



SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

- D** Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc. (Scott Steffen) PHONE: 505.823.1000
 ADDRESS: Courtyard 1, 7500 Jefferson St NE FAX: 505.798.7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com
 APPLICANT: RCS Trails Tract 1, LLC (Brian Mulqueen) PHONE: 303.533.1615
 ADDRESS: 371 Centennial Parkway Suite 200 FAX: _____
 CITY: Louisville STATE CO ZIP 80027 E-MAIL: bmulqueen@realcapitalsolutions.com
 Proprietary interest in site: Owner List all owners: RCS Trails Tract 1, LLC

DESCRIPTION OF REQUEST: Final Plat for Taos II at the Trails

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract 1/unplatted Lands of Manuel R. Pili Block: _____ Unit: _____
 Subdiv/Addn/TBKA: The Trails Unit 2
 Existing Zoning: SU-2 Volcano Trails Res Dev (VTRD) Proposed zoning: SU-2 VTRD MRGCD Map No _____
 Zone Atlas page(s): C9 UPC Code: 100906437149610104

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1002962 13DRB-70576, 14DRB-70186, 15DRB-70090, 16DRB-70015, 16DRB-70244, 16DRB-70241

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 109 Total site area (acres): 17.39
 LOCATION OF PROPERTY BY STREETS: On or Near: Paseo Del Norte Blvd
 Between: Oakridge Street and Rainbow Blvd
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 10/3/17
 (Print Name) SCOTT J STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date _____			

Project # _____

Staff signature & Date _____

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


 Applicant name (print)

 Applicant signature / date



Form revised **October 2007**

- Checklists complete Application case numbers
- Fees collected _____ - _____ - _____
- Case #s assigned _____ - _____ - _____
- Related #s listed _____ - _____ - _____

 Project # Planner signature / date

October 3, 2017

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Taos II at the Trails - Final Plat (DRB 1002962)

Dear Mr. Cloud:

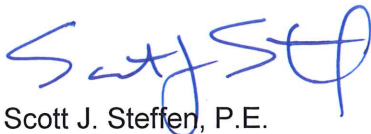
Enclosed for Development Review Board (DRB) final plat review and comment are copies of the following information:

- Application for Development Review
- Six (6) copies of the Final Plat
- Three (3) copies of the perimeter wall plan
- Zone Atlas Map
- Copy of Recorded SIA (to be provided prior to hearing)

This final plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. Proposed is a subdivision of Tract 1 at the Trails Unit 2 and the Unplatted Lands of Manuel R. Pili, consisting of 109 single-family residential lots and 3 HOA tract on approximately 17.4 acres. The project will be developed in a single phase. The site is located south of Paseo del Norte and east of Rainbow Boulevard and can be accessed from Hearthstone Road, through the Heritage at the Trails Subdivision Unit 2 and from Oakridge Street via an existing 40' private access easement across Tract 2 at the Trails Unit 2. The lands are currently zoned SU-2, Volcano Trails Residential Developing (VTRD).

Please place these items on the DRB Agenda to be heard on October 11, 2017. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

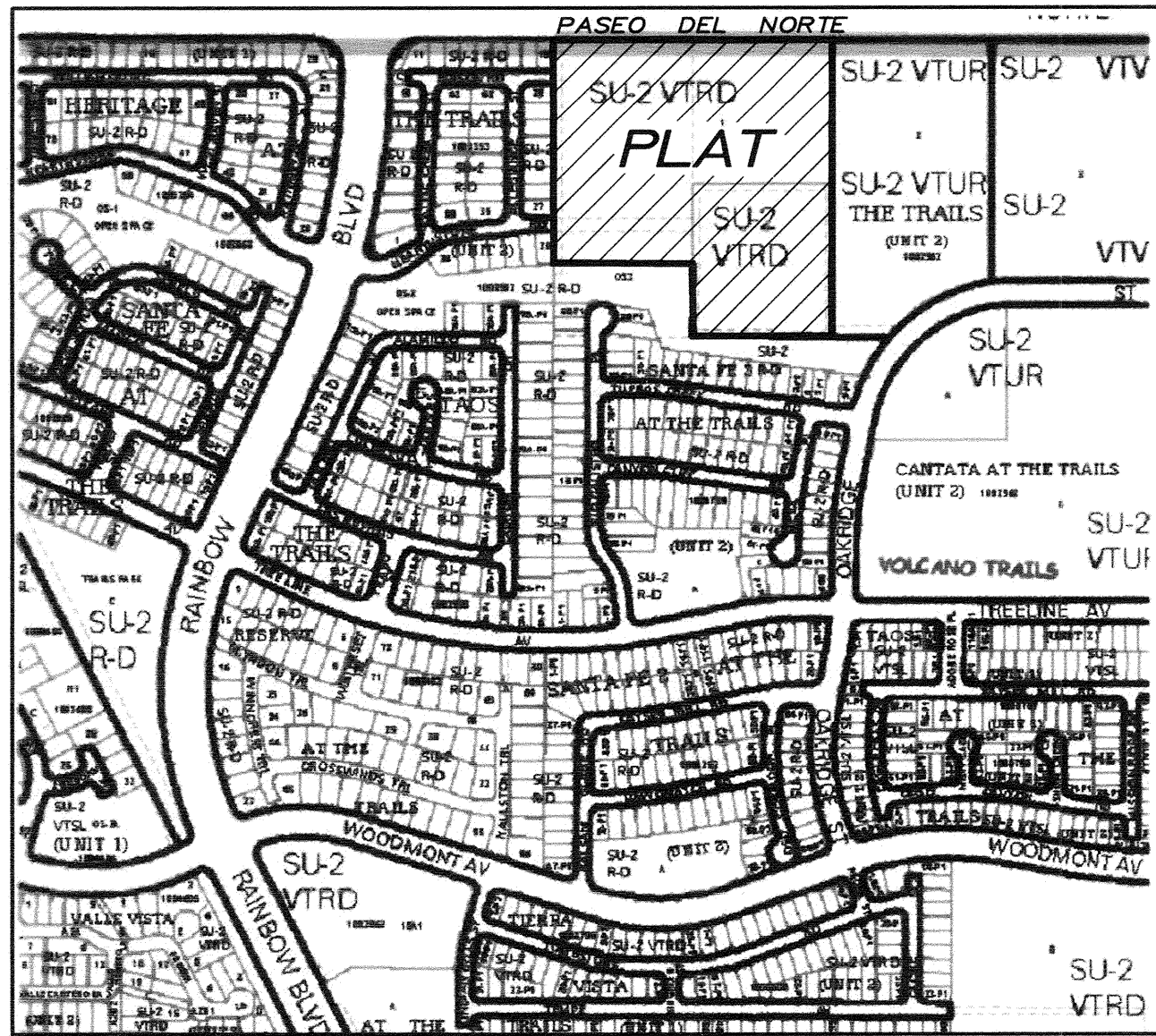


Scott J. Steffen, P.E.
Vice President
Community Development & Planning

Enclosures

cc: Hugh Floyd, RESPEC
Brian Mulqueen, RCS

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲



VICINITY MAP
Not to Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Plat bearings and distances do not differ from those shown on the plat of record filed October 18, 2004 in Plat Book 2004C, Page 332.
- 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.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus \odot . 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.
- City of Albuquerque Zone Atlas Page C-9.

SUBDIVISION DATA

- Total number of existing Tracts: 2
- Total number of Lots created: 109
- Total number of HOA Tracts created: 7
- Public Street right of way dedicated by this plat 3.890 Ac.
- Gross Subdivision acreage: 17.3902 acres.
- Mileage of streets created: 0.77 mile

SHEET INDEX

- SHEET 1 Approvals, General Notes, Purpose of plat
- SHEET 2 Legal Description, Free consent and dedication
- SHEET 3 Existing Boundaries and Vacated Easements
- SHEET 4 North 1/2 New Lots, Streets and easements created
- SHEET 4 South 1/2 New Lots, Streets and easements created
- SHEET 5 Curve and Line Tables

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer _____ Date _____

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

The purpose of this plat is to:

- Create 109 New Lots; 7 HOA Tracts and dedicate the New Public Street right of ways as shown hereon.
- Grant the New Public and Private Easements as shown hereon.
- Show the Public and Private Easements VACATED by 16DRB-70241.

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 Albuquerque Subdivision Ordinance; 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
NMPSS No. 9750
August 29, 2017

**PLAT OF
TAOS II
AT THE TRAILS**
(BEING A REPLAT OF TRACT 1, THE TRAILS UNIT 2
AND UNPLATTED LANDS OF MANUEL PILI)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2017

PROJECT NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

<i>[Signature]</i> Public Service Company of New Mexico	9-25-17 Date
<i>[Signature]</i> New Mexico Gas Company	9-15-17 Date
N/A QWest Corporation d/b/a Centurylink QC	_____ Date
<i>[Signature]</i> Comcast	9/18/17 Date

CITY APPROVALS:

City Surveyor Department of Municipal Development	_____ Date
Real Property Division	_____ Date
Environmental Health Department	_____ Date
Traffic Engineering, Transportation Division	_____ Date
ABCWJA	_____ Date
Parks and Recreation Department	_____ Date
<i>[Signature]</i> AMAFA	9/18/17 Date
City Engineer	_____ Date
DRB Chairperson, Planning Department	_____ Date

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AND UNPLATTED LANDS OF MANUEL PILI)
WITHIN

**THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

AUGUST, 2017

LEGAL DESCRIPTION

All of Tract 1 of the Trails Unit 2, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 18, 2004, in Plat Book 2004C, Page 332, as Document No. 2004146566.

TOGETHER WITH:

That certain unplatted parcel of land situate within the Town of Alameda Grant in projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, as the same is described in that certain Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 18, 2000, in Plat Book A1, Page 4998, as Document No. 200005831 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane grid bearings (NAD 83) and ground distances as follows:

Beginning at the Northeast corner of said Tract 1, also being the Northwest corner of Tract 2, The Trails Unit 2 and a point on the Southerly right of way line of Paseo Del Norte (a 5/8" Rebar and cap stamped "L.S. 9750 found in place) whence the Albuquerque Control Survey Monument "UNION" bears S 73°53'39"W, 3015.37 feet distant; Thence,

S 00°06'45" W, 469.13 feet along the Easterly line of said Tract 1 to the Northeast corner of said unplatted Lands of Manuel Pili (a 5/8" Rebar and cap stamped "L.S. 9750 found in place); Thence,

S 00°06'45" W, 489.04 feet along the Easterly line of said unplatted Lands of Manuel Pili to the Southeast corner of said unplatted Lands of Manuel Pili and the Southwest corner of said Tract 2, The Trails Unit 2 (a 5/8" Rebar and cap stamped "L.S. 6126 found in place) said point also being a point on the Northerly line of Tract OS-3, The Trails Unit 2; Thence Northwesterly and Northeasterly along said Northerly line of Tract OS-3 for the following three (3) courses:

N 89°43'58" W, 450.20 feet to the Southwest corner of said unplatted Lands of Manuel Pili (a 5/8" Rebar and cap stamped "L.S. 6126 found in place); Thence,

N 00°06'45" E, 232.61 feet to the Southeast corner of said Tract 1, The Trails Unit 2 (a 5/8" Rebar and cap stamped "L.S. 9750 found in place); Thence,

N 89°55'02" W, 449.85 feet along a line common to said Tracts 1 and OS-3 to the Southwest corner of said Tract 1, The Trails Unit 2 (a 5/8" Rebar and cap stamped "L.S. 9750 found in place) said point also being the Southeast corner of Heritage at the Trails Unit 2 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 September 22, 2004 in Plat Book 2004C, Page 295; Thence,

N 00°06'20" E, 725.85 feet along a line common to said Tract 1, The Trails Unit 2 and Heritage at the Trails Unit 2 to the Northwest corner of said Tract 1 and the Northeast corner of said Heritage at the Trails Unit 2 (a 5/8" Rebar and cap stamped "L.S. 9750 found in place) said point also being a point on said Southerly right of way line of Paseo Del Norte; Thence,

S 89°48'22" E, 900.04 feet along said Southerly right of way line of Paseo Del Norte to the Northeast corner and point of beginning of the parcel herein described.

Said parcel contains 17.3902 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF TAOS II AT THE TRAILS (BEING A REPLAT OF TRACT 1, THE TRAILS UNIT 2 AND UNPLATTED LANDS OF MANUEL PILI) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietors(s). Said owner(s) and proprietor(s) do hereby dedicate the public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. 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 certify that they are so authorized to act.

OWNER(S)

RCS-NM HOLDINGS I, LLC, a Colorado limited liability company

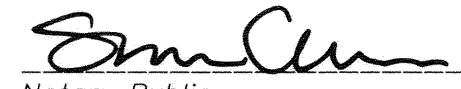
By: 
Sharon K. Eshima, Manager

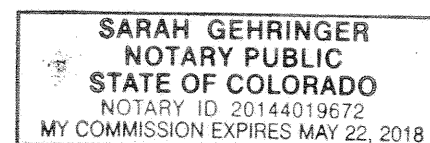
THE TRAILS COMMUNITY ASSOCIATION, INC.

By:  10/2/17
Kelly Calhoun, President Date

ACKNOWLEDGMENT

STATE OF Colorado
COUNTY OF Boulder SS
The foregoing instrument was acknowledged before me this 1
day of September, 2017, by Sharon K. Eshima, Manager
of RCS-NM Holdings I, LLC.

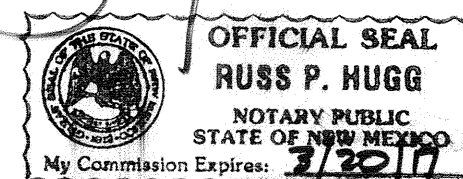
 My commission expires 5/22/18
Notary Public



ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
The foregoing instrument was acknowledged before me this 2nd
day of OCTOBER, 2017, by, Kelly Calhoun, as President of
The Trails Community Association, Inc.

 3/20/17
Notary Public My commission expires

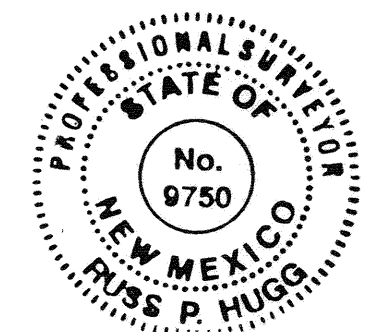


DEDICATIONS

1. Tracts A thru G, Taos II at the Trails shall be conveyed to The Trails Community Association, Inc. as Private Open Space and shall be maintained by said Association.
2. A Private Blanket Access Easement over Tract G is hereby granted by this plat for the benefit and use of Lot 39. Said easement shall be maintained by the owners of said Lot 39.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."



SHEET 2 OF 6

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
Fax: 505-897-3377

No Lots shall have Direct Access to Paseo Del Norte Boulevard

20' Public Service Company Easement filed March 23, 2004 in Book A74 pages 7749 and 7751.

PASEO DEL NORTE

(Variable width right of way)

No Lots shall have Direct Access to Paseo Del Norte Boulevard

PLAT OF TAOS II AT THE TRAILS
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 AUGUST, 2017

EASEMENT NOTES

- (A) = New 10' Public Utility Easement granted by this plat. (See Sheet 6 for easement detail at property line)
- (B) = New 24.86' Sewer and Water Easement granted to ABCWUA by this plat.
- (C) = New 20' Storm Drain Easement granted to the City of Albuquerque by this plat.
- (D) = New Public Pedestrian Access Easement granted to the City of Albuquerque by this plat.
- (E) = New Private Access, Drainage and Sanitary Sewer Easement granted by this plat for the benefit and use of Lot 21.
- (F) = New 20' Water Easement granted to ABCWUA by this plat.
- (G) = New 20'x 20' Public Utility Easement granted by this plat.
- (H) = New 5.9' Public Utility Easement granted by this plat.
- (J) = New 5' Public Utility Easement granted by this plat.
- (K) = New Blanket Public Drainage Easement and Public Pedestrian Access Easement over Tract A granted to the City of Albuquerque by this plat.
- (L) = New Blanket Private Access, Drainage and Sanitary Sewer Easement over Tract G is granted by this plat for the benefit and use of Lot 39.

PROPERTY CORNER LEGEND

- = Fd. 5/8" Rebar and cap stamped "L.S. 9750"
- ▲ = Set 3-1/2" Aluminum Monument set flush in the pavement stamped "L.S. 9750"
- = Set 5/8" Rebar and cap stamped "L.S. 9750"

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

TRACT 2 THE TRAILS UNIT 2

TRACT 2 THE TRAILS UNIT 2

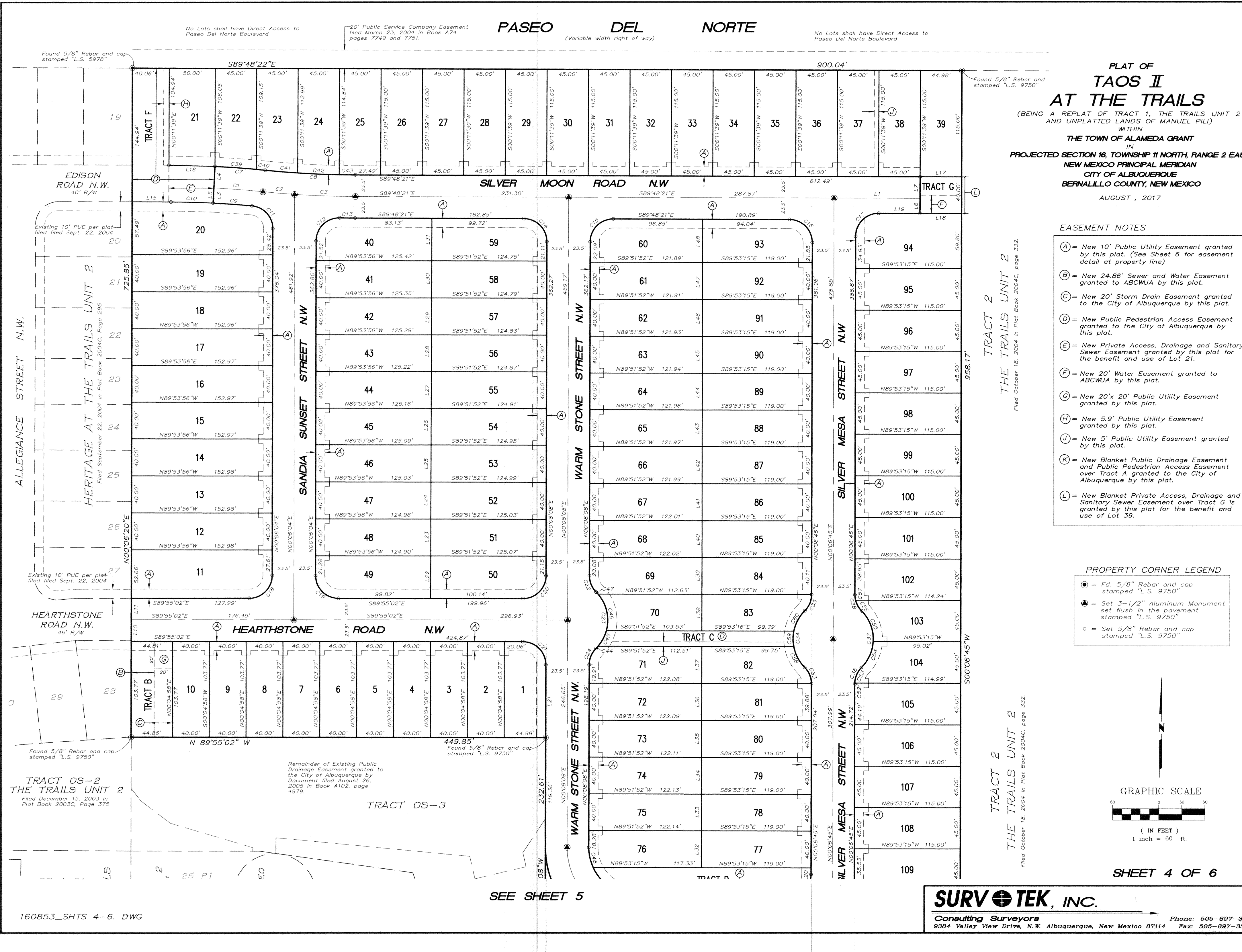
Filed October 18, 2004 in Plot Book 2004C, page 332.

Filed October 18, 2004 in Plot Book 2004C, page 332.

SEE SHEET 5

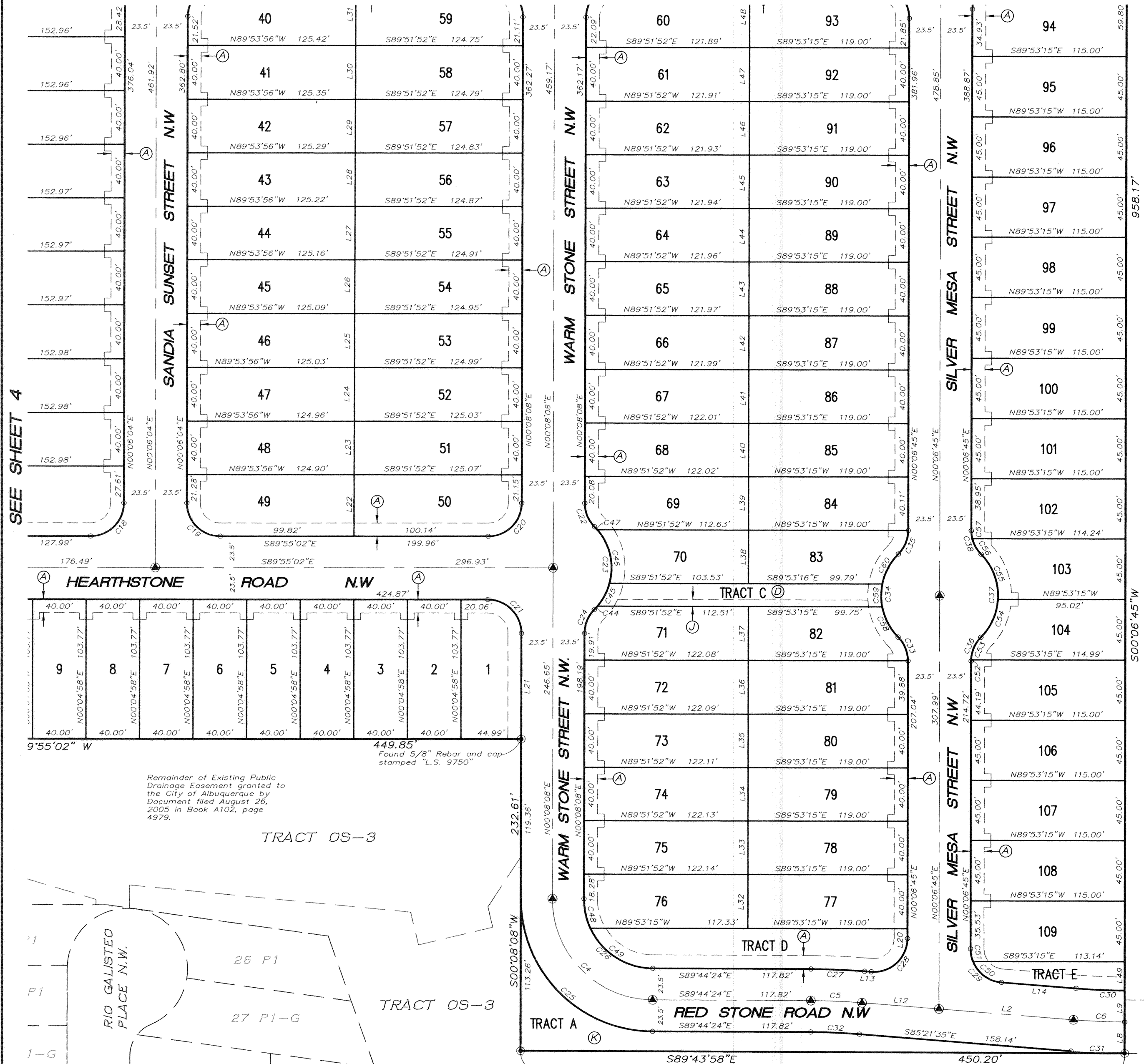
SURVTEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3368 Fax: 505-897-3377



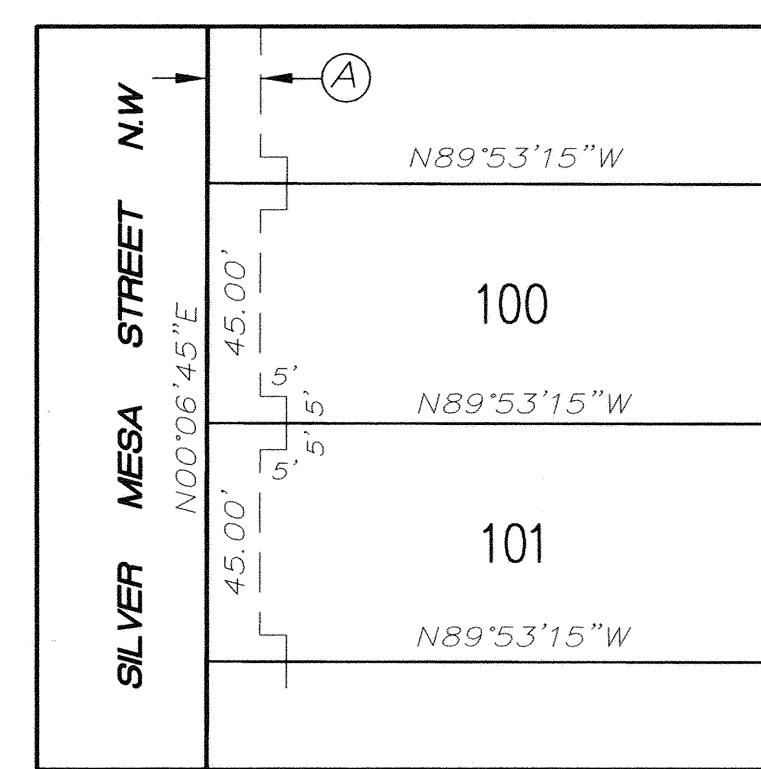
SEE SHEET 4

FLAT OF
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AT THE TRAILS
 (BEING A REPLAT OF TRACT 1, THE TRAILS UNIT 2
 AND UNPLATTED LANDS OF MANUEL PILI)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2017

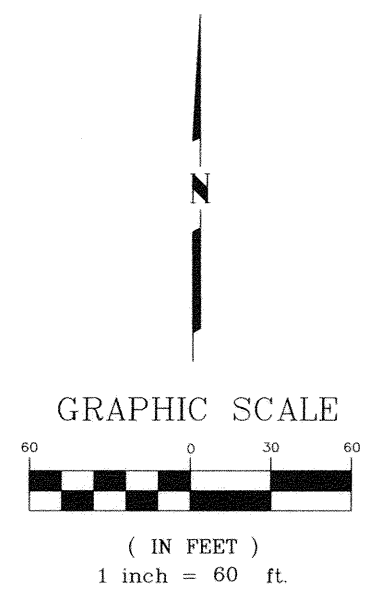


TRACT 2
 THE TRAILS UNIT 2
 Filed October 18, 2004 in Plat Book 2004C, page 332.

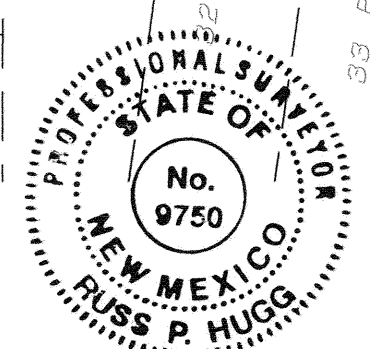
TRACT 2
 THE TRAILS UNIT 2
 Filed October 18, 2004 in Plat Book 2004C, page 332.



EASEMENT DETAIL AT LOT LINES
 No Scale



SEE SHEET 4



SANTA FE 3
 THE TRAILS UNIT 2
 Filed October 30, 2006 in Plat Book 2006C, page 333.

SURV TEK, INC.
 Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
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 Fax: 505-897-3377

PLAT OF TAOS II AT THE TRAILS

(BEING A REPLAT OF TRACT 1, THE TRAILS UNIT 2
AND UNPLATTED LANDS OF MANUEL PILI)
WITHIN

THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2017

LINE TABLE

LINE	LENGTH	BEARING
L1	93.32	S89°48'21"E
L2	100.63	S85°21'35"E
L3	16.50	N02°52'14"E
L4	23.50	N02°52'14"E
L5	40.00	N02°52'14"E
L6	16.50	N00°11'39"E
L7	23.50	N00°11'39"E
L8	23.53	N00°06'45"E
L9	23.50	N00°06'45"E
L10	23.50	N00°06'20"E
L11	23.50	N00°06'20"E
L12	57.52	S85°21'35"E
L13	5.02	S85°21'35"E
L14	55.82	S85°21'35"E
L15	42.05	S89°48'21"E
L16	50.01	S88°31'37"E
L17	45.14	S89°48'21"E
L18	45.20	S89°48'21"E
L19	44.76	S89°48'21"E
L20	7.16	N00°06'45"E
L21	78.75	N00°08'08"E
L22	46.25	N00°11'39"E
L23	40.00	N00°11'39"E
L24	40.00	N00°11'39"E
L25	40.00	N00°11'39"E
L26	40.00	N00°11'39"E
L27	40.00	N00°11'39"E
L28	40.00	N00°11'39"E
L29	40.00	N00°11'39"E
L30	40.00	N00°11'39"E
L31	46.21	N00°11'39"E
L32	40.00	N00°06'45"E
L33	40.00	N00°06'45"E
L34	40.00	N00°06'45"E
L35	40.00	N00°06'45"E
L36	40.00	N00°06'45"E
L37	40.00	N00°06'45"E
L38	40.00	N00°06'45"E
L39	40.00	N00°06'45"E
L40	40.00	N00°06'45"E
L41	40.00	N00°06'45"E
L42	40.00	N00°06'45"E
L43	40.00	N00°06'45"E
L44	40.00	N00°06'45"E
L45	40.00	N00°06'45"E
L46	40.00	N00°06'45"E
L47	40.00	N00°06'45"E
L48	46.99	N00°06'45"E
L49	21.35	N00°06'45"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	53.61'	1000.00'	26.81'	53.60'	N85°35'38"W	3°04'18"
C2	34.36'	1000.00'	17.18'	34.36'	S85°02'32"E	1°58'07"
C3	65.96'	1000.00'	32.99'	65.95'	S87°54'58"E	3°46'45"
C4	117.65'	75.00'	74.84'	105.95'	S44°48'08"E	89°52'32"
C5	38.23'	500.00'	19.12'	38.22'	N87°32'59"W	4°22'50"
C6	38.23'	500.00'	19.12'	38.22'	S87°32'59"E	4°22'50"
C7	54.87'	1023.50'	27.44'	54.86'	N85°35'38"W	3°04'18"
C8	97.96'	976.50'	49.02'	97.92'	S86°55'55"E	5°44'52"
C9	42.37'	983.50'	21.19'	42.37'	N85°53'43"W	2°28'07"
C10	45.94'	983.50'	22.97'	45.93'	N88°28'04"W	2°40'34"
C11	36.98'	25.00'	22.81'	33.70'	N42°16'48"W	84°45'43"
C12	39.72'	25.00'	25.46'	35.67'	S45°37'16"W	91°02'25"
C13	16.92'	1023.50'	8.46'	16.92'	S89°19'56"E	0°56'49"
C14	39.24'	25.00'	24.97'	35.34'	N44°50'07"W	89°56'29"
C15	39.30'	25.00'	25.03'	35.37'	S45°09'53"W	90°03'31"
C16	39.23'	25.00'	24.96'	35.33'	N44°50'48"W	89°55'05"
C17	39.31'	25.00'	25.04'	35.38'	S45°09'12"W	90°04'55"
C18	39.26'	25.00'	24.99'	35.35'	N45°05'31"E	89°58'54"
C19	39.28'	25.00'	25.01'	35.36'	S44°54'29"E	90°01'06"
C20	39.25'	25.00'	24.98'	35.34'	N45°06'33"E	89°56'50"
C21	39.29'	25.00'	25.02'	35.37'	N44°53'27"W	90°03'10"
C22	19.62'	25.00'	10.35'	19.12'	S22°21'03"E	44°58'29"
C23	68.38'	43.56'	43.52'	61.57'	N00°08'08"E	89°56'50"
C24	19.62'	25.00'	10.35'	19.12'	S22°37'19"W	44°58'27"
C25	154.51'	98.50'	98.29'	139.15'	S44°48'08"E	89°52'32"
C26	80.78'	51.50'	51.39'	72.75'	S44°48'08"E	89°52'32"
C27	40.02'	523.50'	20.02'	40.01'	N87°32'59"W	4°22'50"
C28	41.25'	25.00'	27.06'	36.72'	N47°22'35"E	94°31'41"
C29	37.29'	25.00'	23.10'	33.93'	S42°37'25"E	85°28'19"
C30	36.43'	476.50'	18.22'	36.42'	S87°32'59"E	4°22'50"
C31	40.08'	523.52'	20.05'	40.07'	S87°30'51"E	4°23'13"
C32	36.43'	476.50'	18.22'	36.42'	N87°32'59"W	4°22'50"
C33	19.62'	25.00'	10.35'	19.12'	N22°22'28"W	44°58'25"
C34	68.38'	43.56'	43.52'	61.57'	S00°06'45"W	89°56'50"
C35	19.62'	25.00'	10.35'	19.12'	N22°35'57"E	44°58'25"
C36	19.62'	25.00'	10.35'	19.12'	S22°35'58"W	44°58'24"
C37	68.38'	43.56'	43.52'	61.57'	N00°06'45"E	89°56'50"
C38	19.57'	25.00'	10.32'	19.08'	S22°25'50"E	44°51'41"
C39	45.11'	1023.50'	22.56'	45.11'	N85°52'01"W	2°31'31"
C40	9.76'	1023.50'	4.88'	9.76'	N84°19'52"W	0°32'47"
C41	35.41'	976.50'	17.71'	35.41'	S85°05'48"E	2°04'39"
C42	45.04'	976.50'	22.52'	45.04'	S87°27'25"E	2°38'34"
C43	17.51'	976.50'	8.76'	17.51'	S89°17'31"E	1°01'39"
C44	3.30'	43.56'	1.65'	3.30'	N42°56'16"E	4°20'34"
C45	19.29'	43.56'	9.80'	19.13'	N28°04'54"E	25°22'10"
C46	42.72'	43.56'	23.25'	41.02'	N12°41'50"W	56°11'18"
C47	3.08'	43.56'	1.54'	3.08'	N42°48'53"W	4°02'48"
C48	22.47'	51.50'	11.42'	22.29'	S12°21'52"E	25°00'00"
C49	58.31'	51.50'	32.73'	55.25'	S57°18'08"E	64°52'32"
C50	27.59'	25.00'	15.39'	26.21'	S53°44'58"E	63°13'14"
C51	9.71'	25.00'	4.92'	9.65'	S11°00'48"E	22°15'05"
C52	0.81'	25.00'	0.41'	0.81'	S01°02'28"W	1°51'24"
C53	18.81'	25.00'	9.88'	18.37'	S23°31'40"W	43°07'00"
C54	31.54'	43.56'	16.50'	30.86'	N24°20'24"E	41°29'31"
C55	36.84'	43.56'	19.60'	35.75'	N20°38'01"W	48°27'19"
C56	13.46'	25.00'	6.90'	13.30'	S29°26'12"E	30°50'58"
C57	6.11'	25.00'	3.07'	6.10'	S07°00'21"E	14°00'43"
C58	25.81'	43.56'	13.29'	25.43'	S27°53'20"E	33°56'42"
C59	17.01'	43.56'	8.61'	16.90'	S00°16'08"W	22°22'14"
C60	25.57'	43.56'	13.16'	25.20'	S28°16'12"W	33°37'55"

LOT AND TRACT ACREAGES

LOT NUMBER	ACREAGE
LOT 1	0.1042 Ac.
LOT 2	0.0953 Ac.
LOT 3	0.0953 Ac.
LOT 4	0.0953 Ac.
LOT 5	0.0953 Ac.
LOT 6	0.0953 Ac.
LOT 7	0.0953 Ac.
LOT 8	0.0953 Ac.
LOT 9	0.0953 Ac.
LOT 10	0.0953 Ac.
LOT 11	0.1818 Ac.
LOT 12	0.1405 Ac.
LOT 13	0.1405 Ac.
LOT 14	0.1405 Ac.
LOT 15	0.1405 Ac.
LOT 16	0.1405 Ac.
LOT 17	0.1405 Ac.
LOT 18	0.1405 Ac.
LOT 19	0.1405 Ac.
LOT 20	0.1937 Ac.
LOT 21	0.1211 Ac.
LOT 22	0.1110 Ac.
LOT 23	0.1149 Ac.
LOT 24	0.1179 Ac.
LOT 25	0.1188 Ac.
LOT 26	0.1188 Ac.
LOT 27	0.1188 Ac.
LOT 28	0.1188 Ac.
LOT 29	0.1188 Ac.
LOT 30	0.1188 Ac.
LOT 31	0.1188 Ac.
LOT 32	0.1188 Ac.
LOT 33	0.1188 Ac.
LOT 34	0.1188 Ac.
LOT 35	0.1188 Ac.
LOT 36	0.1188 Ac.
LOT 37	0.1188 Ac.
LOT 38	0.1188 Ac.
LOT 39	0.1190 Ac.
LOT 40	0.1304 Ac.
LOT 41	0.1151 Ac.
LOT 42	0.1151 Ac.
LOT 43	0.1150 Ac.
LOT 44	0.1150 Ac.
LOT 45	0.1149 Ac.
LOT 46	0.1148 Ac.
LOT 47	0.1148 Ac.
LOT 48	0.1147 Ac.
LOT 49	0.1295 Ac.
LOT 50	0.1296 Ac.
LOT 51	0.1148 Ac.
LOT 52	0.1148 Ac.
LOT 53	0.1148 Ac.

LOT AND TRACT ACREAGES

LOT NUMBER	ACREAGE
LOT 54	0.1147 Ac.
LOT 55	0.1147 Ac.
LOT 56	0.1146 Ac.
LOT 57	0.1146 Ac.
LOT 58	0.1146 Ac.
LOT 59	0.1291 Ac.
LOT 60	0.1286 Ac.
LOT 61	0.1119 Ac.
LOT 62	0.1119 Ac.
LOT 63	0.1120 Ac.
LOT 64	0.1120 Ac.
LOT 65	0.1120 Ac.
LOT 66	0.1120 Ac.
LOT 67	0.1120 Ac.
LOT 68	0.1120 Ac.
LOT 69	0.1107 Ac.
LOT 70	0.0960 Ac.
LOT 71	0.1107 Ac.
LOT 72	0.1121 Ac.
LOT 73	0.1121 Ac.
LOT 74	0.1121 Ac.
LOT 75	0.1122 Ac.
LOT 76	0.1114 Ac.
LOT 77	0.1093 Ac.
LOT 78	0.1093 Ac.
LOT 79	0.1093 Ac.
LOT 80	0.1093 Ac.
LOT 81	0.1091 Ac.
LOT 82	0.1009 Ac.
LOT 83	0.1007 Ac.
LOT 84	0.1094 Ac.
LOT 85	0.1093 Ac.
LOT 86	0.1093 Ac.
LOT 87	0.1093 Ac.
LOT 88	0.1093 Ac.
LOT 89	0.1093 Ac.
LOT 90	0.1093 Ac.
LOT 91	0.1093 Ac.
LOT 92	0.1093 Ac.
LOT 93	0.1251 Ac.
LOT 94	0.1550 Ac.
LOT 95	0.1188 Ac.
LOT 96	0.1188 Ac.
LOT 97	0.1188 Ac.
LOT 98	0.1188 Ac.
LOT 99	0.1188 Ac.
LOT 100	0.1188 Ac.
LOT 101	0.1188 Ac.
LOT 102	0.1188 Ac.
LOT 103	0.1053 Ac.
LOT 104	0.1077 Ac.
LOT 105	0.1188 Ac.
LOT 106	0.1188 Ac.
LOT 107	0.1188 Ac.
LOT 108	0.1188 Ac.
LOT 109	0.1187 Ac.
TRACT A	0.1619 Ac.
TRACT B	0.1068 Ac.
TRACT C	0.0801 Ac.
TRACT D	0.1523 Ac.
TRACT E	0.0452 Ac.
TRACT F	0.1178 Ac.
TRACT G	0.0415 Ac.

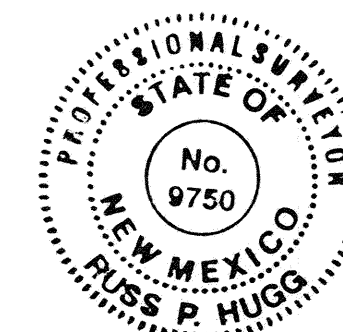
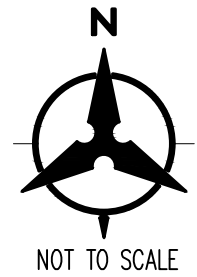
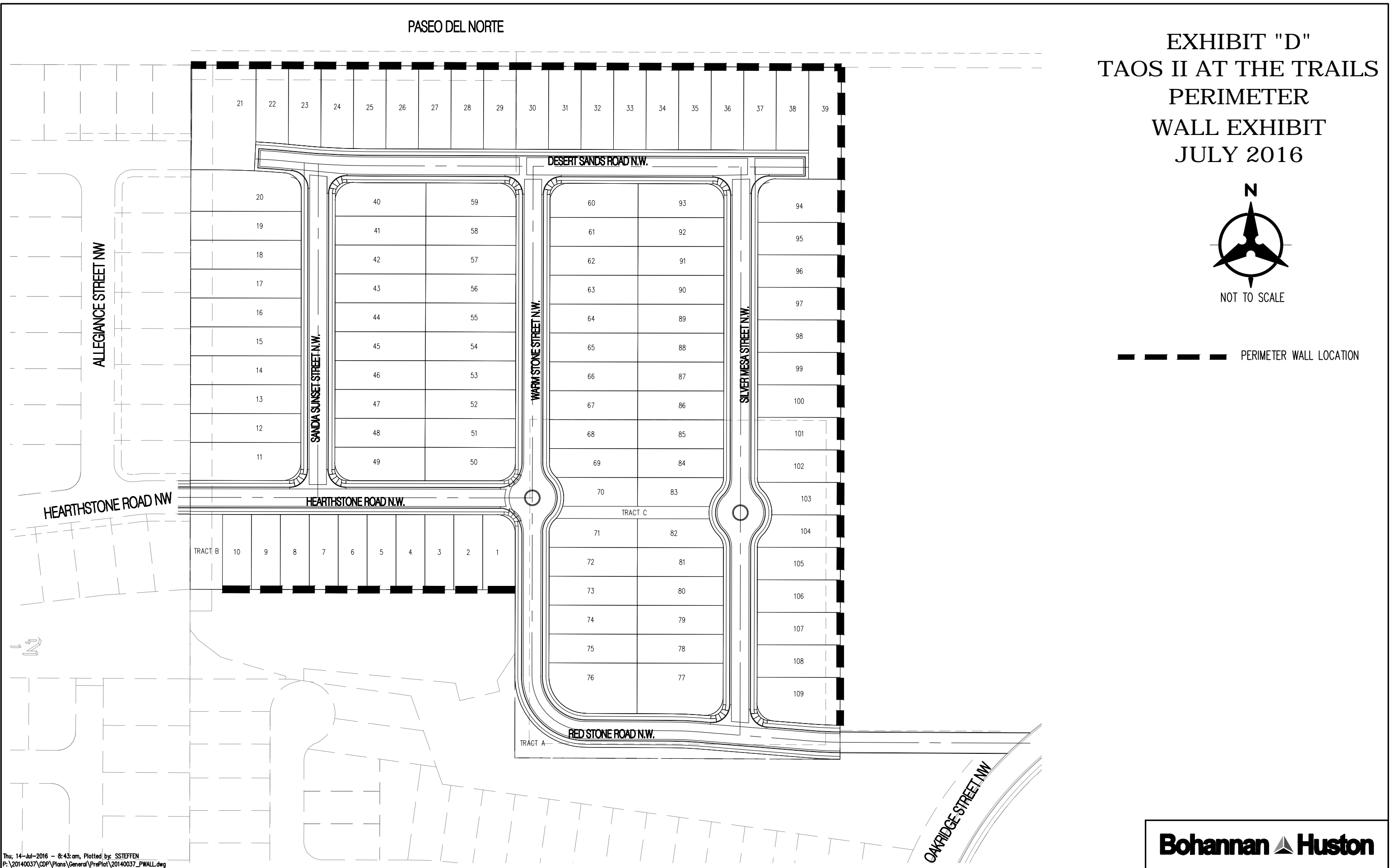
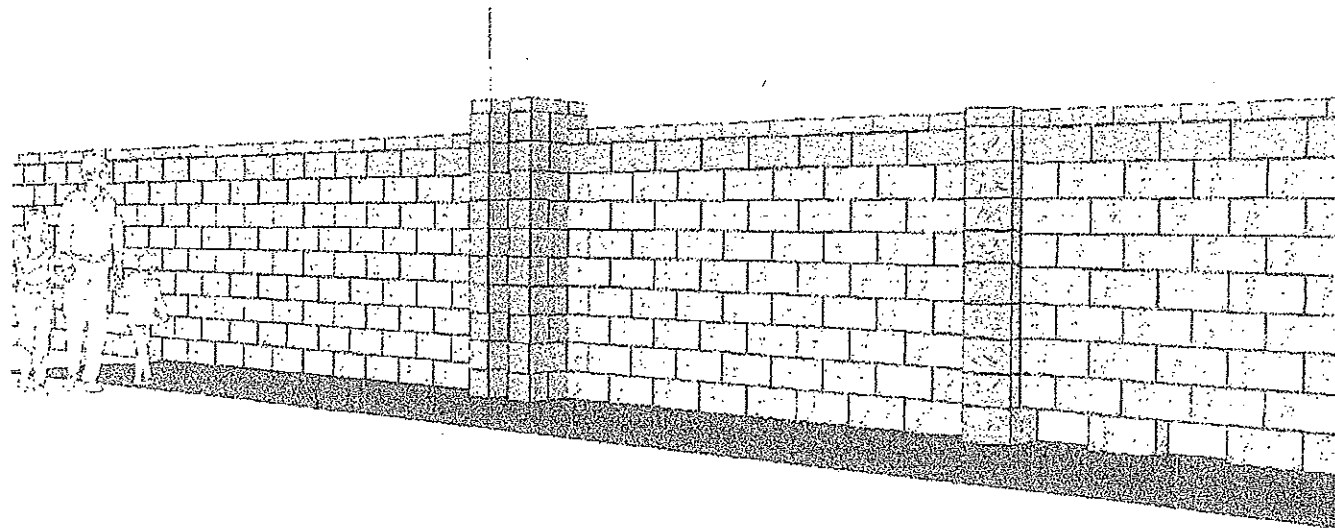


EXHIBIT "D"
 TAOS II AT THE TRAILS
 PERIMETER
 WALL EXHIBIT
 JULY 2016

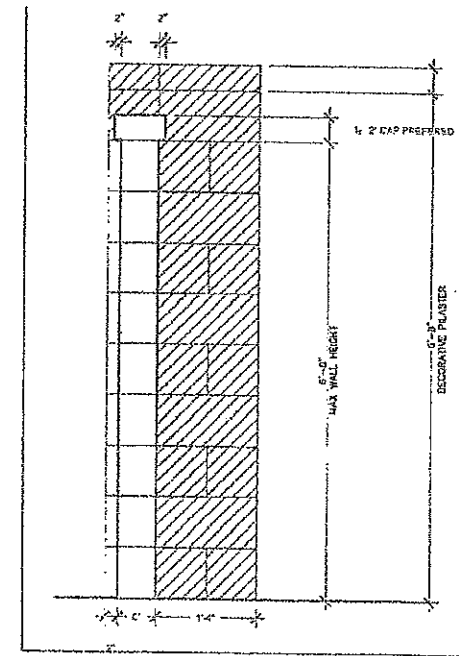


--- PERIMETER WALL LOCATION

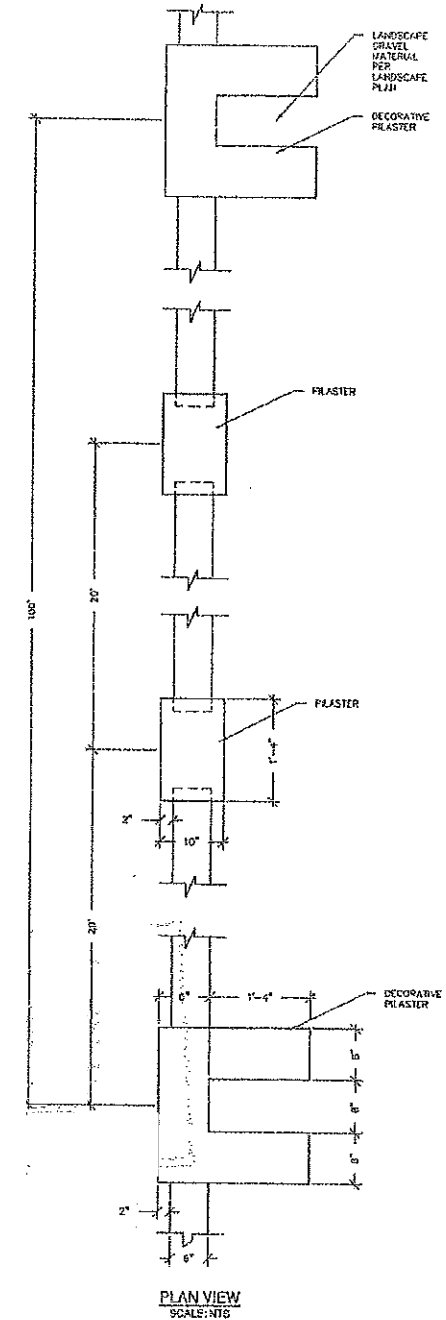




PERSPECTIVE WALL RENDERING
SCALE: NTS



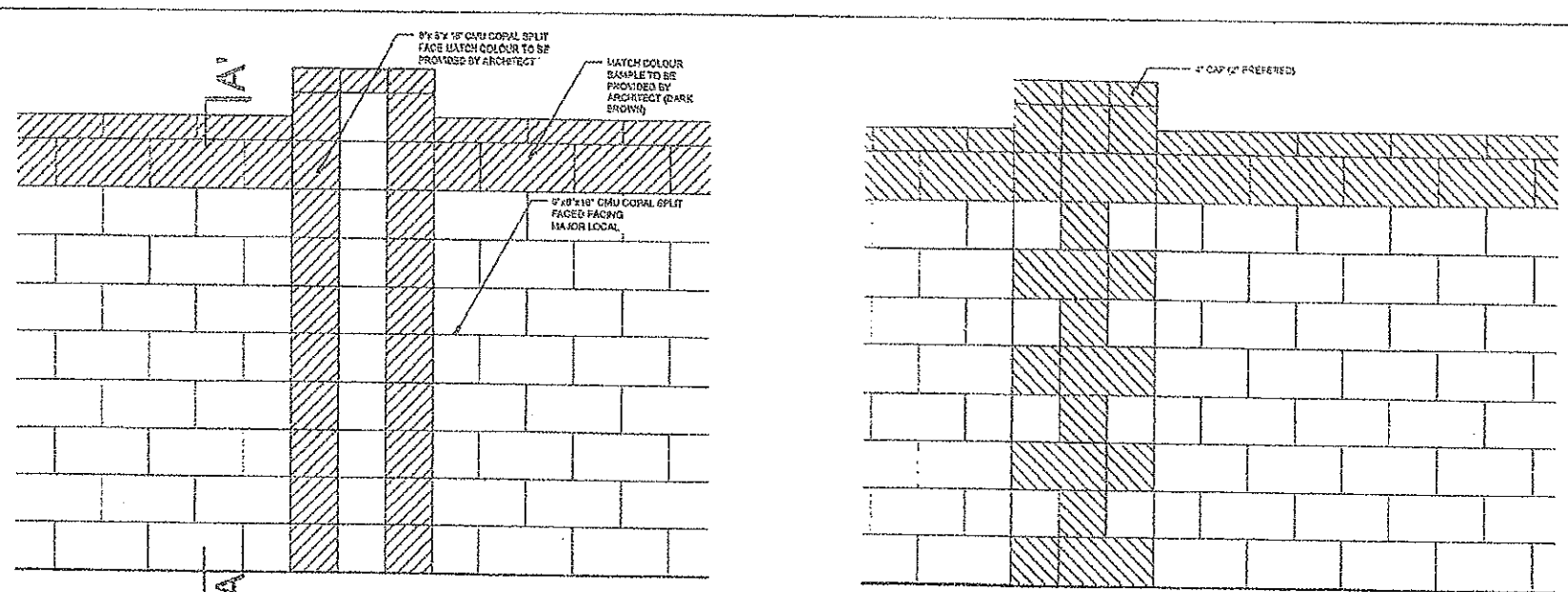
WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS

NEAREST INTERSECTION:
WOODMONT AVE./
OAKRIDGE STREET

ZONE ATLAS:
C-9-Z



WALL ELEVATION
SCALE: NTS

TAOS II AT THE TRAILS

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY
DESIGN	SJS	WCEA NO. X5218109	DATE JULY 2006	
DRAWN	RM	PROJECT NO.	SHEET NO.	
CHECK	SJS	N/A	1 OF 2	

