

Vicinity Map - Zone Atlas C-9-Z

N.T.S.

**Documents**

- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 1194275 AND AN EFFECTIVE DATE OF APRIL 9, 2021.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 18, 2004, IN PLAT BOOK 2004C, PAGE 332.
- SPECIAL WARRANTY DEED FOR THE O SQUARED TRUST, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 25, 2017, AS DOCUMENT NO. 2017102257.

**Free Consent & Dedication**

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR SIDREAUX LOOP NW, SIDREAUX COURT NW, AND ATHERSTONE LANE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

*Tonya Buxton* 7.10.23  
 TONYA BUXTON, ALBUQUERQUE DIVISION PRESIDENT DATE  
 D.R. HORTON, INC.

STATE OF NEW MEXICO }  
 COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 10 2023  
 BY: TONYA BUXTON, ALBUQUERQUE DIVISION PRESIDENT, D.R. HORTON, INC.

By: *[Signature]*  
 NOTARY PUBLIC

CAROLINA RODRIGUEZ  
 Notary Public - State of New Mexico  
 Commission # 1072305  
 My Comm. Expires Nov 17, 2025

MY COMMISSION EXPIRES Nov 17, 2025

**Indexing Information**

Section 16, Township 11 North, Range 2 East, N.M.P.M.  
 as Projected into the Town of Alameda Grant  
 Subdivision: The Trails, Unit 2  
 Owner: D.R. Horton, Inc.  
 UPC #: 100906444647910105

**Purpose of Plat**

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON.
- VACATE EASEMENT(S) AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE.....10.3941 ACRES  
 ZONE ATLAS PAGE NO.....C-9-Z  
 NUMBER OF EXISTING TRACTS.....1  
 NUMBER OF LOTS CREATED.....72  
 NUMBER OF TRACTS CREATED.....8  
 MILES OF FULL-WIDTH STREETS.....0.4102 MILES  
 MILES OF HALF-WIDTH STREETS.....0.00 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....2.3413 ACRES  
 DATE OF SURVEY.....JUNE 2023

**Notes**

- FIELD SURVEY PERFORMED IN APRIL AND MAY 2021 AND REVISITED IN MAY AND JUNE 2023.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- Final Plat was approved by the Development Hearing Officer at a Public Hearing on September 13, 2023

**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. 35001C0103H, DATED AUGUST 16, 2012, AND 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.

**Legal Description**

TRACT NUMBERED TWO (2), OF THE TRAILS UNIT 2, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED, "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST 2004", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 18, 2004, IN PLAT BOOK 2004C, PAGE 332.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC #: 100906444647910105

PROPERTY OWNER OF RECORD  
 DR HORTON  
 BERNALILLO COUNTY TREASURER'S OFFICE  
*Jennie Valpando*

**Plat for  
 Volcano Mesa  
 Being Comprised of  
 Tract 2  
 The Trails, Unit 2  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 June 2023**

Project Number: PR-2021-005717

Application Number: SD-2023-00158

**Plat Approvals:**

- [Signature]* Jul 7, 2023
- PNM Electric Services  
*Abdul A. Shuyay* Jul 7, 2023
- Qwest Corp. d/b/a CenturyLink QC  
*Jeff Edwards* Jul 7, 2023
- New Mexico Gas Company  
*Mike Morris* Jul 7, 2023

**City Approvals:**

- Loren N. Risenhoover P.S.* 7-6-2023  
City Surveyor
- Ernest Armiyo* Sep 15, 2023  
Traffic Engineering, Transportation Division
- [Signature]* Sep 28, 2023  
ABCWUA
- Whitney Rubin* Sep 14, 2023  
Parks and Recreation Department
- [Signature]* 7/5/2023  
AMAFCA  
*Hequn Chen* Sep 14, 2023  
Hydrology
- [Signature]* Sep 15, 2023  
Code Enforcement
- Jay Rodenbeck* Sep 14, 2023  
Planning Department
- Shahab Biqar* Oct 2, 2023  
City Engineer

**Surveyor's Certificate**

I, BRIAN J. MARTINEZ, 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.

*[Signature]* 7/7/23  
 BRIAN J. MARTINEZ Date  
 N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

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



DOCH 2023062847

10/02/2023 12:04 PM Page: 1 of 4  
 PLAT R: \$25.00 B: 2023C P: 0079 Linda Stover, Bernalillo County



**Legend**

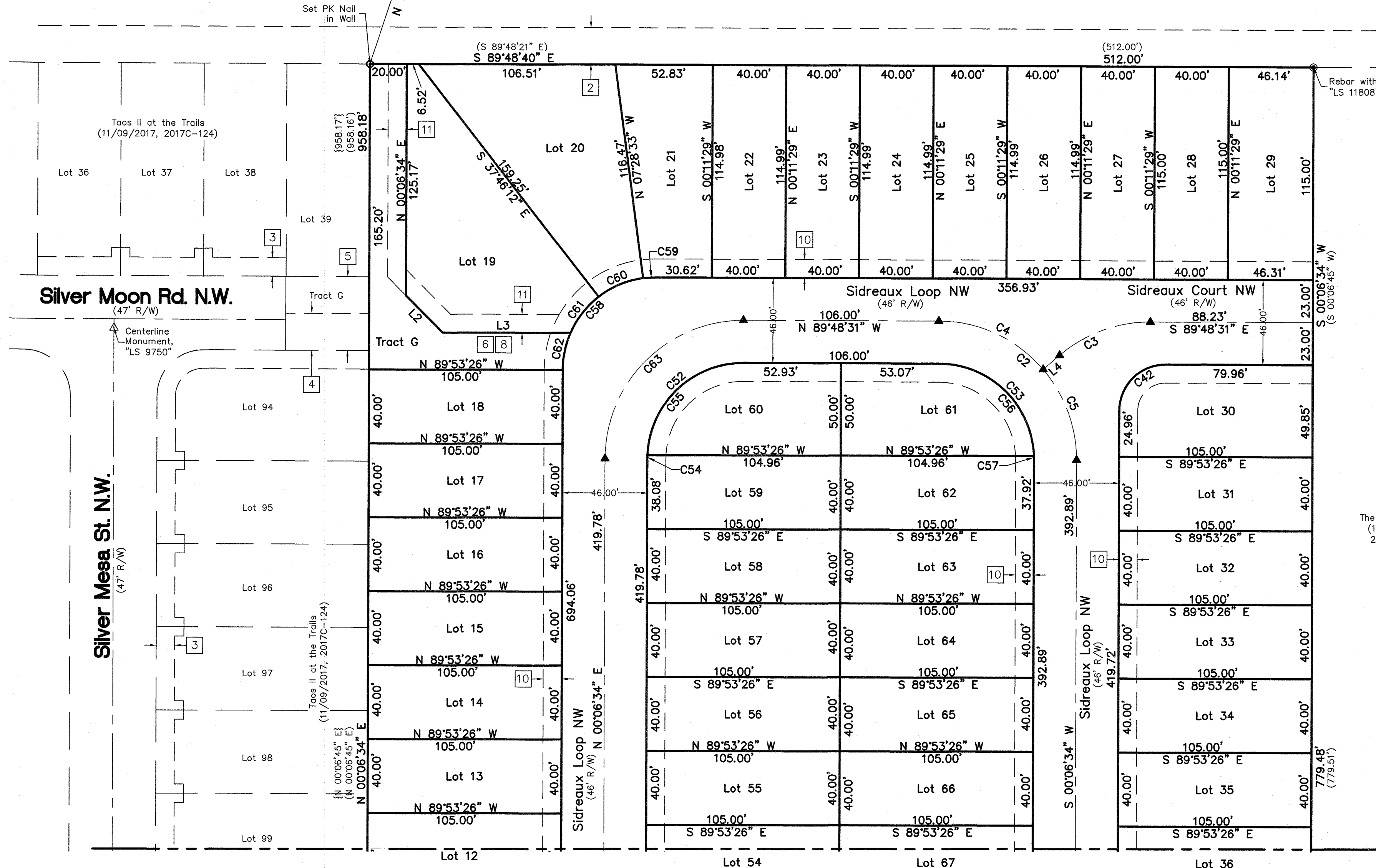
- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT (10/18/2004, 2004C-332)
- {N 90°00'00" E} RECORD BEARINGS AND DISTANCES PER PLAT (11/9/2007, 2007C-124)
- FOUND MONUMENT AS INDICATED
- SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
- △ FOUND CENTERLINE MONUMENT AS INDICATED
- ▲ SET CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED

ACS Monument " 2-B10 "  
 NAD 1983 CENTRAL ZONE  
 X=1497789.568\*  
 Y=1528038.78 \*  
 Z=5432.168 \* (NAVD 1988)  
 G-G=0.999667416  
 Mapping Angle=-0°16'30.71"  
 \*U.S. SURVEY FEET

DOCH 2023062847  
 10/02/2023 12:04 PM Page: 2 of 4  
 PLAT R: \$25.00 B: 2023C P: 0079 Linda Stover, Bernalillo County

**Plat for  
 Volcano Mesa  
 Being Comprised of  
 Tract 2  
 The Trails, Unit 2  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 June 2023**

**Paseo Del Norte NW**  
 (R/W Varies)



*Matchline - See Sheet 3 of 4*

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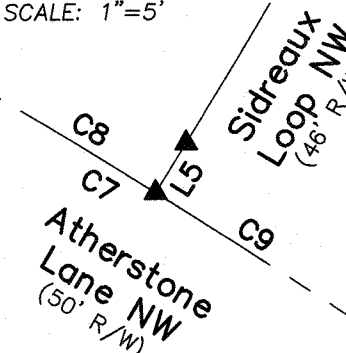
Matchline - See Sheet 2 of 4

Plat for  
Volcano Mesa  
Being Comprised of  
Tract 2  
The Trails, Unit 2  
City of Albuquerque  
Bernalillo County, New Mexico  
June 2023

Tract 3  
The Trails Unit 2  
(10/18/2004,  
2004C-332)

Detail "A"

SCALE: 1"=5'



DOCH 2023062847

10/02/2023 12:04 PM Page: 3 of 4  
PLAT R: 925.00 B: 2023C P: 0079 Linda Stover, Bernalillo County

Right-of-Way  
Dedicated to the  
City of Albuquerque  
in Fee Simple with  
the filing of this Plat  
101,990 Sq. Ft.  
2.3414 Acres

Tract B  
Cantata at The Trails, Unit 2  
(10/26/2007, 2007C-315)

Legend

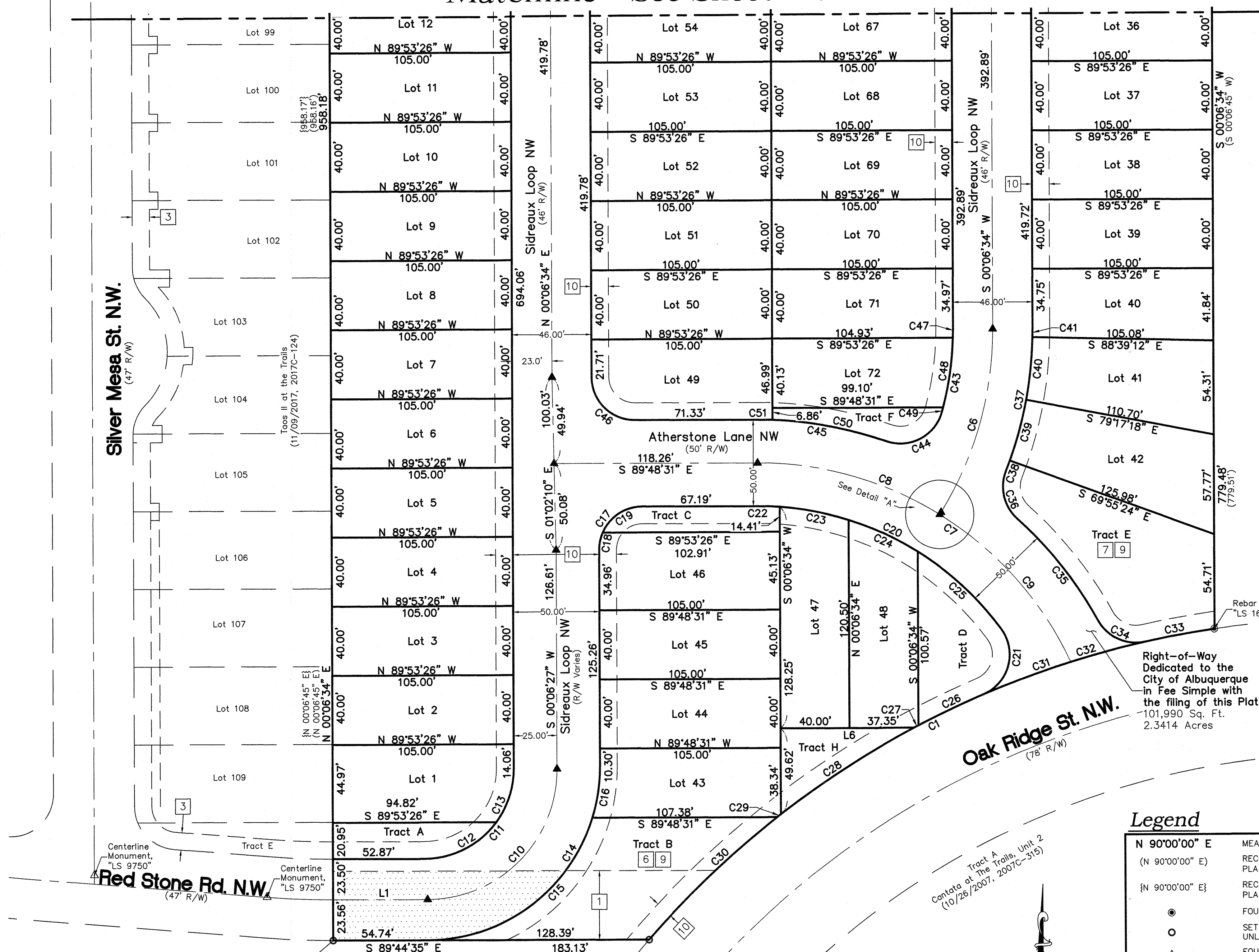
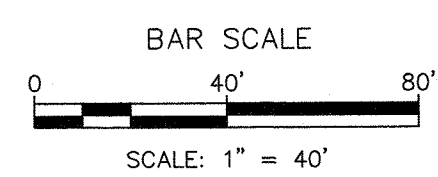
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/18/2004, 2004C-332)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (11/9/2007, 2007C-124)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT AS INDICATED
▲	SET CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED

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
Sheet 3 of 4  
210811

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=-0°16'52.77"  
\*U.S. SURVEY FEET





**Easement Notes**

- 1 EXISTING 40' PRIVATE ACCESS AND PUBLIC DRAINAGE AND UTILITY EASEMENT (10/18/2004, 2004C-332) PORTION VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS 
- 2 EXISTING 20' PNM EASEMENT (3/23/2004, BK. A74, PG. 7747, DOC. NO. 2004037858) AS SHOWN ON THE PLAT (10/18/2004, 2004C-332)
- 3 EXISTING 10' P.U.E. (11/09/2017, 2017C-124)
- 4 EXISTING 20' WATER EASEMENT GRANTED TO ABCWUA (11/09/2017, 2017C-124)
- 5 EXISTING BLANKET PRIVATE ACCESS, DRAINAGE AND SANITARY SEWER EASEMENT, ACROSS TRACT G, TAOS II AT THE TRAILS, BENEFITING LOT 39, TAOS II AT THE TRAILS (11/09/2017, 2017C-124)
- 6 BLANKET PUBLIC WATER EASEMENT TO ABCWUA GRANTED WITH THE FILING OF THIS PLAT
- 7 BLANKET PUBLIC SANITARY SEWER EASEMENT TO ABCWUA GRANTED WITH THE FILING OF THIS PLAT
- 8 BLANKET PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 9 BLANKET PUBLIC DRAINAGE AND STORM DRAIN EASEMENT TO THE CITY OF ALBUQUERQUE GRANTED WITH THE FILING OF THIS PLAT
- 10 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 11 10' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT

**IDO and DPM Waiver Notes**

1. A WAIVER FROM IDO STANDARDS PERMITTING THE TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION AS DEPICTED ON THE TRACT 2 TRAILS DEFERRED SIDEWALK EXHIBIT DATED JULY 7, 2021 UNTIL CONSTRUCTION IS COMPLETED. WAS APPROVED UNDER VA-2021-00310 ON DECEMBER 15, 2021.

THE REQUEST IS JUSTIFIED PER 14-16-6-6(P)(3) OF THE IDO. THIS REQUEST WILL NOT BE MATERIALLY CONTRARY TO THE PUBLIC SAFETY, HEALTH, OR WELFARE AND WILL NOT CAUSE SIGNIFICANT MATERIAL ADVERSE IMPACTS ON SURROUNDING PROPERTIES.

2. A WAIVER FROM IDO STANDARDS PERMITTING THE BLOCK LENGTH OF THE WESTERN BLOCK OF THE PROPOSED DEVELOPMENT TO BE 796 FEET AND EXCEED THE MAXIMUM ALLOWABLE BLOCK LENGTH OF 600 FEET WAS APPROVED UNDER VA-2021-00396 ON DECEMBER 15, 2021.

THE REQUEST IS JUSTIFIED PER 14-16-6-6(P)(3) OF THE IDO. THE APPROVAL OF THE WAIVER WILL ENABLE TRACT A AS DEPICTED ON THE PLAT TO PROVIDE A COMMON AREA CONSISTENT WITH A NEIGHBORING SUBDIVISION.

3. A WAIVER FROM IDO STANDARDS PERMITTING A STUB STREET DUE TO THE UNFEASIBILITY OF PROVIDING A CONNECTION TO AN EXISTING STREET OR FUTURE ROAD EXTENSION PER 5-3(E)(1)(D) OF THE IDO, WAS APPROVED UNDER VA-2021-00397 ON DECEMBER 15, 2021.

THE REQUEST IS JUSTIFIED PER 14-16-6-6(P)(3) OF THE IDO. ABCWUA HAS REQUESTED THAT A WATERLINE STUB BE PROVIDED TO THE ADJACENT TRACT TO THE EAST OF THE SUBJECT PROPERTY FOR A FUTURE CONNECTION, AND THE STUB STREET WAS ADDED TO PROVIDE ROW FOR THE WATERLINE STUB.

4. A WAIVER FROM IDO STANDARDS PERMITTING REAR YARDS FOR THE LOTS ALONG PASEO DEL NORTE, AN ARTERIAL STREET. 5-4(F)(2)(B) DISCOURAGES LAYOUTS WHERE THE REAR LOT LINE IS ADJACENT TO A COLLECTOR OR ARTERIAL STREET. WAS APPROVED UNDER VA-2021-00398 ON DECEMBER 15, 2021.

THE REQUEST IS JUSTIFIED PER 14-16-6-6(P)(3) OF THE IDO. THE EXISTING SUBDIVISIONS LOCATED WEST OF THE SUBJECT PROPERTY HAVE BACKYARDS ALONG PASEO DEL NORTE, AND PROVIDING A SIMILAR LAYOUT WITH THE PROPOSED DEVELOPMENT WOULD BE CONSISTENT WITH THE SUBDIVISIONS TO THE WEST. FURTHERMORE, AN ADDITIONAL 10-FOOT IS BEING PROVIDED FOR THE REAR-YARD SETBACK TO HELP BUFFER FUTURE HOMES FROM PASEO DEL NORTE, AND A MULTI-USE TRAIL IS BEING DEVELOPED ALONG PASEO DEL NORTE WHICH WILL ADD VARIETY TO THE STREETSCAPE.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	382.12' (381.94')	539.00' (539.00')	40°37'10"	374.17'	S 61°37'23" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C2	117.70'	75.00'	89°55'05"	105.99'	N 44°50'58" W
C3	53.47'	75.00'	40°50'55"	52.35'	S 69°46'01" W
C4	64.34'	75.00'	49°09'05"	62.38'	N 65°13'58" W
C5	53.36'	75.00'	40°46'00"	52.25'	N 20°16'26" W
C6	111.59'	200.00'	31°58'10"	110.15'	N 16°05'40" E
C7	227.10'	200.00'	65°03'33"	215.09'	N 57°16'44" W
C8	111.31'	200.00'	31°53'16"	109.88'	N 73°51'53" W
C9	115.79'	200.00'	33°10'17"	114.18'	N 41°20'07" W
C10	118.10'	75.00'	90°13'12"	106.27'	N 45°08'51" E
C11	81.82'	52.00'	90°08'51"	73.63'	N 45°11'00" E
C12	48.71'	52.00'	53°40'28"	46.95'	N 63°25'12" E
C13	33.10'	52.00'	36°28'24"	32.55'	N 18°20'46" E
C14	157.34'	100.00'	90°08'51"	141.60'	N 45°11'00" E
C15	127.18'	100.00'	72°52'14"	118.78'	N 53°49'18" E
C16	30.15'	100.00'	17°16'37"	30.04'	N 08°44'53" E
C17	39.31'	25.00'	90°04'55"	35.38'	S 45°09'02" W
C18	10.30'	25.00'	23°36'36"	10.23'	S 11°54'52" W
C19	29.00'	25.00'	66°28'18"	27.40'	S 56°57'20" W
C20	164.18'	175.00'	53°45'17"	158.23'	N 62°55'53" W
C21	45.00'	25.00'	103°08'23"	39.17'	N 15°30'57" E
C22	12.79'	175.00'	4°11'14"	12.79'	N 87°42'54" W
C23	40.83'	175.00'	13°22'10"	40.74'	N 78°56'12" W
C24	44.21'	175.00'	14°28'26"	44.09'	N 65°00'53" W
C25	66.35'	175.00'	21°43'26"	65.95'	N 46°54'57" W
C26	41.86'	539.00'	4°26'59"	41.85'	S 64°51'40" W
C27	2.99'	539.00'	0°19'04"	2.99'	S 62°28'38" W
C28	92.01'	539.00'	9°46'51"	91.90'	S 57°25'40" W
C29	2.71'	539.00'	0°17'18"	2.71'	S 52°23'35" W
C30	102.87'	539.00'	10°56'08"	102.72'	S 46°46'52" W
C31	53.91'	539.00'	5°43'52"	53.89'	S 69°57'05" W
C32	44.79'	539.00'	4°45'41"	44.78'	S 75°11'51" W
C33	40.97'	539.00'	4°21'17"	40.96'	S 79°45'20" W
C34	32.22'	25.00'	73°50'41"	30.04'	S 65°29'58" E
C35	75.46'	225.00'	19°13'01"	75.11'	N 38°11'08" W
C36	30.33'	25.00'	69°30'50"	28.50'	S 13°02'13" E
C37	84.11'	223.00'	21°36'37"	83.61'	N 10°54'53" E
C38	6.40'	223.00'	1°38'35"	6.39'	N 20°53'54" E
C39	36.45'	223.00'	9°21'54"	36.41'	N 15°23'39" E
C40	36.45'	223.00'	9°21'54"	36.41'	N 06°01'45" E
C41	4.82'	223.00'	1°14'14"	4.82'	N 00°43'41" E
C42	39.31'	25.00'	90°04'55"	35.38'	S 45°09'02" W
C43	48.52'	177.00'	15°42'20"	48.37'	N 07°57'44" E
C44	40.92'	25.00'	93°46'14"	36.50'	N 62°42'01" E
C45	76.16'	225.00'	19°23'39"	75.80'	N 80°06'42" W
C46	39.23'	25.00'	89°55'05"	35.33'	S 44°50'58" E
C47	5.03'	177.00'	1°37'42"	5.03'	N 00°55'25" E
C48	40.78'	177.00'	13°12'04"	40.69'	N 08°20'18" E
C49	2.71'	177.00'	0°52'34"	2.71'	N 15°22'37" E
C50	67.45'	225.00'	17°10'35"	67.20'	N 79°00'10" W
C51	8.71'	225.00'	2°13'03"	8.71'	N 88°41'59" W
C52	81.76'	52.00'	90°04'55"	73.59'	S 45°09'02" W
C53	81.61'	52.00'	89°55'05"	73.49'	N 44°50'58" W
C54	1.92'	52.00'	2°07'10"	1.92'	S 01°10'09" W
C55	79.83'	52.00'	87°57'40"	72.22'	S 46°12'39" W
C56	79.53'	52.00'	87°37'56"	72.00'	N 45°59'33" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C57	2.07'	52.00'	2°17'09"	2.07'	N 01°02'00" W
C58	78.61'	50.00'	90°04'55"	70.76'	S 45°09'02" W
C59	6.69'	50.00'	7°40'01"	6.69'	S 86°21'28" W
C60	26.44'	50.00'	30°17'39"	26.13'	S 67°22'38" W
C61	24.91'	50.00'	28°32'33"	24.65'	S 37°57'32" W
C62	20.58'	50.00'	23°34'41"	20.43'	S 11°53'55" W
C63	117.92'	75.00'	90°04'55"	106.14'	S 45°09'02" W

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.1061	4,622
Lot 2	0.0964	4,200
Lot 3	0.0964	4,200
Lot 4	0.0964	4,200
Lot 5	0.0964	4,200
Lot 6	0.0964	4,200
Lot 7	0.0964	4,200
Lot 8	0.0964	4,200
Lot 9	0.0964	4,200
Lot 10	0.0964	4,200
Lot 11	0.0964	4,200
Lot 12	0.0964	4,200
Lot 13	0.0964	4,200
Lot 14	0.0964	4,200
Lot 15	0.0964	4,200
Lot 16	0.0964	4,200
Lot 17	0.0964	4,200
Lot 18	0.0964	4,200
Lot 19	0.1979	8,622
Lot 20	0.1865	8,125
Lot 21	0.1191	5,186
Lot 22	0.1056	4,599
Lot 23	0.1056	4,600
Lot 24	0.1056	4,600
Lot 25	0.1056	4,600
Lot 26	0.1056	4,600
Lot 27	0.1056	4,600
Lot 28	0.1056	4,600
Lot 29	0.1220	5,316
Lot 30	0.1173	5,108
Lot 31	0.0964	4,200
Lot 32	0.0964	4,200
Lot 33	0.0964	4,200
Lot 34	0.0964	4,200
Lot 35	0.0964	4,200
Lot 36	0.0964	4,200
Lot 37	0.0964	4,200
Lot 38	0.0964	4,200
Lot 39	0.0964	4,200
Lot 40	0.0981	4,274
Lot 41	0.1112	4,843
Lot 42	0.1242	5,411

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 43	0.0974	4,242
Lot 44	0.0964	4,200
Lot 45	0.0964	4,200
Lot 46	0.1084	4,724
Lot 47	0.1150	5,007
Lot 48	0.1030	4,488
Lot 49	0.1096	4,775
Lot 50	0.0964	4,200
Lot 51	0.0964	4,200
Lot 52	0.0964	4,200
Lot 53	0.0964	4,200
Lot 54	0.0964	4,200
Lot 55	0.0964	4,200
Lot 56	0.0964	4,200
Lot 57	0.0964	4,200
Lot 58	0.0964	4,200
Lot 59	0.0964	4,200
Lot 60	0.1073	4,676
Lot 61	0.1071	4,664
Lot 62	0.0964	4,200
Lot 63	0.0964	4,200
Lot 64	0.0964	4,200
Lot 65	0.0964	4,200
Lot 66	0.0964	4,200
Lot 67	0.0964	4,200
Lot 68	0.0964	4,200
Lot 69	0.0964	4,200
Lot 70	0.0964	4,200
Lot 71	0.0964	4,200
Lot 72	0.0949	4,133
Right-of-Way Dedicated to the City of Albuquerque in Fee Simple with the filing of this Plat	2.3414	101,990
Tract A	0.0397	1,731
Tract B	0.1508	6,569
Tract C	0.0331	1,440
Tract D	0.0788	3,433
Tract E	0.1682	7,328
Tract F	0.0302	1,314
Tract G	0.1201	5,231
Tract H	0.0413	1,799

DOCH 2023062847  
 10/02/2023 12:04 PM Page: 4 of 4  
 PLAT R: 525.00 B: 2023C P: 0079 Linda Stover, Bernalillo County

**Plat for  
Volcano Mesa  
Being Comprised of  
Tract 2  
The Trails, Unit 2  
City of Albuquerque  
Bernalillo County, New Mexico  
June 2023**

**Public Utility Easements**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**  
 In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**ABCWUA Public Water and Sanitary Sewer Easements**

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND/OR PUBLIC RIGHT-OF-WAY AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE OPERATION OF PUBLIC WATER AND/OR PUBLIC SANITARY SEWER INFRASTRUCTURE.

**CSI-CARTESIAN SURVEYS INC.**

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 Phone (505) 896-3050 Fax (505) 891-0244  
 cartesianbrian@gmail.com