

Documents

- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 1194275 AND AN EFFECTIVE DATE OF APRIL 9, 2021.
- 2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 18, 2004, IN PLAT BOOK 2004C, PAGE 332.
- 3. 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, ALBUQUENQUE DIVISION PRESIDENT D.R. HORTON, INC.

STATE OF NEW MEXICO COUNTY OF Bernalillos

MY COMMISSION EXPIRES

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

NOTARY PUBLIC Nov 17, 2025

CAROLINA RODRIGUEZ Notary Public - State of New Mexico Commission # 1072305 My Comm. 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.
- 4. VACATE EASEMENT(S) AS SHOWN HEREON.

Treasurer's Certificate

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

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

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-2021-00571		
Application Number:	SD-2023-00158		
Plat Approvals:			

B4	Jul 7, 2023
PNM Electric Services	
Abdul A Bhuiyan Abaul Allheigen (hal 7, 2023 9-28 MDT)	Jul 7, 2023
Qwest Corp. d/b/a CenturyLink QC	
Joff Estvanko Jeff Estvanko Jeff Estvanko	Jul 7, 2023
New Mexico Gas Company	
Mike Mortus Mile Martus (July 2023 18-40 MOT)	Jul 7, 2023

Comcast	
City Approvals:	
Loren N. Risenhoover P.S. City Surveyor	7-6-2023
raffic Engineering, Transportation Division	
BCWUA	
arks and Recreation Department	7/5/2023
MAFCA	• 1
lydrology	
ode Enforcement	
lanning Department	

Surveyor's Certificate

City Engineer

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.

BRIAN J. MARTINEZ N.M.R.P.S. No. 18374

18374

210811

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

Sheet 1 of 4

Subdivision Data

GROSS ACREAGE	
NUMBER OF EXISTING TRACTS	2
NUMBER OF LOTS CREATED	
NUMBER OF TRACTS CREATED	
MILES OF FULL-WIDTH STREETS	
MILES OF HALF-WIDTH STREETS	
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 2.3413 ACRES	
DATE OF SURVEYJUNE 202	5

Notes

- 1. FIELD SURVEY PERFORMED IN APRIL AND MAY 2021 AND REVISITED IN MAY AND JUNE
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Flood Notes

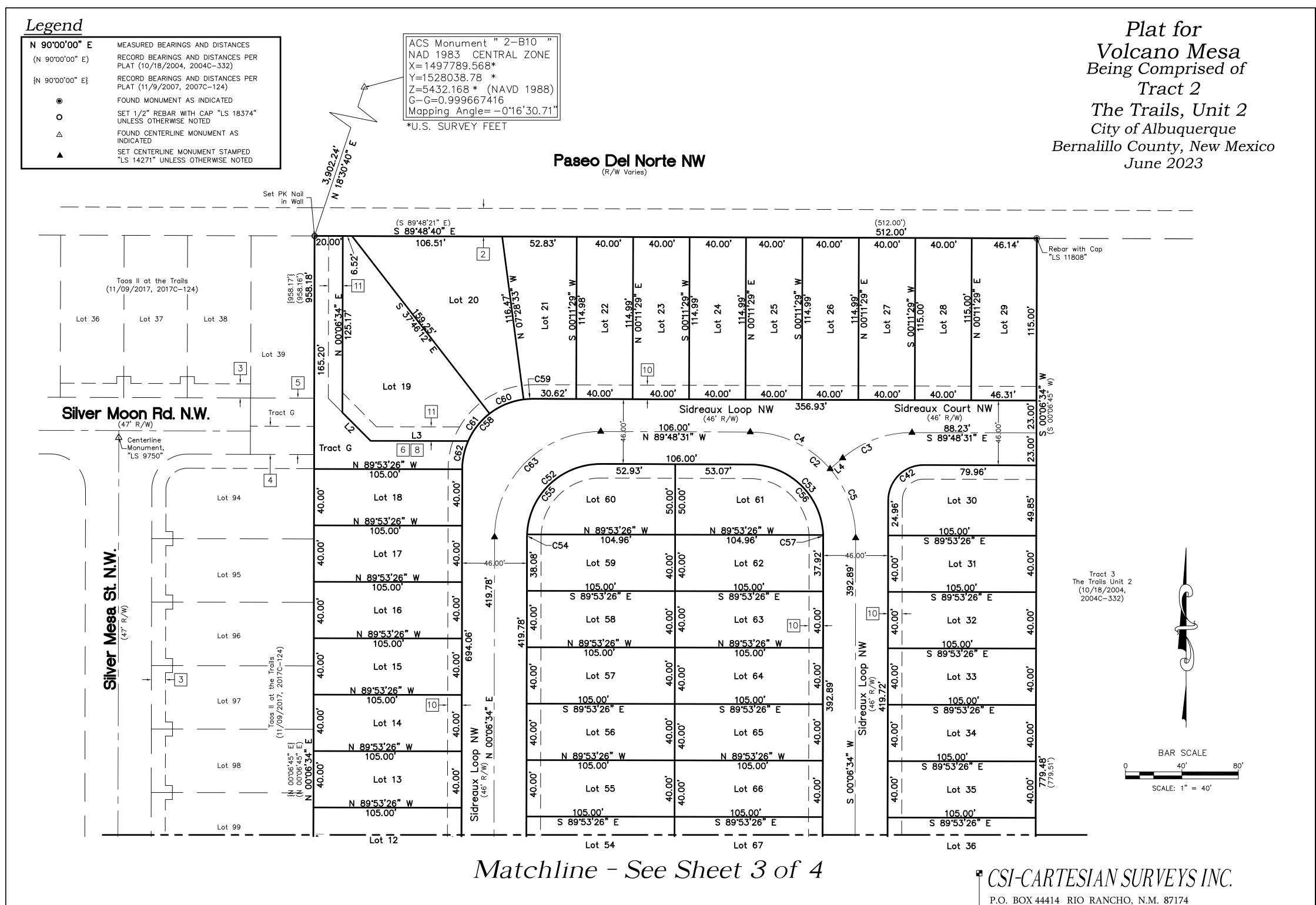
BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0103H, DATED AUGUST 16, 2012, AND RATE MAP NO. 35001C0111G, DATED SEPTEMBER 26, 2008.

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.

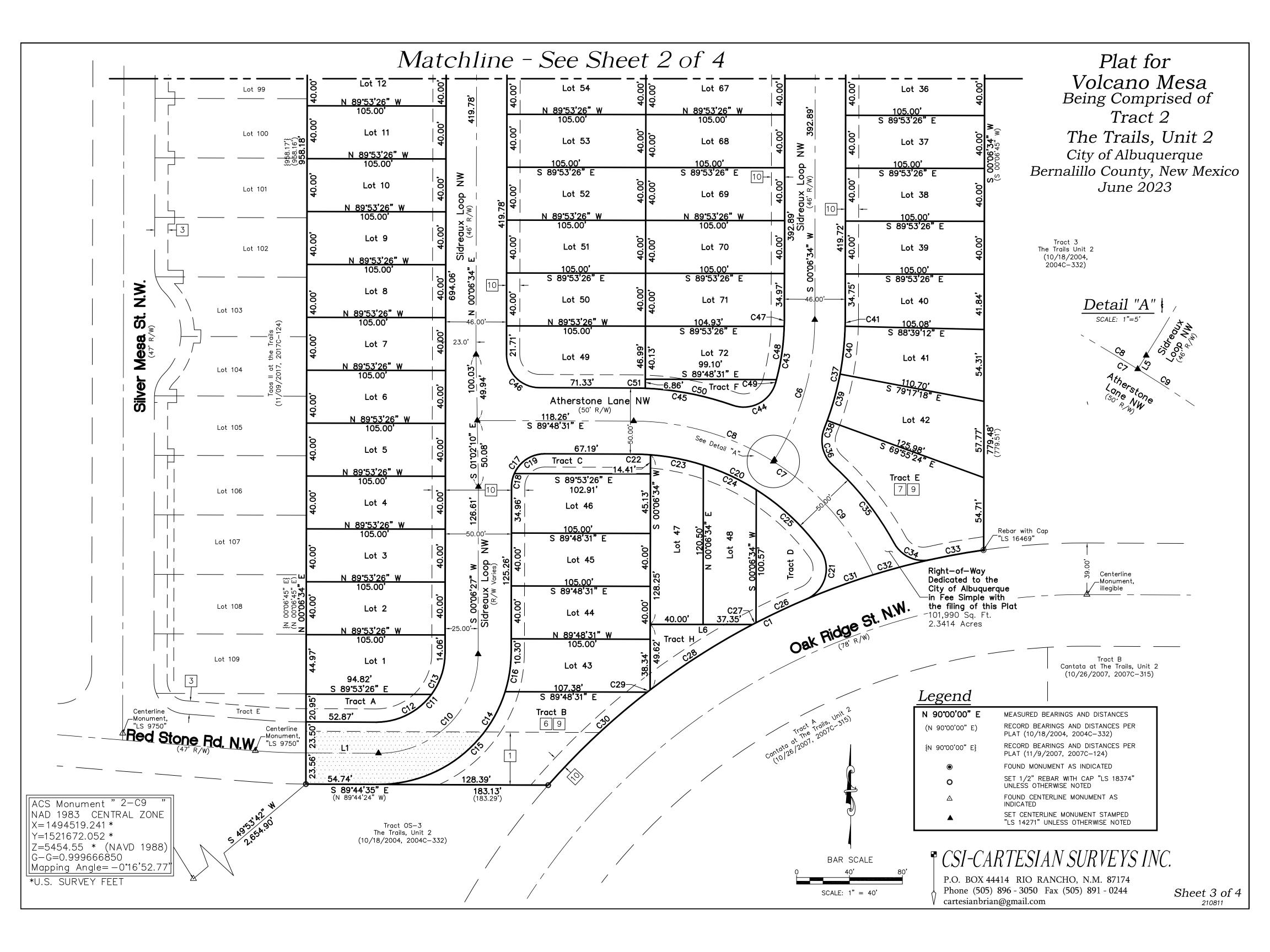
Legal Description

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 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



Phone (505) 896 - 3050 Fax (505) 891 - 0244

cartesianbrian@gmail.com



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-FEET 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 Direct					
C1	382.12' (381.94')	539.00'(539.00')	40°37'10"	374.17'	S 61°37'23" W

Chord Length | Chord Direction

Curve Table

Delta

Curve # | Length

Radius

	•				
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
	1	5 5		1	

	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 Table				
Parcel Name	Area (Acres)	Area (Sq. Ft.)	Parcel	Name	Area (Acres)	Area (Sq. Ft	
Lot 1	0.1061	4,622	Lot	43	0.0974	4,242	
Lot 2	0.0964	4,200	Lot	44	0.0964	4,200	
Lot 3	0.0964	4,200	Lot	45	0.0964	4,200	
Lot 4	0.0964	4,200	Lot	46	0.1084	4,724	
Lot 5	0.0964	4,200	Lot	47	0.1150	5,007	
Lot 6	0.0964	4,200	Lot	48	0.1030	4,488	
Lot 7	0.0964	4,200	Lot	49	0.1096	4,775	
Lot 8	0.0964	4,200	Lot	50	0.0964	4,200	
Lot 9	0.0964	4,200	Lot	51	0.0964	4,200	
Lot 10	0.0964	4,200	Lot	52	0.0964	4,200	
Lot 11	0.0964	4,200	Lot	53	0.0964	4,200	
Lot 12	0.0964	4,200	Lot	54	0.0964	4,200	
Lot 13	0.0964	4,200	Lot	55	0.0964	4,200	
Lot 14	0.0964	4,200	Lot	56	0.0964	4,200	
Lot 15	0.0964	4,200	Lot	57	0.0964	4,200	
Lot 16	0.0964	4,200	Lot	58	0.0964	4,200	
Lot 17	0.0964	4,200	Lot	59	0.0964	4,200	
Lot 18	0.0964	4,200	Lot	60	0.1073	4,676	
Lot 19	0.1979	8,622	Lot	61	0.1071	4,664	
Lot 20	0.1865	8,125	Lot	62	0.0964	4,200	
Lot 21	0.1191	5,186	Lot	63	0.0964	4,200	
Lot 22	0.1056	4,599	Lot	64	0.0964	4,200	
Lot 23	0.1056	4,600	Lot	65	0.0964	4,200	
Lot 24	0.1056	4,600	Lot	66	0.0964	4,200	
Lot 25	0.1056	4,600	Lot	67	0.0964	4,200	
Lot 26	0.1056	4,600	Lot	68	0.0964	4,200	
Lot 27	0.1056	4,600	Lot	69	0.0964	4,200	
Lot 28	0.1056	4,600	Lot	70	0.0964	4,200	
Lot 29	0.1220	5,316	Lot	71	0.0964	4,200	
Lot 30	0.1173	5,108	Lot	72	0.0949	4,133	
Lot 31	0.0964	4,200		of—Way d to the			
Lot 32	0.0964	4,200	City of Al	buquerque mple with	2.3414	101,990	
Lot 33	0.0964	4,200		of this Plat			
Lot 34	0.0964	4,200	Trac	et A	0.0397	1,731	
Lot 35	0.0964	4,200	Trac	et B	0.1508	6,569	
Lot 36	0.0964	4,200	Trac	et C	0.0331	1,440	
Lot 37	0.0964	4,200	Trac	et D	0.0788	3,433	
Lot 38	0.0964	4,200	Trac	et E	0.1682	7,328	
Lot 39	0.0964	4,200	Trac	et F	0.0302	1,314	
Lot 40	0.0981	4,274	Trac	ct G	0.1201	5,231	
Lot 41	0.1112	4,843	Trac	et H	0.0413	1,799	
Lot 42	0.1242	5.411					

Lot 42

0.1242

Line Table				
Direction	Length (ft)			
S 89°44'34" E	54.81'			
N 44*53'26" W	28.28'			
N 89°53'26" W	69.17'			
S 49°20'34" W	11.74'			
S 32°04'45" W	1.51'			
S 89°53'26" E	77.35'			
	Direction S 89°44'34" E N 44°53'26" W N 89°53'26" W S 49°20'34" W S 32°04'45" W			

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. <u>Public Service Company of New Mexico</u> ("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. <u>New Mexico Gas Company</u> for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. <u>Qwest Corporation d/b/a CenturyLink QC</u> for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. <u>Cable TV</u> 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.

<u>Disclaimer</u>

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.

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

Sheet 4 of 4