

Paseo Del Norte
(R/W Varies)

ACS Monument "13_B10"
NAD 1983 CENTRAL ZONE
X=1497757.7 *
Y=1525618.319 *
Z=5424.81 * (NAVD 1988)
G-G=0.999667778
Mapping Angle=-0°16'30.69"
*U.S. SURVEY FEET

*This sheet Shows All Existing, Proposed and
Vacated Easements See Sheets 3, 4, 5 and 6
for Proposed Easement Dimensions*

Woodmont Avenue NW
(R/W Varies)

Tract 3,
The Trails Unit 3A
(12/21/2017,
2007C-352)

Tract 5-A
783,436 Sq. Ft.
17.9852 Acres

Tract 4-A
796,804 Sq. Ft.
18.2921 Acres

Williamsburg
Rd NW (46' R/W)

Jameson St NW
(46' R/W)

Hearthstone
Rd NW (R/W Varies)

Tract OS-1, The Trails
(12/21/2003, 2003C-375)

Tract OS-2
The Trails, Unit 3A
(12/21/2007,
2007C-352)

Santa Fe at
The Trails
(09/29/2004,
2004C-309)

Tract OS-1
The Trails
(12/21/2003,
2003C-375)

**Plat for
Tracts 4-A and 5-A,
The Trails, Unit 3A
Being Comprised of
Tracts 4 and 5,
The Trails, Unit 3A
City of Albuquerque
Bernalillo County, New Mexico
August 2023**

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 2 of 7
220437B

Detail "A"

ACS Monument "UNION"
NAD 1983 CENTRAL ZONE
X=1493655.03 *
Y=1523503.475 *
Z=5524.95 * (NAVD 1988)
G-G=0.999664360
Mapping Angle=-0°16'58.96"
*U.S. SURVEY FEET

BAR SCALE
0 100' 200'
SCALE: 1" = 100'

Paseo Del Norte
(R/W Varies)

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X=1497757.7 *
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G-G=0.999667778
Mapping Angle=-0°16'30.69"
*U.S. SURVEY FEET

This sheet shows Dimensions for Easements 9 11 13 & 14

Woodmont Avenue NW
(R/W Varies)

Tract 3,
The Trails Unit 3A
(12/21/2017,
2007C-352)

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17.9852 Acres

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(46' R/W)

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Tracts 4-A and 5-A,
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City of Albuquerque
Bernalillo County, New Mexico
February 2023

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Sheet 3 of 7
220437B

Detail "A"

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BAR SCALE
0 100' 200'
SCALE: 1" = 100'

*U.S. SURVEY FEET

10

(R/W Varies)

N.T.S.

Tract 3,
The Trails Unit 3A
(12/21/2017,
2007C-352)

Tract 5-A
783,436 Sq. Ft.
17.9852 Acres

Williamsburg
Rd NW (46' R

Lot 75 Unit 1
Lot Unit -294

Lot 73
the Tra
004, 200
son S

Lot
72
Heritage
(09/22,
Jam

Hearthstone
Rd NW (R/W

Tract OS-1, The Trails
(12/21/2003, 2003C-375)

Lot

Lot
57-P1
Santa Fe at

Lot
56-P1

Lot
55-P1

Lot
54-P1

OS-1 Trails /2003, -375) La 53-

and 5. A

Unit 3A

and 5,

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New Mexico

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MC

Sheet 4

ZZU7

*Plat for
Tracts 4-A and 5-A,
The Trails, Unit 3A
Being Comprised of
Tracts 4 and 5,
The Trails, Unit 3A
City of Albuquerque
Bernalillo County, New Mexico
August 2023*

CSI-CARTESIAN SURVEYS INC.

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Sheet 4 of 7
220437B

Detail "A"

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ACS Monument "UNION"
NAD 1983 CENTRAL ZONE
X=1493655.03 *
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Z=5524.95 * (NAVD 1988)
G-G=0.999664360
Mapping Angle=-0°16'58.96"

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*U.S. SURVEY FEET

BAR SCALE

100' 200'

SCALE: 1" = 100'

Paseo Del Norte
(R/W Varies)

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This sheet shows Dimensions for Easements [8] & [12]

Woodmont Avenue NW
(R/W Varies)

Tract 3,
The Trails Unit 3A
(12/21/2017,
2007C-352)

Tract 5-A
783,436 Sq. Ft.
17.9852 Acres

Williamsburg
Rd NW (46' R/W)

Hearthstone
Rd NW (R/W Varies)

Tract OS-1, The Trails
(12/21/2003, 2003C-375)

Lot 58-P1 Lot 59-P1

Lot 57-P1
Santa Fe at
The Trails
(09/29/2004,
2004C-309)

Lot 56-P1 Lot 55-P1

Lot 54-P1

Tract OS-1
The Trails
(12/21/2003,
2003C-375)

Lot 53-P1

Lot 52-P1

Lot 51-P1

Lot 50-P1

Lot 49-P1

Lot 48-P1

Lot 47-P1

Lot 46-P1

Lot 45-P1

Lot 44-P1

Plat for
Tracts 4-A and 5-A,
The Trails, Unit 3A
Being Comprised of
Tracts 4 and 5,
The Trails, Unit 3A
City of Albuquerque
Bernalillo County, New Mexico
August 2023

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Sheet 5 of 7
2204378

BAR SCALE
0 100' 200'
SCALE: 1" = 100'

Detail "A"

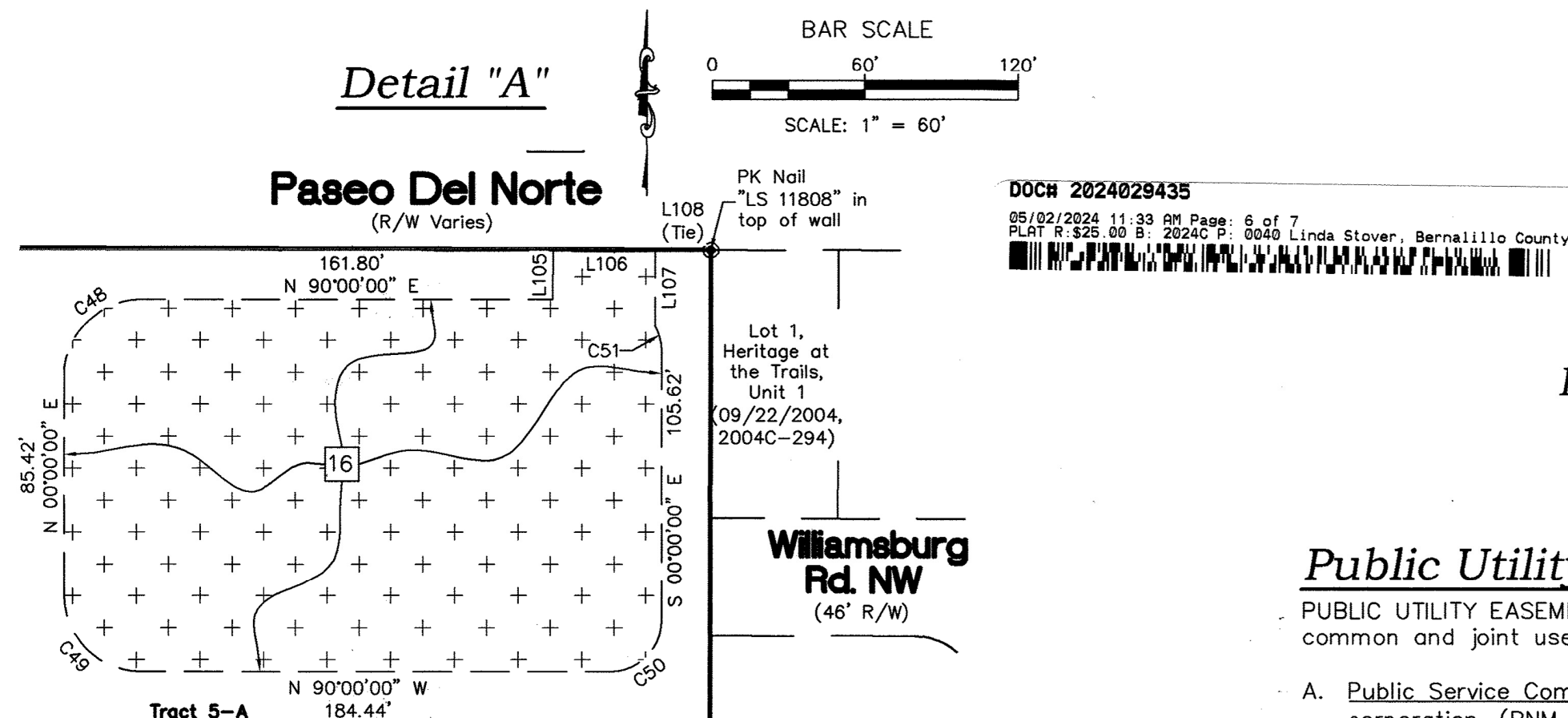
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*U.S. SURVEY FEET

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Easement Notes

- 1 EXISTING TEMPORARY PUBLIC DRAINAGE EASEMENT (12/21/2007, 2007C-352)
VACATED BY VACATION ACTION SD-2024-00023
- 2 EXISTING 50' SOUTHERN UNION GAS COMPANY RIGHT OF WAY EASEMENT
(9/16/1930, BK. 112, PG. 515) AND (3/29/1956, BK. D346, PG. 356, DOC. NO.
90568) AND NM STATE LAND OFFICE DEED OF R-O-W AND EASEMENT NO. 646,
DATED 10/03/1930, AND AS SHOWN ON PLAT (12/21/2017, 2007C-352)
- 3 EXISTING 22' X 22' PNM SWITCHGEAR EASEMENT (3/16/2006, 2006C-85)
- 4 INTENTIONALLY OMITTED
- 5 INTENTIONALLY OMITTED
- 6 EXISTING BLANKET ACCESS, PUBLIC OPEN SPACE, AND PUBLIC STORM DRAIN
EASEMENT (12/21/2007, 2007C-352)
- 7 EXISTING BLANKET EASEMENT FOR PUBLIC WATER AND PUBLIC SANITARY SEWER
(12/21/2007, 2007C-352)
- 8 PRIVATE ACCESS EASEMENT BENEFITING AND TO BE MAINTAINED BY THE OWNERS
OF TRACTS 4-A AND 5-A, GRANTED WITH THE FILING OF THIS PLAT
- 9 PUBLIC SEWER AND WATER EASEMENT GRANTED TO THE ALBUQUERQUE
BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) WITH THE FILING OF
THIS PLAT, SUBJECT TO AND CONDITIONED UPON THE RECORDING OF AN
EXECUTED ENCROACHMENT AGREEMENT BY AND BETWEEN THE ABCWUA AND THE
HOLDER OF THE EXISTING 50' SOUTHERN UNION GAS COMPANY RIGHT OF WAY
EASEMENT AS SHOWN ON THIS PLAT FOR ALL CROSSINGS THEREOF.
- 10 PUBLIC WATER EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT,
SUBJECT TO AND CONDITIONED UPON THE RECORDING OF AN EXECUTED
ENCROACHMENT AGREEMENT BY AND BETWEEN THE ABCWUA AND THE HOLDER OF
THE EXISTING 50' SOUTHERN UNION GAS COMPANY RIGHT OF WAY EASEMENT AS
SHOWN ON THIS PLAT FOR ALL CROSSINGS THEREOF.
- 11 PUBLIC SANITARY SEWER EASEMENT GRANTED TO ABCWUA WITH THE FILING OF
THIS PLAT, SUBJECT TO AND CONDITIONED UPON THE RECORDING OF AN
EXECUTED ENCROACHMENT AGREEMENT BY AND BETWEEN THE ABCWUA AND THE
HOLDER OF THE EXISTING 50' SOUTHERN UNION GAS COMPANY RIGHT OF WAY
EASEMENT AS SHOWN ON THIS PLAT FOR ALL CROSSINGS THEREOF.
- 12 PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH
THE FILING OF THIS PLAT, SUBJECT TO AND CONDITIONED UPON THE RECORDING
OF AN EXECUTED ENCROACHMENT AGREEMENT BY AND BETWEEN THE CITY OF
ALBUQUERQUE AND THE HOLDER OF THE EXISTING 50' SOUTHERN UNION GAS
COMPANY RIGHT OF WAY EASEMENT AS SHOWN ON THIS PLAT FOR ALL
CROSSINGS THEREOF.
- 13 PRIVATE SANITARY SEWER EASEMENT BENEFITING TRACT 3, AND TO BE
MAINTAINED BY THE OWNERS OF TRACTS 4-A AND 5-A, GRANTED WITH THE
FILING OF THIS PLAT
- 14 PRIVATE STORM DRAIN EASEMENT BENEFITING TRACT 3, AND TO BE MAINTAINED
BY THE OWNERS OF TRACTS 4-A AND 5-A, GRANTED WITH THE FILING OF THIS
PLAT SHOWN HEREON AS
- 15 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 16 PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE
FILING OF THIS PLAT SEE DETAILS "A" AND "B" ON THIS SHEET FOR DIMENSIONS
SHOWN HEREON (ON SHEET 2 OF 7) AS

Detail "A"



Plat for Tracts 4-A and 5-A, The Trails, Unit 3A Being Comprised of Tracts 4 and 5, The Trails, Unit 3A City of Albuquerque Bernalillo County, New Mexico August 2023

Public Utility Easements

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

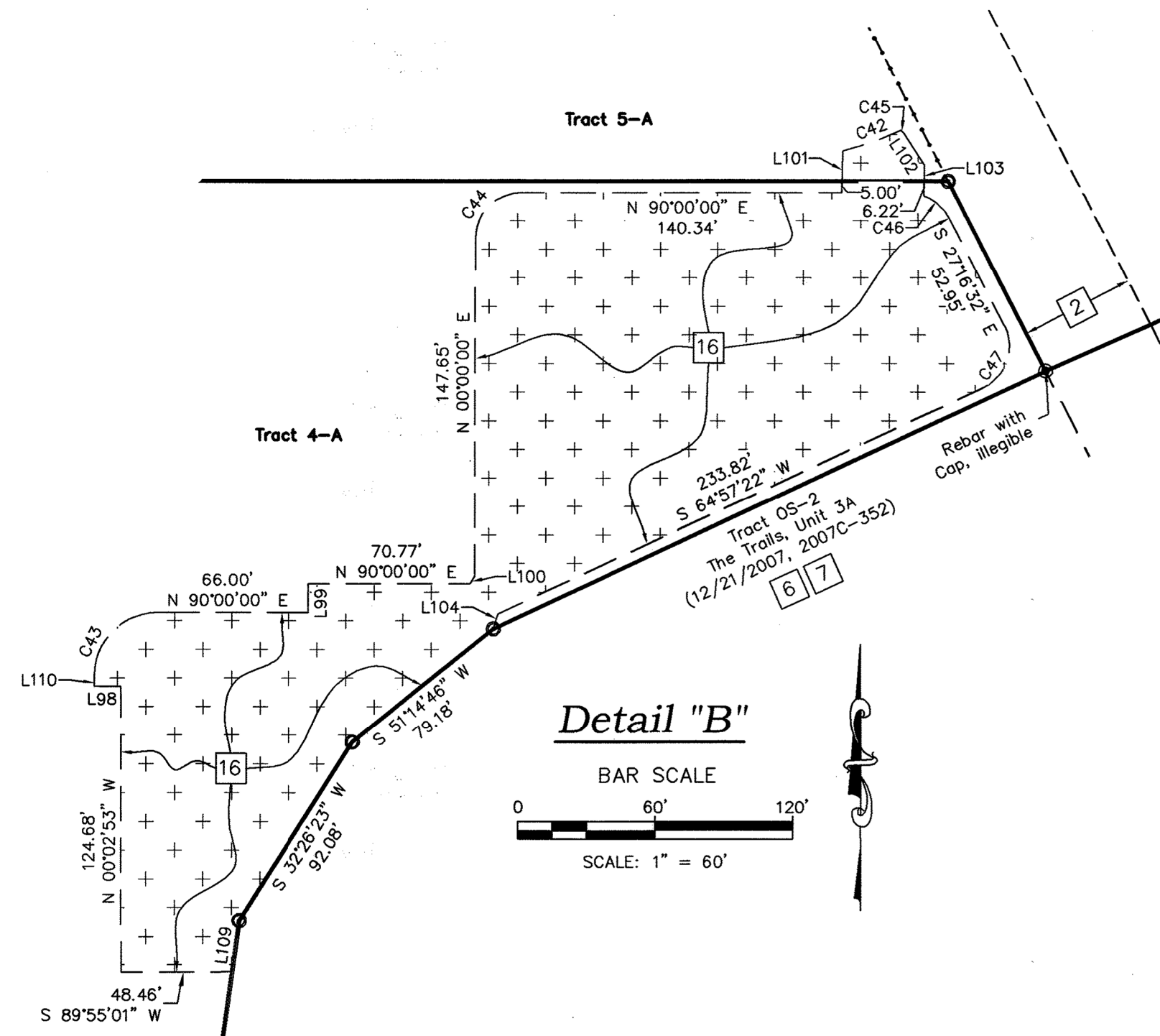
- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico 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.

Detail "B"



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Sheet 6 of 7
220437B

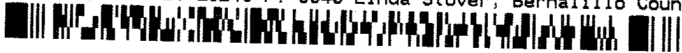
Plat for
Tracts 4-A and 5-A,
The Trails, Unit 3A
Being Comprised of
Tracts 4 and 5,
The Trails, Unit 3A
City of Albuquerque
Bernalillo County, New Mexico
August 2023

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/21/2007, 2007C-352)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (9/22/2004, 2004C-294)
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

DOCH 2024029435

05/02/2024 11:33 AM Page: 7 of 7
PLAT R: 525.00 B: 2024C P: 0040 Linda Stover, Bernalillo County



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	424.24' (424.24')	951.00' (951.00')	25°33'34"	420.73'	N 22°31'10" W
C2	517.55' (517.59')	4578.00' (4578.00')	6°28'39"	517.28'	N 86°55'12" E
C3	502.04' (502.08')	4422.00' (4422.00')	6°30'18"	501.77'	N 86°56'01" E
C4	102.94'	500.00'	11°47'46"	102.76'	N 84°06'07" E
C5	302.46' (302.46')	1951.00' (1951.00')	8°52'57"	302.16'	N 39°44'16" W
C6	73.46' (73.45')	200.00' (200.00')	21°02'45"	73.05'	N 00°47'12" E
C7	2.20' (2.20')	4578.00' (4578.00')	0°01'39"	2.20'	S 89°49'39" E
C8	418.80'	951.00'	25°13'55"	415.42'	S 22°41'00" E
C9	5.44'	951.00'	0°19'40"	5.44'	S 09°54'13" E
C10	197.89'	1000.00'	11°20'18"	197.57'	S 84°19'51" W
C11	38.20'	21.50'	101°47'46"	33.37'	N 50°53'53" W
C12	176.65'	1743.09'	5°48'24"	176.58'	S 32°59'44" E
C13	179.36'	1741.95'	5°53'58"	179.28'	S 32°59'39" E
C14	20.00'	1951.00'	0°35'15"	20.00'	S 42°23'08" E
C15	41.87'	1741.95'	1°22'38"	41.87'	S 30°43'59" E
C16	27.59'	1743.09'	0°54'25"	27.59'	S 30°32'44" E
C17	50.75'	1743.09'	1°40'05"	50.75'	S 32°09'44" E
C18	78.30'	1743.09'	2°34'25"	78.29'	S 34°36'43" E
C19	51.06'	1951.00'	1°29'59"	51.06'	S 43°25'45" E
C20	0.86'	200.00'	0°14'47"	0.86'	S 09°36'47" E
C21	20.03'	200.00'	5°44'14"	20.02'	S 06°37'16" E
C22	138.63'	951.00'	8°21'08"	138.51'	S 31°07'24" E
C23	19.63'	27.50'	40°53'25"	19.21'	S 20°26'42" W
C24	15.00'	951.00'	0°54'13"	15.00'	S 26°29'43" E
C25	96.76'	470.00'	11°47'46"	96.59'	N 84°06'07" E
C26	109.12'	530.00'	11°47'46"	108.93'	N 84°06'07" E
C27	191.95'	970.00'	11°20'18"	191.64'	S 84°19'51" W
C28	203.83'	1030.00'	11°20'18"	203.49'	S 84°19'51" W
C29	48.79'	200.00'	13°58'34"	48.67'	S 04°19'17" W
C30	30.00'	951.00'	1°48'27"	30.00'	S 10°58'16" E
C31	24.68'	200.00'	7°04'11"	24.66'	S 06°12'05" E
C32	5.44'	951.00'	0°19'40"	5.44'	S 09°54'13" E
C33	18.32'	22.50'	46°39'51"	17.82'	N 54°52'18" E
C34	19.37'	54.00'	20°33'13"	19.27'	S 41°48'59" W
C35	20.46'	22.50'	52°05'35"	19.76'	N 26°02'48" E
C36	30.04'	27.50'	62°34'44"	28.56'	S 31°17'22" E
C37	3.87'	48.50'	4°34'33"	3.87'	N 60°17'28" W
C38	4.22'	48.50'	4°59'13"	4.22'	N 55°30'35" W
C39	2.18'	1.50'	83°17'37"	1.99'	N 80°47'12" E
C40	125.06'	66.50'	107°44'50"	107.43'	N 02°34'58" E
C41	2.75'	1.50'	105°08'07"	2.38'	N 86°32'32" W
C42	25.94'	166.50'	8°55'29"	25.91'	N 70°50'42" E
C43	43.20'	27.50'	89°59'58"	38.89'	N 45°00'04" E
C44	31.42'	20.00'	90°00'00"	28.28'	N 45°00'00" E
C45	2.11'	1.50'	80°25'05"	1.94'	S 73°24'30" E
C46	14.88'	20.00'	42°37'51"	14.54'	S 48°35'28" E
C47	32.19'	20.00'	92°13'54"	28.83'	N 18°50'25" E
C48	47.28'	30.10'	90°00'00"	42.57'	N 45°00'00" E
C49	47.28'	30.10'	90°00'00"	42.57'	N 45°00'00" W
C50	31.42'	20.00'	90°00'00"	28.28'	S 45°00'00" W
C51	10.41'	20.82'	28°39'05"	10.30'	S 14°55'43" E
C52	21.21'	500.00'	2°25'50"	21.21'	N 88°47'05" E

Line Table		
Line #	Direction	Length (ft)
L1	N 44°10'44" W (N 44°10'55" W)	50.09' (50.09')
L2	N 84°55'40" W (N 84°56'30" W)	174.74' (174.85')
L3	S 22°03'59" W (S 22°01'51" W)	118.28' (118.15')
L4	S 32°26'23" W (S 32°26'33" W)	92.08' (92.07')
L5	S 51°14'46" W (S 51°14'55" W)	79.18' (79.17')
L6	S 00°04'32" W (S 00°05'46" W)	486.26' (486.20')
L7	S 78°39'42" W	94.08'
L8	N 78°12'14" E	100.54'
L9	S 00°00'00" E	70.11'
L10	N 27°14'58" W	93.19'
L11	N 00°00'00" E	25.00'
L12	S 00°00'00" E	25.00'
L13	N 90°00'00" W	25.00'
L14	N 00°00'00" E	89.48'
L15	S 00°00'00" E	57.89'
L16	N 36°07'02" W	8.84'
L17	S 53°52'58" W	25.00'
L18	S 36°07'02" E	8.79'
L19	N 29°31'13" W	16.50'
L20	N 00°00'00" E	69.77'
L21	N 90°00'00" W	25.00'
L22	N 00°00'00" E	32.66'
L23	N 90°00'00" W	27.77'
L24	N 90°00'00" E	15.00'
L25	N 00°00'00" E	2.50'
L26	N 90°00'00" E	25.00'
L27	S 00°00'00" E	2.50'
L28	N 00°00'09" W	61.89'
L29	S 00°00'01" E	75.26'
L30	S 90°00'00" E	7.56'
L31	N 00°07'43" E	9.30'
L32	N 00°00'00" E	25.00'
L33	S 00°06'10" W	25.00'
L34	N 90°00'00" E	25.00'
L35	S 00°00'01" W	68.35'
L36	N 29°31'13" W	9.79'
L37	N 90°00'00" W	36.95'
L38	N 00°00'09" W	4.00'
L39	N 00°00'00" E	40.20'
L40	N 27°16'30" W	4.84'
L41	N 62°43'30" E	30.72'
L42	N 90°00'00" E	33.74'
L43	N 00°00'00" W	15.00'
L44	N 90°00'00" W	37.37'
L45	S 62°43'30" W	34.36'
L46	N 27°16'30" W	45.93'
L47	N 62°43'30" E	55.89'
L48	N 62°43'30" E	10.00'
L49	N 62°43'30" E	37.78'
L50	S 28°30'21" E	2.00'
L51	S 61°29'39" W	8.42'
L52	S 67°29'11" W	16.13'
L53	N 00°07'15" W	14.96'
L54	S 89°52'45" W	10.00'
L55	S 00°07'15" E	19.08'
L56	S 67°29'11" W	8.07'
L57	S 51°07'31" W	31.50'
L58	N 66°55'48" E	44.13'
L59	S 38°52'29" E	14.46'
L60	N 00°00'00" E	44.82'

Line Table		
Line #	Direction	Length (ft)
L61	N 47°06'56" E	56.37'
L62	S 47°06'56" W	53.79'
L63	S 56°39'22" E	30.94'
L64	N 56°39'22" W	74.60'
L65	S 56°39'22" E	17.25'
L66	S 36°07'02" E	54.75'
L67	S 36°07'02" E	37.44'
L68	N 36°07'02" W	74.57'
L69	N 90°00'00" E	21.26'
L70	N 90°00'00" W	32.21'
L71	N 26°14'40" W	51.06'
L72	S 26°14'40" E	50.28'
L73	N 63°45'20" E	20.00'
L74	N 26°14'40" W	5.00'
L75	N 58°50'12" E	11.45'
L76	N 90°00'00" E	13.67'
L77	S 00°00'00" E	10.00'
L78	S 37°38'25" W	20.53'
L79	S 52°21'27" E	10.00'
L80	N 37°38'26" E	21.28'
L81	N 45°00'00" E	35.73'
L82	S 00°00'00" E	53.82'
L83	S 00°00'00" E	49.76'
L84	S 00°00'00" E	18.89'
L85	N 00°00'00" E	18.83'
L86	N 00°00'00" E	7.10'
L87	N 90°00'00" E	32.00'
L88	N 39°08'24" E	16.54'
L89	N 33°58'28" W	16.39'
L90	S 00°00'00" E	2.52'
L91	N 90°00'00" W	18.50'
L92	N 90°00'00" W	24.50'
L93	N 00°15'13" W	39.72'
L94	N 00°15'13" W	26.24'
L95	N 90°00'00" E	83.72'
L96	N 00°00'00" E	76.98'
L97	N 90°00'00" W	15.00'
L98	N 89°59'58" W	11.50'
L99	S 00°00'00" E	12.50'
L100	S 31°02'22" W	3.91'
L101	N 01°09'41" E	18.30'
L102	S 33°11'58" E	16.94'
L103	S 01°09'41" W	13.29'
L104	S 16°49'54" W	6.65'
L105	N 00°05'55" E	19.61'
L106	N 89°48'48" W	40.00'
L107	N 00°05'55" E	29.52'
L108	S 89°49'33" E	21.82'
L109	S 08°08'50" W	22.86'
L110	N 00°00'00" E	4.82'
L111	N 00°00'00" E	32.49'
L112	N 90°00'00" E	45.06'
L113	S 00°00'00" W	176.00'
L114	N 90°00'00" W	20.00'
L115	N 90°00'00" E	173.43'

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