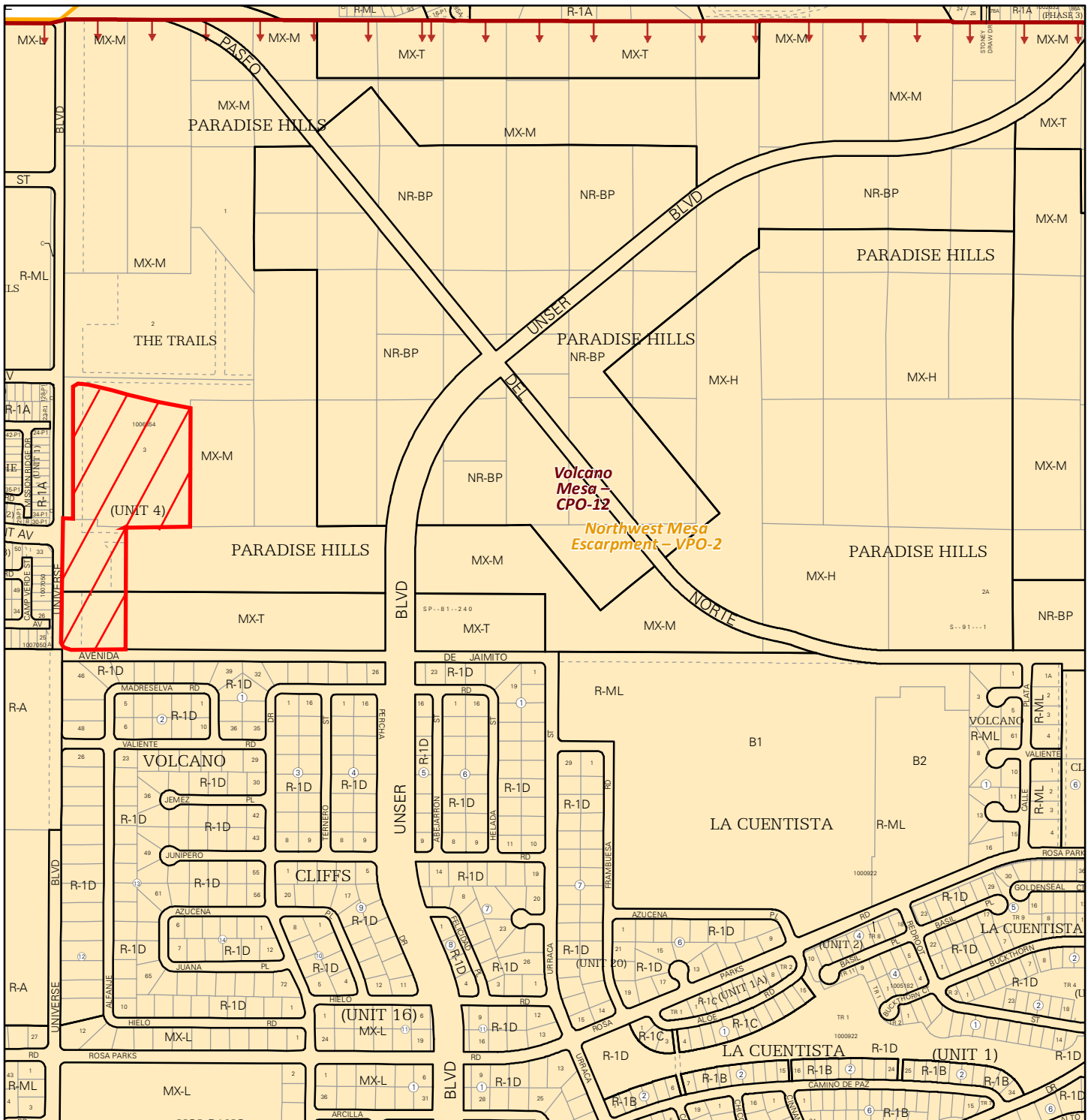
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

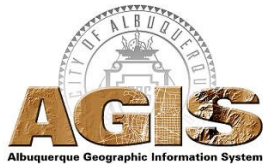
- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

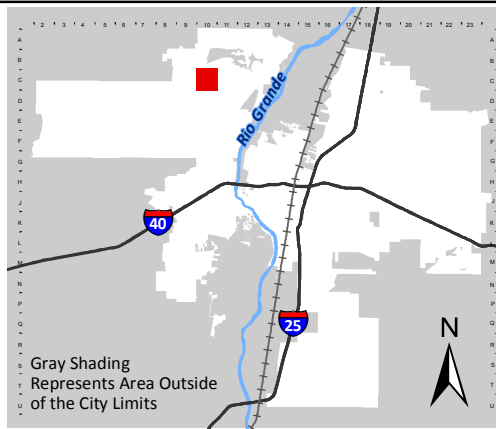


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

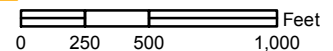


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-10-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

May 10, 2022

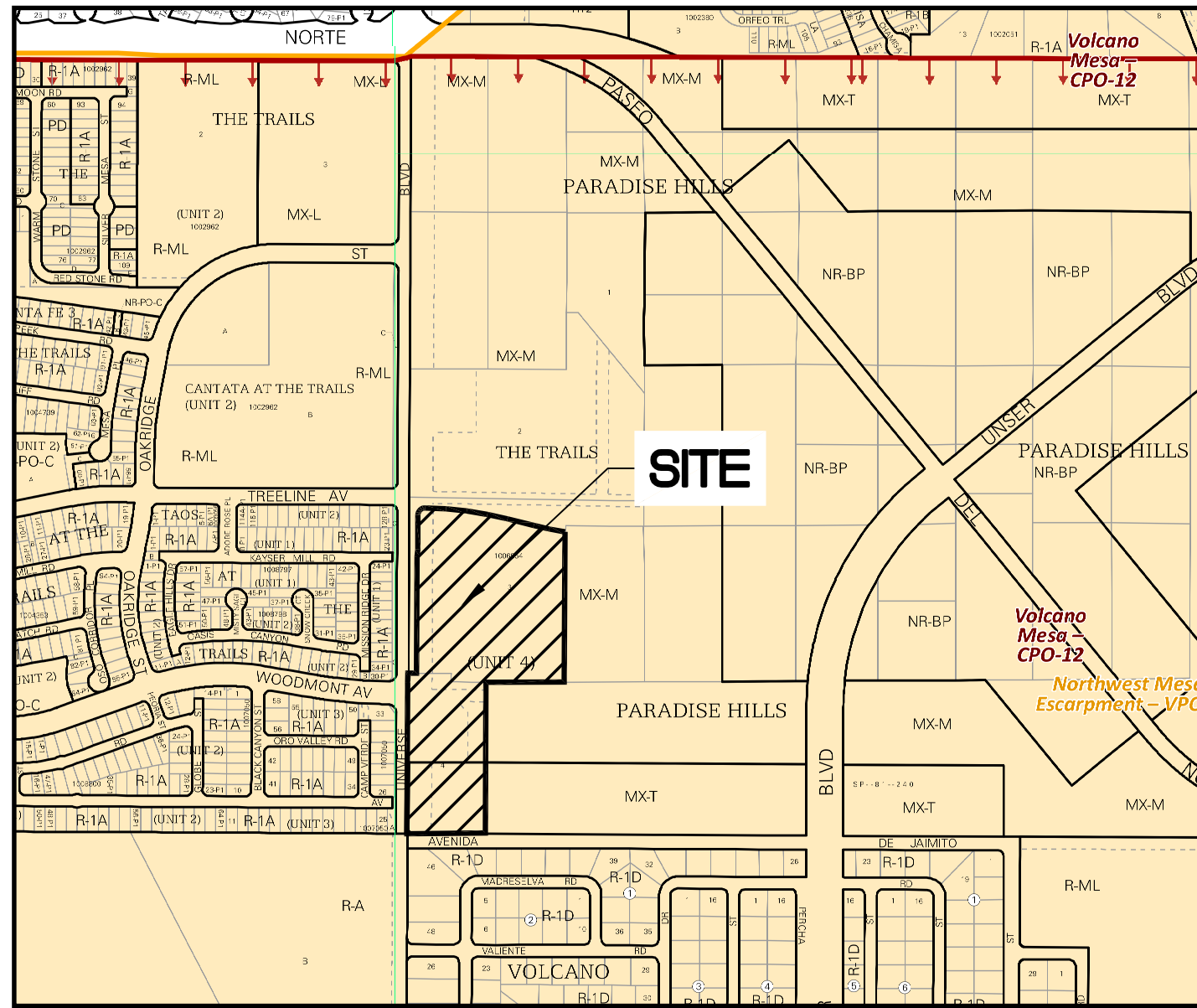
Development Review Board
City of Albuquerque

**Re: Sketch Plat Review for Proposed Subdivision of Tracts 3A and 4 of The Trails,
Unit 4**

Members of the Board:

Cartesian Surveys is acting as an agent for Sonata Trails, LLC, and we request a sketch plat review to create two (2) new tracts from two (2) existing tracts by subdivision of Tracts 3A and 4 of The Trails, Unit 4. The subdivision also intends to grant additional right-of-way to both Universe Boulevard NW and Woodmont Avenue NW, and vacate a temporary drainage easement. The property is located along Universe Blvd NW between Treeline Avenue NW and Avenida De Jamito. The property is currently zoned as MX-M (Mixed Use Moderate Intensity) and a small portion in the south is zoned MX-T (Mixed Use Transition).

Thank you,
Ryan J. Mulhall



Vicinity Map - Zone Atlas C-10-Z



Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2110711 AND AN EFFECTIVE DATE OF NOVEMBER 10, 2021.
2. BULK LAND PLAT OF RECORD FOR THE TRAILS UNIT 4, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 28, 2007, IN BOOK 2007C, PAGE 357.
3. PLAT OF RECORD FOR TRACTS 1A, 1B AND 3A, THE TRAILS UNIT 4, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 24, 2021, IN BOOK 2021C, PAGE 73.
4. SPECIAL WARRANTY DEED FOR TRACT 4, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 13, 2020, AS DOCUMENT NUMBER 2020100662.
5. WARRANTY DEED FOR TRACT 3A, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 25, 2020, AS DOCUMENT NUMBER 2020017636.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0111G, DATED SEPTEMBER 26, 2008.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Indexing Information

Section 15, Township 11 North, Range 2 East, N.M.P.M.
 as Projected into the Town of Alameda Grant
 Subdivision: The Trails, Unit 4
 Owner: Trails Tract 4, LLC (Tract 4)
 Owner: Sonata Trails, LLC (Tract 3A)
 UPC #: 101006401722630106 (Tract 4)
 UPC #: TBD (Tract 3A)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE, 14.8281 ACRES
 ZONE ATLAS PAGE NO. C-10-Z
 NUMBER OF EXISTING LOTS. 2
 NUMBER OF LOTS CREATED. 2
 MILES OF FULL-WIDTH STREETS. 0.0000 MILES
 MILES OF HALF-WIDTH STREETS. 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 1.2096 ACRES
 DATE OF SURVEY. NOVEMBER 2021

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER AND NOVEMBER 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

TRACT NUMBERED FOUR (4) OF THE TRAILS UNIT 4, WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 15, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 28, 2007 IN PLAT BOOK 2007C, PAGE 357.

AND

TRACT NUMBERED THREE--A (3-A) OF THE TRAILS UNIT 4, (BEING A REPLAT OF TRACTS 1-3, THE TRAILS UNIT 4), WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 15, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 24, 2021 IN PLAT BOOK 2021C, PAGE 73.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # 101006401722630106

PROPERTY OWNER OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Tracts 3A-1 and 4-A,
 The Trails Unit 4
 Being Comprised of
 Tract 3A and Tract 4,
 The Trails Unit 4
 City of Albuquerque
 Bernalillo County, New Mexico
 May 2022**

Project Number: PR-2022-00

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCA

City Engineer

DRB Chairperson, Planning Department

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. _____ Date
 N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896 - 3050 Fax (505) 891 - 0244
 wplotnerjr@gmail.com

**Plat for
Tracts 3A-1 and 4-A,
The Trails Unit 4
Being Comprised of
Tract 3A and Tract 4,
The Trails Unit 4
City of Albuquerque
Bernalillo County, New Mexico
May 2022**

Easement Notes

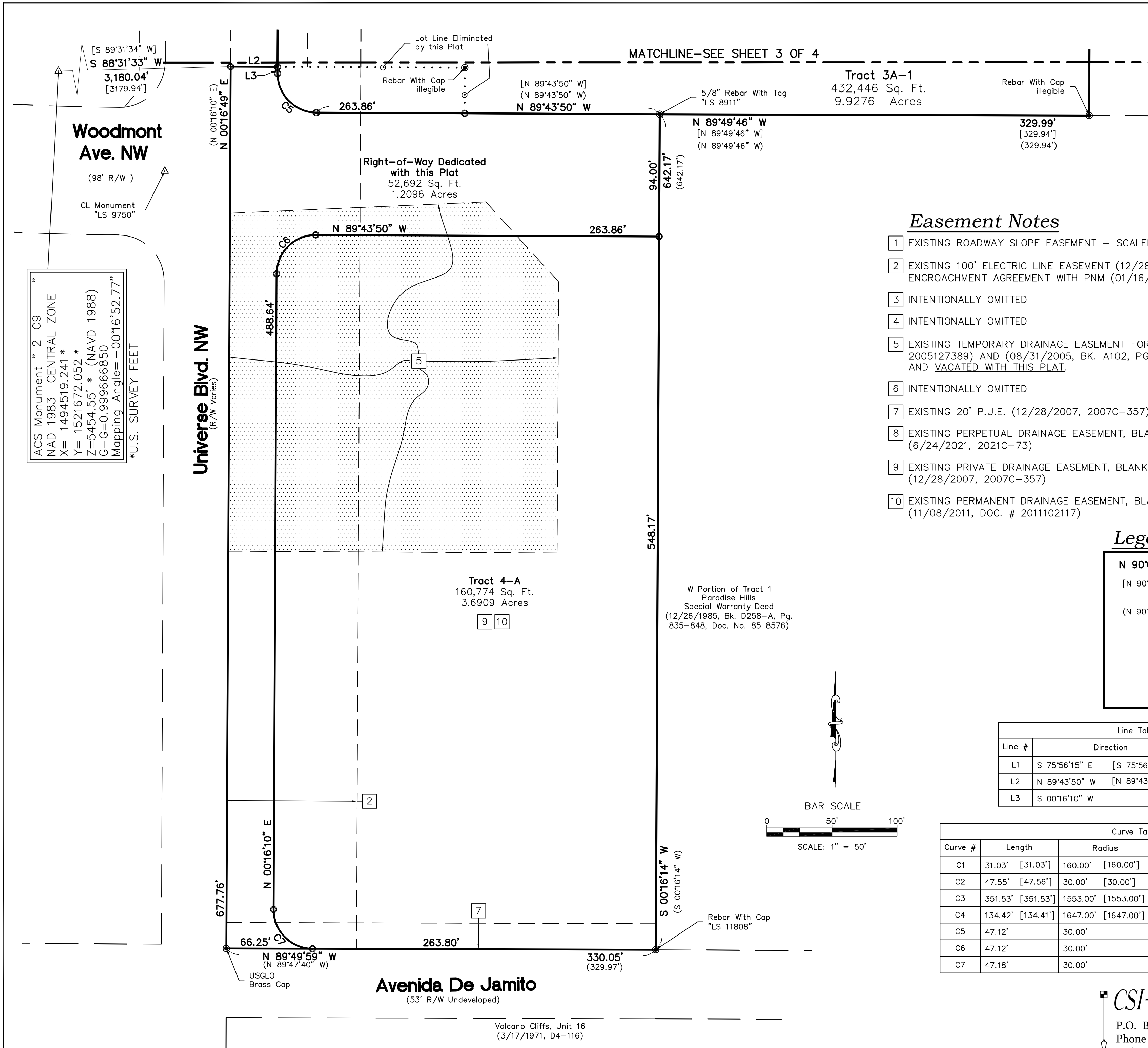
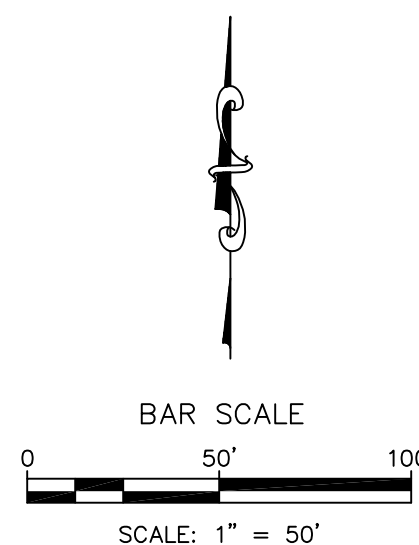
- 1 EXISTING ROADWAY SLOPE EASEMENT – SCALED FROM PLAT (06/24/2021, 2021C-73, DOC. # 2021074745)
- 2 EXISTING 100' ELECTRIC LINE EASEMENT (12/28/2007, 2007C-357) ENCROACHMENT AGREEMENT WITH PNM (01/16/2013, DOC. # 2013005525)
- 3 INTENTIONALLY OMITTED
- 4 INTENTIONALLY OMITTED
- 5 EXISTING TEMPORARY DRAINAGE EASEMENT FOR POND "K" (08/31/2005, BK. A102, PG. 7018, DOC. # 2005127389) AND (08/31/2005, BK. A102, PG. 7020, DOC. # 2005127391) SHOWN HEREON AS [Dotted Area] AND VACATED WITH THIS PLAT.
- 6 INTENTIONALLY OMITTED
- 7 EXISTING 20' P.U.E. (12/28/2007, 2007C-357)
- 8 EXISTING PERPETUAL DRAINAGE EASEMENT, BLANKET IN NATURE ACROSS TRACTS 1A, 1B AND 3A (6/24/2021, 2021C-73)
- 9 EXISTING PRIVATE DRAINAGE EASEMENT, BLANKET IN NATURE ACROSS TRACTS 1-4, THE TRAILS UNIT 4 (12/28/2007, 2007C-357)
- 10 EXISTING PERMANENT DRAINAGE EASEMENT, BLANKET IN NATURE ACROSS TRACTS 2-4, THE TRAILS UNIT 4 (11/08/2011, DOC. # 2011102117)

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (06/24/2021, 2021C-73)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/28/2007, 2007C-357)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT AS INDICATED

Line #	Direction	Length (ft)
L1	S 75°56'15" E [S 75°56'15" E]	114.10' [114.10']
L2	N 89°43'50" W [N 89°43'50" W]	36.07' [36.07']
L3	S 00°16'10" W	5.00'

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	31.03' [31.03']	160.00' [160.00']	11°06'41"	30.98'	N 05°49'33" E
C2	47.55' [47.56']	30.00' [30.00']	90°49'23"	42.73'	N 45°40'53" E
C3	351.53' [351.53']	1553.00' [1553.00']	12°58'09"	350.78'	S 82°25'20" E
C4	134.42' [134.41']	1647.00' [1647.00']	4°40'34"	134.38'	S 78°16'32" E
C5	47.12'	30.00'	90°00'00"	42.43'	N 44°43'50" W
C6	47.12'	30.00'	90°00'00"	42.43'	N 45°16'10" E
C7	47.18'	30.00'	90°06'09"	42.46'	N 44°46'55" W



ACS Monument "2-C9"
NAD 1983 CENTRAL ZONE
X= 1494519.241 *
Y= 1521672.052 *
Z=5454.55' * (NAVD 1988)
G-G=0.999666850
Mapping Angle= -00°16'52.77"
*U.S. SURVEY FEET

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**Plat for
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The Trails Unit 4
Being Comprised of
Tract 3A and Tract 4,
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City of Albuquerque
Bernalillo County, New Mexico
May 2022**

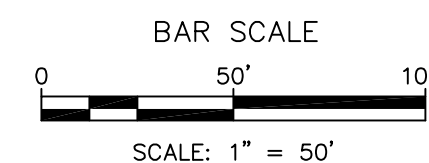
Tract 1B
The Trails Unit 4
(6/24/2021, 2021C-73)
8 9 10

Tract 3-A-1
432,446 Sq. Ft.
9.9276 Acres
8 9
10

Line Table		
Line #	Direction	Length (ft)
L1	S 75°56'15" E [S 75°56'15" E]	114.10' [114.10']
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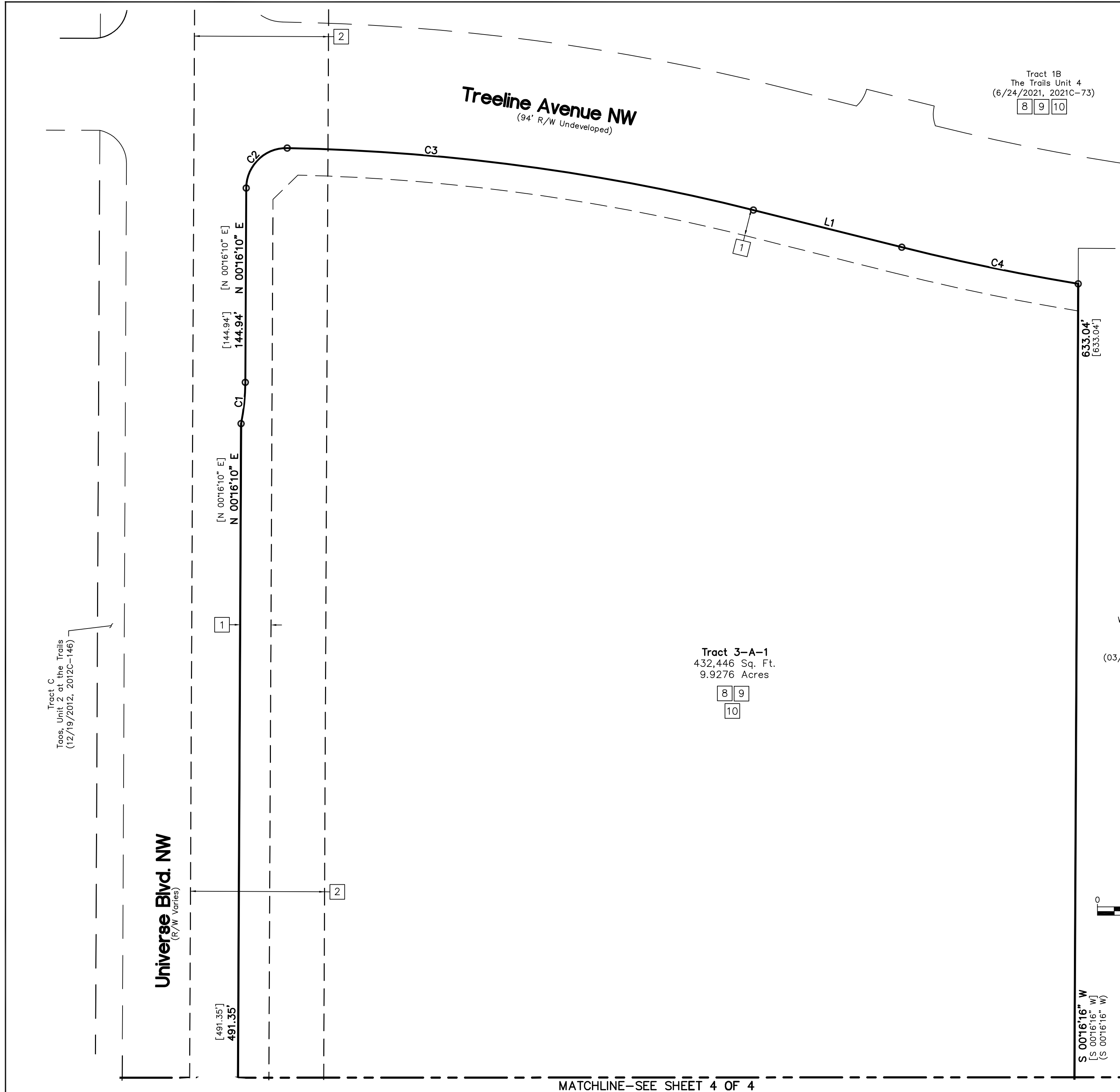
W 1/2 SE 1/4 SW 1/4
NW 1/4, Sec 15,
T11N R2E, NMPM
Warranty Deed
(03/23/1988, Document No.
8824971)



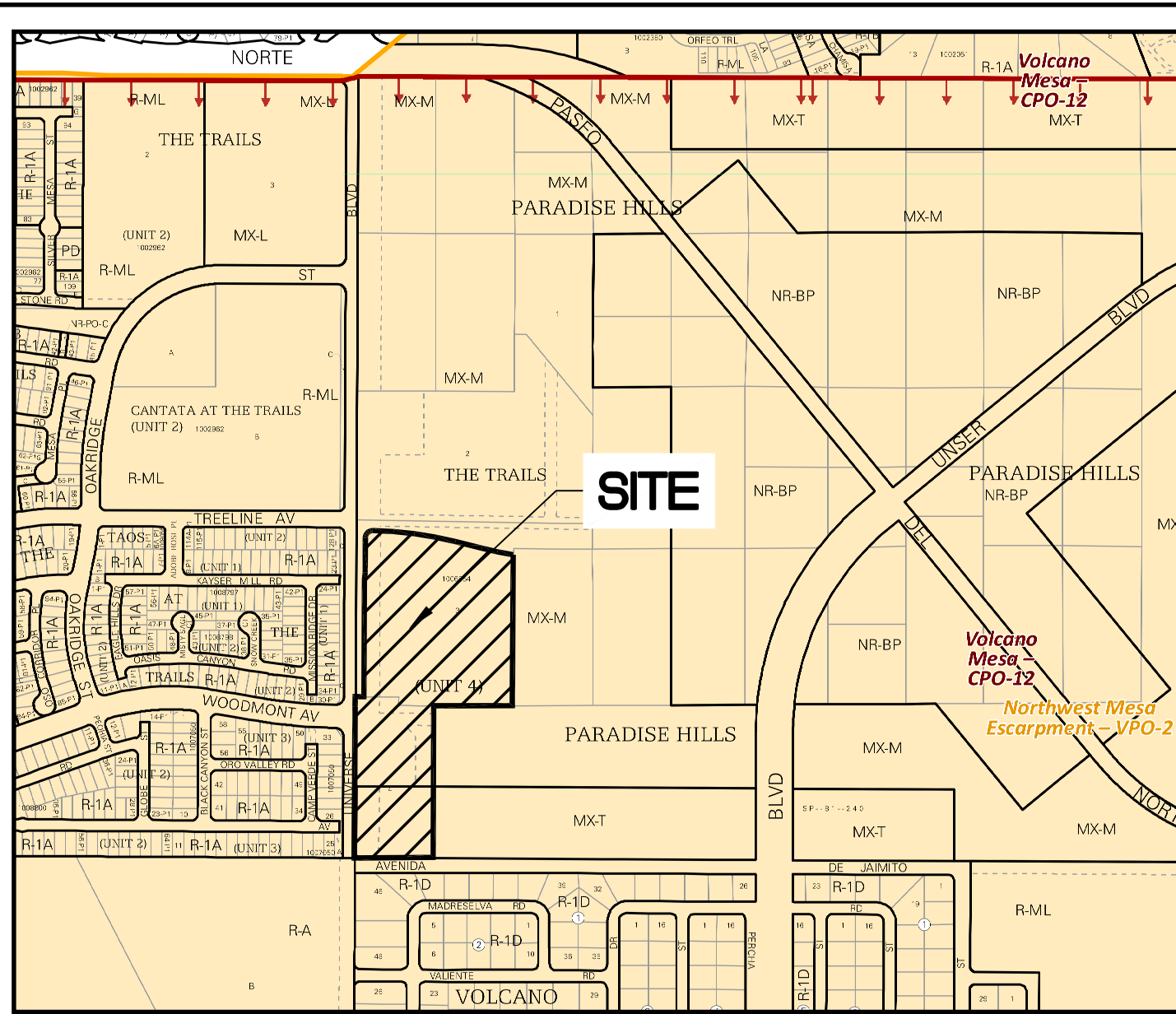
S 00°16'16" W
[S 00°16'16" W]
[S 00°16'16" W]

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com

MATCHLINE-SEE SHEET 4 OF 4



Tract C
Taos, Unit 2 at the Trails
(12/19/2012, 2012C-146)



Vicinity Map - Zone Atlas C-10-Z

N.T.S.

Indexing Information

Section 15, Township 11 North, Range 2 East, N.M.P.M.
 as Projected into the Town of Alameda Grant
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 Owner: Trails Tract 4, LLC (Tract 4)
 Owner: Sonata Trails, LLC (Tract 3A)
 UPC #: 101006401722630106 (Tract 4)
 UPC #: TBD (Tract 3A)

Purpose of Plat

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2. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.

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 The Trails Unit 4
 Being Comprised of
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 The Trails Unit 4
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 Bernalillo County, New Mexico
 May 2022**

Legend

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○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT AS INDICATED
■	CONCRETE
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
⊗	WATER VALVE
⊙	STORM DRAIN MANHOLE
■	STORM DRAIN INLET
⊗	WATER MANHOLE
—OR—	SIGN
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
—SD—	UNDERGROUND STORM DRAIN UTILITY LINE

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2110711 AND AN EFFECTIVE DATE OF NOVEMBER 10, 2021.
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3. PLAT OF RECORD FOR TRACTS 1A, 1B AND 3A, THE TRAILS UNIT 4, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 24, 2021, IN BOOK 2021C, PAGE 73.
4. SPECIAL WARRANTY DEED FOR TRACT 4, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 13, 2020, AS DOCUMENT NUMBER 2020100662.
5. WARRANTY DEED FOR TRACT 3A, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 25, 2020, AS DOCUMENT NUMBER 2020017636.

Legal Description

TRACT NUMBERED FOUR (4) OF THE TRAILS UNIT 4, WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 15, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 28, 2007 IN PLAT BOOK 2007C, PAGE 357.

AND

TRACT NUMBERED THREE-A (3-A) OF THE TRAILS UNIT 4, (BEING A REPLAT OF TRACTS 1-3, THE TRAILS UNIT 4), WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 15, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 24, 2021 IN PLAT BOOK 2021C, PAGE 73.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0111G, DATED SEPTEMBER 26, 2008.

CSI-CARTESIAN SURVEYS INC.

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 wplotnerjr@gmail.com

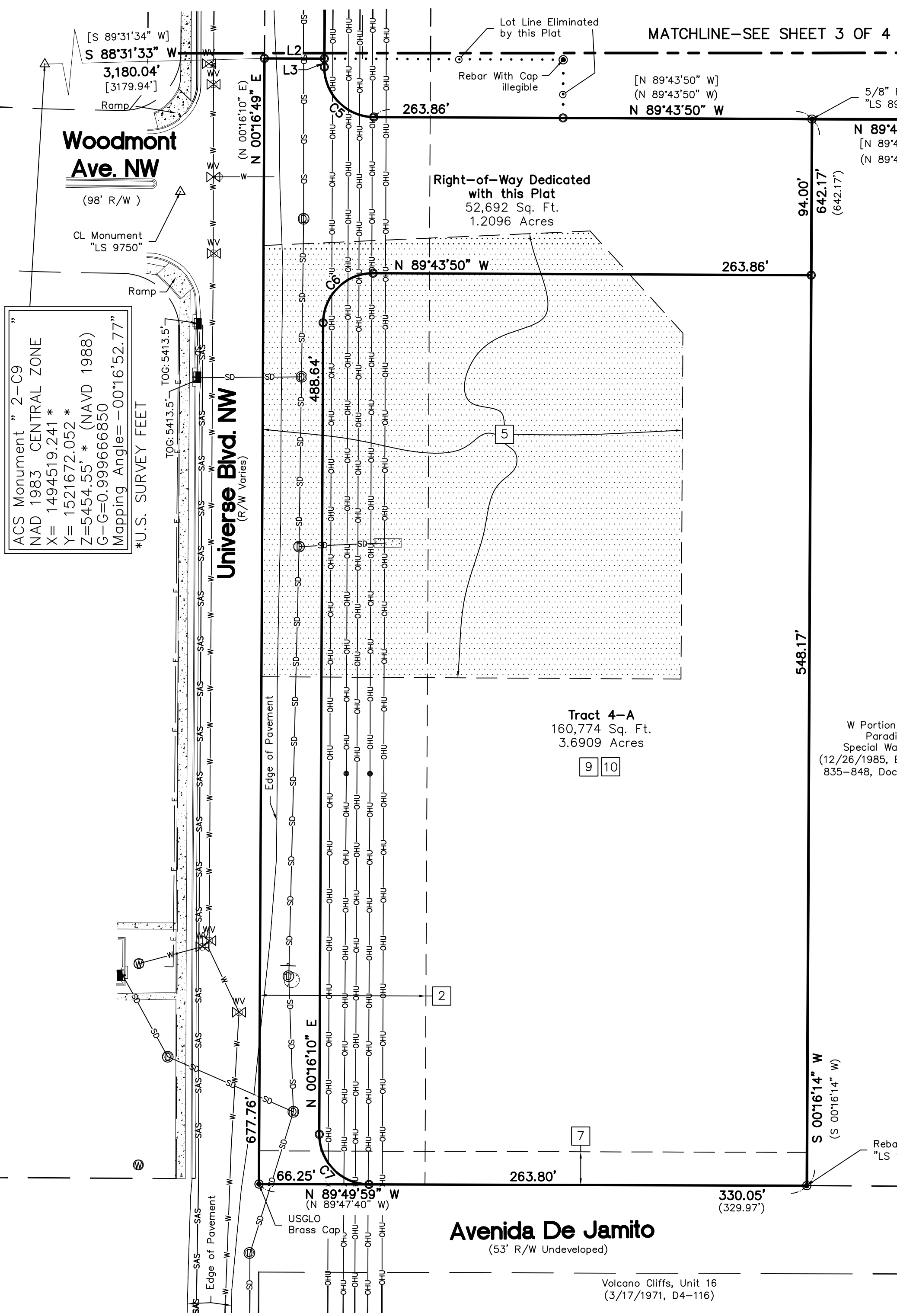
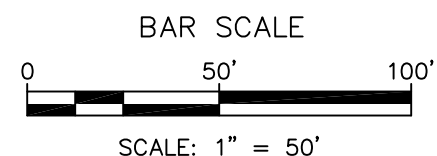
**Sketch Plat for
Lot 3A-1 and Tract 4-A,
The Trails Unit 4
Being Comprised of
Tract 3A and Tract 4,
The Trails Unit 4
City of Albuquerque
Bernalillo County, New Mexico
May 2022**

Easement Notes

- 1 EXISTING ROADWAY SLOPE EASEMENT – SCALED FROM PLAT (06/24/2021, 2021C-73, DOC. # 2021074745)
- 2 EXISTING 100' ELECTRIC LINE EASEMENT (12/28/2007, 2007C-357) ENCROACHMENT AGREEMENT WITH PNM (01/16/2013, DOC. # 2013005525)
- 3 INTENTIONALLY OMITTED
- 4 INTENTIONALLY OMITTED
- 5 EXISTING TEMPORARY DRAINAGE EASEMENT FOR POND "K" (08/31/2005, BK. A102, PG. 7018, DOC. # 2005127389) AND (08/31/2005, BK. A102, PG. 7020, DOC. # 2005127391) SHOWN HEREON AS [Dotted Area] AND VACATED WITH THIS PLAT.
- 6 INTENTIONALLY OMITTED
- 7 EXISTING 20' P.U.E. (12/28/2007, 2007C-357)
- 8 EXISTING PERPETUAL DRAINAGE EASEMENT, BLANKET IN NATURE ACROSS TRACTS 1A, 1B AND 3A (6/24/2021, 2021C-73)
- 9 EXISTING PRIVATE DRAINAGE EASEMENT, BLANKET IN NATURE ACROSS TRACTS 1-4, THE TRAILS UNIT 4 (12/28/2007, 2007C-357)
- 10 EXISTING PERMANENT DRAINAGE EASEMENT, BLANKET IN NATURE ACROSS TRACTS 2-4, THE TRAILS UNIT 4 (11/08/2011, DOC. # 2011102117)

Legend

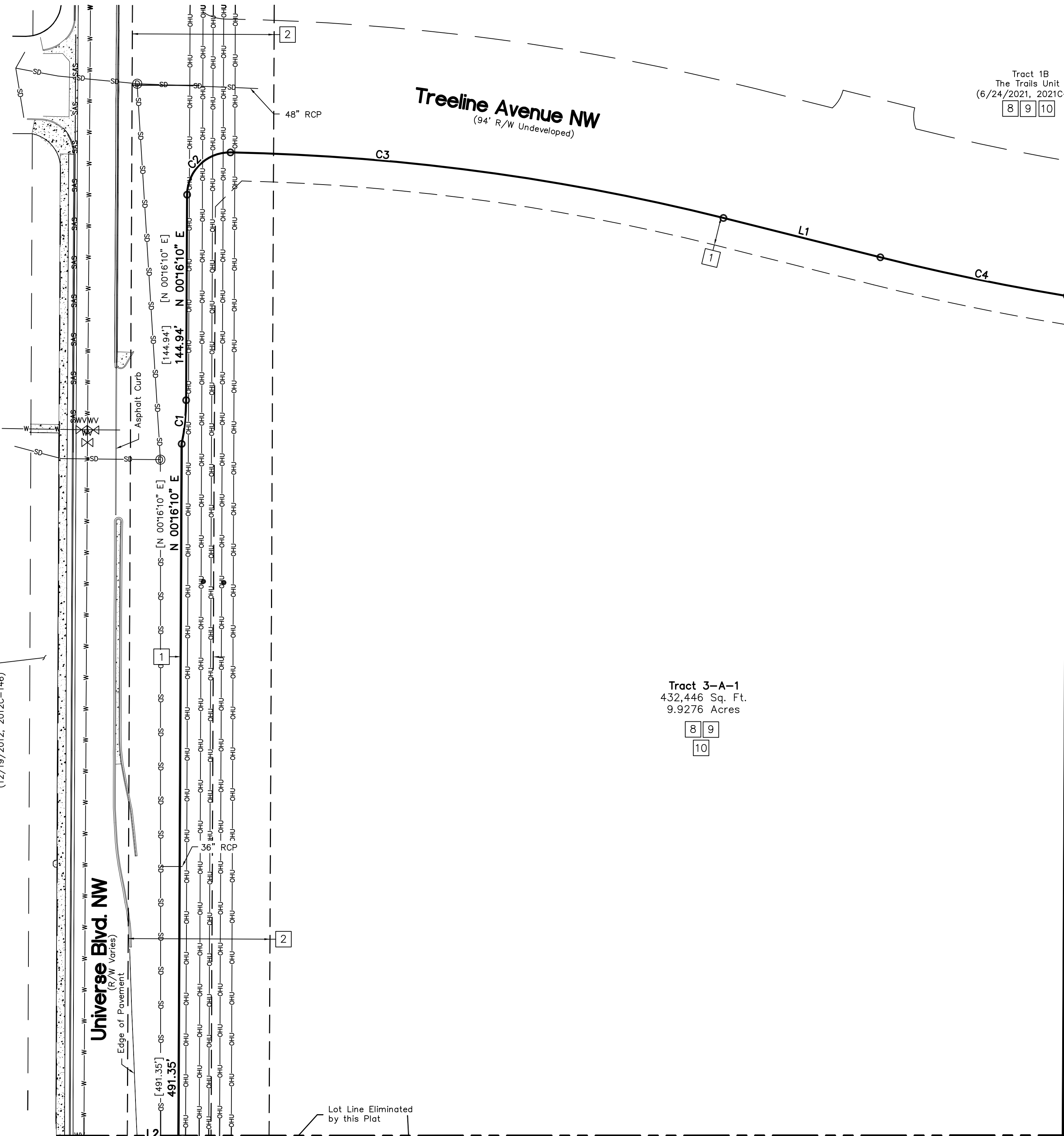
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (06/24/2021, 2021C-73)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/28/2007, 2007C-357)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT AS INDICATED
[Concrete Symbol]	CONCRETE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
WV	WATER VALVE
⊗	WATER MANHOLE
⊙	STORM DRAIN MANHOLE
⊞	STORM DRAIN INLET
—OR—	SIGN
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
—SD—	UNDERGROUND STORM DRAIN UTILITY LINE



ACS Monument " 2-C9
NAD 1983 CENTRAL ZONE
X= 1494519.241 *
Y= 1521672.052 *
Z=5454.55' * (NAVD 1988)
G-G=0.999666850
Mapping Angle= -00°16'52.77"
*U.S. SURVEY FEET

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Tract C
Tracts, Unit 2 at the Trails
(12/19/2012, 2012C-146)



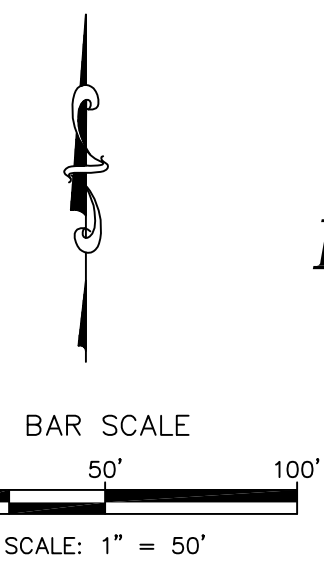
Tract 1B
The Trails Unit 4
(6/24/2021, 2021C-73)
8 9 10

Tract 3-A-1
432,446 Sq. Ft.
9.9276 Acres
8 9 10

W 1/2 SE 1/4 SW 1/4
NW 1/4, Sec 15,
T11N R2E, NMPM
Warranty Deed
(03/23/1988, Document No.
8824971)

Line Table		
Line #	Direction	Length (ft)
L1	S 75°56'15" E [S 75°56'15" E]	114.10' [114.10']
L2	N 89°43'50" W [N 89°43'50" W]	36.07' [36.07']
L3	S 00°16'10" W	5.00'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	31.03' [31.03']	160.00' [160.00']	11°06'41"	30.98'	N 05°49'33" E
C2	47.55' [47.56']	30.00' [30.00']	90°49'23"	42.73'	N 45°40'53" E
C3	351.53' [351.53']	1553.00' [1553.00']	12°58'09"	350.78'	S 82°25'20" E
C4	134.42' [134.41']	1647.00' [1647.00']	4°40'34"	134.38'	S 78°16'32" E
C5	47.12'	30.00'	90°00'00"	42.43'	N 44°43'50" W
C6	47.12'	30.00'	90°00'00"	42.43'	N 45°16'10" E
C7	47.18'	30.00'	90°06'09"	42.46'	N 44°46'55" W



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MATCHLINE-SEE SHEET 4 OF 4