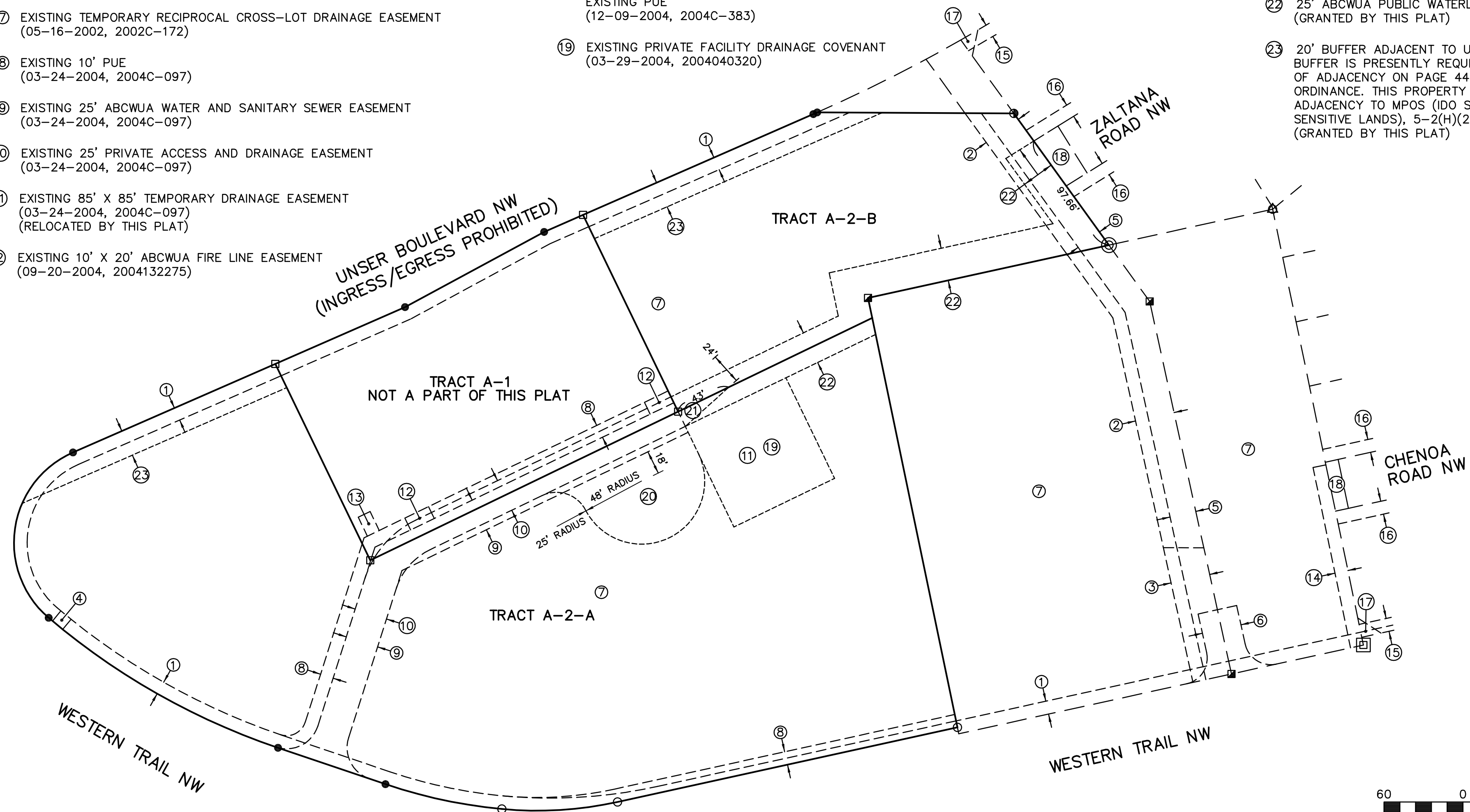


PLAT OF  
**TRACTS A-2-A & A-2-B**  
**LAVA TRAILS SUBDIVISION**  
 (A REPLAT OF TRACT A-2  
 LAVA TRAILS SUBDIVISION)  
 WITHIN THE  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 34  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2020

EASEMENTS

- ① EXISTING 10' PUE (05-16-2002, 2002C-172)
- ② EXISTING 30' UNDERGROUND STORM DRAIN EASEMENT (05-27-1992, 1992049201)
- ③ EXISTING 30' STORM DRAIN EASEMENT (05-16-2002, 2002C-172)
- ④ EXISTING 10' X 10' ABCWUA FIRE HYDRANT EASEMENT (05-16-2002, 2002C-172)
- ⑤ EXISTING 20' ABCWUA WATER EASEMENT (05-16-2002, 2002C-172)
- ⑥ EXISTING 50' X 30' RECIPROCAL CROSS-LOT ACCESS EASEMENT (05-16-2002, 2002C-172)
- ⑦ EXISTING TEMPORARY RECIPROCAL CROSS-LOT DRAINAGE EASEMENT (05-16-2002, 2002C-172)
- ⑧ EXISTING 10' PUE (03-24-2004, 2004C-097)
- ⑨ EXISTING 25' ABCWUA WATER AND SANITARY SEWER EASEMENT (03-24-2004, 2004C-097)
- ⑩ EXISTING 25' PRIVATE ACCESS AND DRAINAGE EASEMENT (03-24-2004, 2004C-097)
- ⑪ EXISTING 85' X 85' TEMPORARY DRAINAGE EASEMENT (03-24-2004, 2004C-097) (RELOCATED BY THIS PLAT)
- ⑫ EXISTING 10' X 20' ABCWUA FIRE LINE EASEMENT (09-20-2004, 2004132275)
- ⑬ EXISTING 10' PUE (01-03-2005, 2005000512)
- ⑭ EXISTING 10' PUE (01-03-2005, 2005000523)
- ⑮ EXISTING 10' PUE (06-08-2004, 2004C-179)
- ⑯ EXISTING 10' PUE (12-09-2004, 2004C-383)
- ⑰ EXISTING 15' X 15' PRIVATE WALL ENCROACHMENT EASEMENT (12-09-2004, 2004C-383)
- ⑱ EXISTING COA DRAINAGE EASEMENT EXISTING ABCWUA WATER AND SANITARY SEWER EASEMENT EXISTING PUE (12-09-2004, 2004C-383)
- ⑲ EXISTING PRIVATE FACILITY DRAINAGE COVENANT (03-29-2004, 2004040320)
- ⑳ PRIVATE TEMPORARY TURN-AROUND EASEMENT. TURN-AROUND WILL BE CONSTRUCTED UPON FUTURE DEVELOPMENT OF TRACTS A-2-A AND/OR TRACT A-2-B IF NEEDED. (GRANTED BY THIS PLAT)
- ㉑ PRIVATE ACCESS EASEMENT. FOR THE BENEFIT OF TRACT A-2-B. TO BE MAINTAINED BY TRACT A-2-B. (GRANTED BY THIS PLAT)

- ㉒ 25' ABCWUA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT)
- ㉓ 20' BUFFER ADJACENT TO UNSER BOULEVARD NW BUFFER IS PRESENTLY REQUIRED PURSUANT TO THE DEFINITION OF ADJACENCY ON PAGE 445 OF THE INTEGRATED DEVELOPMENT ORDINANCE. THIS PROPERTY IS SUBJECT TO REGULATIONS FOR ADJACENCY TO MPOS (IDO SECTION 5-2, SITE DESIGN AND SENSITIVE LANDS), 5-2(H)(2)(a)1. (GRANTED BY THIS PLAT)



EXISTING MEMORANDUM OF ACCESS TO UTILITIES UNDER EXCHANGE AGREEMENT (05-16-2002, 2002062976)

EXISTING DECLARATION OF MAINTENANCE AGREEMENT AND EXCLUSIVE USE COVENANT FOR TRACT A, LAVA TRAILS SUBDIVISION (05-05-2004, 2004061378)

07-28-20 rev

Drawn By:	TA	Date:	06-26-20
Checked By:	TA	Drawing Name:	01058PLT.DWG
Job No.:	01-058	Sheet:	3 of 3



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