

Vicinity Map - Zone Atlas C-9-Z

N.T.S.

Documents

1. 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 SIDREAU LOOP NW, SIDREAU COURT NW, AND ATHERSTONE LANE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

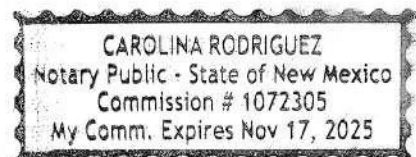
Tonya Buxton 7.10.23
 TONYA BUXTON, ALBUQUERQUE DIVISION PRESIDENT
 D.R. HORTON, INC. DATE

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: *Carolina Rodriguez*
 NOTARY PUBLIC

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

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON.
4. 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

1. FIELD SURVEY PERFORMED IN APRIL AND MAY 2021 AND REVISITED IN MAY AND JUNE 2023.
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 ERRECTED 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

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-2021-005717

Application Number: SD-2023-00158

Plat Approvals:

- Bjt* Jul 7, 2023
- PNM Electric Services Jul 7, 2023
- Abdul A. Baniyan* Jul 7, 2023
- Qwest Corp. d/b/a CenturyLink QC Jul 7, 2023
- Jeff Estenbice* Jul 7, 2023
- New Mexico Gas Company Jul 7, 2023
- Mika Morhus* Jul 7, 2023
- Comcast

City Approvals:

Loren N. Risenhoover P.S. 7-6-2023
 City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA 7/5/2023

Hydrology

Code Enforcement

Planning Department

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.

Brian J. Martinez 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

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)

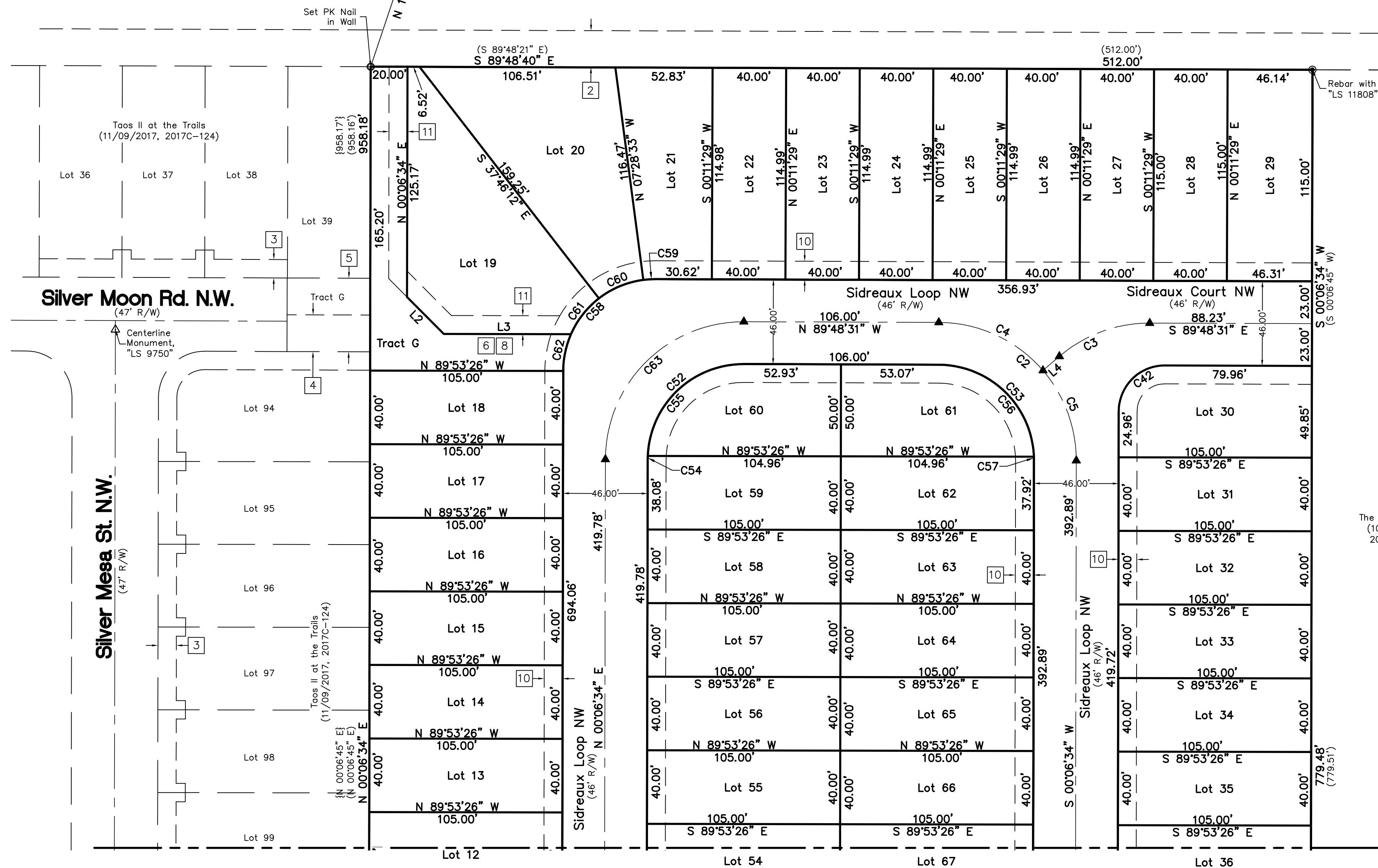
G-G=0.999667416

Mapping Angle=-0°16'30.71"

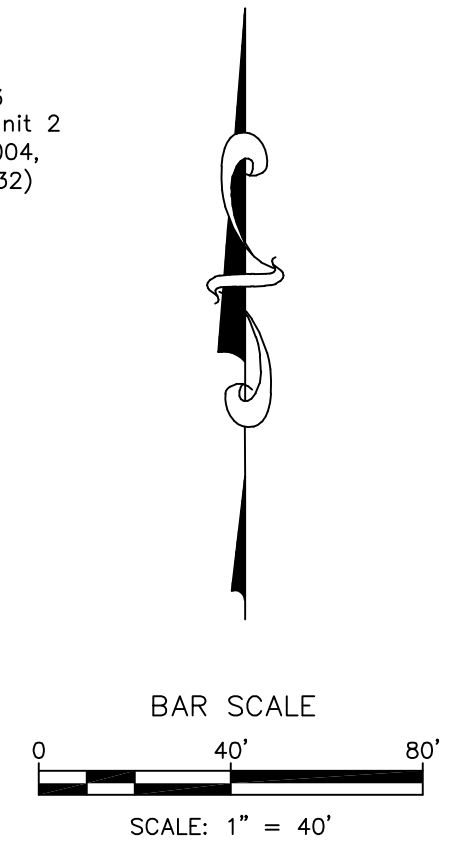
*U.S. SURVEY FEET

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)



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



Matchline - See Sheet 3 of 4

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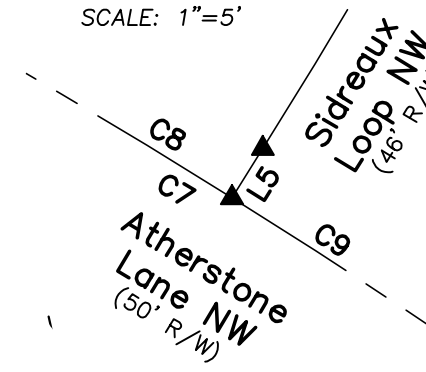
Matchline - See Sheet 2 of 4

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

Detail "A"

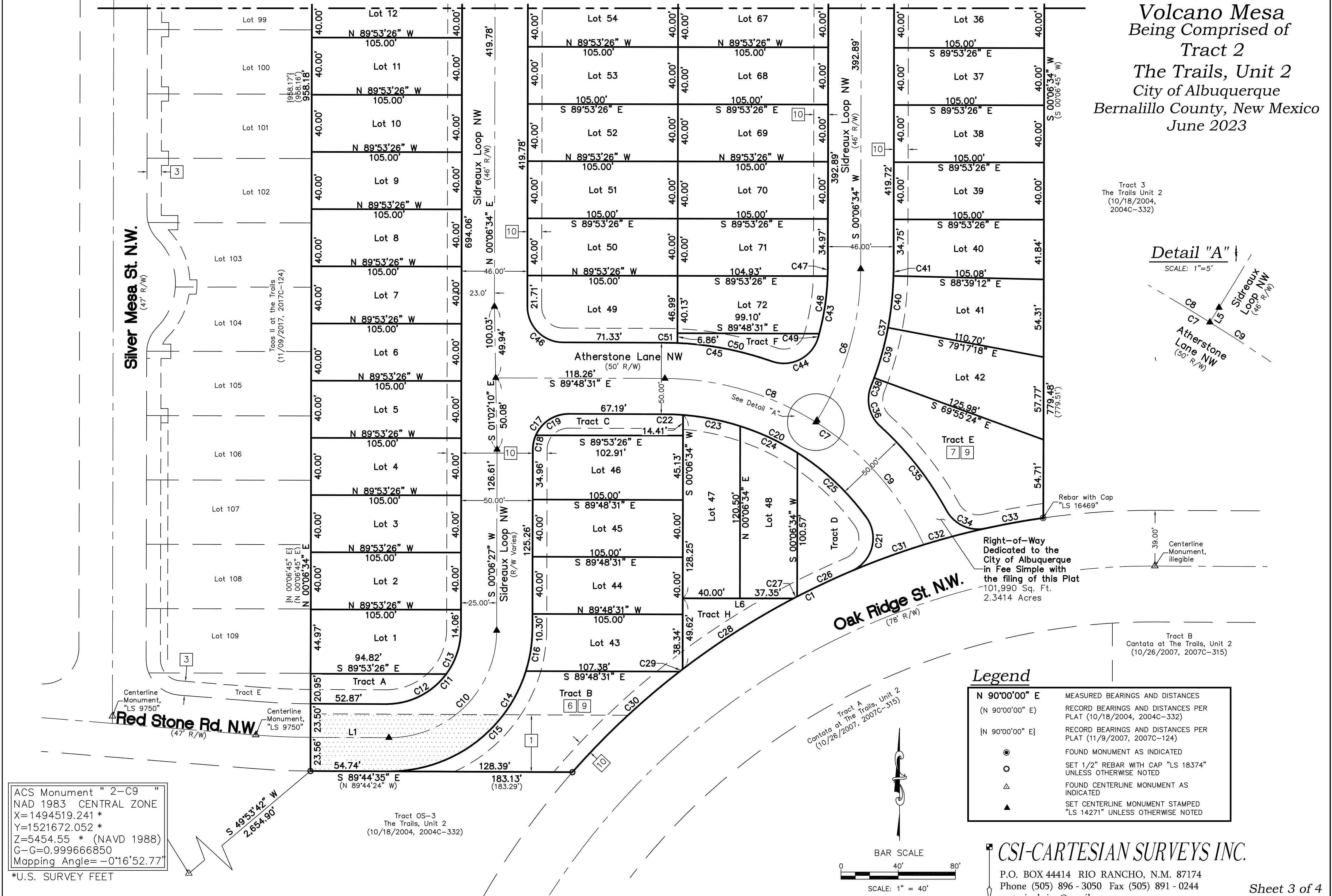
SCALE: 1"=5'



Silver Mesa St. N.W.
 (47' R/W)

Red Stone Rd. N.W.
 (47' R/W)

Oak Ridge St. N.W.
 (78' R/W)



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

Centerline
 Monument,
 illegible

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

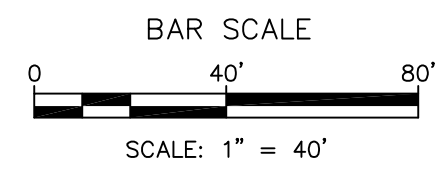
Tract A
 Cantata at The Trails, Unit 2
 (10/26/2007, 2007C-315)

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

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

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)
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●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
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