

Scanned & posted 1-26-07

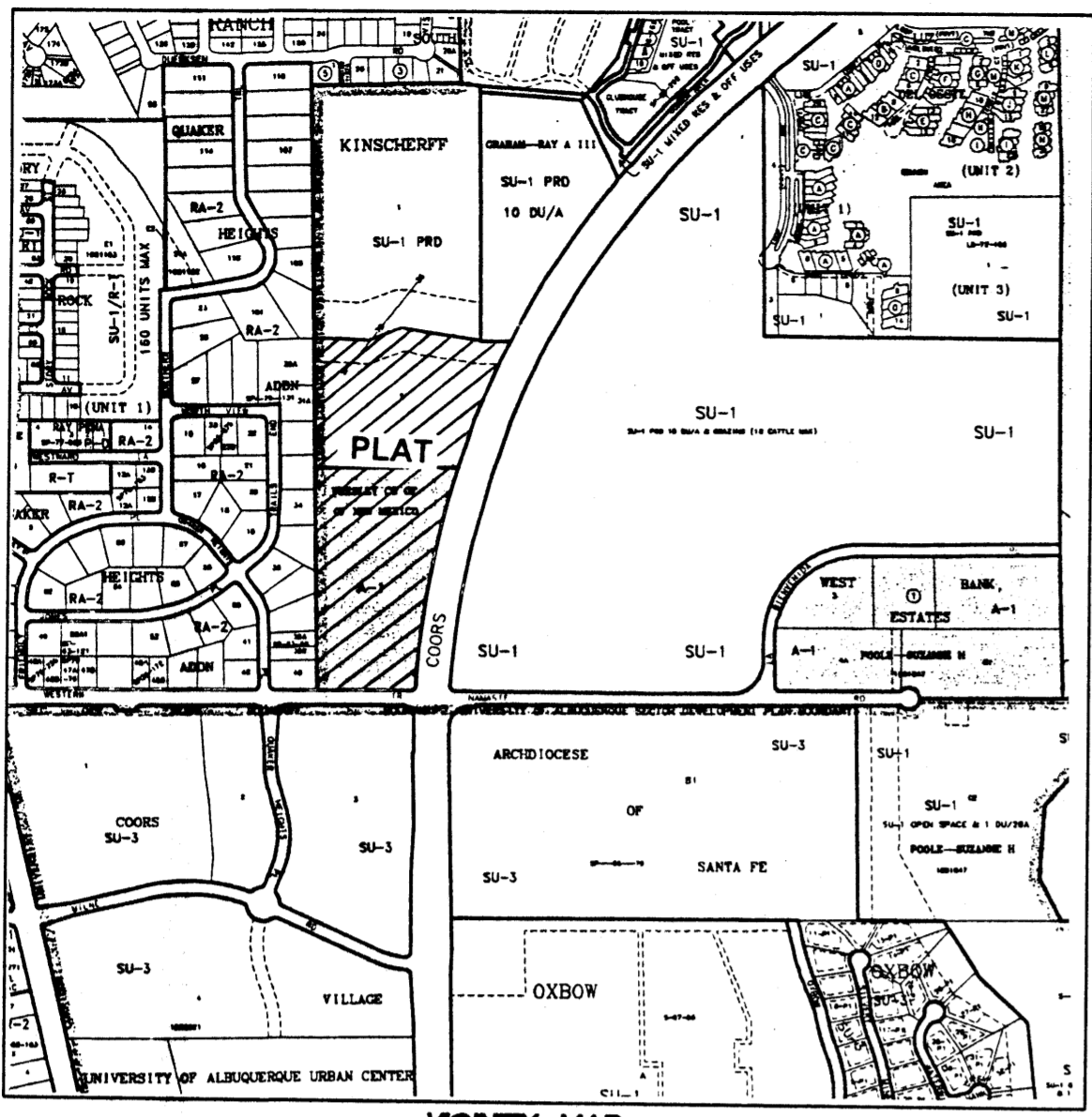
WESTERN TRAILS ESTATES

(BEING A REPLAT OF TRACT 2, KINSCHERFF LANDS AND UNPLATTED LANDS OF FRISCO JOINT VENTURE)

WITHIN
FRACTIONAL SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2002



VICINITY MAP
NTS

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD27) originated at the Albuquerque Control Survey Monument "NM448-N6-A".
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Vertical Datum is based upon the Albuquerque Control Survey Monument "NM448-N6-A", having an elevation of 5058.89 (NAVD29).
- Field surveys were performed during the month of May, 2002.
- Documents used in the preparation of this survey are as follows:
 - Plat entitled "SUMMARY PLAT KINSCHERFF LANDS", filed January 25, 1978, in Volume B14, Folio 44, records of Bernalillo County, New Mexico.
 - Plat entitled "QUAKER HEIGHTS", filed September 25, 1963, in Volume C5, Folio 182, records of Bernalillo County, New Mexico.
 - Plat entitled "QUAKER HEIGHTS", filed August 10, 1962, in Volume D3, Folio 41, records of Bernalillo County, New Mexico.
 - Unfiled survey entitled "PLAT OF SURVEY, TRACT 1, KINSCHERFF LANDS AND TRACT A THRU H, LANDS OF RAY GRAHAM III", prepared by Garry P. Hugg, NMPS No. 5823 for SURV-TEK, INC. (fna HUGG SURVEYING, INC.), Albuquerque, New Mexico.
 - Quitclaim Deed filed in Book D258A, Page 490, records of Bernalillo County, New Mexico.
- City of Albuquerque Zone Atlas Page: F-11-2
- U.C.L.S. Log Number 20025022647.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument - Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
- Total number of Lots created: 123
- Total mileage of full width streets created: 0.80 mile.
- Gross Subdivision acreage: 21.2777 acres.

TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on the following:
 1-011-061-235-274 20308- 1-011-061-219201-20337
 Frisco Joint Venture
 Juanita C. Lopez 1-13-05
 Bernalillo County Treasurer

PROJ
1001875

APPROVALS

Leon G. Mark 4-24-03
PNM Gas Services Date

Leon G. Mark 4-24-03
PNM Electric Services Date

David P. Muller 4-28-03
QWest Corporation Date

Rita Eickson 4-24-03
Comcast Cable Date

PUBLIC UTILITY EASEMENTS

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

- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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 easements, 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 transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

DISCLOSURE STATEMENT

The Purpose of this replat is to: Create the 123 residential lots as shown hereon; Dedicate the street right of ways and Additional right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants; Create Tract A and dedicate this tract to A.M.A.F.C.A. for drainage purposes and grant the public utility easements as shown hereon.

APPROVALS

John A. ... 10-20-04
Traffic Engineer, City of Albuquerque
Public Works Department Date

John B. ... 1-14-03
City Surveyor, City of Albuquerque
Public Works Department Date

Roger A. Sheen 10-20-04
Utility Development Division, City of Albuquerque
Public Works Department Date

Lynn M. ... 1-13-05
Albuquerque Metropolitan Arroyo Flood
Control Authority Date

Richard ... 1-13-05
City Engineer, City of Albuquerque
Public Works Department Date

N/A 10/20/04
Property Management, City of Albuquerque Date

Christina ... 1/1/05
Parks and Recreation, City of Albuquerque

APPROVAL as specified by the Albuquerque Subdivision Ordinance.
Dheran Mateen 10/20/04
Chair, Albuquerque Development Review Board Date

Project No. 1001875

Application No. 04-01456

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Bernalillo County and City of Albuquerque Subdivision Ordinances; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
 Russ P. Hugg
 NMPS No. 9750
 December 13, 2002



SHEET 1 OF 7

SURV-TEK, INC.

Consulting Surveyors
 5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3566
 Fax: 505-397-3377

WESTERN TRAILS ESTATES

(BEING A REPLAT OF TRACT 2, KINSCHERFF LANDS AND UNPLATTED LANDS OF FRISCO JOINT VENTURE)

WITHIN
FRACTIONAL SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2002



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Page: 2 of 7
01/13/2005 03:01P
BK-2865C Pg-14

LEGAL DESCRIPTION

That certain parcel of land situate within Fractional Section 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising the following: Tract 2, Kinscherff Lands as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 25, 1978, in Volume B14, Folio 44; Unplatted lands of Frisco Joint Venture as described in that certain Warranty Deed from Presley Company of New Mexico to Frisco Joint Venture, a New Mexico Joint Venture filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 20, 1985 in Book D258A, Page 491 and that certain parcel of land described in Quitclaim Deed from Ray A. Graham III to Bosque School filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 19, 2004 in Book A73, Page 806, being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Grid Bearings, Central Zone (NAD27) and ground distances as follows:

Beginning at the Northeast corner of the parcel herein described, a point on curve on the Westerly right of way line of Coors Boulevard N.W. (a set 5/8" rebar and cap stamped "LS 9750"), and also being the Northeast corner of said Tract 2, Kinscherff Lands, whence the Albuquerque Control Survey Monument "NM-448-N6-A" bears N 44°52'41" E, 1622.35 feet distant; Thence,

Southwesterly, 1579.58 feet along said Westerly right of way line of Coors Boulevard N.W. on the arc of a curve to the left (said curve having a radius of 3894.72 feet, a central angle of 23° 14' 15" and a chord which bears S 15° 52' 11" W, 1568.78 feet) to the Southeast corner (a set concrete nail and brass disk stamped "LS 9750") of the parcel herein described, said point being a point on curve and also being on the Northerly right of way line of Western Trail N.W.; Thence,

N 89°44'18" W, 446.21 feet along said Northerly right of way line of Western Trail N.W. to the Southwest corner (a 5/8" rebar with cap stamped "LS 5823" found in place) of the parcel herein described, said point being the Southeast corner of Lot 40, Quaker Heights, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 10, 1962, in Volume D3, Folio 41; Thence along the Westerly boundary line of said Quaker Heights for the following two (2) courses,

N 00°17'12" E, 1173.70 feet to a point (a set 5/8" rebar and cap stamped "LS 9750"); Thence,

N 00°17'42" E, 354.91 feet to the Northwest corner (a set 5/8" rebar and cap stamped "LS 9750") of the parcel herein described, said point being the Southwest corner of Tract 1, Kinscherff Lands, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 25, 1978, in Volume B14, Folio 44; Thence along the Southerly boundary line of said Tract 1, Kinscherff Lands for the following four (4) courses,

S 86°31'14" E, 229.77 feet to a point (a set 5/8" rebar and cap stamped "LS 9750"); Thence,

N 71°30'46" E, 176.82 feet to a point (a set 5/8" rebar and cap stamped "LS 9750"); Thence,

S 76°03'18" E, 93.12 feet to a point (a set 5/8" rebar and cap stamped "LS 9750"); Thence,

S 81°11'45" E, 266.29 feet to a point (a set 5/8" rebar and cap stamped "LS 9750"), said point being the Southeast corner of said Tract 1, Kinscherff Lands; Thence,

S 89°43'20" E, 116.93 feet to the point of beginning of the parcel herein described.

Said parcel contains 21.2777 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, LOTS 1 THRU 130 AND TRACT "A", WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2, KINSCHERFF LANDS AND UNPLATTED LANDS OF FRISCO JOINT VENTURE) WITHIN FRACTIONAL SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate the street right of ways and additional street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby dedicate to the Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) Tract "A" as created by this plat in fee simple. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER- WESTERN TRAILS, LLC

Tract 2, Kinscherff Lands and Unplatted Frisco Joint Venture

BY: BTS
Ben Spencer, Manager

OWNER- BOSQUE SCHOOL, a New Mexico Non-profit corporation QUITCLAIM DEED PARCEL (Arroyo)

BY: Andrew Wood

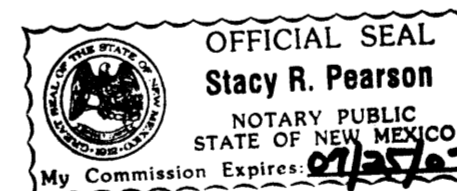
ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

SANDEVAL
This instrument was acknowledged before me on this 16TH day of April, 2004, by Ben Spencer.

Stacy R. Pearson
Notary Public

07/25/07
My Commission expires



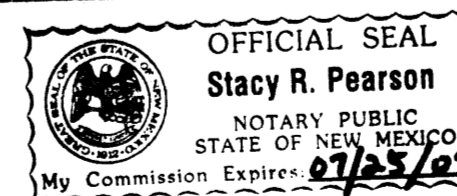
ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

SANDEVAL
This instrument was acknowledged before me on this 16TH day of April, 2004, by Andrew Wood

Stacy R. Pearson
Notary Public

07/25/07
My Commission expires



AMA.F.C.A. EASEMENT DEDICATION

Dedication to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, Grantee, its successors and assigns, of lands, rights of way, and easements designated herein as "Prudent Line Easement" or "Drainage Easement" is with the full and free consent and in accordance with the desire of the undersigned owner, Grantor. This dedication is for drainage, flood control, operation, maintenance, reconstruction or replacement of, and access to, such facilities, and for subordinate recreational use and access on such facilities. Except by the written approval of Grantee, no fence, wall, building or other obstruction may be placed or maintained on any property dedicated to Grantee hereby, and there shall be no alteration of the grades or contours in such property. This dedication shall not obligate Grantee to maintain natural arroyos, drainage channels or other facilities that do not meet the standards of the Grantee for design and construction, nor shall this granting require the protection of property lying outside of the area dedicated. Grantee shall only maintain property and/or improvements that it specifically agrees, in writing, to maintain. Absent a written maintenance agreement, such responsibility shall remain with the Grantor, its successors and assigns. Landscaping or maintenance work by the Grantor within the property hereby dedicated shall not alter the present flowline, capacity or permeability of the present flood way area except in an emergency. If emergency work is performed, Grantor shall notify Grantee as soon as practical thereafter. Grantee will then determine if the emergency work can remain or must be removed or modified. Safe locations for structures built on lands adjacent to the property dedicated hereby may be substantially outside of the area described. Grantor covenants and warrants that it is the owner in fee simple of the property and that it has a good and lawful right to dedicate the right of way or easement interests described herein. Any portion of any land, right of way or easements granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control or drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed. Vacation approval consistent with the City of Albuquerque or Bernalillo County Subdivision Ordinances will also be required.

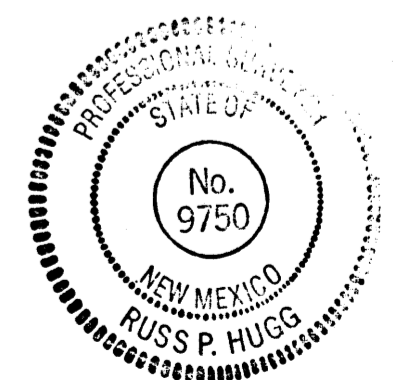
OWNER- WESTERN TRAILS, LLC

Tract 2, Kinscherff Lands and Unplatted Frisco Joint Venture

BY: BTS
Ben Spencer, Manager

OWNER- BOSQUE SCHOOL, a New Mexico Non-profit corporation QUITCLAIM DEED PARCEL (Arroyo)

BY: Andrew Wood

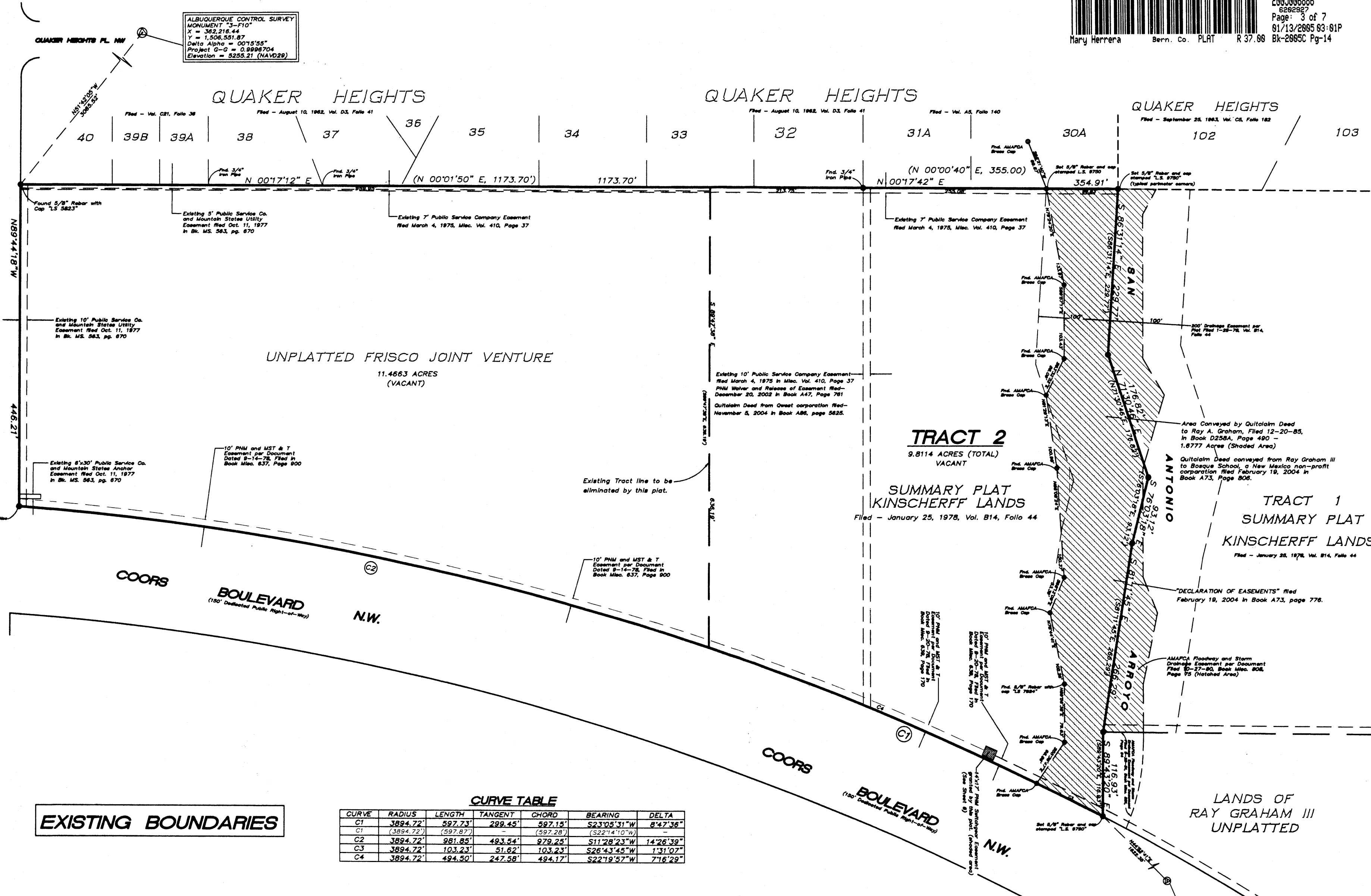


SHEET 2 OF 7

SURV TEK, INC.

Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

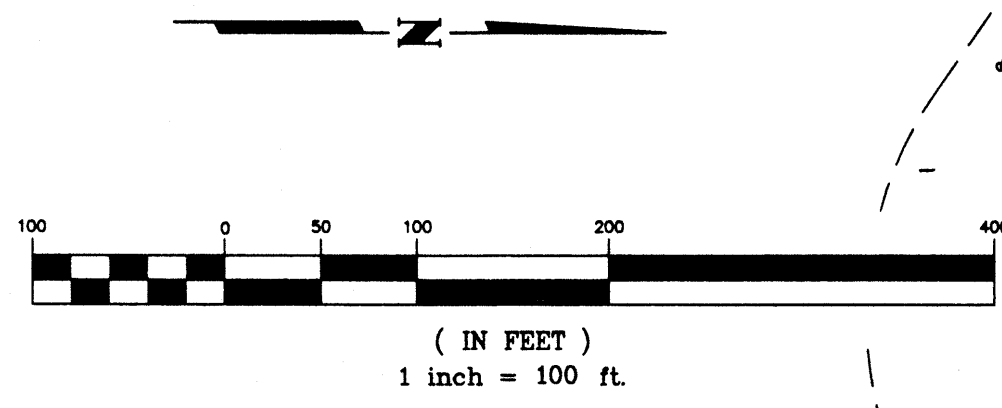
Phone: 505-897-3366
Fax: 505-897-3377



EXISTING BOUNDARIES

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3894.72'	597.73'	289.45'	597.15'	S23°05'31" W	8°47'38"
C1	(3894.72')	(597.73')	-	(597.28')	(S22°14'10" W)	-
C2	3894.72'	981.85'	493.54'	979.25'	S11°28'23" W	14°26'39"
C3	3894.72'	103.23'	91.82'	103.23'	S26°43'45" W	1°31'07"
C4	3894.72'	494.50'	247.58'	494.17'	S22°19'57" W	7°16'29"



WESTERN TRAILS ESTATES
 (BEING A REPLAT OF TRACT 2, KINSCHERFF LANDS AND UNPLATTED LANDS OF FRISCO JOINT VENTURE)
 WITHIN
 FRACTIONAL SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2002



SHEET 3 OF 7
SURV TEK, INC.
 Consulting Surveyors
 5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366
 Fax: 505-897-3377

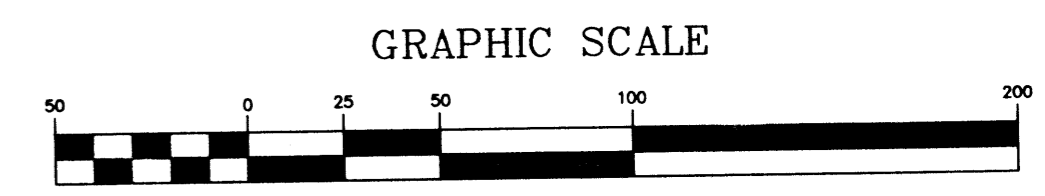
WESTERN TRAILS ESTATES
 (BEING A REPLAT OF TRACT 2, KINSCHERFF LANDS AND UNPLATTED LANDS OF FRISCO JOINT VENTURE)
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 FRACTIONAL SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2002

NOTE:
 See Sheet 7 of 7 For
 Line and Curve Tables

Note: All Public Street right of ways as shown
 hereon are hereby dedicated to the City of
 Albuquerque in fee simple with warranty
 covenants by this plat (See Free Consent and
 Dedication on Sheet 1 of 5)



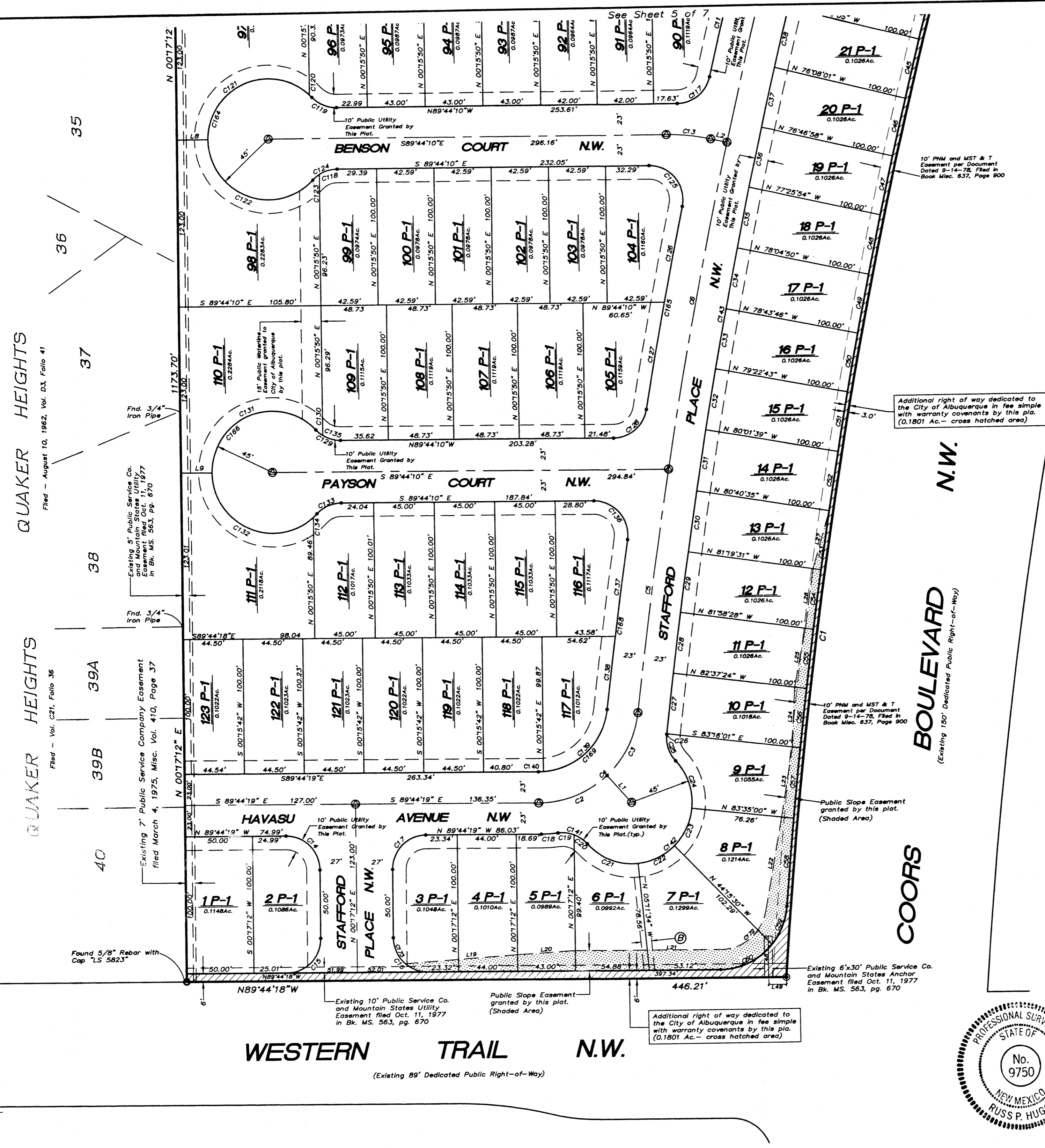
EASEMENT NOTE (B)
 8' Public Utility Easement granted
 by this plat. 4' feet on each side
 of the property line.



SHEET 4 OF 7



SURV TEK, INC.
 Consulting Surveyors
 5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377



QUAKER HEIGHTS
 Filed - August 10, 1962, Vol. D3, Folio 41

QUAKER HEIGHTS
 Filed - Vol. C21, Folio 36

QUAKE.

Filed -

QUAKER HEIGHTS

Filed - August 10, 1962, Vol. D3, Folio 41

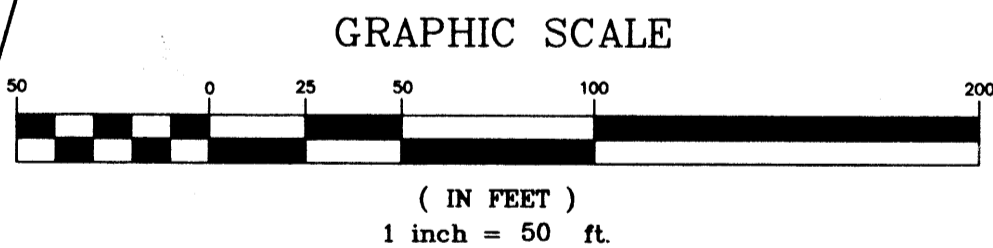
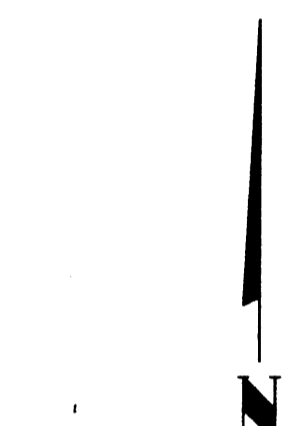
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See Sheet 6 of 7

NOTE:
See Sheet 7 of 7 For
Line and Curve Tables

Note: All Public Street right of ways as shown
hereon are hereby dedicated to the City of
Albuquerque in fee simple with warranty
covenants by this plat (See Free Consent and
Dedication on Sheet 1 of 5)

Mary Herrera Bern. Co. PLRT R 37.69
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Page: 4 of 7
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WESTERN TRAILS ESTATES
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NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2002

SHEET 5 OF 7

SURVOTEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PROFESSIONAL SURVEYOR
STATE OF
No. 9750
RUSS P. HUGG



See Sheet 4 of 7

NOTE:
See Sheet 7 of 7 For
Line and Curve Tables

TRACT 1
SUMMARY PLAT
KINSCHERFF LANDS
Filed - January 25, 1978, Vol. B14, Folio 44

Note: All Public Street right of ways as shown
hereon are hereby dedicated to the City of
Albuquerque in fee simple with warranty
covenants by this plat (See Free Consent and
Dedication on Sheet 1 of 5)

LANDS OF
RAY GRAHAM III
UNPLATTED

Permanent Easement granted to the
City of Albuquerque by
Document filed - May 7, 2003
in Book A77, page 2627.

ALBUQUERQUE CONTROL SURVEY
MONUMENT "NM448-N6-A"
X = 366,640.72
Y = 1,507,308.30
Delta Alpha = 0°15'24"
Project C-G = 0.99967666
Elevation = 5058.89 (NAVD29)

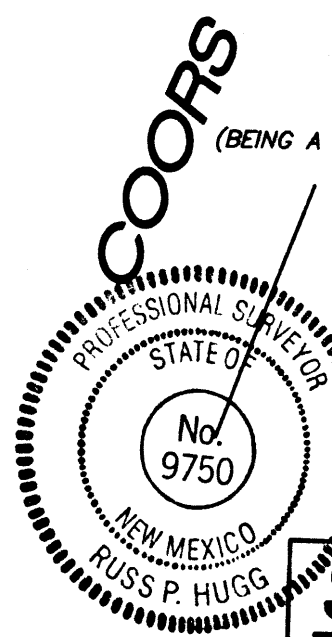
EASEMENT NOTE ©
AMAFCA Floodway and Storm
Drainage Easement per Document
Filed 9-25-81, Book Misc. 881,
Page 94

EASEMENT NOTE (B)
8' Public Utility Easement granted
by this plat. 4' feet on each side
of the property line.

EASEMENT NOTE (D)
20' Public Drainage Easement
granted to the City of Albuquerque
by this plat.

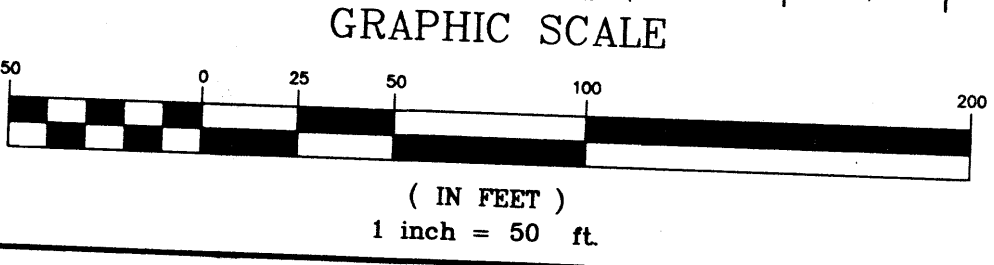
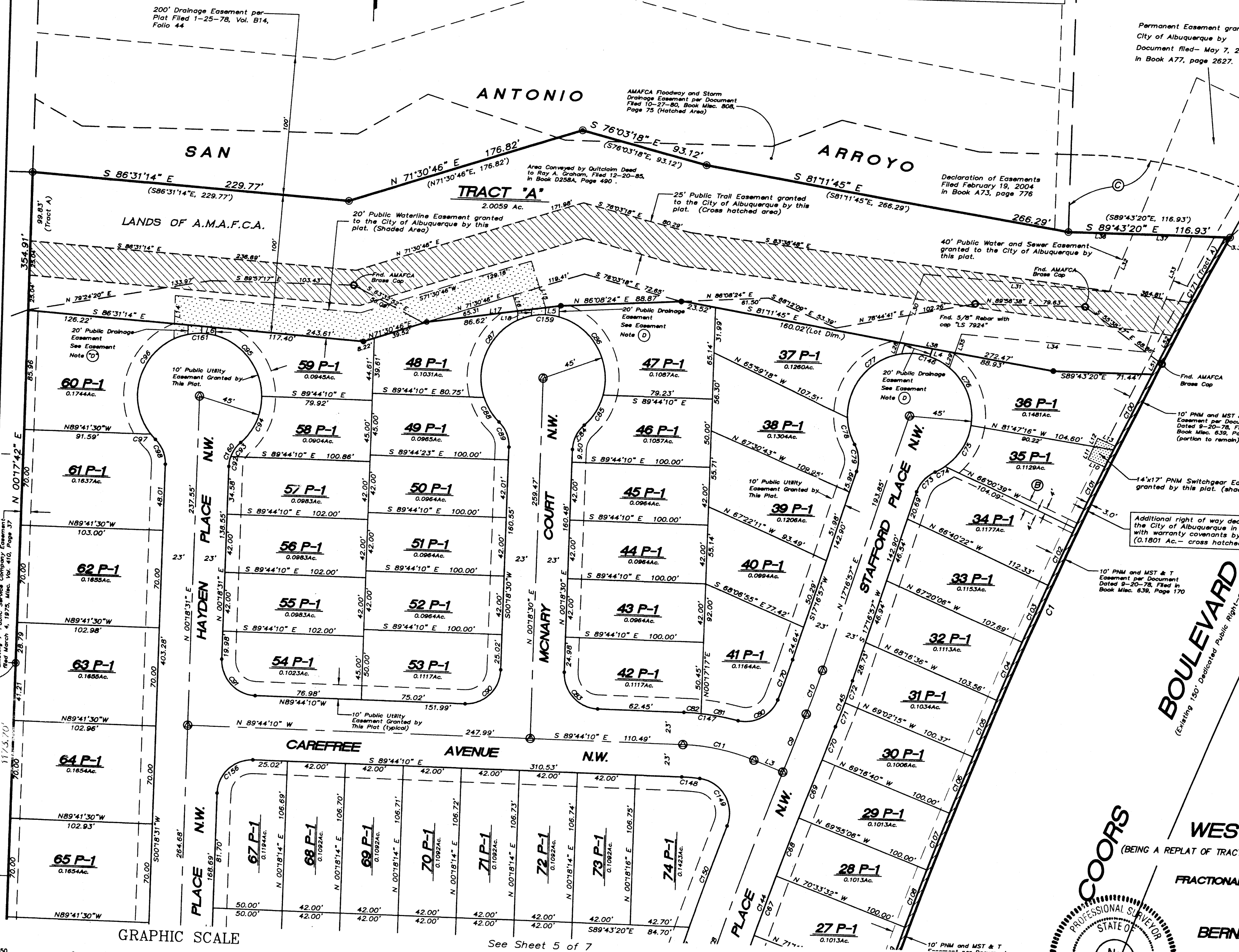
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Page: 5 of 7
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Mary Herrera Bern. Co. PLAT R 37.00 BK-2895C Pg-14

BOULEVARD
(Existing 150' Dedicated Public Right-of-Way)



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SURV+TEK, INC.
Consulting Surveyors
5645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366



See Sheet 5 of 7

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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2002

CURVE TABLE

CURVE	RAIDUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3894.72'	1579.58'	800.80'	1568.78'	S15°52'11"W	237°14'15"
C2	75.00'	56.14'	29.46'	54.84'	N68°49'01"E	42°53'21"
C3	75.00'	52.95'	27.63'	51.86'	N27°08'48"E	40°27'05"
C4	75.00'	109.09'	66.75'	99.73'	N48°35'28"E	83°20'26"
C5	4020.72'	181.45'	90.74'	181.44'	S08°12'50"W	2°35'09"
C6	4020.72'	250.67'	125.38'	250.63'	S11°17'34"W	3°34'19"
C7	4020.72'	256.42'	128.25'	256.38'	S14°54'21"W	3°39'14"
C8	4020.72'	261.05'	130.57'	261.01'	S18°35'34"W	3°43'12"
C9	4020.72'	44.59'	22.30'	44.59'	S20°46'14"W	0°38'08"
C10	500.00'	33.21'	16.61'	33.21'	N19°11'08"E	3°48'21"
C11	150.00'	52.85'	26.70'	52.58'	N79°38'30"W	20°11'20"
C12	150.00'	42.28'	21.28'	42.14'	N81°38'52"W	16°08'55"
C13	150.00'	33.30'	16.72'	33.24'	N83°22'31"W	12°43'17"
C14	25.00'	39.28'	25.01'	35.36'	N44°43'33"W	90°01'30"
C15	25.00'	39.26'	24.99'	35.35'	N45°16'27"E	89°58'30"
C16	25.00'	39.28'	25.01'	35.36'	S44°43'33"E	90°01'29"
C17	25.00'	39.26'	24.99'	35.35'	S45°16'26"W	89°58'29"
C18	98.00'	12.42'	6.22'	12.41'	N86°37'55"E	7°15'35"
C19	25.00'	12.13'	6.19'	12.01'	N83°05'58"W	27°47'50"
C20	25.00'	11.90'	6.06'	11.79'	N55°33'58"W	27°16'10"
C21	45.00'	41.83'	22.56'	40.34'	S68°33'44"E	53°15'41"
C22	45.00'	30.68'	15.96'	30.09'	N65°16'28"E	39°03'56"
C23	45.00'	30.89'	16.08'	30.28'	N26°04'45"E	39°19'30"
C24	45.00'	38.25'	20.37'	37.11'	N17°56'14"W	48°42'28"
C25	25.00'	21.39'	11.40'	20.74'	S17°46'57"E	49°01'04"
C26	3997.72'	0.45'	0.23'	0.45'	S06°43'40"W	0°00'23"
C27	3997.72'	44.92'	22.46'	45.92'	S07°03'17"W	0°38'38"
C28	3997.72'	45.28'	22.64'	45.28'	S07°42'04"W	0°38'56"
C29	3997.72'	45.28'	22.64'	45.28'	S08°21'00"W	0°38'56"
C30	3997.72'	45.28'	22.64'	45.28'	S08°59'57"W	0°38'56"
C31	3997.72'	45.28'	22.64'	45.28'	S09°38'53"W	0°38'56"
C32	3997.72'	45.28'	22.64'	45.28'	S10°17'49"W	0°38'56"
C33	3997.72'	45.28'	22.64'	45.28'	S10°56'46"W	0°38'56"
C34	3997.72'	45.28'	22.64'	45.28'	S11°35'42"W	0°38'56"
C35	3997.72'	45.28'	22.64'	45.28'	S12°14'38"W	0°38'56"
C36	3997.72'	45.28'	22.64'	45.28'	S12°53'34"W	0°38'56"
C37	3997.72'	45.28'	22.64'	45.28'	S13°32'31"W	0°38'56"
C38	3997.72'	45.28'	22.64'	45.28'	S14°11'27"W	0°38'56"
C39	3997.72'	45.28'	22.64'	45.28'	S14°50'23"W	0°38'56"
C40	3997.72'	35.74'	17.87'	35.74'	S15°25'13"W	0°30'44"
C41	25.00'	39.60'	25.33'	35.59'	S61°03'06"W	90°44'59"
C42	25.00'	38.94'	24.67'	35.12'	N28°57'12"W	89°14'25"
C43	3897.72'	34.20'	17.10'	34.20'	S15°24'56"W	0°30'10"
C44	3897.72'	44.15'	22.07'	44.15'	S14°50'23"W	0°38'56"
C45	3897.72'	44.15'	22.07'	44.15'	S14°11'27"W	0°38'56"
C46	3897.72'	44.15'	22.07'	44.15'	S13°32'31"W	0°38'56"
C47	3897.72'	44.15'	22.07'	44.15'	S12°53'34"W	0°38'56"
C48	3897.72'	44.15'	22.07'	44.15'	S12°14'38"W	0°38'56"
C49	3897.72'	44.15'	22.07'	44.15'	S11°35'42"W	0°38'56"
C50	3897.72'	44.15'	22.07'	44.15'	S10°56'46"W	0°38'56"
C51	3897.72'	44.15'	22.07'	44.15'	S10°17'50"W	0°38'56"
C52	3897.72'	44.15'	22.07'	44.15'	S09°38'53"W	0°38'56"
C53	3897.72'	44.15'	22.07'	44.15'	S08°59'57"W	0°38'56"
C54	3897.72'	44.15'	22.07'	44.15'	S08°21'00"W	0°38'56"
C55	3897.72'	44.15'	22.07'	44.15'	S07°42'05"W	0°38'56"
C56	3897.72'	43.80'	21.90'	43.80'	S07°03'17"W	0°38'38"
C57	3897.72'	52.63'	26.31'	52.63'	S06°20'46"W	0°46'25"
C58	3897.72'	64.41'	32.20'	64.41'	S05°29'09"W	0°56'48"
C59	50.00'	30.60'	15.80'	30.13'	N22°32'44"E	35°03'59"
C60	50.00'	43.79'	23.41'	42.41'	N65°10'13"E	50°10'58"
C61	3897.72'	103.34'	51.67'	103.34'	S16°25'35"W	1°31'09"
C62	25.00'	38.94'	24.67'	35.12'	N81°48'23"E	89°14'26"
C63	25.00'	39.60'	25.33'	35.59'	S28°11'54"E	90°45'00"
C64	3997.72'	25.55'	12.77'	25.55'	S17°21'34"W	0°21'58"
C65	3997.72'	43.08'	21.54'	43.08'	S17°51'05"W	0°37'03"
C66	3997.72'	44.69'	22.35'	44.69'	S18°28'49"W	0°38'26"
C67	3997.72'	44.69'	22.35'	44.69'	S19°07'15"W	0°38'26"
C68	3997.72'	44.69'	22.35'	44.69'	S19°45'41"W	0°38'26"
C69	3997.72'	44.69'	22.35'	44.69'	S20°24'06"W	0°38'26"
C70	3997.72'	25.55'	12.78'	25.55'	S20°54'20"W	0°21'58"
C71	523.00'	18.44'	9.22'	18.44'	N20°04'40"E	2°01'14"
C72	523.00'	16.30'	8.15'	16.30'	N18°10'31"E	1°47'07"
C73	25.00'	20.38'	10.79'	19.82'	S40°38'12"W	46°42'30"
C74	45.00'	8.27'	4.15'	8.26'	N58°43'27"E	10°32'00"
C75	45.00'	36.19'	19.14'	35.22'	N30°25'15"E	46°04'23"
C76	45.00'	62.91'	37.83'	57.91'	N32°40'00"W	80°06'06"
C77	45.00'	86.74'	64.80'	73.92'	S52°03'42"W	110°26'30"
C78	45.00'	20.63'	10.50'	20.45'	S16°17'32"E	26°15'59"
C79	25.00'	20.38'	10.79'	19.82'	N06°04'17"W	46°42'30"
C80	25.00'	35.87'	21.82'	32.87'	N62°02'09"E	82°12'59"
C81	173.00'	26.35'	13.20'	26.33'	N81°73'11"W	8°43'40"
C82	173.00'	12.54'	6.27'	12.54'	N87°39'36"W	4°09'09"
C83	25.00'	39.29'	25.02'	35.37'	S44°42'50"E	90°02'40"
C84	25.00'	20.38'	10.79'	19.82'	S23°39'45"W	46°42'30"

CURVE TABLE

CURVE	RAIDUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C85	45.00'	26.16'	13.46'	25.79'	N30°21'53"E	33°18'14"
C86	45.00'	81.21'	56.98'	70.63'	N37°59'22"W	103°24'16"
C87	45.00'	86.51'	64.44'	73.79'	S35°14'07"W	110°08'46"
C88	45.00'	20.86'	10.62'	20.68'	S33°07'08"E	26°33'43"
C89	25.00'	20.38'	10.79'	19.82'	N23°02'45"W	46°42'30"
C90	25.00'	39.25'	24.98'	35.34'	N45°17'10"E	89°57'20"
C91	25.00'	39.29'	25.02'	35.37'	S44°42'50"E	90°02'41"
C92	25.00'	7.54'	3.80'	7.52'	S08°57'12"W	17°17'22"
C93	25.00'	12.84'	6.56'	12.70'	S32°18'25"W	29°25'07"
C94	45.00'	38.18'	20.33'	37.05'	N22°42'38"E	48°37'23"
C95	45.00'	69.19'	43.53'	62.57'	N45°39'09"W	88°07'14"
C96	45.00'	102.16'	96.66'	81.59'	S25°15'23"W	130°04'10"
C97	45.00'	5.21'	2.61'	5.21'	S42°59'31"E	06°37'56"
C98	25.00'	20.39'	10.80'	19.83'	N23°02'22"W	46°43'07"
C99	25.00'	39.26'	24.99'	35.35'	N45°17'35"E	89°58'10"
C100	3897.72'	61.46'	30.73'	61.46'	S25°22'24"W	0°54'12"
C101	3897.72'	63.44'	31.72'	63.44'	S24°27'19"W	0°55'57"
C102	3897.72'	45.03'	22.52'	45.03'	S23°39'29"W	0°39'43"
C103	3897.72'	45.03'	22.52'	45.03'	S22°59'46"W	0°39'43"
C104	3897.72'	45.03'	22.52'	45.03'	S22°20'03"W	0°39'43"
C105	3897.72'	43.57'	21.79'	43.57'	S21°40'58"W	0°38'26"
C106	3897.72'	43.57'	21.79'	43.57'	S21°02'32"W	0°38'26"
C107	3897.72'	43.57'	21.79'	43.57'	S20°24'07"W	0°38'26"
C108	3897.72'	43.57'	21.79'	43.57'	S19°45'40"W	0°38'26"
C109	3897.72'	43.57'	21.79'	43.57'	S19°07'15"W	0°38'26"
C110	3897.72'	43.57'	21.79'	43.57'	S18°28'49"W	0°38'26"
C111	3897.72'	42.00'	21.00'	42.00'	S17°51'05"W	0°37'03"
C112	3897.72'	24.26'	12.13'	24.26'	S17°21'52"W	0°21'24"
C113	127.00'	35.79'	18.02'	35.68'	N81°38'52"W	16°08'55"
C114	25.00'	38.98'	24.71'	35.15'	N28°54'41"W	89°19'27"
C115	4043.72'	67.22'	33.61'	67.22'	S15°16'28"W	0°57'09"
C116	4043.72'	83.23'	41.62'	83.23'	S14°12'31"W	1°10'45"
C117	25.00'	33.44'	19.76'	31.00'	N51°56'29"E	76°38'43"
C118	25.00'	13.91'	7.14'	13.73'	N74°19'33"E	31°52'34"
C119	25.00'	20.38'	10.79'	19.82'	S66°22'55"E	46°42'30"
C120	45.00'	2.57'	1.29'	2.57'	N44°39'51"W	0°31'19"
C121	45.00'	104.80'	104.59'	82.67'	S66°58'50"W	133°26'20"
C122	45.00'	107.37'	113.38'	83.65'	S68°05'30"E	136°42'19"
C123	25.00'	6.47'	3.25'	6.45'	N50°58'15"E	14°49'55"
C124	25.00'	20.38'	10.79'	19.82'	S66°54'35"W	46°42'29"
C125	25.00'	44.49'	30.86'	38.85'	N38°45'05"W	101°58'10"
C126	4043.72'	71.24'	35.62'	71.24'	S11°43'43"W	1°00'34"
C127	4043.72'	80.59'	40.29'	80.58'	S10°39'11"W	1°08'31"
C128	25.00'	34.99'	21.05'	32.20'	N50°10'23"E	80°10'55"
C129	25.00'	20.38'	10.79'	19.82'	S66°22'55"E	46°42'29"
C130	25.00'	6.59'	3.31'	6.57'	N50°34'28"W	15°05'37"
C131	45.00'	107.38'	113.42'	83.66'	S68°36'48"W	136°43'03"
C132	45.00'	103.51'	100.58'	82.15'	S65°38'30"E	131°47'35"
C133	25.00'	20.38'	10.79'	19.82'	N66°54'36"E	46°42'29"
C134	45.00'	3.85'	1.93'	3.85'	N46°00'31"E	04°54'22"
C135	25.00'	13.79'	7.08'	13.62'	N73°55'44"W	31°36'52"
C136	25.00'	42.96'	28.99'	37.86'	N40°30'42"W	98°26'57"
C137	4043.72'	72.02'	36.01'	72.02'	S08°12'09"W	1°01'14"
C138	4043.72'	54.44'	27.22'	54.44'	S07°18'24"W	0°46'17"
C139	52.00'	71.93'	43.06'	66.33'	N46°32'59"E	79°15'27"
C140	52.00'	3.71'	1.85'	3.70'	N88°13'11"E	4°04'59"
C141	25.00'	24.03'	13.03'	23.11'	N69°22'53"W	55°04'00"
C142	45.00'	141.65'	INFINITE	90.00'	N47°53'19"E	180°21'35"
C143	3997.72'	624.47'	312.87'	623.84'	S11°12'05"W	8°57'00"
C144	3997.72'	272.94'	136.52'	272.89'	S19°07'57"W	3°54'43"
C145	523.00'	34.74'	17.38'	34.73'	N19°11'08"E	3°48'21"
C146	45.00'	214.74'	42.39'	61.71'	N72°43'03"W	273°24'59"
C147	173.00'	38.89'	19.53'	38.81'	N83°17'46"W	12°52'48"
C148	127.00'	13.13'	6.57'	13.13'	N86°4	

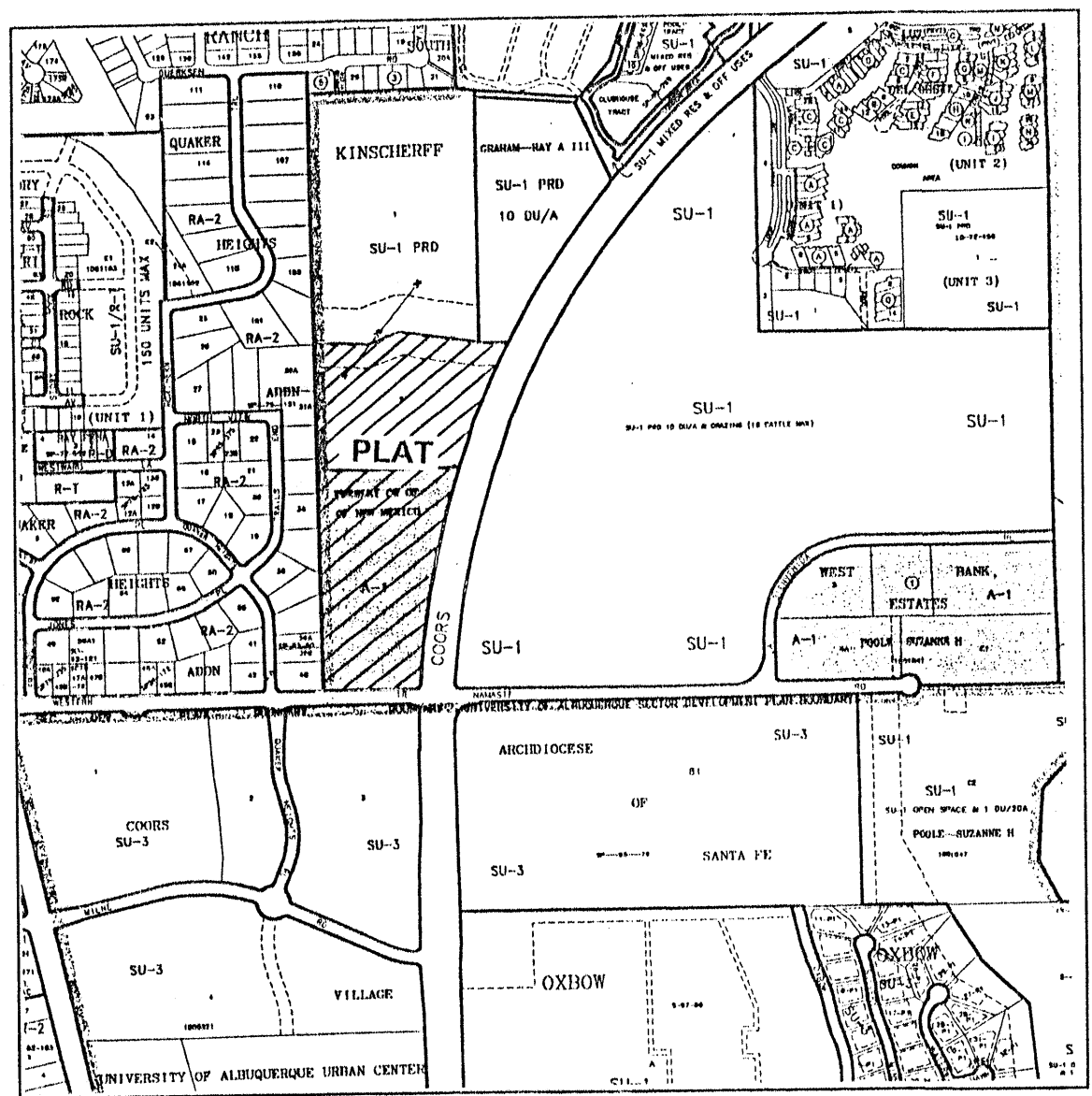
Amended
**PRELIMINARY
WESTERN TRAILS ESTATES**

(BEING A REPLAT OF TRACT 2, KINSCHERFF LANDS AND UNPLATTED LANDS OF FRISCO JOINT VENTURE)
WITHIN
FRACTIONAL SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2002

APPROVED
**PRELIMINARY PLAT
APPROVED BY DRB
ON 10/20/04**



VICINITY MAP
NTS

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD27) originated at the Albuquerque Control Survey Monument "NM448-N6-A".
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. Vertical Datum is based upon the Albuquerque Control Survey Monument "NM448-N6-A", having an elevation of 5058.89 (NAVD29).
8. Field surveys were performed during the month of May, 2002.
9. Documents used in the preparation of this survey are as follows:
 - A. Plat entitled "SUMMARY PLAT KINSCHERFF LANDS", filed January 25, 1978, in Volume B14, Folio 44, records of Bernalillo County, New Mexico.
 - B. Plat entitled "QUAKER HEIGHTS", filed September 25, 1963, in Volume C5, Folio 182, records of Bernalillo County, New Mexico.
 - C. Plat entitled "QUAKER HEIGHTS", filed August 10, 1962, in Volume D3, Folio 41, records of Bernalillo County, New Mexico.
 - D. Unfiled survey entitled "PLAT OF SURVEY, TRACT 1, KINSCHERFF LANDS AND TRACT A THRU H, LANDS OF RAY GRAHAM III", prepared by Garry P. Hugg, NMPS No. 5823 for SURV-TEK, INC. (fna HUGG SURVEYING, INC.), Albuquerque, New Mexico.
 - E. Quitclaim Deed filed in Book D258A, Page 490, records of Bernalillo County, New Mexico.
10. City of Albuquerque Zone Atlas Page: F-11-Z
11. U.C.L.S. Log Number 20025022647.
12. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
13. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
14. Total number of Lots created: 123
15. Total mileage of full width streets created: 0.80 milo.
16. Gross Subdivision acreage: 21.2777 acres.

TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer

*Scanned & Entered
PRJ 1-26-07
1001875*

APPROVALS

- | | |
|------------------------|---------|
| <i>Leon D. Mark</i> | 4-24-03 |
| PNM Gas Services | Date |
| <i>Leon D. Mark</i> | 4-24-03 |
| PNM Electric Services | Date |
| <i>David E. Muller</i> | 4-28-03 |
| QWest Corporation | Date |
| <i>Rita Erickson</i> | 4-24-03 |
| Comcast Cable | Date |

PUBLIC UTILITY EASEMENTS

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

- A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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 easements, 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 transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

DISCLOSURE STATEMENT

The Purpose of this replat is to: Create the 123 residential lots as shown hereon; Dedicate the street right of ways and Additional right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants; Create Tract A and dedicate this tract to A.M.A.F.C.A. for drainage purposes and grant the public utility easements as shown hereon.

APPROVALS

- | | |
|--|---------|
| Traffic Engineer, City of Albuquerque
Public Works Department | Date |
| <i>J. B. [Signature]</i> | 1-14-03 |
| City Surveyor, City of Albuquerque
Public Works Department | Date |
| Utility Development Division, City of
Albuquerque Public Works Department | Date |
| Albuquerque Metropolitan Arroyo Flood
Control Authority | Date |
| City Engineer, City of Albuquerque
Public Works Department | Date |
| Property Management, City of Albuquerque | Date |
| Parks and Recreation, City of Albuquerque | Date |
| APPROVAL as specified by the Albuquerque Subdivision Ordinance. | Date |
| Chair, Albuquerque Development Review Board | Date |

Project No. 1001875

Application No. _____

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Bernalillo County and City of Albuquerque Subdivision Ordinances; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMPS No. 9750
December 13, 2002



SHEET 1 OF 7

SURV-TEK, INC.

Consulting Surveyors
6643 Paradise Blvd. N.E. Albuquerque, New Mexico 87114
Phone: 505-897-3300
Fax: 505-897-3377

Amended
PRELIMINARY
WESTERN TRAILS ESTATES

(BEING A REPLAT OF TRACT 2, KINSCHERFF LANDS AND UNPLATTED LANDS OF FRISCO JOINT VENTURE)

WITHIN
FRACTIONAL SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2002

LEGAL DESCRIPTION

That certain parcel of land situate within Fractional Section 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising the following: Tract 2, Kinscherff Lands as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 25, 1978, in Volume B14, Folio 44; Unplatted lands of Frisco Joint Venture as described in that certain Warranty Deed from Presley Company of New Mexico to Frisco Joint Venture, a New Mexico joint venture filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 20, 1985 in Book D258A, Page 491 and that certain parcel of land described in Quitclaim Deed from Roy A. Graham III to Bosque School filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 19, 2004 in Book A73, Page 806, being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Grid Bearings, Central Zone (NAD27) and ground distances as follows:

Beginning at the Northeast corner of the parcel herein described, a point on curve on the Westerly right of way line of Coors Boulevard N.W. (a set 5/8" rebar and cap stamped "LS 9750"), and also being the Northeast corner of said Tract 2, Kinscherff Lands, whence the Albuquerque Control Survey Monument "NM-448-N6-A" bears N 44°52'41" E, 1622.35 feet distant; Thence,

Southwesterly, 1579.58 feet along said Westerly right of way line of Coors Boulevard N.W. on the arc of a curve to the left (said curve having a radius of 3894.72 feet, a central angle of 23° 14' 15" and a chord which bears S 15° 52' 11" W, 1568.78 feet) to the Southeast corner (a set concrete nail and brass disk stamped "LS 9750") of the parcel herein described, said point being a point on curve and also being on the Northerly right of way line of Western Trail N.W.; Thence,

N 89°44'18" W, 446.21 feet along said Northerly right of way line of Western Trail N.W. to the Southwest corner (a 5/8" rebar with cap stamped "LS 5823" found in place) of the parcel herein described, said point being the Southeast corner of Lot 40, Quaker Heights, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 10, 1962, in Volume D3, Folio 41; Thence along the Westerly boundary line of said Quaker Heights for the following two (2) courses,

N 00°17'12" E, 1173.70 feet to a point (a set 5/8" rebar and cap stamped "LS 9750"); Thence,

N 00°17'42" E, 354.91 feet to the Northwest corner (a set 5/8" rebar and cap stamped "LS 9750") of the parcel herein described, said point being the Southwest corner of Tract 1, Kinscherff Lands, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 25, 1978, in Volume B14, Folio 44; Thence along the Southerly boundary line of said Tract 1, Kinscherff Lands for the following four (4) courses,

S 86°31'14" E, 229.77 feet to a point (a set 5/8" rebar and cap stamped "LS 9750"); Thence,

N 71°30'46" E, 176.82 feet to a point (a set 5/8" rebar and cap stamped "LS 9750"); Thence,

S 76°03'18" E, 93.12 feet to a point (a set 5/8" rebar and cap stamped "LS 9750"); Thence,

S 81°11'45" E, 266.29 feet to a point (a set 5/8" rebar and cap stamped "LS 9750"), said point being the Southeast corner of said Tract 1, Kinscherff Lands; Thence,

S 89°43'20" E, 116.93 feet to the point of beginning of the parcel herein described.

Said parcel contains 21.2777 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, LOTS 1 THRU 130 AND TRACT "A", WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2, KINSCHERFF LANDS AND UNPLATTED LANDS OF FRISCO JOINT VENTURE) WITHIN FRACTIONAL SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate the street right of ways and additional street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby dedicate to the Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) Tract "A" as created by this plat in fee simple. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER- WESTERN TRAILS, LLC

Tract 2, Kinscherff Lands and Unplatted Frisco Joint Venture

BY: *BS*
Ben Spencer, Manager

OWNER- BOSQUE SCHOOL, a New Mexico Non-profit corporation QUITCLAIM DEED PARCEL (Arroyo)

BY: *Andrew Wood*

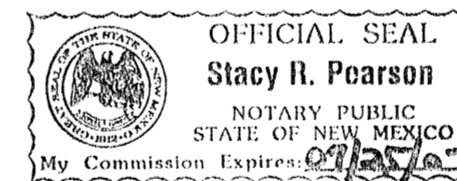
ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
SANDOVAL

This instrument was acknowledged before me on this 16th day of April, 2004, by Ben Spencer.

Stacy R. Pearson
Notary Public

07/25/07
My Commission expires



ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
SANDOVAL

This instrument was acknowledged before me on this 16th day of April, 2004, by Andrew Wood

Stacy R. Pearson
Notary Public

07/25/07
My Commission expires



A.M.A.F.C.A. EASEMENT DEDICATION

Dedication to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, Grantee, its successors and assigns, of lands, rights of way, and easements designated herein as "Prudent Line Easement" or "Drainage Easement" is with the full and free consent and in accordance with the desire of the undersigned owner, Grantor. This dedication is for drainage, flood control, conveyance and storage of storm water, and the construction, operation, maintenance, reconstruction or replacement of, and access to, such facilities, and for subordinate recreational use and access on such facilities. Except by the written approval of Grantee, no fence, wall, building or other obstruction may be placed or maintained on any property dedicated to Grantee hereby, and there shall be no alteration of the grades or contours in such property. This dedication shall not obligate Grantee to maintain natural arroyos, drainage channels or other facilities that do not meet the standards of the Grantee for design and construction, nor shall this granting require the protection of property lying outside of the area dedicated. Grantee shall only maintain property and/or improvements that it specifically agrees, in writing, to maintain. Absent a written maintenance agreement, such responsibility shall remain with the Grantor, its successors and assigns. Landscaping or maintenance work by the Grantor within the property hereby dedicated shall not alter the present flowline, capacity or permeability of the present flood way area except in an emergency. If emergency work is performed, Grantor shall notify Grantee as soon as practical thereafter. Grantee will then determine if the emergency work can remain or must be removed or modified. Safe locations for structures built on lands adjacent to the property dedicated hereby may be substantially outside of the area described. Grantor covenants and warrants that it is the owner in fee simple of the property and that it has a good and lawful right to dedicate the right of way or easement interests described herein. Any portion of any land, right of way or easements granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control or drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed. Vacation approval consistent with the City of Albuquerque or Bernalillo County Subdivision Ordinances will also be required.

OWNER- WESTERN TRAILS, LLC

Tract 2, Kinscherff Lands and Unplatted Frisco Joint Venture

BY: *BS*
Ben Spencer, Manager

OWNER- BOSQUE SCHOOL, a New Mexico Non-profit corporation QUITCLAIM DEED PARCEL (Arroyo)

BY: *Andrew Wood*



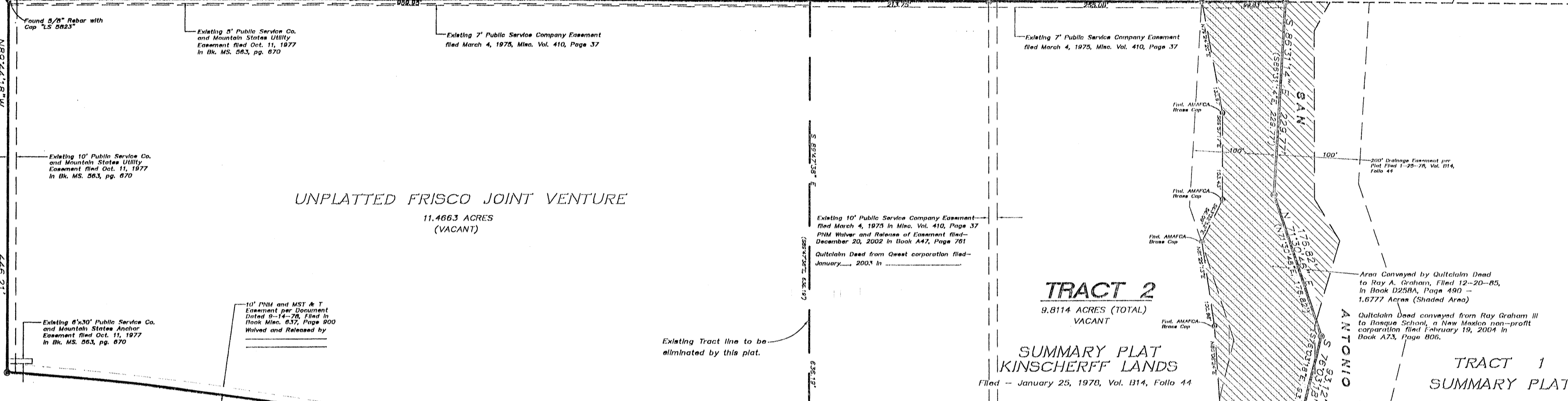
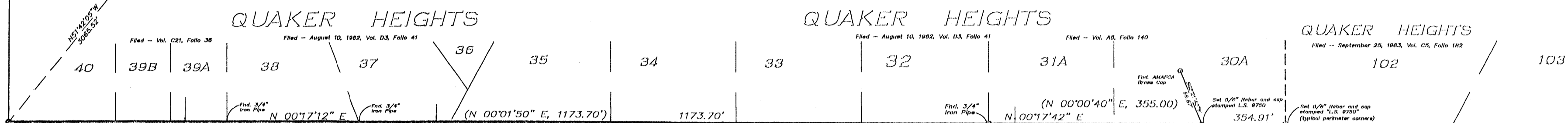
SHEET 2 OF 7

SURVOTEK, INC.

Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3300
Fax: 505-897-3377

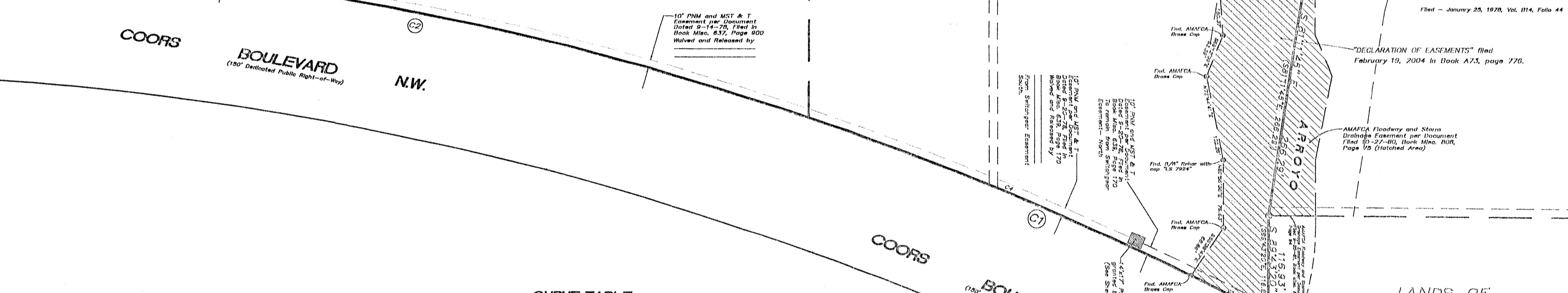
ALBUQUERQUE CONTROL SURVEY MONUMENT "3-F10"
 X = 392,216.44
 Y = 1,508,551.87
 Delta Alpha = 00°15'55"
 Project G-Q = 0.9956704
 Elevation = 5255.21 (NAVD29)

QUAKER HEIGHTS PL. NV
 1851.62' W
 908.05'



TRACT 2
 9.8114 ACRES (TOTAL)
 VACANT
SUMMARY PLAT
KINSCHERFF LANDS
 Filed - January 25, 1970, Vol. B14, Folio 44

TRACT 1
SUMMARY PLAT
KINSCHERFF LANDS
 Filed - January 25, 1970, Vol. B14, Folio 44

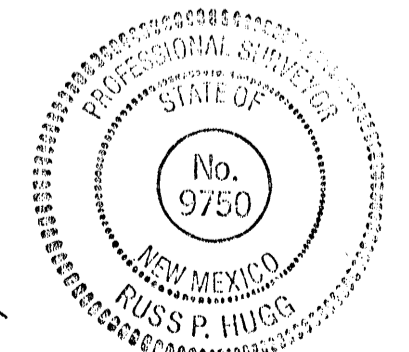
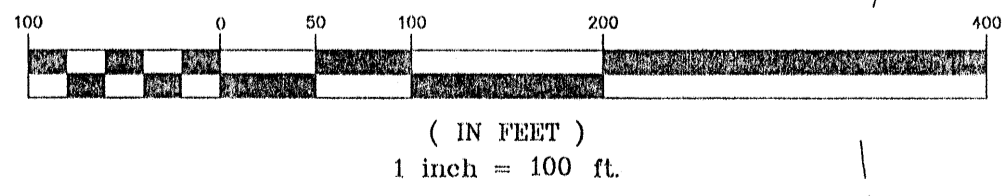


EXISTING BOUNDARIES

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3894.72'	597.73'	299.45'	597.15'	S23°05'31"W	8°47'36"
C1	(3894.72')	(597.73')	(299.45')	(597.28')	(S22°14'10"W)	
C2	3894.72'	981.65'	493.54'	979.25'	S11°28'23"W	14°26'39"
C3	3894.72'	103.23'	51.62'	103.23'	S26°43'45"W	1°31'07"
C4	3894.72'	494.50'	247.58'	494.17'	S22°19'52"W	7°16'29"

ALBUQUERQUE CONTROL SURVEY MONUMENT "M448-NG-A"
 X = 368,840.22
 Y = 1,507,308.35
 Delta Alpha = 00°15'24"
 Project G-Q = 0.9956704
 Elevation = 5058.003 (NAVD29)



WESTERN TRAILS ESTATES
 (BEING A REPLAT OF TRACT 2, KINSCHERFF LANDS AND UNPLATTED LANDS OF FRISCO JOINT VENTURE)
 WITHIN
 FRACTIONAL SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2002

SHEET 3 OF 7
SURVOTEK, INC.
 Consulting Surveyors
 6043 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366
 Fax: 505-897-3377

WESTERN TRAILS ESTATES

(BEING A REPLAT OF TRACT 2, KINSCHIERFF LANDS AND UNPLATTED LANDS OF FRISCO JOINT VENTURE)

WITHIN
FRACTIONAL SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN

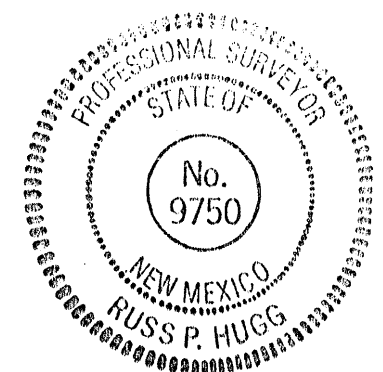
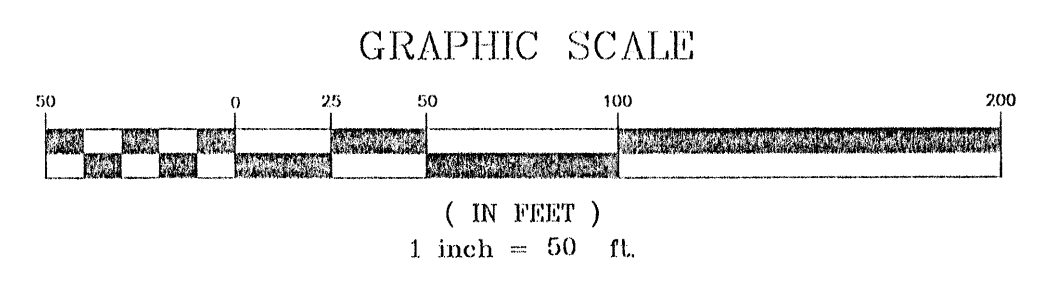
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2002

NOTE:
See Sheet 7 of 7 For
Line and Curve Tables

Note: All Public Street right of ways as shown
hereon are hereby dedicated to the City of
Albuquerque in fee simple with warranty
covenants by this plat (See Free Consent and
Dedication on Sheet 1 of 5)

EASEMENT NOTE (B)
8' Public Utility Easement granted
by this plat. 4' feet on each side
of the property line.



SURV-TEK, INC.
Consulting Surveyors
6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377



QUAKER HEIGHTS
QUAKER HEIGHTS

QUAKE.

QUAKER HEIGHTS

Filed - August 10, 1982, Vol. D3, Folio 41

TS

See Sheet 6 of 7

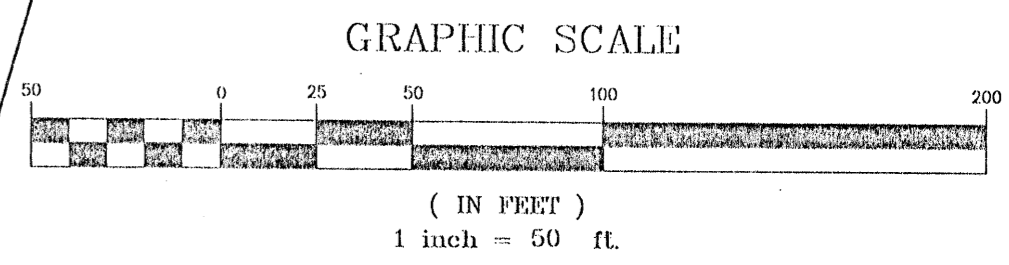
See Sheet 4 of 7

NOTE: See Sheet 7 of 7 For Line and Curve Tables

Note: All Public Street right of ways as shown hereon are hereby dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat (See Free Consent and Dedication on Sheet 1 of 5)

Additional right of way dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat. (0.1801 Ac. - cross hatched area)

10' PNM and MST & T Easement per Document Dated 9-29-74, Filed in Book Misc. 639, Page 170 Waived and Released by Document filed-



WESTERN TRAILS ESTATES

(BEING A REPLAT OF TRACT 2, KINSCHERFF LANDS AND UNPLATTED LANDS OF FRISCO JOINT VENTURE)

WITHIN FRACTIONAL SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN

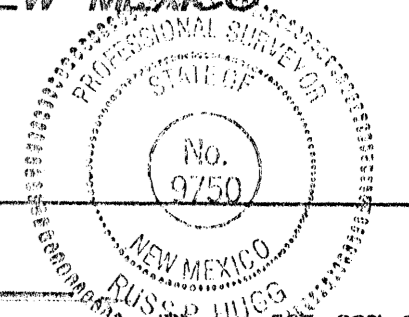
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2002

SHEET 5 OF 7

SURVOTEK, INC.

Consulting Surveyors 6645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Phone: 505-997-3300 Fax: 505-997-3377



Existing 7' Public Service Company Easement - Filed March 4, 1975, Misc. Vol. 410, Page 37

Existing 8' Public Service Co. and Water Main Street Utility Easement Filed Oct. 11, 1977 In Bk. MS. 563, Pgs. 670

Existing 7' Public Service Company Easement Filed March 4, 1975, Misc. Vol. 410, Page 37

10' Public Utility Easement Granted by This Plat.

10' Public Utility Easement Granted by This Plat.

10' Public Utility Easement Granted by This Plat.

TRACT 1
SUMMARY PLAT
KINSCHERFF LANDS

Filed - January 25, 1978, Vol. B14, Folio 44

NOTE:
See Sheet 7 of 7 For
Line and Curve Tables

Note: All Public Street right of ways as shown
hereon are hereby dedicated to the City of
Albuquerque in fee simple with warranty
covenants by this plat (See Free Consent and
Dedication on Sheet 1 of 5)

LANDS OF
RAY GRAHAM III
UNPLATTED

Permanent Easement granted to the
City of Albuquerque by
Document filed- May 7, 2003
in Book A77, page 2627.

ALBUQUERQUE CONTROL SURVEY
MONUMENT "NM448-N6-A"
X = 366,640.72
Y = 1,507,308.30
Delta Alpha = 00°15'24"
Project G-G = 0.89467666
Elevation = 5058.89 (NAVD29)

200' Drainage Easement per
Plat Filed 1-25-78, Vol. B14,
Folio 44

ANTONIO

ARROYO

SAN

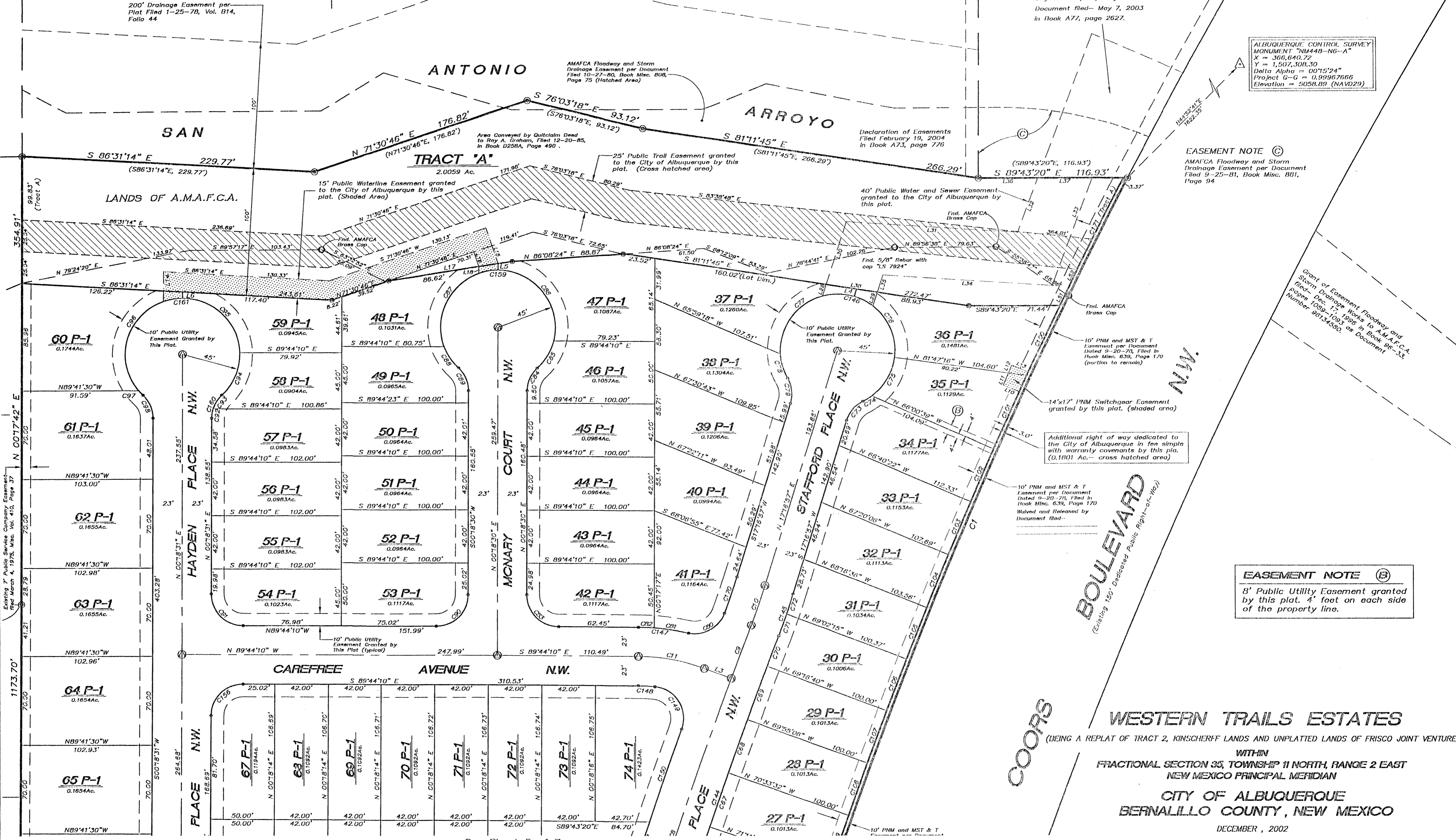
LANDS OF A.M.A.F.C.A.

TRACT "A"

Declaration of Easements
Filed February 19, 2004
in Book A73, page 776

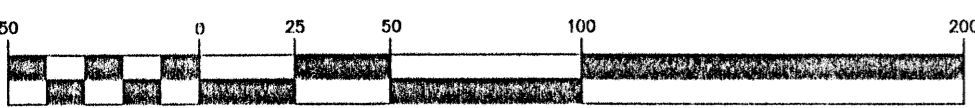
EASEMENT NOTE (C)
AMAFCA Floodway and Storm
Drainage Easement per Document
Filed 9-25-81, Book Misc. B01,
Page 94

Grant of Easement Floodway and
Storm Drainage Works to A.M.A.F.C.A.
Plat Dec. 17, 1998 in Book 26-33
Pages 1088-1093
Number 96134530, as Document



GRAPHIC SCALE

See Sheet 5 of 7



(IN FEET)
1 inch = 50 ft.

BOULEVARD
(Existing 1971 Dashed Public Right-of-Way)

WESTERN TRAILS ESTATES

(BEING A REPLAT OF TRACT 2, KINSCHERFF LANDS AND UNPLATTED LANDS OF FRISCO JOINT VENTURE)
WITHIN
FRACTIONAL SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2002

SHEET 6 OF 7

SURVOTEK, INC.

Consulting Surveyors
5045 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3300
Fax: 505-897-3377

002345P_FINAL.DWG

