

PLAT OF
TRACTS 1A, 1B AND 3A
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

JUNE 2020

LEGAL DESCRIPTION

Tracts numbered One (1), Two (2) and Three (3) 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 are 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.

FREE CONSENT AND DEDICATION

SURVEYED and SUBDIVIDED and now comprising PLAT OF TRACTS 1A, 1B and 3A, THE TRAILS UNIT 4 "BEING A PLAT OF Tracts numbered One (1), Two (2) and Three (3) 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 are 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.", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

Sonata Trails, LLC

By: _____
John Murtagh
Manager of Sonata Trails, LLC

ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this _____

day of _____, 20____, by _____.

_____ My commission expires _____
Notary Public

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within Zone "X" (Areas of Minimal Flood Hazard,) in accordance with the National Flood Insurance Program Rate Map No. 35001C0111 G, Effective Date 9-26-2008.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plat 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 are 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.
- B. Title Commitment prepared for this property by Old Republic National Title Insurance Company, Commitment No.: 1908685, Commitment Date: January 17, 2020.

**PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding 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."