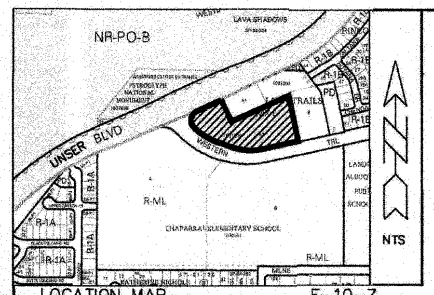
DOC# 2023078838
12/13/2023 01:19 PM Page: 1 of 3
PLAT R:$25.00 B: 2023C P: 0093 Linda Stover, Bernalillo County

PLAT OF
TRACTS A-2-A-1 & A-2-A-2
LAVA TRAILS SUBDIVISION
(A REPLAT OF TRACT A-2-A, 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
MAY, 2023



LOCATION MAP F-10-Z

PROJECT NUMBER: PR-2020-004049
Application Number: SD-2023-00212

PLAT APPROVAL — THIS PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER ON DECEMBER 7, 2023.

Utility Approvals:

Public Service Company of New Mexico — 10/03/2023 Date
Stephen G. Aspland
New Mexico Gas Company — 10/12/2023 Date
Abdul A Ekwuya
Lumen — 10/16/2023 Date
Mike Mortus
Comcast — Date

City Approvals:

City Surveyor — 10/23/2023 Date
Loren N. Risenhoover P.S.
Real Property Division — Date
N/A
Traffic Engineering, Transportation Division — Dec 7, 2023 Date
Ernest Armijo
Albuquerque-Bernalillo County Water Utility Authority — Dec 11, 2023 Date
Andre Houle
Parks and Recreation Department — Dec 7, 2023 Date
Whitney Oakes
AMAFCA — 10/30/2023 Date
Hydrology — Dec 7, 2023 Date
Tieguan Chen
Code Enforcement — Dec 11, 2023 Date
Jeff Peterson
Planning Department — Dec 7, 2023 Date
Jay Rodenbeck
City Engineer — Dec 12, 2023 Date
Shahab Biazar

PURPOSE OF PLAT

1. To create Tracts A-2-A-1 & A-2-A-2 as shown hereon.

BERNALILLO COUNTY TREASURER
This is to certify that taxes are current and paid on UPC 1-010-061475404070707
Property owner of record
George Stone 12-13-23
Bernalillo County Treasurers Office

SUBDIVISION DATA

1. Project No.: PR-2020-004049
2. Application No.: SD-2023-00212
3. Zone Atlas Index No.: F-10-Z
4. Total Number of Tracts created: 2
5. Total Number of existing Tracts: 1
6. Gross Subdivision Acreage: 3.8332 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary is from the plat of record entitled:

   "TRACTS A, B, C AND D, LAVA TRAILS SUBDIVISION", (05-16-2002, 2002C-172)

   "TRACTS A-1 AND A-2, LAVA TRAILS SUBDIVISION", (03-24-2004, 2004C-097)

   "TRACTS A-2-A & A-2-B, LAVA TRAILS SUBDIVISION", (09-24-2020, 2020C-093)

   all being records of Bernalillo County, New Mexico.
5. Field Survey: March, 2023.
6. Title Report(s): Fidelity National Title Insurance Company; Commitment No. SP00086468; Commitment Date: June 23, 2020
7. Address of Property: 6481 Western Trail NW, Albuquerque, NM 87120
8. City of Albuquerque, New Mexico IDO Zone: MX-L
9. 100 Year Flood Zone Designation: ZONE X, Panel 114 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012. This property does not lie in the 100 Year Flood Plain.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

DESCRIPTION

A tract of land situate within the Town of Albuquerque Grant, projected Section 34, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A-2-A, LAVA TRAILS SUBDIVISION, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 24, 2020, in Plat Book 2020C, Page 093, and containing 3.8332 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.

4. Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, with the right and priveledge 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST 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.

FREE CONSENT

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Tracts A-2-A-1 and A-2-A-2 as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Western Trail Tenancy In Common
Managing Partner: Grayland Corporation, Inc., a New Mexico corp.

Jack Clifford 9/29/23
Jack Clifford, Managing Member Grayland Corporation, Inc. Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this 29 day of SEP, 2023, this instrument was acknowledged before me by Jack Clifford, Managing Member of Grayland Corporation, Inc. a New Mexico corporation, on behalf of said corporation on behalf of Western Trail Tenancy In Common.

Notary Public

State of New Mexico
Notary Public
DAVID MORGAN
Comission # 1125643
Expires: April 07, 2027

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."

Timothy Aldrich, P.S. No. 7719 — 05/02/2023 Date

Drawn By:	TA	Date:	05-02-2023
Checked By:	TA	Drawing Name:	01058PL2.DWG
Job No.:	01-058	Sheet:	1 of 3

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

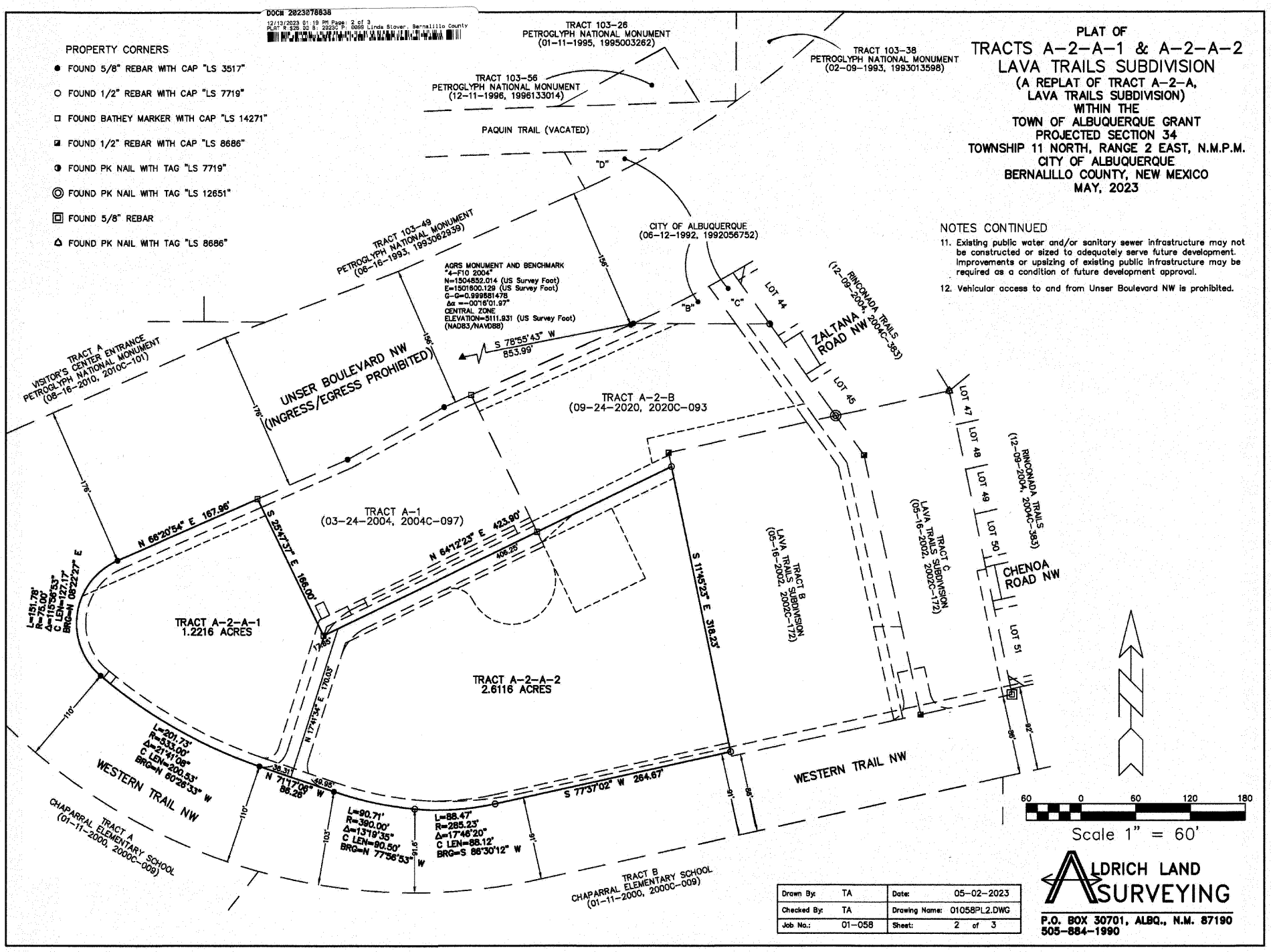
Land Records Corp. FT ALB17738 BE 2023078838.001

DOC# 2023078838
12/13/2023 01:19 PM Page: 2 of 3
PLAT R:$25.00 B: 2023C P: 0099 Linda Stover, Bernalillo County

PLAT OF
TRACTS A-2-A-1 & A-2-A-2
LAVA TRAILS SUBDIVISION
(A REPLAT OF TRACT A-2-A, 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
MAY, 2023

PROPERTY CORNERS

- ● FOUND 5/8" REBAR WITH CAP "LS 3517"
- ○ FOUND 1/2" REBAR WITH CAP "LS 7719"
- □ FOUND BATHEY MARKER WITH CAP "LS 14271"
- ◪ FOUND 1/2" REBAR WITH CAP "LS 8686"
- ◑ FOUND PK NAIL WITH TAG "LS 7719"
- ◎ FOUND PK NAIL WITH TAG "LS 12651"
- ⊡ FOUND 5/8" REBAR
- △ FOUND PK NAIL WITH TAG "LS 8686"



NOTES CONTINUED

11. Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve future development. Improvements or upsizing of existing public infrastructure may be required as a condition of future development approval.
12. Vehicular access to and from Unser Boulevard NW is prohibited.

Drawn By:	TA	Date:	05-02-2023
Checked By:	TA	Drawing Name:	01058PL2.DWG
Job No.:	01-058	Sheet:	2 of 3

ALDRICH LAND SURVEYING
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12/13/2023 01:19 PM Page: 3 of 3
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PLAT OF
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LAVA TRAILS SUBDIVISION
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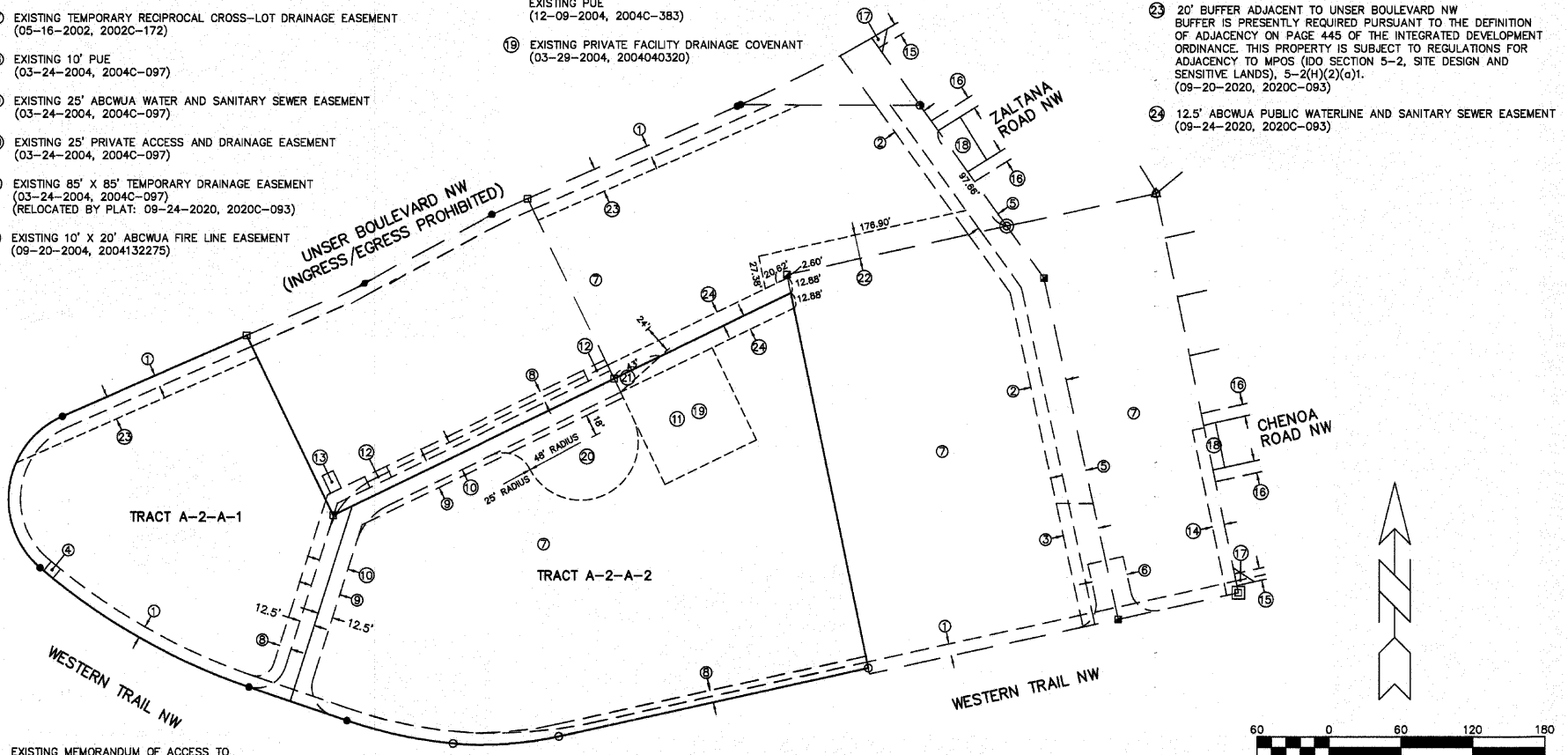
EASEMENTS

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 PLAT: 09-24-2020, 2020C-093)
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. (09-24-2020, 2020C-093)
21. PRIVATE ACCESS EASEMENT. FOR THE BENEFIT OF TRACT A-2-B. TO BE MAINTAINED BY TRACT A-2-B. (09-24-2020, 2020C-093)
22. 20' ABCWUA PUBLIC WATERLINE EASEMENT (09-24-2020, 2020C-093)
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. (09-20-2020, 2020C-093)
24. 12.5' ABCWUA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (09-24-2020, 2020C-093)



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)

Drawn By:	TA	Date:	05-02-2023
Checked By:	TA	Drawing Name:	01058PL2.DWG
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