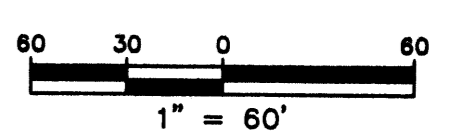
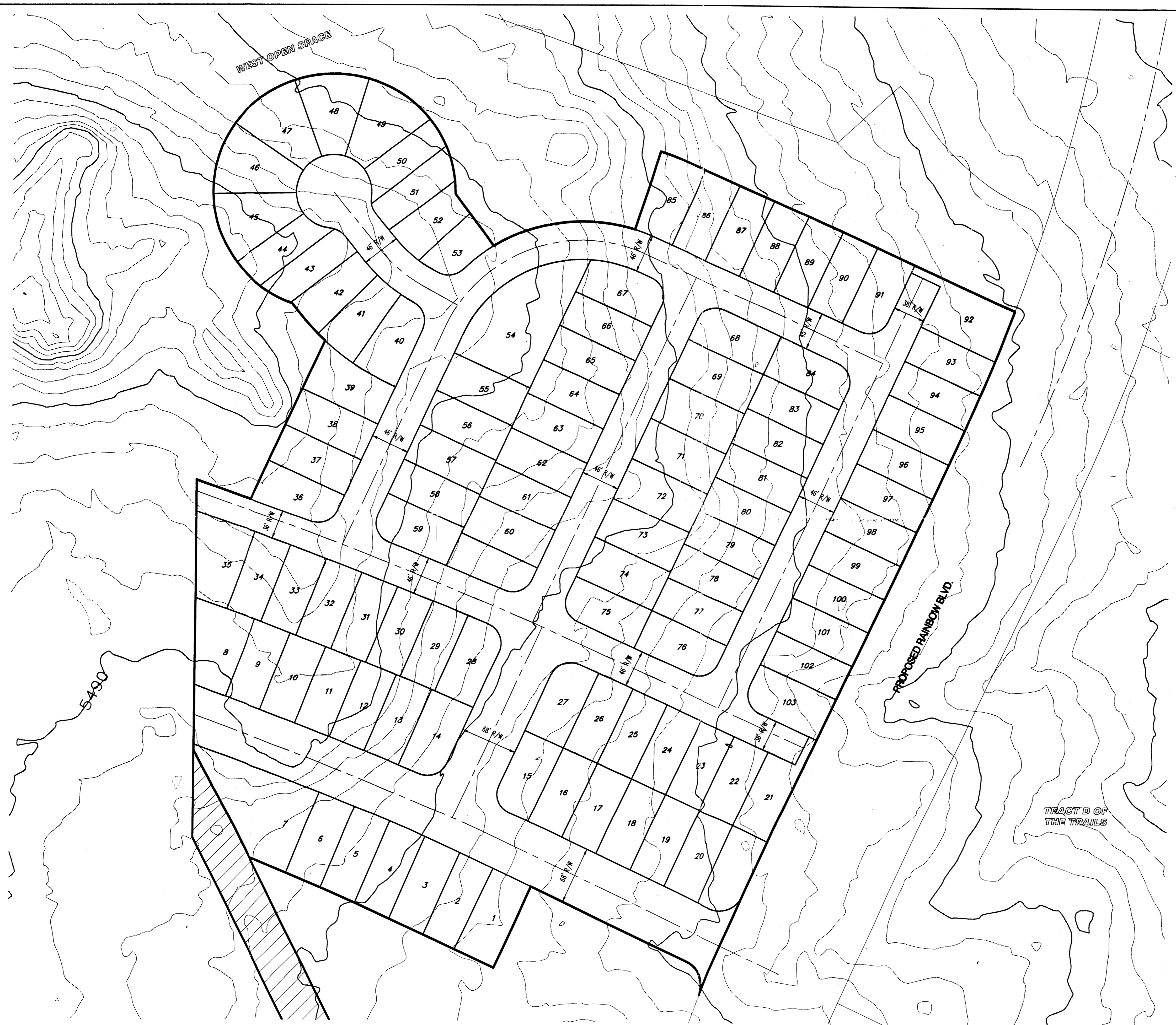


1802929

SKETCH PLAT FOR TRACT C AT THE TRAILS



LEGEND	
	SUBDIVISION BOUNDARY LINE
	EXISTING SUBDIVISION BOUNDARY
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
	EXISTING FENCE LINE



Bohannon & Huston
 Courtyard 1 7800 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

PRELIMINARY PLAT FOR
 SANTA FE AT THE TRAILS
 WITHIN THE TOWN OF ALAMEDA GRANT.
 PROJECTED SECTION 16,
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2003

PRELIMINARY PLAT
 APPROVED BY DRB
 ON 1/7/04

LEGAL DESCRIPTION

TRACT 'C', THE TRAILS SUBDIVISION, FORMERLY A PORTION OF
 TRACT 4, BLACK RANCH.

GENERAL NOTES

- EXISTING ZONING: R-D
 PROPOSED DEVELOPMENT: R-D
- PROPOSED NET ACREAGE: 16.35 AC
 NUMBER OF LOTS: 100 D.U.
 PROPOSED DENSITY: 6.12 DU/AC
- MIN. LOT DIMENSIONS: 45' x 100'
 MINIMUM LOT AREA: 4500 SQFT
- ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS AREA TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
- LOT SETBACKS SHALL CONFORM TO R-D ZONING REQUIREMENTS.
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO THE PROPOSED RAINBOW BLVD. RIGHT OF WAY.

SITE DATA

ZONE ATLAS NO.	C-9-Z
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.73 MILES
NO. OF EXISTING PARCELS	1
NO. OF LOTS CREATED	100 D.U.
DENSITY	6.12 DU/AC

SURVEY NOTES

- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (*) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 582B.
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

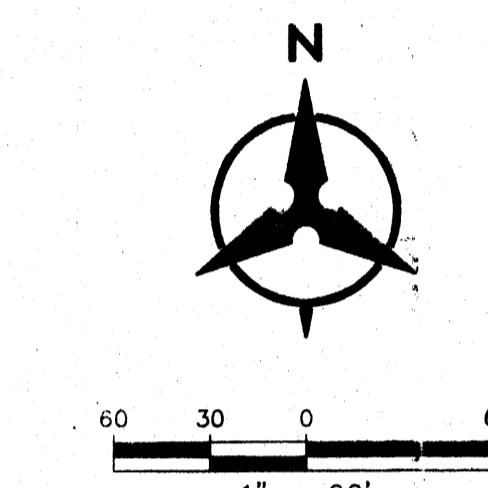
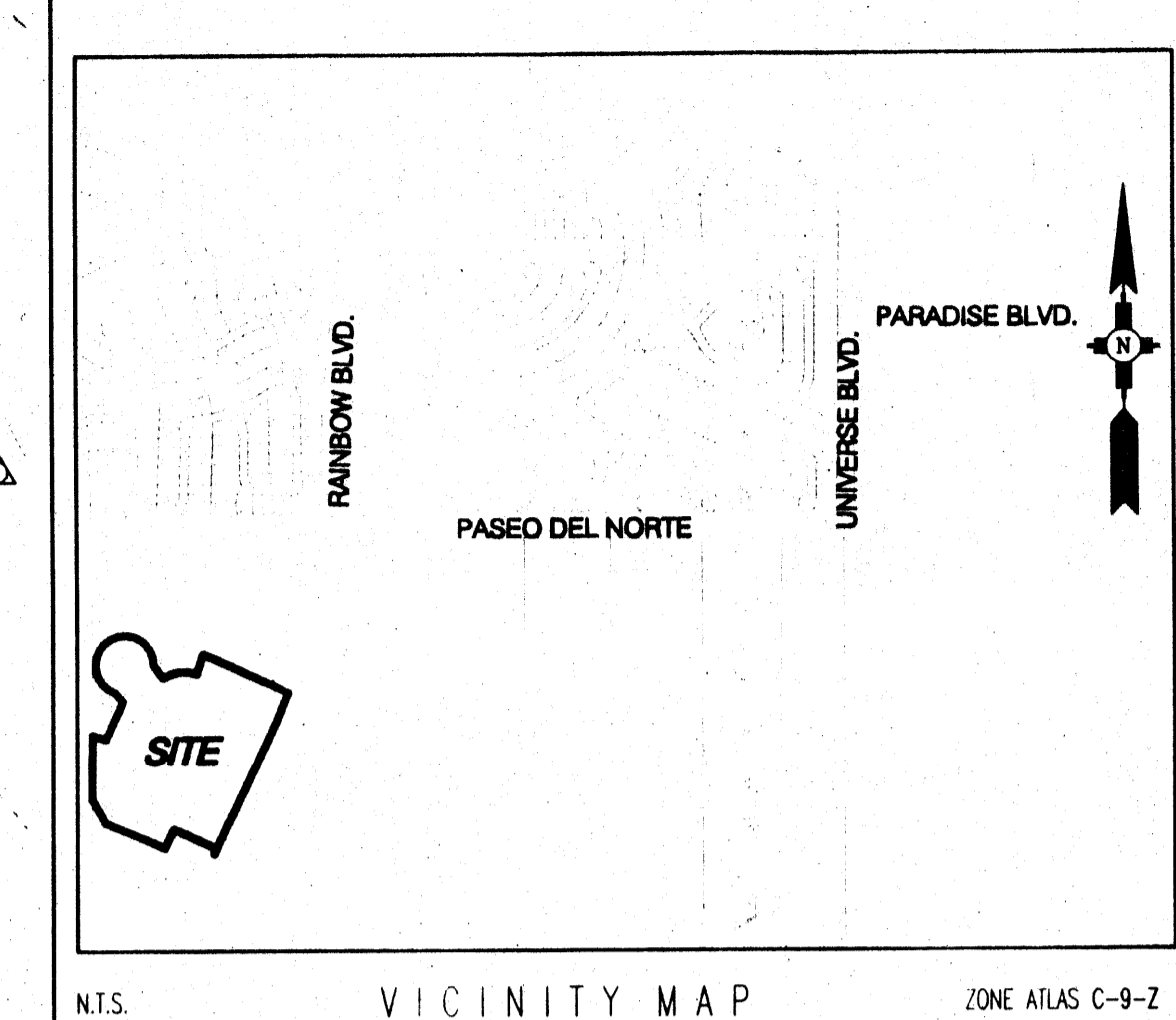
APPROVED

Mark Ruhlman 11-21-03
 CITY SURVEYOR DATE

Mark Ruhlman 11/21/03
 MARK RUHLMAN, DIVISION PRESIDENT DATE
 LONGFORD HOMES OF NEW MEXICO

Bohannon & Huston

Courtyard 1 7800 Jefferson Bl. NE Albuquerque, NM 87109-4306
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

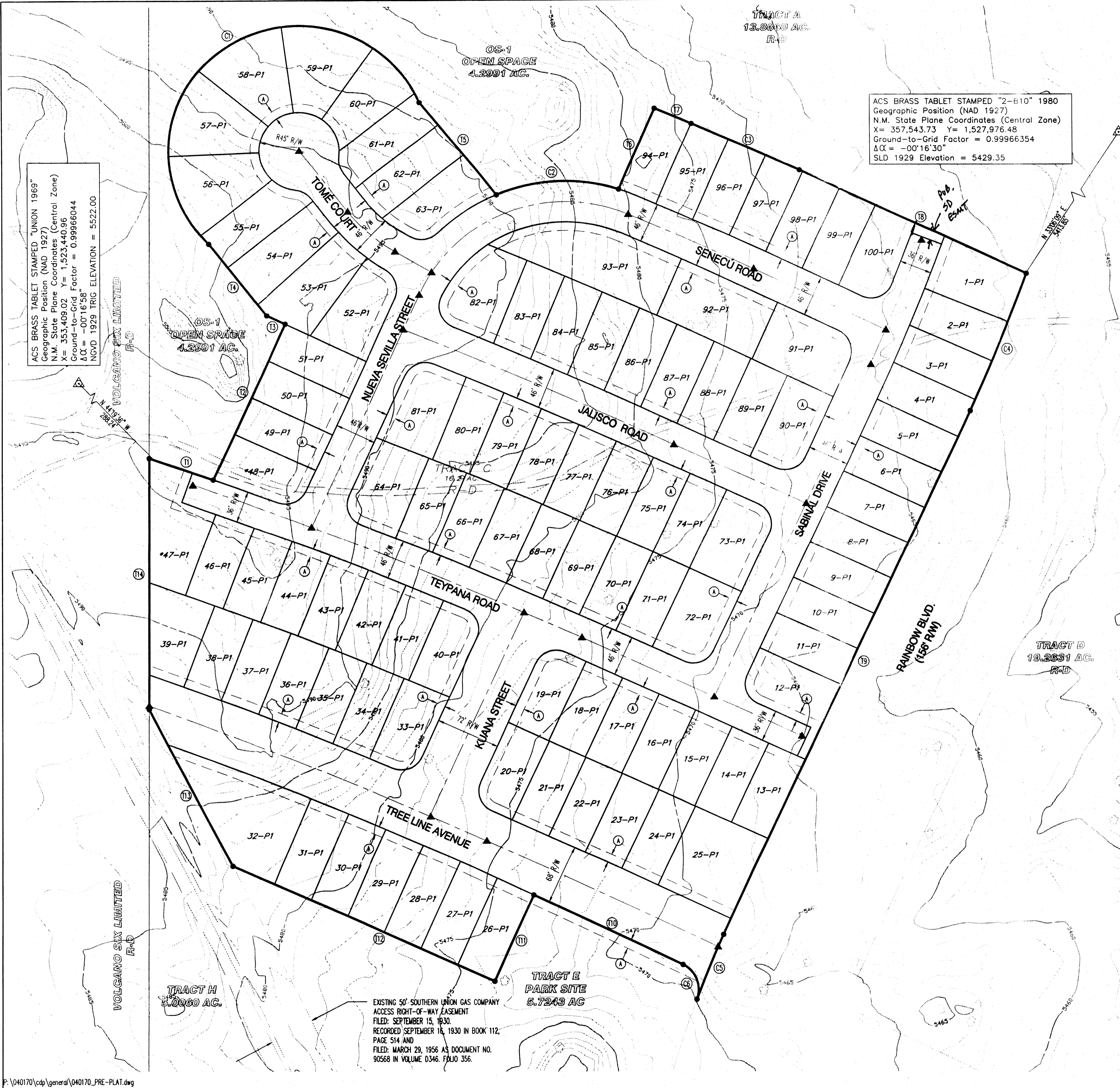


LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING SUBDIVISION BOUNDARY
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- CENTERLINE MONUMENT TO BE INSTALLED
- CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
- EXISTING FENCE LINE

KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT
- * LOTS ARE LESS THAN THE MINIMUM LOT REQUIREMENTS



ACS BRASS TABLET STAMPED "2-610" 1980
 Geographic Position (NAD 1927)
 N.M. State Plane Coordinates (Central Zone)
 X= 357,543.73 Y= 1,527,976.48
 Ground-to-Grid Factor = 0.99966354
 Δα = -00°16'30"
 SLD 1929 Elevation = 5429.35

ACS BRASS TABLET STAMPED "UNION 1969"
 Geographic Position (NAD 1927)
 N.M. State Plane Coordinates (Central Zone)
 X= 353,409.02 Y= 1,523,440.96
 Ground-to-Grid Factor = 0.99966044
 Δα = -00°16'58"
 NGVD 1929 TRIG ELEVATION = 5522.00

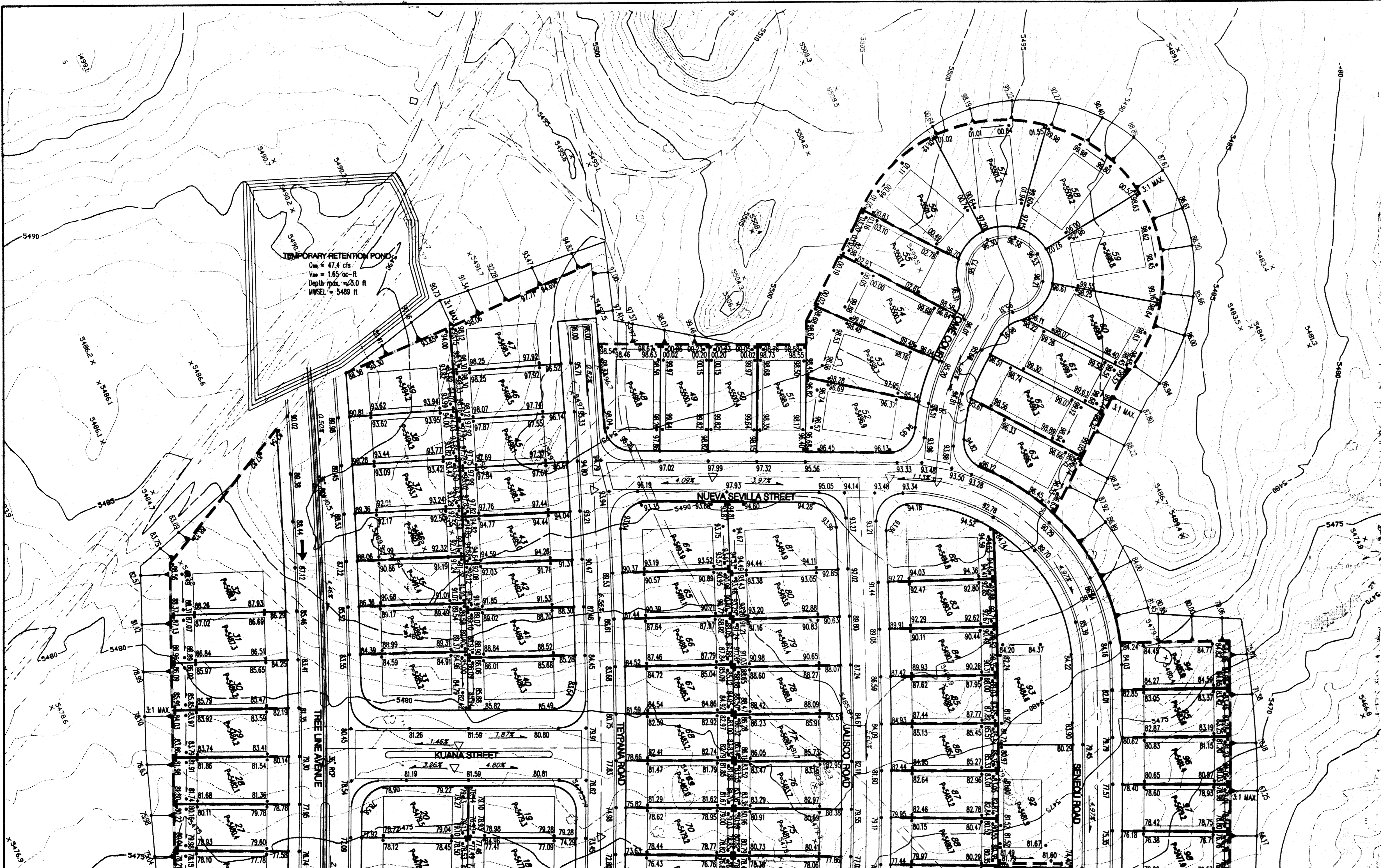
EXISTING 50' SOUTHERN UNION GAS COMPANY
 ACCESS RIGHT-OF-WAY EASEMENT
 FILED: SEPTEMBER 15, 1930.
 RECORDED SEPTEMBER 16, 1930 IN BOOK 112,
 PAGE 514 AND
 FILED: MARCH 29, 1956 AS DOCUMENT NO.
 90568 IN VOLUME 0346, FOLIO 356.

Boundary Curve Table

ID	ARC	RADIUS	DELTA	TANGENT
C1	520.55'	146.50'	203°35'05"	-----
C2	139.86'	203.00'	39°28'24"	72.83'
C3	132.63'	5841.00'	01°18'04"	66.32'
C4	164.68'	2172.00'	04°20'39"	82.38'
C5	76.89'	1178.00'	03°44'23"	38.46'
C6	45.17'	30.00'	86°15'37"	28.10'

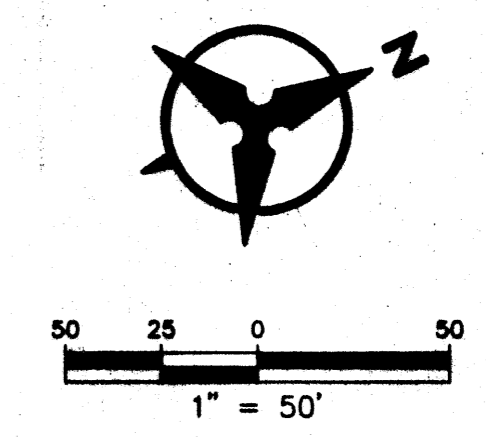
Boundary Tangent Table

ID	BEARING	LENGTH
T1	S70°30'08"E	75.91'
T2	N74°45'59"E	192.81'
T3	N65°14'01"W	100.98'
T4	N38°49'52"W	102.95'
T5	S38°49'52"E	136.90'
T6	N23°27'56"E	101.23'
T7	S66°32'14"E	45.00'
T8	S65°14'01"W	279.88'
T9	S24°45'59"W	661.69'
T10	N65°14'01"W	184.06'
T11	S24°45'59"W	104.47'
T12	N66°33'28"W	320.00'
T13	N27°16'48"W	204.16'
T14	N00°05'59"E	290.43'



TEMPORARY RETENTION POND
 Dia = 47.4 cts
 H = 1.65' ac-ft
 Depth max = 2.0 ft
 MWSL = 5489 ft

- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 4, AND NETTING THE SOIL TO KEEP IT FROM BLOWING.
 5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
 7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.



- LEGEND**
- 91.82 PROPOSED SPOT ELEVATION
 - × 92.46 EXISTING SPOT ELEVATION (GRID & TC)
 - EXISTING CURB & GUTTER
 - == PROPOSED MOUNTABLE CURB & GUTTER
 - PROPOSED STANDARD CURB & GUTTER
 - 4.70 EXISTING CONTOUR W/ INDEX ELEVATION
 - FLOW ARROW
 - PROPOSED RETAINING WALL
 - - - PROPOSED GARDEN WALL
 - CONCRETE FILLED TO 1-FOOT DEPTH
 - PROPOSED SLOPE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN INLET
 - PROPOSED CATTLE GUARD INLET
 - WALL DRAIN

Bohannon & Huston
 Courtyard 1 7800 Jefferson BL NE Albuquerque, NM 87109-4385
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SANTA FE AT THE TRAILS
GRADING AND EROSION CONTROL PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.		Zone Map No.	Sheet

ROUGH GRADING (±0.5')
 APPROVED FOR ROUGH GRADING DATE

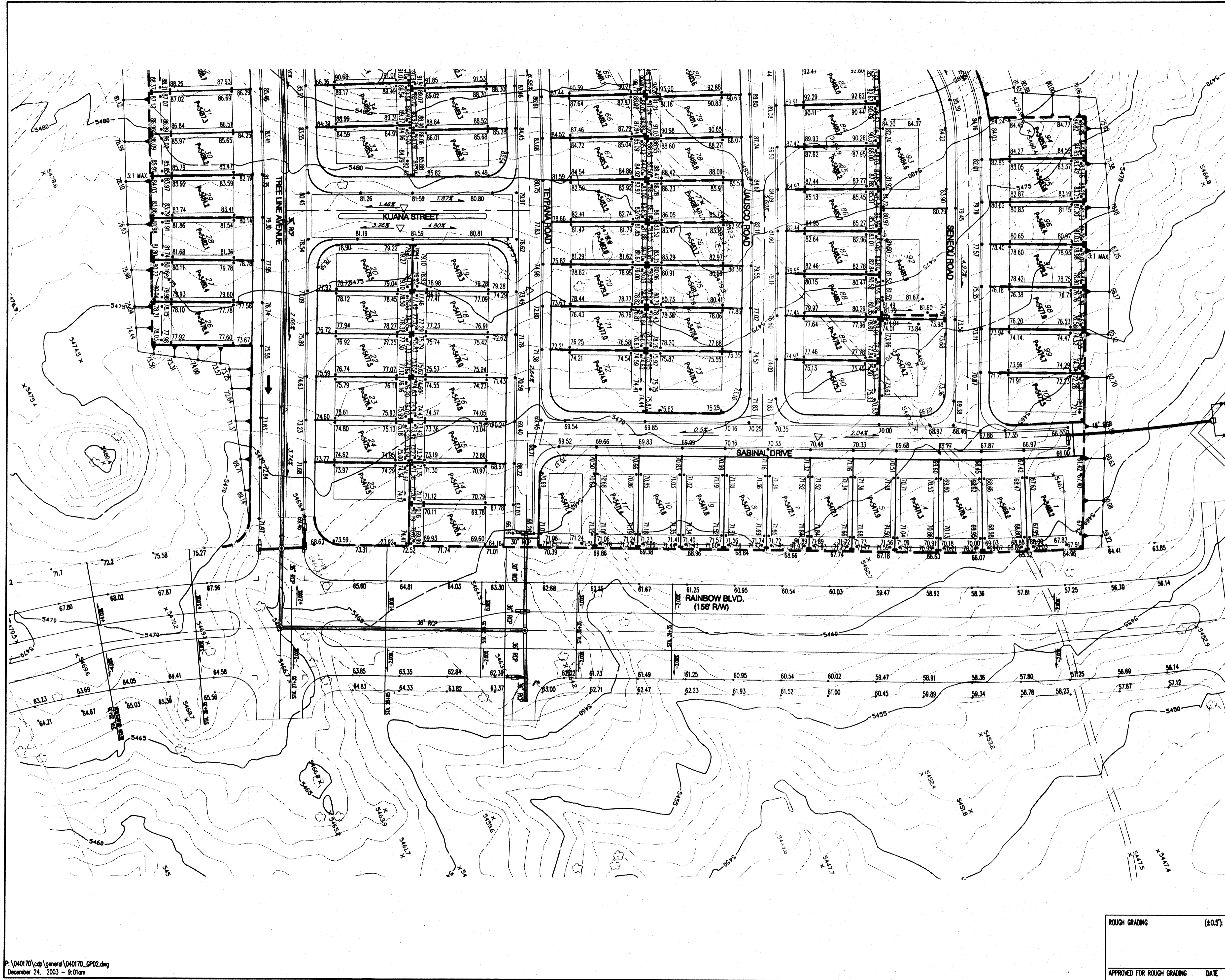
AS-BUILT INFORMATION	
CONTRACTOR	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
MICROFILM INFORMATION	
RECORDED BY	DATE
NO.	DATE

BENCH MARKS	
ACS BRASS TABLET STAMPED "2-B10" 1980	DATE
Geographic Position (NAD 1927)	DATE
N.M. State Plane Coordinates (Central Zone)	DATE
X = 357,543.73 Y = 1,527,976.48	DATE
Ground-to-Grid Factor = 0.99966354	DATE
MUT = -0016'30"	DATE
S.D. 1929 Elevation = 5429.35	DATE

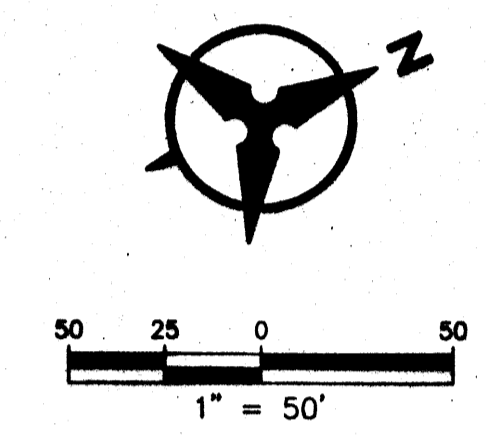
SURVEY INFORMATION	
NO.	DATE
BY	DATE

ENGINEER'S SEAL	
By	DATE: 12/03
REVISIONS	DATE: 12/03
DESIGN	DATE: 12/03

P:\040170\csp\general\040170_GPO1.dwg
 December 24, 2003 - 9:00am



- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERM AS PER DETAIL SHEET 4, AND NETTING THE SOIL TO KEEP IT FROM BLOWING.
 5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
 7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.



- LEGEND**
- 91.82 PROPOSED SPOT ELEVATION
 - × 92.46 EXISTING SPOT ELEVATION (GRID & TC)
 - EXISTING CURB & GUTTER
 - PROPOSED MOUNTABLE CURB & GUTTER
 - PROPOSED STANDARD CURB & GUTTER
 - 5470 EXISTING CONTOUR W/ INDEX ELEVATION
 - FLOW ARROW
 - PROPOSED RETAINING WALL
 - PROPOSED GARDEN WALL CONCRETE FILLED TO 1-FOOT DEPTH
 - PROPOSED SLOPE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN INLET
 - PROPOSED CATTLE GUARD INLET
 - WALL DRAIN

Bohannon & Huston
 Courtyard | 7800 Jefferson Bl. NE Albuquerque, NM 87109-4888
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
SANTA FE AT THE TRAILS
GRADING AND EROSION CONTROL PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
	C-9-Z	2	4

APPROVED FOR ROUGH GRADING DATE

ROUGH GRADING (±0.5')

REVISIONS DESIGN

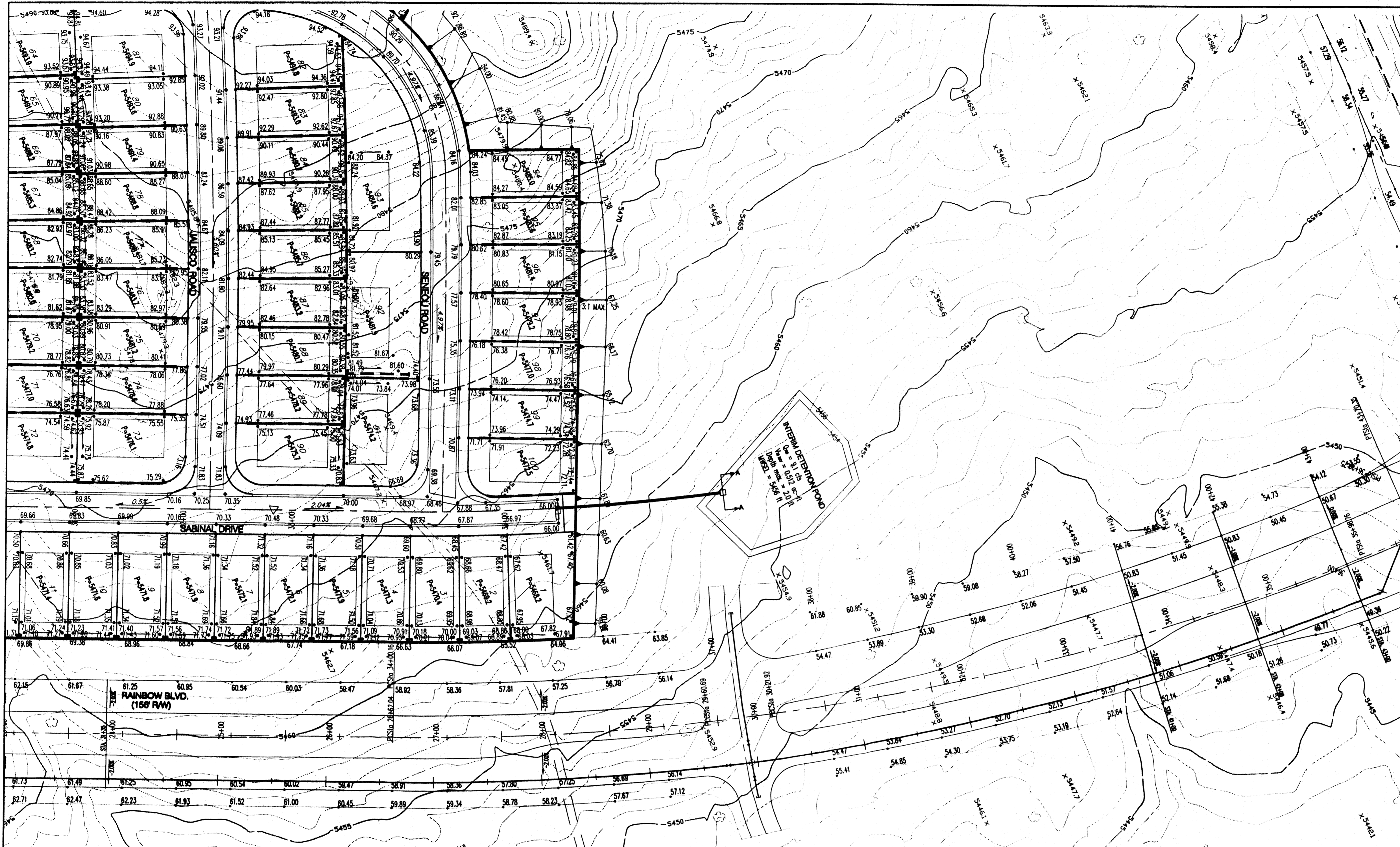
DATE: 12/03

DESIGNED BY: RWH

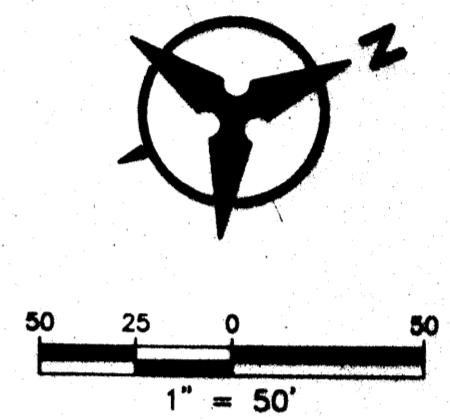
DRAWN BY: LM/DH

CHECKED BY: RWH

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY	NO.	BY
ACS BRASS TABLET STAMPED "2-810" 1980							
Geographic Position (NAD 1927)							
N.M. State Plane Coordinates (Central Zone)							
X = 357,543.73							
Y = 1,527,976.48							
Ground-to-Grid Factor = 0.99966354							
U.T.M. = -00°16'30"							
S.L.D. 1929 Elevation = 5429.35							



- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 4, AND NETTING THE SOIL TO KEEP IT FROM BLOWING.
 5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
 7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.



- LEGEND**
- 91.62 PROPOSED SPOT ELEVATION
 - × 92.46 EXISTING SPOT ELEVATION (GRID & TC)
 - EXISTING CURB & GUTTER
 - === PROPOSED MOUNTABLE CURB & GUTTER
 - PROPOSED STANDARD CURB & GUTTER
 - EXISTING CONTOUR W/ INDEX ELEVATION
 - FLOW ARROW
 - PROPOSED RETAINING WALL
 - PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
 - PROPOSED SLOPE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN INLET
 - ↑ PROPOSED CATTLE GUARD INLET
 - ↑ WALL DRAIN

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY		No. _____ Date _____ By _____ Title _____
DATE	DATE	DATE	DATE	REVISIONS	DESIGN		
ACS BRASS TABLET STAMPED "2-B10" 1980 Geographic Position (NAD 1927) N.M. State Plane Coordinates (Central Zone) X = 357,543.73 Y = 1,527,976.48 Ground-to-Grid Factor = 0.9996354 A.O. = -00'16"30"		SLD 1929 Elevation = 5429.35		DATE: 12/03 DATE: 12/03 DATE: 12/03		Designed By: RMH Drawn By: LM/DH Checked By: RMH	
Design Review Committee		City Engineer Approval		Ms. Dav/Tr Ms. Zimm/Tr		City Project No. _____	
Zone Map No. C-9-Z		Sheet 3 of 4		APPROVED FOR ROUGH GRADING DATE _____		ROUGH GRADING (±0.5')	

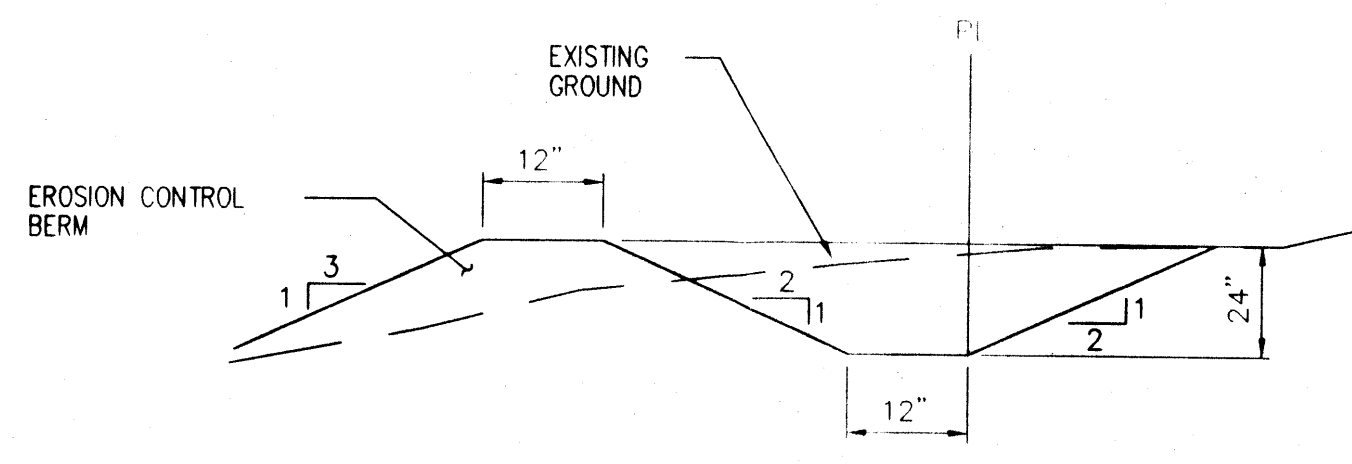
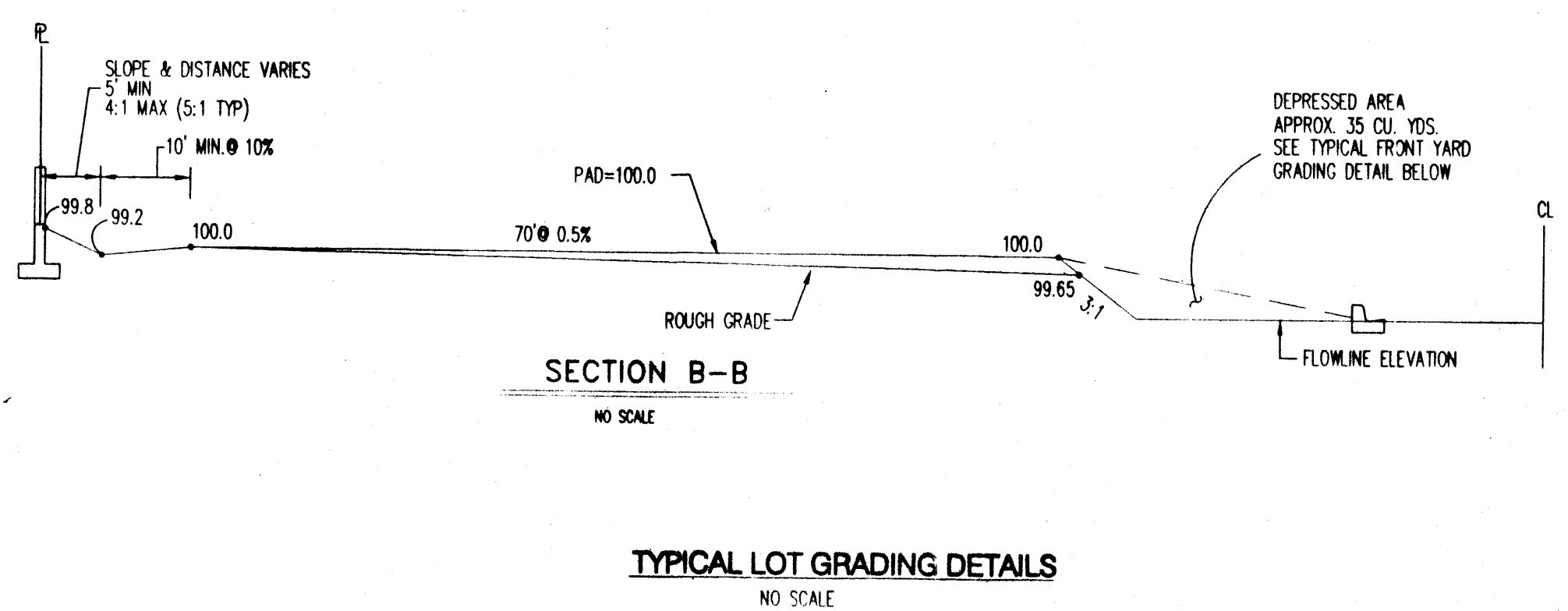
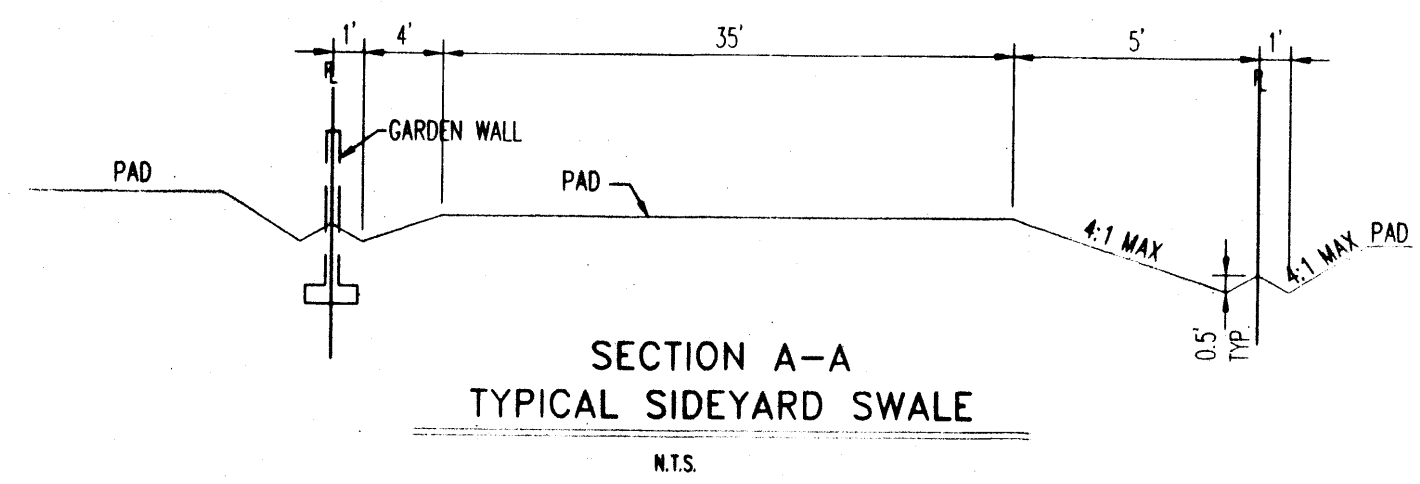
Bohannon & Huston
 Courtyard I 7800 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
SANTA FE AT THE TRAILS
GRADING AND EROSION CONTROL PLAN

P:\040170\cdd\general\040170_GPD4.dwg
 December 24, 2003 - 8:58am

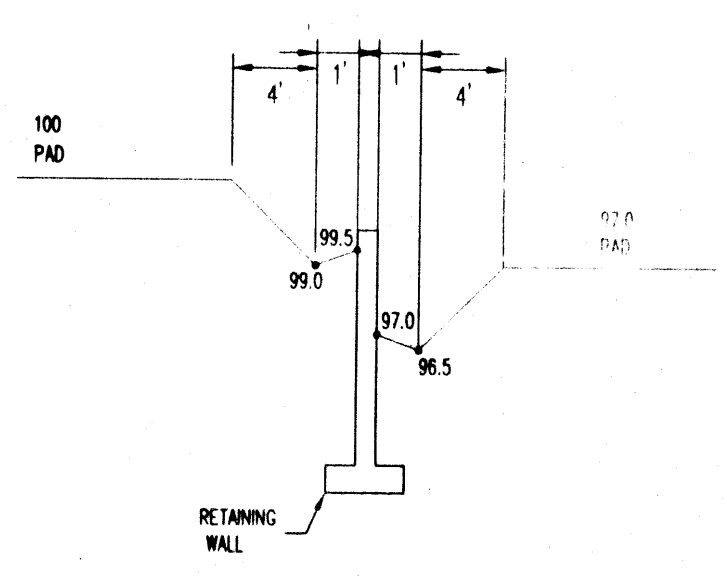
Dwg. Name: MADDY

- NOTE:
- CONTRACTOR IS TO MASS GRADE ROADS TO 2' BEYOND FUTURE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACK FILL BEHIND CURB.
 - FRONT YARD ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.
 - HOME BUILDER TO BRING FRONT YARD TO ULTIMATE FRONT YARD GRADES AFTER HOME CONSTRUCTION IS COMPLETED. SEE ULTIMATE FRONT YARD GRADING DETAIL ON THIS SHEET.

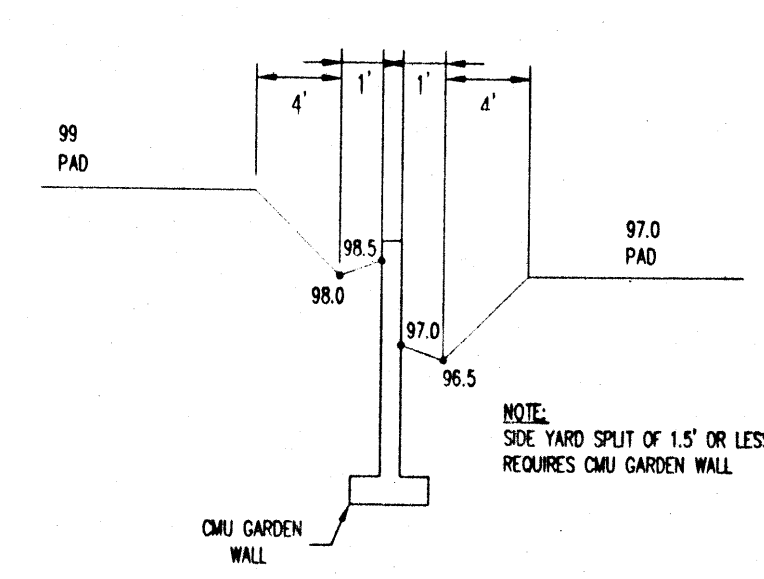


- EROSION CONTROL BERM
- TO PREVENT EROSION FROM THE SITE, DURING GRADING & CONSTRUCTION OPERATIONS, A BERM OF THE ABOVE DIMENSIONS SHALL BE MAINTAINED ON THE WEST WEST BOUNDARY OF THE SITE.
 - WIND EROSION SHALL BE PREVENTED BY MAINTAINING AN ADEQUATELY MOISTENED SITE.
 - AFTER CONSTRUCTION ALL SURFACES WILL BE PAVED OR LANDSCAPED TO PREVENT EROSION.
 - CONTRACTOR MUST OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION

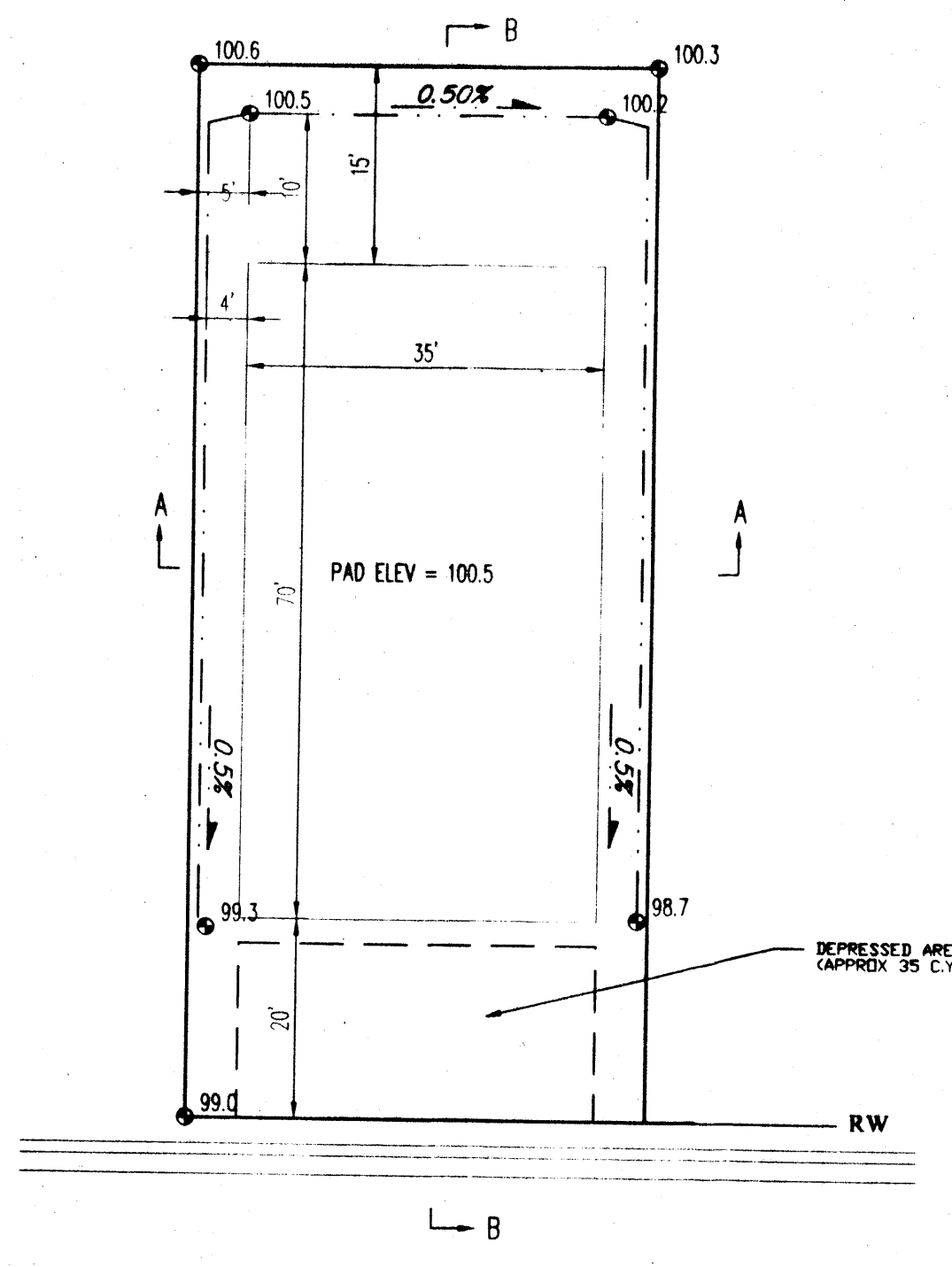
EROSION CONTROL PLAN
NO SCALE



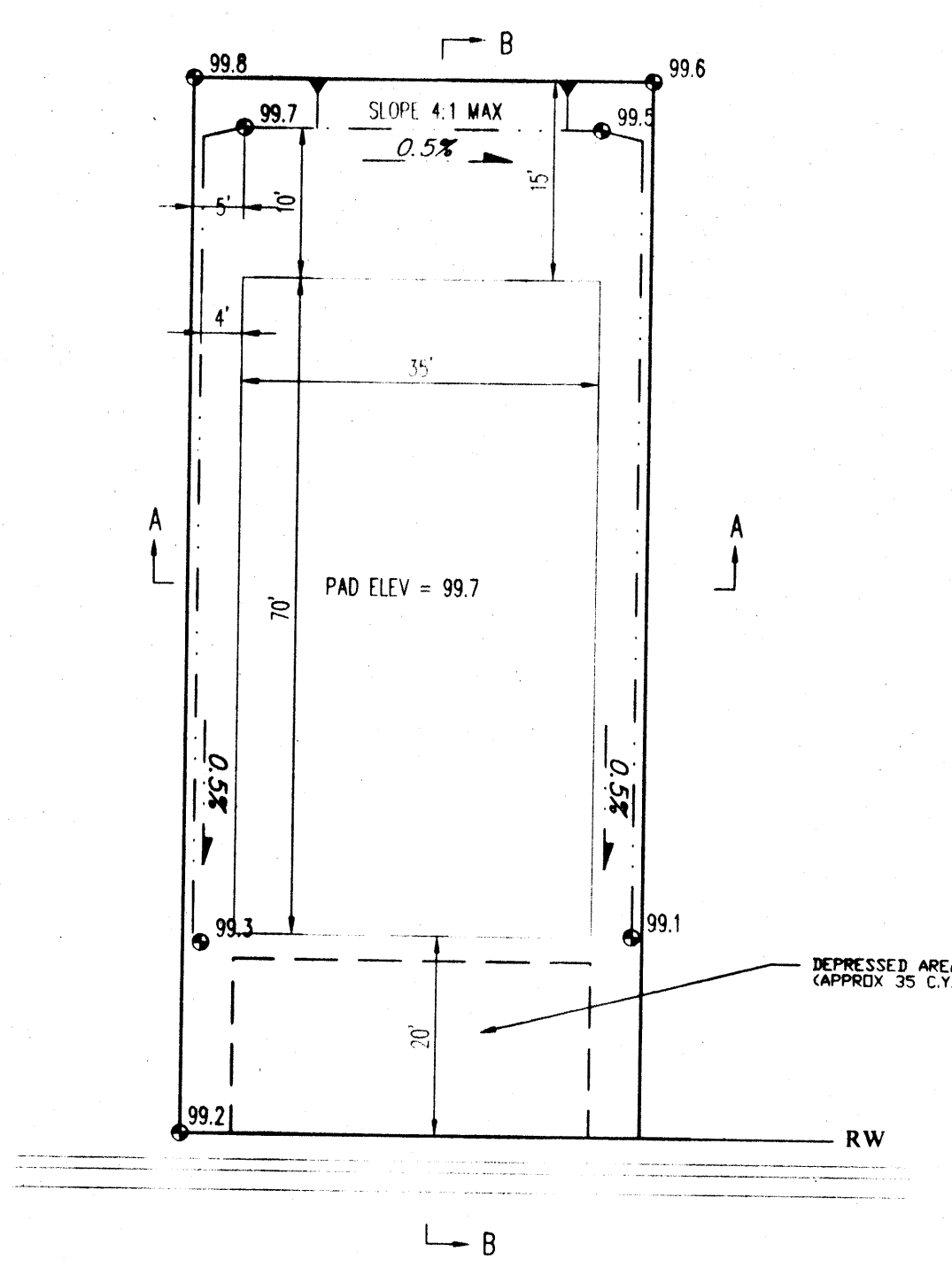
SIDE YARD RETAINING WALL DETAIL
N.T.S.



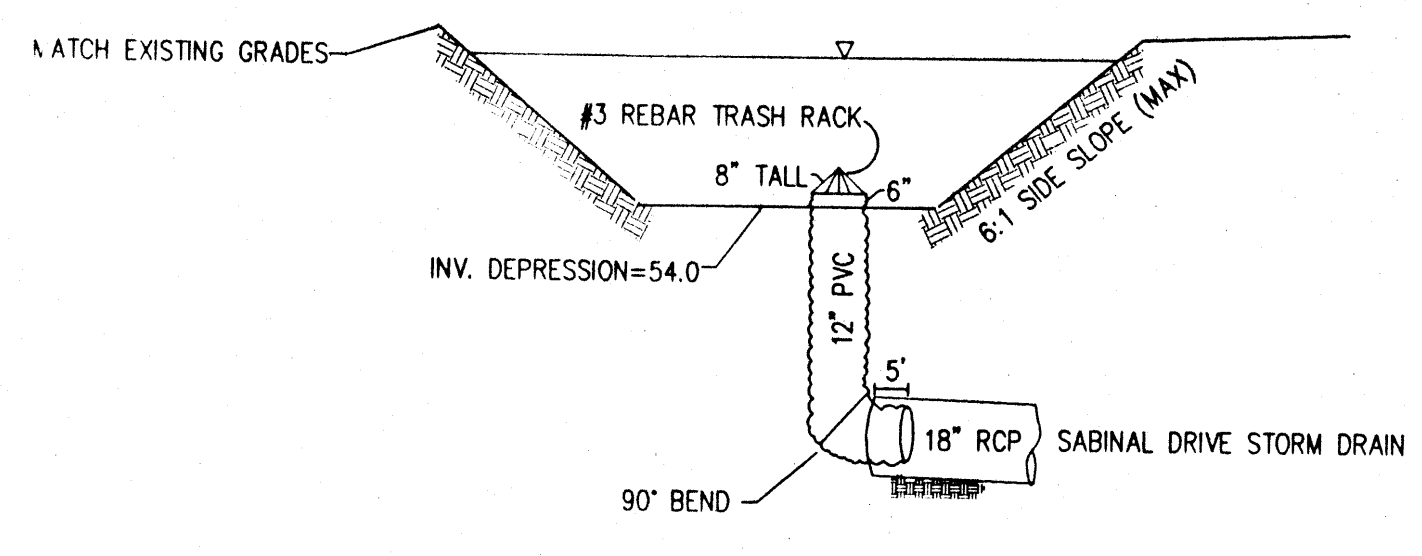
SIDE YARD GARDEN WALL DETAIL
N.T.S.



TYPICAL HIGH SIDE LOT GRADE DETAIL
N.T.S.



TYPICAL LOW SIDE LOT GRADE DETAIL
N.T.S.



TEMPORARY STORM DRAIN CONNECTION
TO NORTH POND
SECTION A-A
N.T.S.

- GENERAL NOTES
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.
 - THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 4, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 - ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 - BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
 - ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

- LEGEND
- 91.62 PROPOSED SPOT ELEVATION
 - 92.46 EXISTING SPOT ELEVATION (GRND & TC)
 - EXISTING CURB & GUTTER
 - PROPOSED MOUNTABLE CURB & GUTTER
 - PROPOSED STANDARD CURB & GUTTER
 - EXISTING CONTOUR W/ INDEX ELEVATION
 - FLOW ARROW
 - PROPOSED RETAINING WALL
 - PROPOSED GARDEN WALL CONCRETE FILLED TO 1-FOOT DEPTH
 - PROPOSED SLOPE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN INLET
 - PROPOSED CATTLE GUARD INLET
 - WALL DRAIN

AS-BUILT INFORMATION	
CONTRACTOR	DATE

BENCH MARKS	
CONTRACTOR	DATE

SURVEY INFORMATION	
FIELD NOTES	DATE

ENGINEER'S SEAL	
NO.	BY

REVISIONS	
No.	Date

DESIGN	
DATE	BY

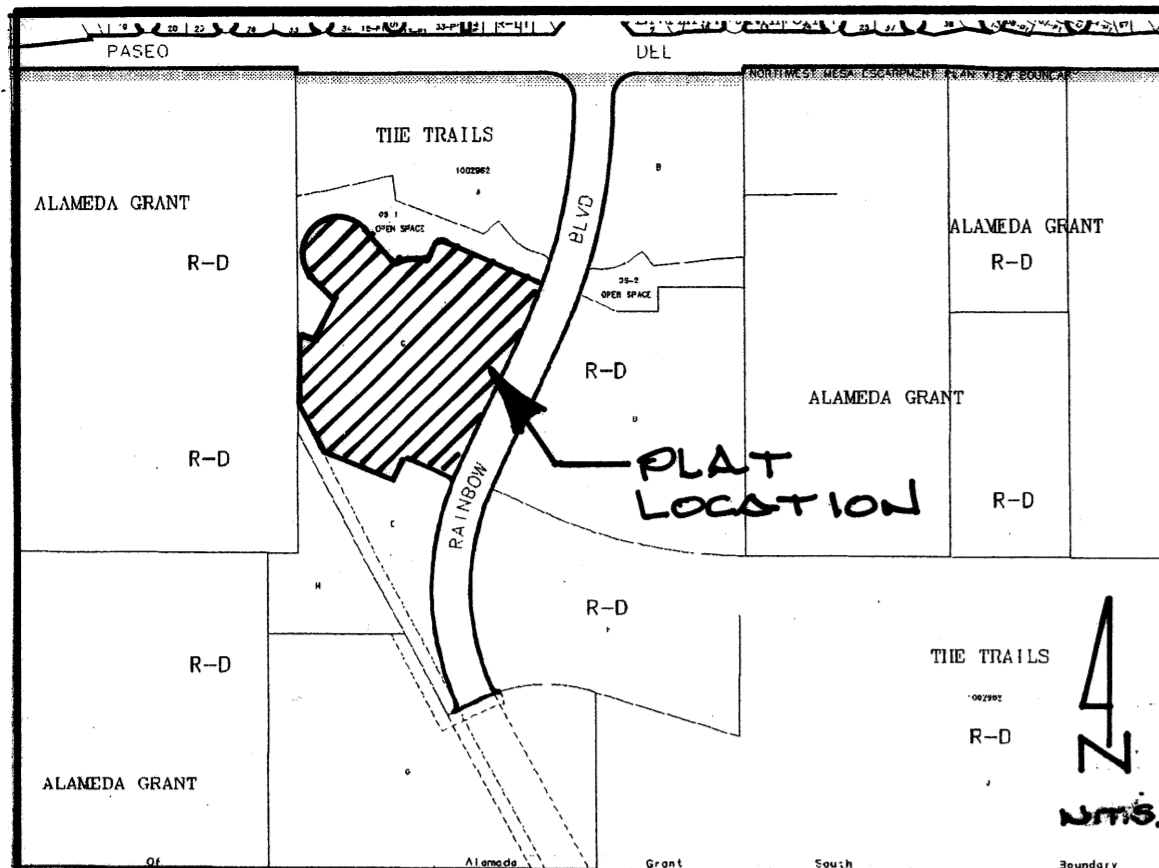
Bohannon & Huston
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SANTA FE AT THE TRAILS
GRADING DETAILS

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

ROUGH GRADING (±0.5')
 APPROVED FOR ROUGH GRADING DATE



LOCATION MAP

C-9-Z

PURPOSE OF PLAT

1. To create 100 lots as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate street right-of-way as shown hereon.

SUBDIVISION DATA

1. Project No.: 1002962
Application No.:
2. Zone Atlas Index No.: C-9-Z
3. Total Number of Existing Lots: 0
4. Total Number of Existing Tracts: 1
5. Total Number of Lots created: 100
6. Total Number of Tracts created: 0
7. Miles of Full Width Streets created: 0.7274 mi.
8. Gross Subdivision Acreage: 16.3458 Ac.

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 plats of record entitled:

BULK PLAT OF "THE TRAILS", (12-15-03, 03C-375)
WARRANTY DEED, (05-09-60, BK. 541, PG. 277)
WARRANTY DEED, (05-09-60, BK. 541, PG. 281)

all being records of Bernalillo County, New Mexico.
5. Field Survey performed on March, 2003.
6. Title Report: None provided.
7. Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: RD
9. Utility Council Location System Log No.: 2004183953
10. Unless otherwise noted all points are set "5/8" rebar with cap "ALS LS 7719".
11. All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections and shown thus (Δ) and will be marked by (4") Aluminum Cap stamped "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, DO NOT DISTURB PLS 7719".
12. No individual lots shall be allowed direct access to Rainbow Boulevard N.W.
13. Tract OS-1 is Private Open Space, owned and maintained by The Trails HOA. There shall be no direct vehicular access from adjacent tract, parcels or lots.
14. All lots shown with the P-1 designation shall conform to intermittent parking design criteria, item #1.

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT C, THE TRAILS 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 December 15, 2003 in Book 2003C, Page 375 and containing 16.3458 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Qwest Telecommunications 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 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 easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs of 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 the National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies listed above did not conduct a title search of the properties shown hereon. Consequently, the utility companies 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.

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

FREE CONSENT AND DEDICATION

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 and said owner(s) and/or proprietor(s) do hereby consent to the creating of 100 lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate all street right-of-ways to the City of Albuquerque in fee simple with Warranty Covenants. 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.

Owner(s):

JOHN K. MURTAGH, PRESIDENT, LONGFORD AT THE TRAILS, LLC _____ Date
STATE OF NEW MEXICO)
BERNALILLO COUNTY)SS

On this _____ day of _____, 2004, this instrument was acknowledge before me by John K. Murtagh, President, Longford at The Trails LLC.

Notary Public _____ My Commission Expires _____

**PLAT FOR
SANTA FE AT THE TRAILS
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2004**

PROJECT NUMBER: ~~1002962~~ 1002927
Application Number: _____
PLAT APPROVAL: **PRELIMINARY PLAT**
Utility Approvals: **APPROVED BY DRB**
ON 9/15/04

PNM Electric Services Division _____ Date
PNM Gas Services Division _____ Date
Qwest _____ Date
Comcast _____ Date
City Approvals:
City Surveyor _____ Date
Real Property Division _____ Date
Environmental Health Department _____ Date
Traffic Engineering, Transportation Division _____ Date
Utilities Development _____ Date
Parks and Recreation Department _____ Date
AMAFCA _____ Date
City Engineer _____ Date
DRB Chairperson, Planning Department _____ Date

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 _____ Date



Drawn By:	RJA	Date:	05-10-04
Checked By:	TA	Drawing Name:	04017PL1.DWG
Job No.:	04-017	Sheet:	1 of 3

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

PLAT FOR
 SANTA FE AT THE TRAILS
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 16
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2004

SEE SHEET 3 OF 3 FOR
 CURVE AND LINE DATA

SEE SHEET 3 OF 3 FOR
 LOT AREAS

THE TRAILS
 (PRIVATE)
 OPEN SPACE
 (12-15-03, 03C-375)

FOUND 5/8" REBAR WITH
 CAP "LS 5978" (TYP)

ACS MONUMENT
 "UNION 1969"
 Y=1,523,440.96
 X=353,409.02
 G-G=0.99966044
 $\Delta\alpha = -00^{\circ}16'58"$
 (NAD 1927/SLD 1929)
 ELEVATION=5522.00 (TRIG)

ACS MONUMENT
 "2-B10"
 Y=1,527,976.48
 X=357,543.73
 G-G=0.99966354
 $\Delta\alpha = -00^{\circ}16'30"$
 (NAD 1927/SLD 1929)
 ELEVATION=5429.35

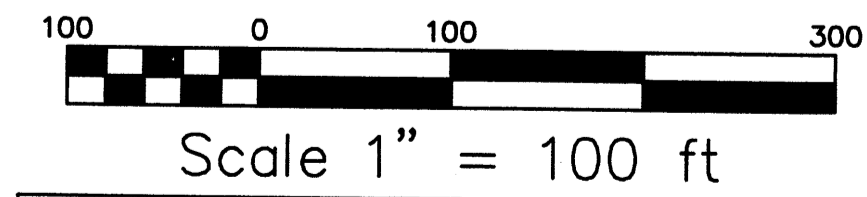
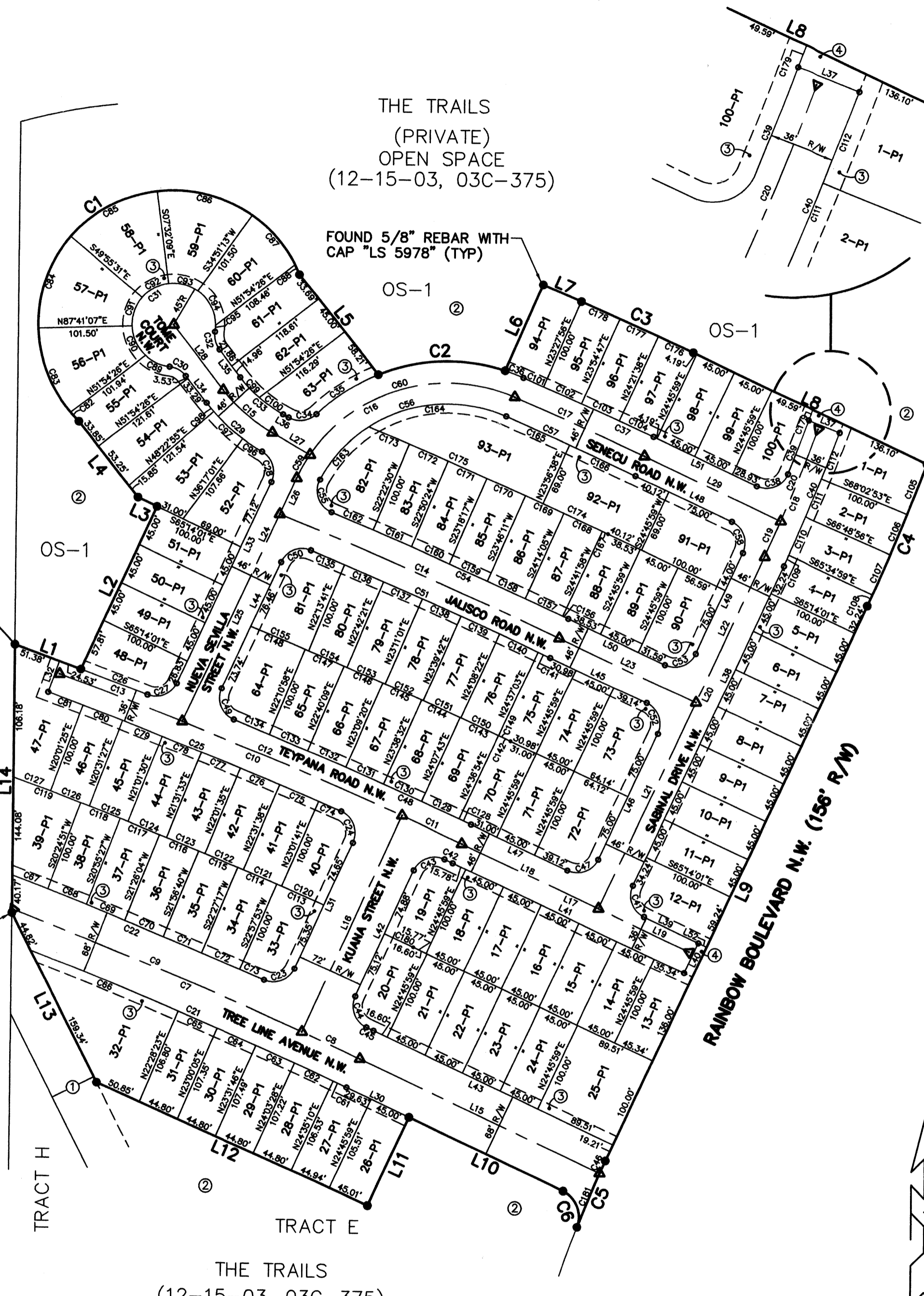
ALL STREETS ARE DEDICATED TO THE
 CITY OF ALBUQUERQUE IN FEE SIMPLE
 WITH WARRANTY COVENANTS. (4.4143 AC.)

UNPLATTED LANDS OF
 VOLCANO SIX LIMITED

FOUND 5/8" REBAR WITH
 CAP "LS 5978" (TYP)

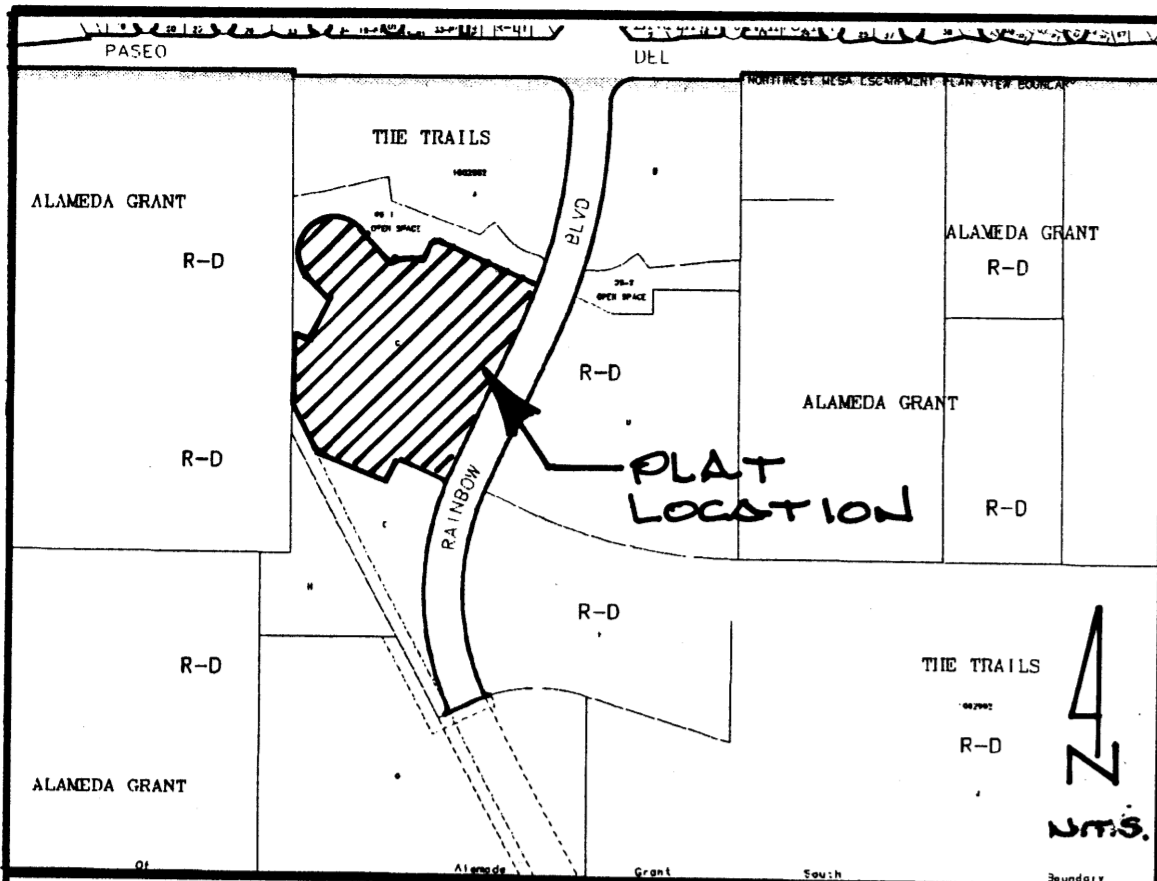
EASEMENTS

- ① EXISTING 50' SOUTHERN UNION GAS COMPANY
 ACCESS RIGHT-OF-WAY EASEMENT
 (09-16-30, BK. 112, PG. 514)
 (03-29-56, BK. D346, PG. 356)
- ② EXISTING C.O.A. BLANKET EASEMENT ON TRACT
 OS-1 FOR PUBLIC ACCESS, PUBLIC OPEN SPACE,
 PUBLIC STORM AND C.O.A. & NMUI BLANKET
 EASEMENT FOR PUBLIC WATER AND PUBLIC
 SANITARY SEWER EASEMENT
 (12-15-03, BK. 2003C, PG. 375)
- EXISTING C.O.A. BLANKET EASEMENT ON TRACTS
 C AND E FOR PUBLIC CROSS-LOT STORM DRAIN,
 PUBLIC WATER AND PUBLIC SANITARY SEWER
 EASEMENTS
 (12-15-03, BK. 2003C, PG. 375)
- ③ 10' PUE
 (GRANTED BY THIS PLAT)
- ④ PUBLIC DRAINAGE, WATER, SANITARY SEWER
 AND PEDESTRIAN ACCESS EASEMENT
 (GRANTED BY THIS PLAT)



Drawn By:	RJA	Date:	05-10-04
Checked By:	TA	Drawing Name:	04017PL1.DWG
Job No.:	04-017	Sheet:	2 of 3

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



LOCATION MAP C-9-Z

PURPOSE OF PLAT

1. To create 100 lots as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate street right-of-way as shown hereon.

SUBDIVISION DATA

1. Project No.: ~~1002062~~ 1002929
Application No.:
2. Zone Atlas Index No.: C-9-Z
3. Total Number of Existing Lots: 0
4. Total Number of Existing Tracts: 1
5. Total Number of Lots created: 100
6. Total Number of Tracts created: 0
7. Miles of Full Width Streets created: 0.7274 mi.
8. Gross Subdivision Acreage: 16.3458 Ac.

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 plats of record entitled:
BULK PLAT OF "THE TRAILS", (12-15-03, 03C-375)
WARRANTY DEED, (05-09-60, BK. 541, PG. 277)
WARRANTY DEED, (05-09-60, BK. 541, PG. 281)
all being records of Bernalillo County, New Mexico.
5. Field Survey performed on March, 2003.
6. Title Report: None provided.
7. Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: RD
9. Utility Council Location System Log No.: 2004183953
10. Unless otherwise noted all points are set "5/8" rebar with cap "ALS LS 7719".
11. All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections and shown thus (Δ) and will be marked by (4") Aluminum Cap stamped "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, DO NOT DISTURB PLS 7719".
12. No individual lots shall be allowed direct access to Rainbow Boulevard N.W.
13. Tract OS-1 is Private Open Space, owned and maintained by The Trails HOA. There shall be no direct vehicular access from adjacent tract, parcels or lots.
14. All lots shown with the P-1 designation shall conform to intermittent parking design criteria, item #1.

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT C, THE TRAILS 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 December 15, 2003 in Book 2003C, Page 375 and containing 16.3458 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Qwest Telecommunications 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 for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.
5. New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer 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 the National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to within or near easements shown on this plat.

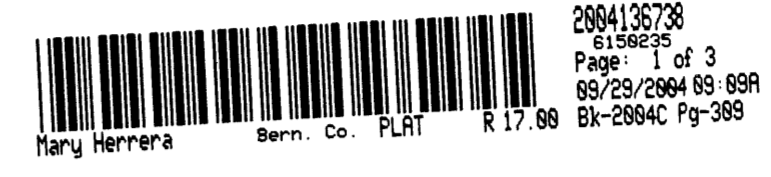
In approving this plat, the utility companies listed above did not conduct a title search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

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

FREE CONSENT AND DEDICATION

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 and said owner(s) and/or proprietor(s) do hereby consent to the creating of 100 lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate all street right-of-ways to the City of Albuquerque in fee simple with Warranty Covenants. 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 warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

Owner(s): John K. Murtagh
 JOHN K. MURTAGH, PRESIDENT, LONGFORD AT THE TRAILS, LLC Date
 STATE OF NEW MEXICO)
 BERNALILLO COUNTY)SS
 On this 11th day of May, 2004, this instrument was acknowledge before me by John K. Murtagh, President, Longford at The Trails LLC.
Rebecca J. Monette 8/23/2005
 Notary Public My Commission Expires



**PLAT FOR
 SANTA FE AT THE TRAILS
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 16
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2004**

PROJECT NUMBER: ~~1002062~~ 1002929
 Application Number: CA-00719

PLAT APPROVAL

- Utility Approvals:
- | | |
|--------------------------------|---------|
| <u>Lead S. Muts</u> | 9-15-04 |
| PNM Electric Services Division | Date |
| <u>Lead S. Muts</u> | 9-15-04 |
| PNM Gas Services Division | Date |
| <u>Greg Hart</u> | 9-15-04 |
| Qwest | Date |
| <u>Rita Suckser</u> | 9-15-04 |
| Comcast | Date |
- City Approvals:
- | | |
|--|---------|
| <u>Greg Hart</u> | 5-11-04 |
| City Surveyor | Date |
| <u>NA</u> | 9/15/04 |
| Real Property Division | Date |
| <u>NA</u> | 9/15/04 |
| Environmental Health Department | Date |
| <u>Greg Hart</u> | 9-15-04 |
| Traffic Engineering, Transportation Division | Date |
| <u>Roger A. Heen</u> | 9-15-04 |
| Utilities Development | Date |
| <u>Christina Sandomal</u> | 9/15/04 |
| Parks and Recreation Department | Date |
| <u>Bradley D. Bingham</u> | 9/15/04 |
| AMAFCA | Date |
| <u>Bradley D. Bingham</u> | 9/15/04 |
| City Engineer | Date |
| DRB Chairperson, Planning Department | Date |

TO CERTIFY THAT TAXES ARE CURRENT AND
 TO RECORD # 100906423043720315
 PROPERTY OWNER OF RECORD:
Randall S. ...
 BERNALILLO COUNTY TREASURER'S OFFICE
Yumtrach 09-29-04

New Mexico Utilities, Inc. 7-20-04 Date
 Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities. not the City of Albuquerque.

OFFICIAL SEAL
 REBECCA J. MONETTE
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My commission expires: 8/23/2005

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 05-11-04
 Timothy Aldrich, P.S. No. 7719 Date
ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Drawn By: RJA	Date: 05-10-04
Checked By: TA	Drawing Name: 04017PL1.DWG
Job No.: 04-017	Sheet: 1 of 3

PLAT FOR
 SANTA FE AT THE TRAILS
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 16
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2004



SEE SHEET 3 OF 3 FOR
 CURVE AND LINE DATA

SEE SHEET 3 OF 3 FOR
 LOT AREAS

ACS MONUMENT
 "UNION 1969"
 Y=1,523,440.96
 X=353,409.02
 G-G=0.99966044
 $\Delta\alpha = -00^{\circ}16'58''$
 (NAD 1927/SLD 1929)
 ELEVATION=5522.00 (TRIG)

ACS MONUMENT
 "2-B10"
 Y=1,527,976.48
 X=357,543.73
 G-G=0.99966354
 $\Delta\alpha = -00^{\circ}16'30''$
 (NAD 1927/SLD 1929)
 ELEVATION=5429.35

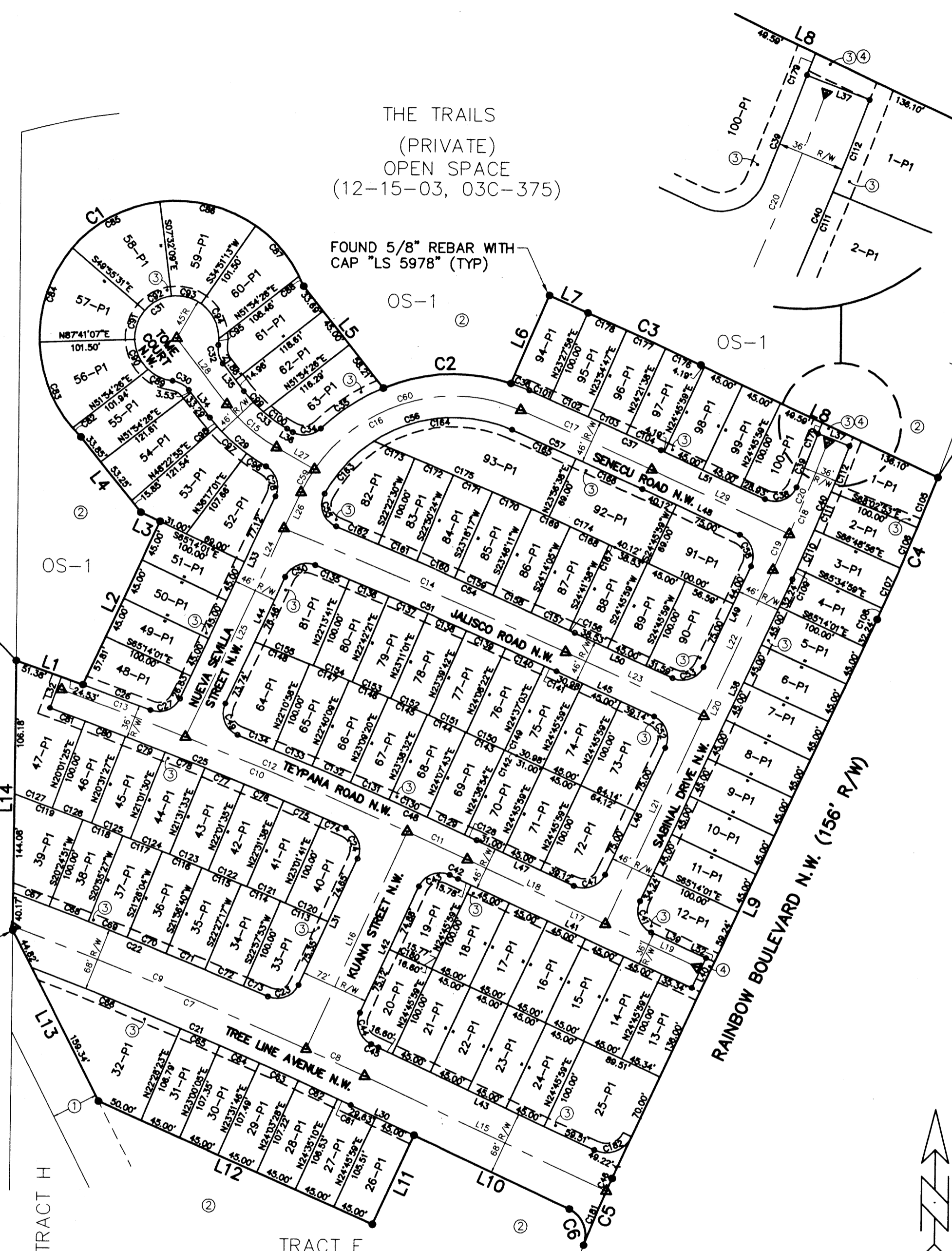
ALL STREETS ARE DEDICATED TO THE
 CITY OF ALBUQUERQUE IN FEE SIMPLE
 WITH WARRANTY COVENANTS. (4.4143 AC.)

UNPLATTED LANDS OF
 VOLCANO SIX LIMITED

FOUND 5/8" REBAR WITH
 CAP "LS 5978" (TYP)

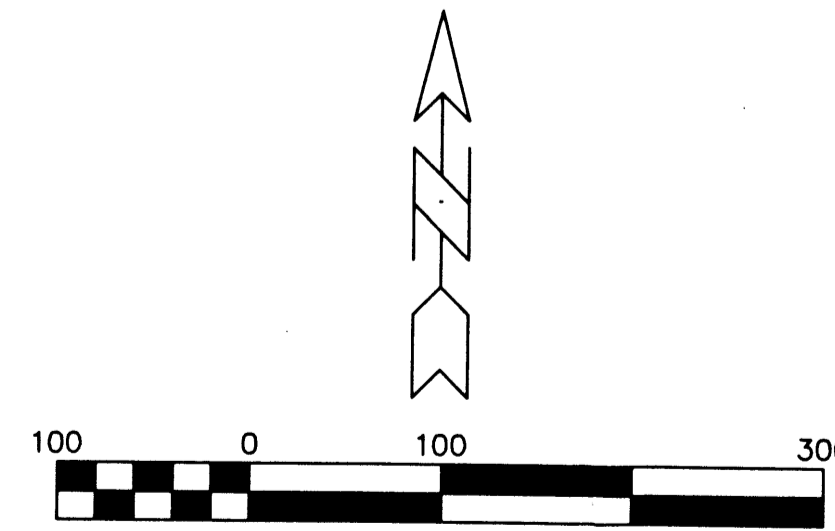
THE TRAILS
 (PRIVATE)
 OPEN SPACE
 (12-15-03, 03C-375)

FOUND 5/8" REBAR WITH
 CAP "LS 5978" (TYP)



EASEMENTS

- ① EXISTING 50' SOUTHERN UNION GAS COMPANY ACCESS RIGHT-OF-WAY EASEMENT (09-16-30, BK. 112, PG. 514) (03-29-56, BK. D346, PG. 356)
- ② EXISTING C.O.A. BLANKET EASEMENT ON TRACT OS-1 FOR PUBLIC ACCESS, PUBLIC OPEN SPACE, PUBLIC STORM AND C.O.A. & NMUI BLANKET EASEMENT FOR PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT (12-15-03, BK. 2003C, PG. 375)
- EXISTING C.O.A. BLANKET EASEMENT ON TRACTS C AND E FOR PUBLIC CROSS-LOT STORM DRAIN, PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS (12-15-03, BK. 2003C, PG. 375)
- ③ 10' PUE (GRANTED BY THIS PLAT)
- ④ PUBLIC DRAINAGE AND PEDESTRIAN ACCESS EASEMENT (GRANTED TO THE C.O.A. BY THIS PLAT) PUBLIC WATER AND SANITARY SEWER EASEMENT (GRANTED TO N.M.U.I. BY THIS PLAT)



Scale 1" = 100 ft

REVISED: 09-14-04

Drawn By:	RJA	Date:	05-10-04
Checked By:	TA	Drawing Name:	03039PL1.DWG
Job No.:	03-039	Sheet:	2 of 3

[Handwritten Signature]
 09-14-04

ALDRICH LAND SURVEYING

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

