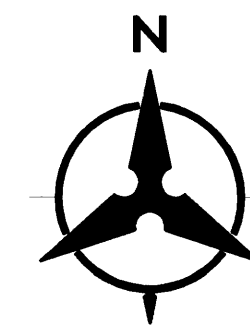
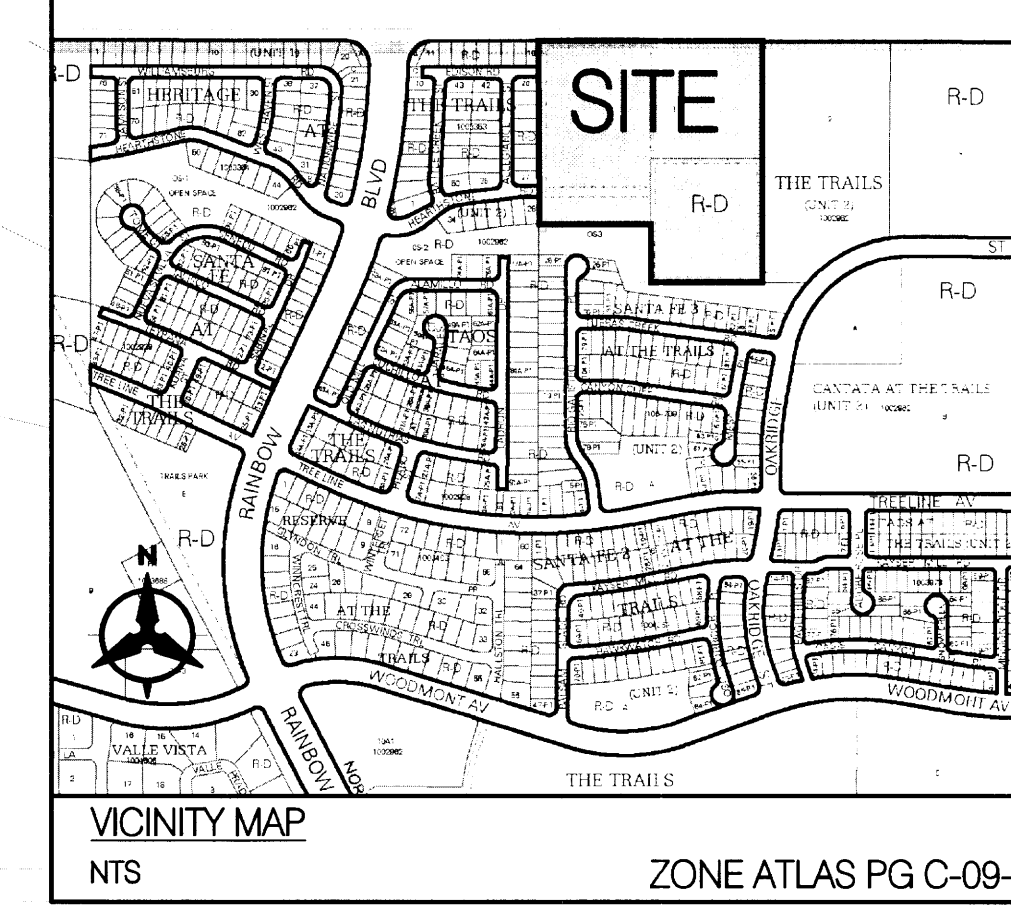


SKETCH PLAT FOR
TRACT 1
at the TRAILS UNIT 2
BEING A REPLAT OF
TRACTS 1
at the TRAILS UNIT 2 &
UNPLATTED LANDS OF
MANUEL R PILI



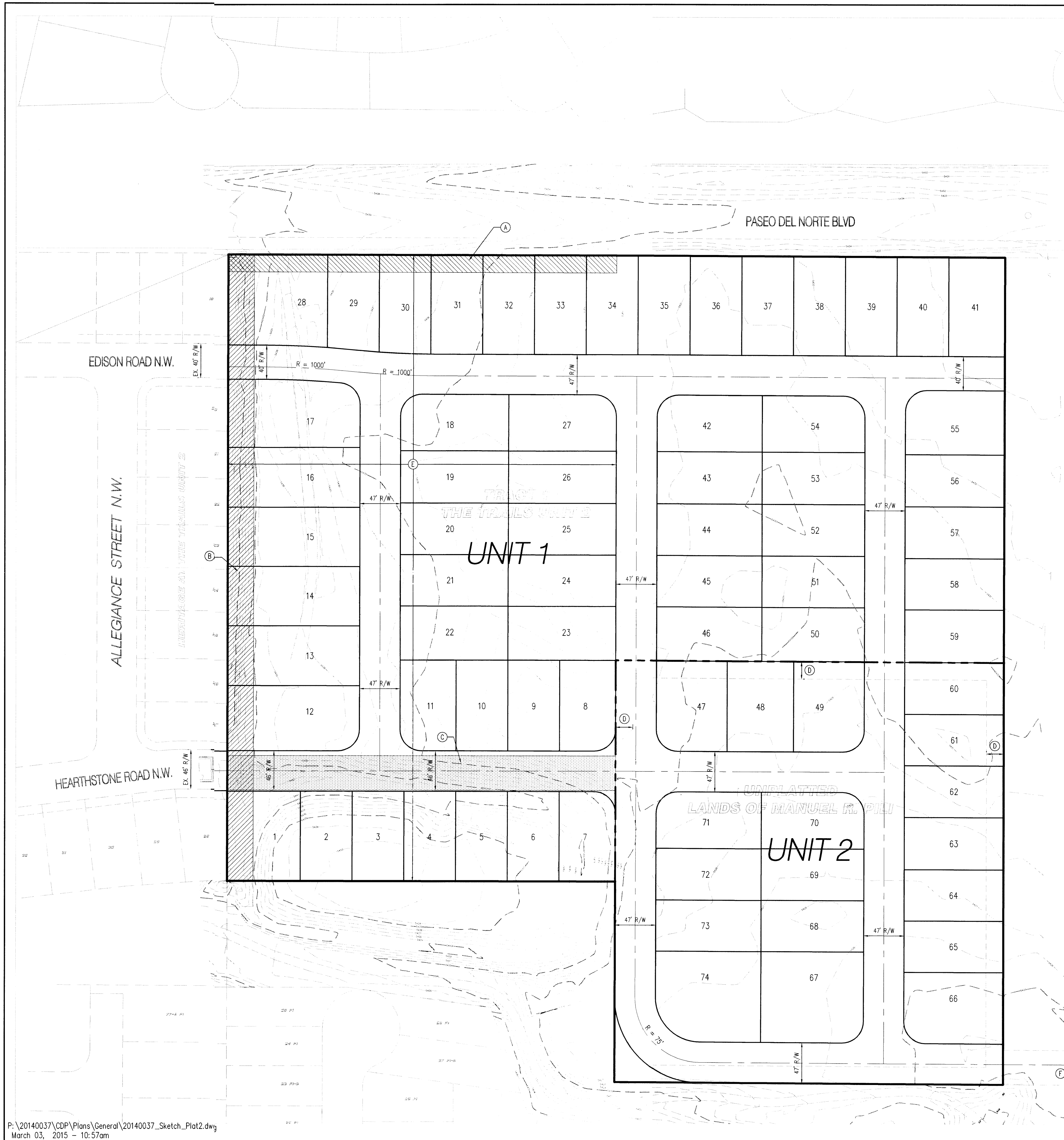
PROJECT: 1002962
DATE: 5-18-15
APP: 15-70090 (SK)

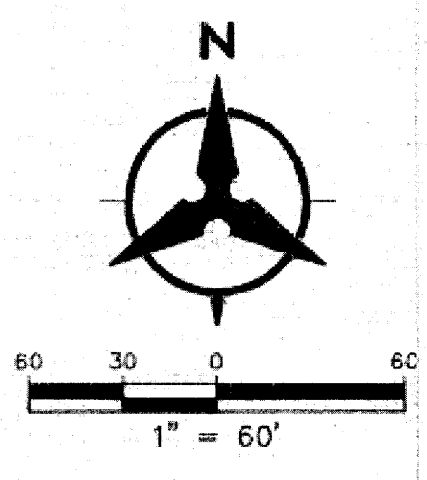
KEYED NOTES

- (A) PORTION OF EXISTING 40' SLOPE EASEMENT, TO BE VACATED BY THIS PLAT.
- (B) EXISTING 30' PRIVATE TEMPORARY SLOPE EASEMENT, TO BE VACATED BY THIS PLAT.
- (C) EXISTING 40' PRIVATE ACCESS AND PUBLIC DRAINAGE AND UTILITY EASEMENT, TO BE VACATED BY THIS PLAT.
- (D) EXISTING 20' PUBLIC EASEMENT FOR GENERAL PUBLIC ROAD PURPOSES AND PLACEMENT, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES, TO BE VACATED WITH THIS PLAT.
- (E) EXISTING BLANKET DRAINAGE EASEMENT, TO BE VACATED BY THIS PLAT.
- (F) EXISTING 40' PRIVATE ACCESS AND PUBLIC DRAINAGE AND UTILITY EASEMENT.

NOTES:

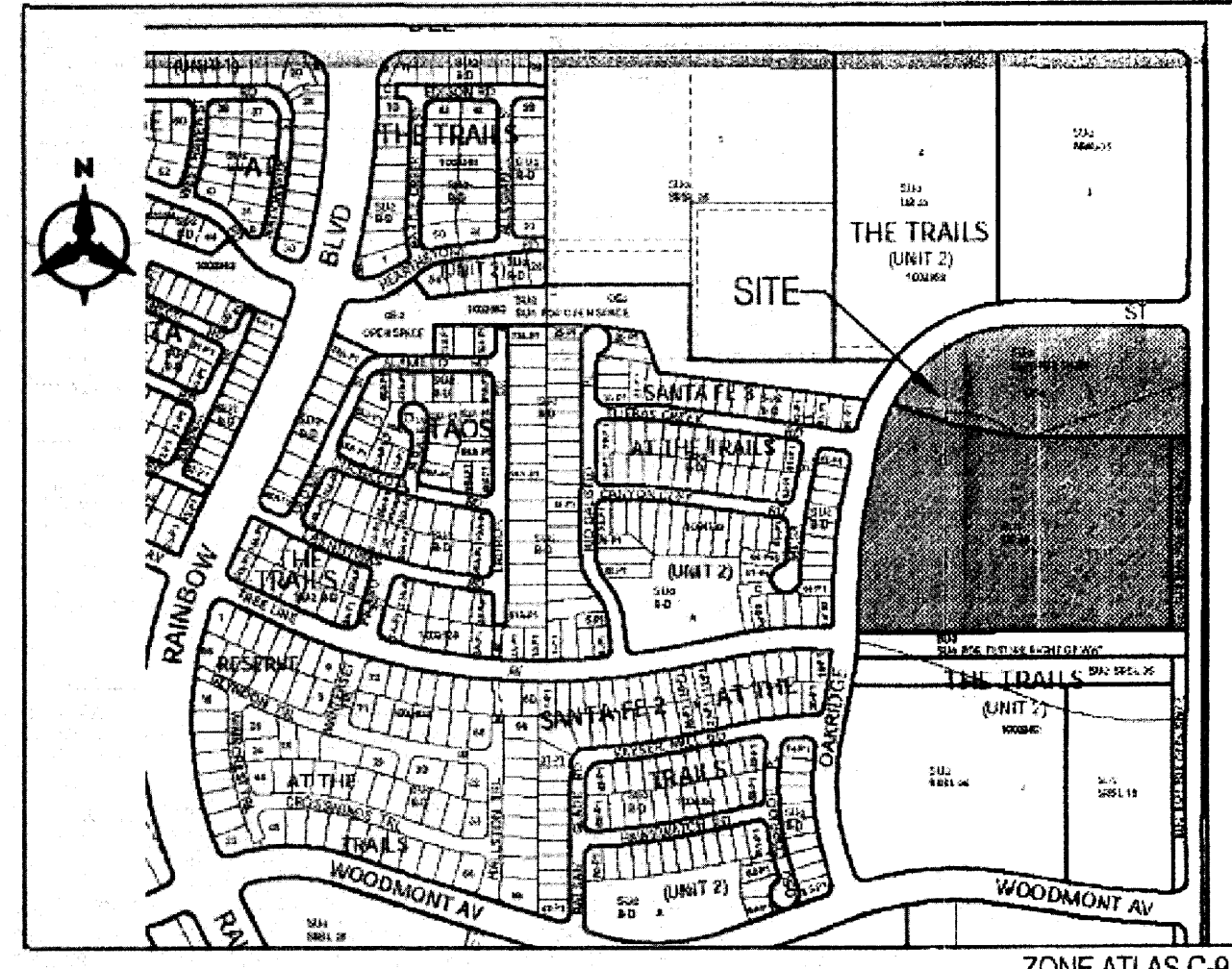
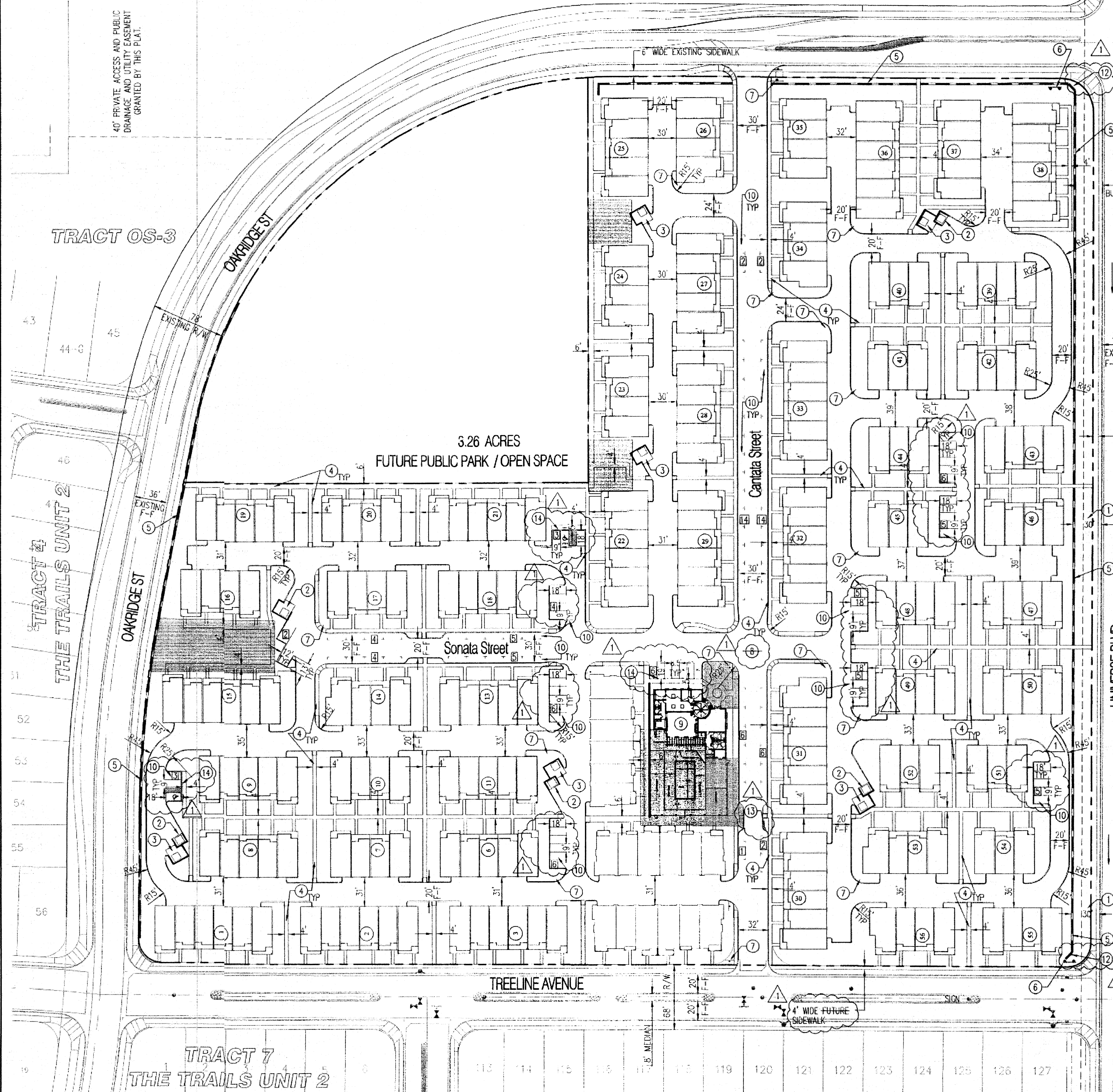
- 1. ACREAGE: 17.39 AC.
- 2. NUMBER OF LOTS: 74
- 3. ZONING:
SU-2: VOLCANO TRAILS RESIDENTIAL DEVELOPMENT (VTRD)





TRACT 2
THE TRAILS UNIT 2

TRACT 3
THE TRAILS UNIT 2



SITE VICINITY MAP

SITE INFORMATION:
THE SITE CONSISTS OF APPROXIMATELY 17.5 ACRES. THE LEGAL DESCRIPTION FOR THE SITE IS LOT B, CANTATA AT THE TRAILS SUBDIVISION. THE ZONING IS RD. NOTE: THE SITE PLAN WAS REVIEWED AND APPROVED UNDER THE SU-2 UR ZONING. THIS ZONING WAS REPEALED ALONG WITH THE SECTOR PLAN. THE CITY HAS DETERMINED THAT THE APPROVED SITE PLAN CONTROLS THE DEVELOPMENT OF THIS PROPERTY SINCE THE PLAN WAS APPROVED AND CONSTRUCTION STARTED PRIOR TO THE REPEAL. THE STANDARDS FROM THE SU-2 UR ZONE SHALL APPLY.

PROPOSED USE:
THE SITE PLAN FOR BUILDING PERMIT ALLOWS A RESIDENTIAL TOWNHOME STYLE APARTMENT PROJECT THAT INCLUDES: (16) SIX-FLEX BUILDINGS; (11) FIVE-FLEX BUILDINGS; (22) FOUR-FLEX BUILDINGS; AND (7) THREE-FLEX BUILDINGS. ALLOWABLE BUILDING TYPES/ELEVATIONS ARE AS FOLLOWS:

- 16 TOTAL (1) SIX-FLEX ELEVATION WITH 6 TWO-STORY UNITS
- (2) SIX-FLEX ELEVATIONS WITH 4 TWO-STORY UNITS/2 ONE-STORY UNITS
- 11 TOTAL (1) FIVE-FLEX ELEVATION WITH 5 TWO-STORY UNITS
- (1) FIVE-FLEX ELEVATION WITH 3 TWO-STORY UNITS/2 ONE-STORY UNITS
- 22 TOTAL (1) FOUR-FLEX ELEVATION WITH 4 TWO-STORY UNITS
- (2) FOUR-FLEX ELEVATIONS WITH 2 TWO-STORY UNITS/2 ONE-STORY UNITS
- 7 TOTAL (1) THREE-FLEX ELEVATION WITH 3 TWO-STORY UNITS
- (1) THREE-FLEX ELEVATION WITH 1 TWO-STORY UNIT/2 ONE-STORY UNITS

THERE ARE A TOTAL OF 260 DWELLING UNITS PROPOSED. MAXIMUM DWELLING UNIT SQUARE FOOTAGE 2,200 SF. MAXIMUM CLUBHOUSE SQUARE FOOTAGE = 4,000 SF. THE COMMUNITY, NAMED CANTATA AT THE TRAILS WILL CONTAIN A POOL, A CLUB HOUSE, AND PLAYGROUND EQUIPMENT.

ALLOWABLE DENSITY = 10-20 D.U./ACRE
APPROXIMATE DENSITY = 14.8 D.U./ACRE

PRIVATE OPEN SPACE
REQUIRED - 60 SF PER UNIT 15,600 SF
PROVIDED 36,550 SF

SHARED OPEN SPACE (MIN. DIMENSION OF 40')
REQUIRED - 80 SF PER UNIT 20,800 SF
PROVIDED 23,181 SF

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS - PRIMARY ACCESS INTO THE DEVELOPMENT WILL BE FROM TREELINE AVENUE. A SECONDARY ACCESS IS PROVIDED FROM OAKRIDGE STREET, ON THE NORTH SIDE OF THE SITE. BOTH ACCESS POINTS WILL ACCOMMODATE EMERGENCY VEHICLES.

PEDESTRIAN ACCESS - PEDESTRIANS WILL BE PROVIDED DIRECT ACCESS TO AND FROM OAKRIDGE STREET NEAR THE NORTH VEHICULAR ENTRY, UNIVERSE BLVD. IN TWO LOCATIONS, AND TREELINE AVENUE IN SEVERAL LOCATIONS. PEDESTRIAN ACCESS POINTS TO THE FUTURE PUBLIC PARK/OPEN SPACE WILL ALSO BE PROVIDED NORTH AND WEST OF THE SUBDIVISION. THE PERIMETER WALL WILL INCLUDE PEDESTRIAN GATES-AT-ACCESS LOCATIONS. IN ADDITION, OAKRIDGE PROVIDES A DIRECT CONNECTION TO THE LINEAR OPEN SPACE AND TRAIL.

BICYCLE ACCESS - THE METROPOLITAN ALBUQUERQUE BICYCLE MAP INDICATES THAT THE CLOSEST BIKE FACILITY IS LOCATED ADJACENT TO RAISED DEL NORTE NORTH OF THE PROJECT SITE (EXISTING) AND PROPOSED BIKE FACILITIES ALSO EXIST ON RAINBOW, UNIVERSE, AND UNISER BOULEVARDS.

ALLEYS - THE CANTATA AT THE TRAILS COMMUNITY CONTAINS ALLEYS THAT SERVE EACH BUILDING. ATTACHED GARAGES FOR EACH DWELLING UNIT WILL BE ACCESSED FROM THE ALLEYS.

TRANSIT ACCESS - THE SITE IS CURRENTLY SERVED BY BUS ROUTE 152 WHICH SERVES THE TRAILS AND JEFFERSON BRANCH COMMUNITIES. THE EXISTING BUS STOP IS EASILY ACCESSED FROM CANTATA VIA THE OPEN SPACE AND TRAIL SYSTEM; THE STOP IS LESS THAN 1/4 MILE FROM THE DEVELOPMENT.

INTERNAL CIRCULATION:
INTERNAL ROADS WILL BE PRIVATE BUT WILL BE DESIGNED AND BUILT IN COMPLIANCE WITH THE DPM. LOCAL ROADS (AT VARYING LENGTHS) INTERNAL TO THE DEVELOPMENT WILL PROVIDE ACCESS TO BUILDINGS AND COMMON PARKING AREAS. PEDESTRIAN CIRCULATION WITHIN THE COMMUNITY WILL BE FACILITATED THROUGH A NETWORK OF CONCRETE WALKING PATHS THAT PROVIDE CONNECTIVITY THROUGHOUT THE COMMUNITY. ADA COMPLIANT SIDEWALKS WILL ALSO BE PROVIDED THROUGHOUT THE COMMUNITY.

BUILDING HEIGHTS AND SETBACKS - MAXIMUM BUILDING HEIGHT AND SETBACKS COMPLY WITH THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN AND ARE:

HEIGHT 25' MINIMUM (2-STORY) AND 35' MAXIMUM (3-STORY)
SETBACK - STREET FACING: 5' MIN., 10' MAX. INTERIOR SIDE: 0' (ATTACHED) INTERIOR SIDE (BETWEEN BUILDINGS): 10'

INTERIOR REAR: 5' TO ALLEY

INTERIOR REAR (BETWEEN BUILDINGS): 30' MIN.

INTERIOR REAR (SIDE-REAR): 15' MIN.

PARKING:
PARKING WILL BE PROVIDED IN COMPLIANCE WITH THE VOLCANO HEIGHTS SDP (1.0 SPACE PER ONE BEDROOM AND STUDIO, 1.5 SPACES PER 2 BEDROOMS, AND 2.0 SPACES FOR 3 OR MORE BEDROOMS).

MIX OF 1, 2 AND 3 BEDROOM UNITS REQUIRED:	106 ONE BEDROOM UNITS AT 1.0/PER	106 SPACES
	98 TWO BEDROOM UNITS AT 1.5/PER	147 SPACES
	56 THREE BEDROOM UNITS AT 2.0/PER	112 SPACES
	TOTAL REQUIRED	365 SPACES

PROVIDED:	414 SPACES
GARAGE PARKING	414 SPACES
GUEST PARKING	56 SPACES
ON-STREET PARKING	56 SPACES
TOTAL PROVIDED	526 SPACES

ALL 3 BEDROOM UNITS REQUIRED:	260 THREE BEDROOM UNITS AT 2.0/PER	520 SPACES
	TOTAL REQUIRED	520 SPACES

PROVIDED:	520 SPACES
GARAGE PARKING	520 SPACES
GUEST PARKING	56 SPACES
ON-STREET PARKING	56 SPACES
TOTAL PROVIDED	632 SPACES

LIGHTING - LIGHTING WILL BE PROVIDED IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, AND THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN. LIGHTING SHALL BE SHIELDED SOURCE AND NIGHT SKY COMPLIANT.

SOLID WASTE - THE WALLS SURROUNDING THE REFUSE CONTAINERS SHALL BE A MAXIMUM OF 8' IN HEIGHT AND CONSTRUCTED OF CMU BLOCK. THE GATE WILL BE OPAQUE AND OF A DURABLE MATERIAL.

PERIMETER WALLS - PERIMETER WALLS AS ILLUSTRATED ON SHEET 2 OF 15 SHALL NOT BE CHANGED OR ALTERED WITHOUT PRIOR APPROVAL BY THE PLANNING DIRECTOR. PERIMETER WALLS ARE PROPOSED TO BE CONSTRUCTED ALONG UNIVERSE BLVD. AND OAKRIDGE STREET AT THE NORTH AND WEST SIDE OF THE SUBDIVISION. PEDESTRIAN GATES WILL BE PROVIDED WHERE SIDEWALKS PASS THROUGH PERIMETER WALLS. WALL MOUNTED SIGNAGE SHALL BE PROVIDED ON THE PERIMETER WALL AT THE INTERSECTIONS OF OAKRIDGE AND UNIVERSE, AND TREELINE AND UNIVERSE. MAXIMUM AREA OF 40 SQUARE FEET FOR EACH SIGN.

SITE DEVELOPMENT PLAN APPROVAL:

PROJECT NUMBER: 1002962
APPLICATION NUMBER:

IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES () NO. IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

NEW MEXICO UTILITIES	DATE
<i>[Signature]</i>	6-27-07
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>[Signature]</i>	6-27-07
UTILITY APPROVALS	DATE
<i>[Signature]</i>	6/27/07
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	10/5/07
CITY ENGINEER/UNIFCA	DATE
<i>[Signature]</i>	
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
<i>[Signature]</i>	6/29/07
SOLID WASTE MANAGEMENT	DATE
<i>[Signature]</i>	10/25/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

LEGEND

	PROPERTY BOUNDARY
	PERIMETER WALL, SEE DETAIL ON SHEET 2 OF 9
	ON STREET PARKING AND QUANTITY
	EXISTING
	SHARED OPEN SPACE WITH A MINIMUM DIMENSION OF 40'

- KEYED NOTES**
- 1 30' OPEN SPACE SETBACK TO BE OWNED & MAINTAINED BY H.O.A.
 - 2 REFUSE ENCLOSURE (11 PROVIDED)
 - 3 REFUSE RECYCLE STATION (2 PROVIDED)
 - 4 SIDEWALK WIDTH DIMENSIONED
 - 5 PERIMETER WALL
 - 6 TEMPORARY CONSTRUCTION SIGN
 - 7 STOP SIGN
 - 8 HARDSCAPE ISLAND
 - 9 CLUBHOUSE
 - 10 GUEST PARKING
 - 11 BIKE RACK
 - 12 WALL SIGN
 - 13 DIRECTORY SIGN
 - 14 CURB FLUSH WITH PAVEMENT

SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT

CANTATA AT THE TRAILS

Prepared for:
CANTATA AT THE TRAILS INC,
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Bohannon Huston
7500 Jefferson NE
Albuquerque, NM 87109
8/22/07

AA REVISION 4-15-11

DRB ADMINISTRATIVE
SITE PLAN AMENDMENT
PROJECT NO. 1002962
APPLICATION NO. 008-10045
DATE 8/22/07

Bohannon Huston
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4395
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

PROJECT #: 1002962
DATE: 5-28-14
APP: 14-10171 (APP)



Public Roadway Easement granted to the City of Albuquerque filed December 21, 2007 in Plat Book 2007C, Page 352

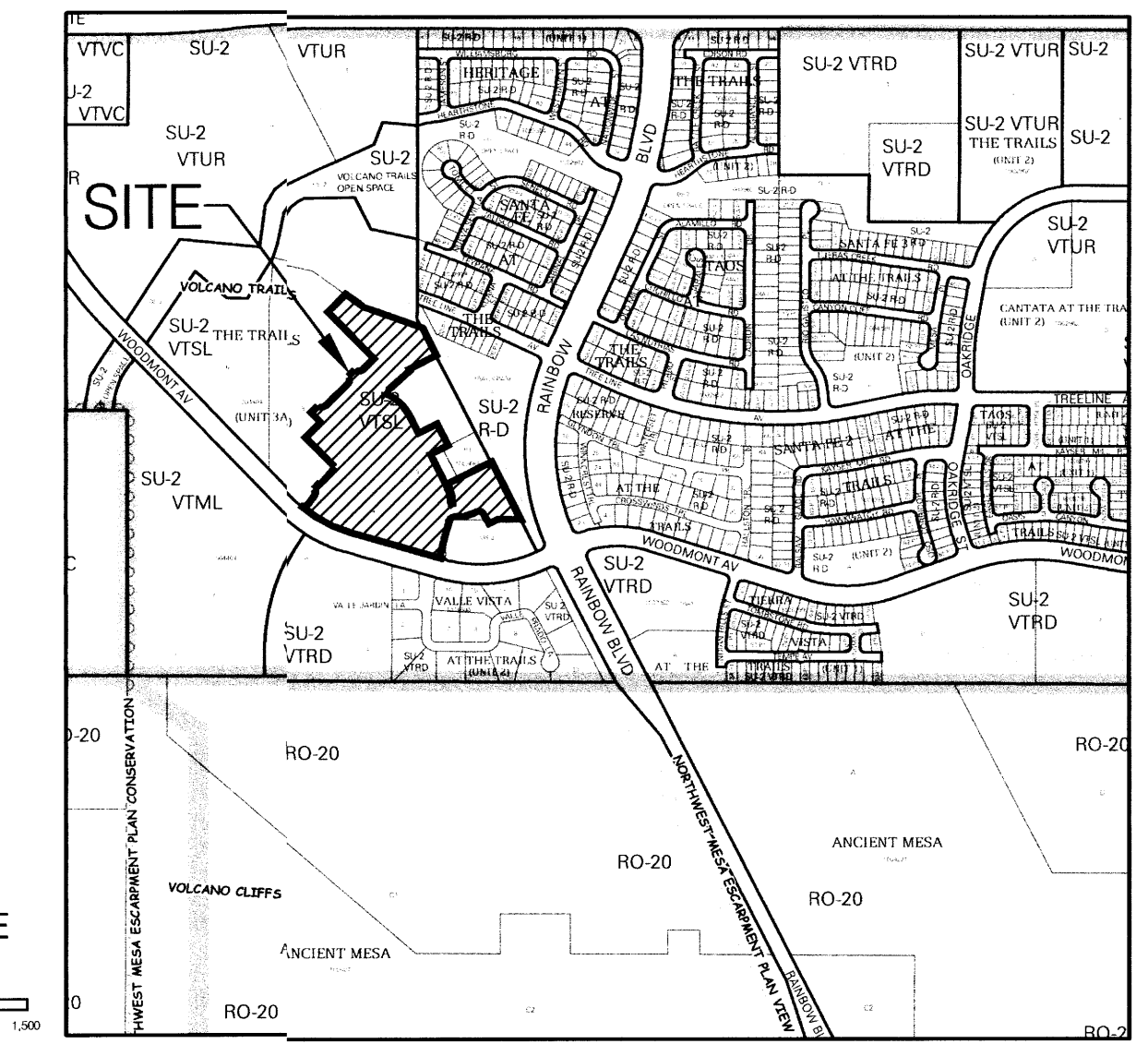
Existing 50' Southern Union Gas Company Right of Way Easement filed September 16, 1930 in Book 112, page 515 and filed March 29, 1956 in Book D346, page 356 as Document No. 90568 and N.M. State Land Office Deed of right of way and Easement no. 646, dated October 3, 1930.

GENERAL NOTES:

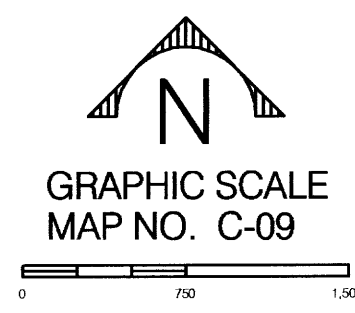
1. THE SITE PLAN CONCEPT AND REQUIREMENTS HAVE BEEN BASED ON THE 'TRAILS PHASE 1' SITE DEVELOPMENT PLAN FOR SUBDIVISION, DATED 10-22-03. PROJECT NUMBER 1002962, 03DRB-01530.
2. EXISTING ZONING: SU-2, VTSL, VOLCANO TRAILS/SUBURBAN RESIDENTIAL SMALL LOT.
3. LOT SIZE, SETBACKS AND WIDTHS FOR INDIVIDUAL SUBDIVISION PARCELS SHALL CONFORM TO THE R-T ZONING REGULATION.
4. PEDESTRIAN ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC SIDEWALKS TO WOODMONT AVENUE AND VIA TRACT D TO THE ADJACENT PARK.
5. VEHICULAR ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC STREETS TO WOODMONT AVENUE AND A FUTURE CONNECTION TO TREE LINE AVENUE.
6. ALL INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 47' RIGHT-OF-WAY WITH 28' F-F PAVEMENT SECTION EXCEPT NIGHTSHINE STREET WILL BE 76' RIGHT-OF-WAY AND 52' F-F AND SOUTH SKY STREET WILL TRANSITION FROM 76' RIGHT-OF-WAY AND 50' F-F TO 52' RIGHT-OF-WAY AND 28' F-F.
7. SUBDIVISION LOT LAYOUTS DEPICTED ARE FOR GENERAL INFORMATION ONLY. EXACT LOT SIZE, CONFIGURATION, QUANTITY AND INTERNAL ROADWAY CONFIGURATION MAY VARY, AND SHALL BE DETERMINED WITH PRELIMINARY AND FINAL PLATS.
8. THE MAXIMUM ON-LOT USEABLE OPEN SPACE REQUIREMENT WILL BE MET, PER THE R-D ZONE IN THE CITY COMPREHENSIVE ZONING CODE.
9. STREET TREES ARE PROVIDED ALONG WOODMONT AVENUE.
10. WATER AND SEWER PROVIDED BY ABCWUA PURSUANT TO THE WATER AND SEWER AVAILABILITY LETTER.
11. PERIMETER WALLS: THE SUBDIVISION PERIMETER GARDEN WALL WILL BE DESIGNED AND SUBMITTED IN CONJUNCTION WITH THE PRELIMINARY PLAT, AND SHALL BE CONSISTENT WITH THE TRAILS PHASE I SITE DEVELOPMENT PLAN FOR SUBDIVISION.
12. MAXIMUM BUILDING HEIGHT WILL BE 26 FEET IN COMPLIANCE WITH THE COMPREHENSIVE CITY ZONING CODE.
13. TRANSIT OPERATIONS IN THE VICINITY ARE CURRENTLY LIMITED TO RAINBOW BOULEVARD TO THE EAST. ADDITIONAL TRANSIT MAY OCCUR AT A LATER DATE.
14. BICYCLE LANES ARE EXISTING WITHIN WOODMONT AVENUE.
15. ON-LOT TREES: WHERE BUILDINGS ARE PLACED MORE THAN 10 FEET FROM A STREET-SIDE PROPERTY LINE, AT LEAST ONE TREE SHALL BE PLANTED PER PROPERTY WITHIN THE STREET-SIDE SETBACK. PROPERTIES WITH A STREET FRONTAGE OVER 100 FEET SHALL HAVE A MINIMUM OF ONE TREE FOR EVERY 40 FEET. STREET TREES ON LOCAL STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNER.

- PEDESTRIAN CONNECTION
- STREET TREES PER STREET TREE ORDINANCE
- ENTRY SIGNAGE

SITE VICINITY



PROJECT #: 1002962
DATE: 5-28-14 (AS)



SITE DATA:

TOTAL DEVELOPED AREA: 14.24 AC.
ZONING: SU-2, VTSL, VOLCANO TRAILS/SUBURBAN RESIDENTIAL SMALL LOT

PROPOSED DWELLING UNITS:	UNIT 1	UNIT 2	TOTAL
	32	29	61

LEGAL DESCRIPTION:

TRACTS 9, 10 AND OS-3 THE TRAILS UNIT 3A SUBDIVISION, 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 3A WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16 AND 17, 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 DECEMBER 21, 2007, IN PLAT BOOK 2007C, PAGE 352, AS DOCUMENT NO. 2007171107.

PROJECT NUMBER: 1004404
APPLICATION NUMBER:

IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

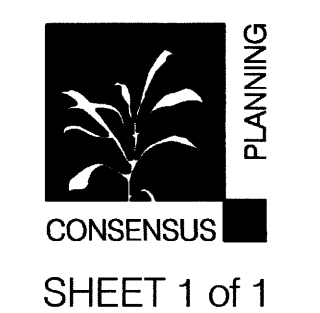
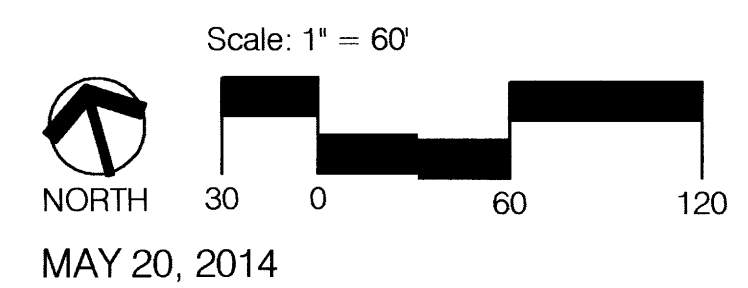
DRB SITE DEVELOPMENT PLAN APPROVAL:

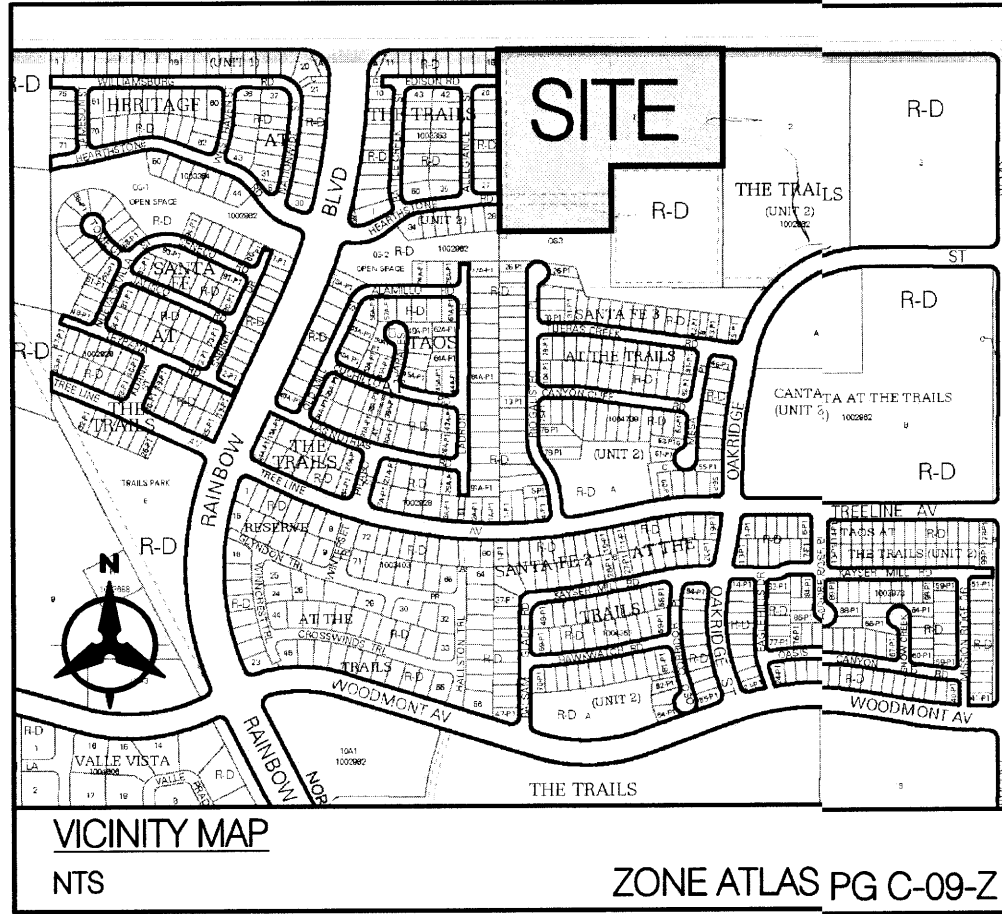
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT-(CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

VALLE PRADO
Unit 1 at the Trails Unit 3A
Unit 2 at the Trails Unit 3A
Site Plan for Subdivision

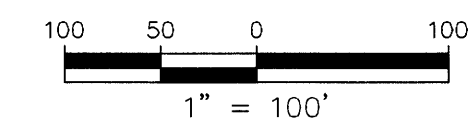
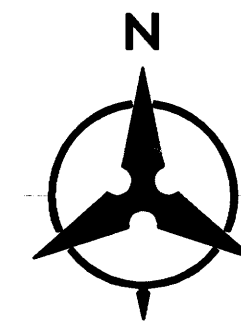
Prepared for:
Woodmont Paseo, LLC
3077 E. Warm Springs Road
Las Vegas, NV 89120

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102





SKETCH PLAT FOR
TRACT 1
at the TRAILS UNIT 2
BEING A REPLAT OF
TRACTS 1
at the TRAILS UNIT 2



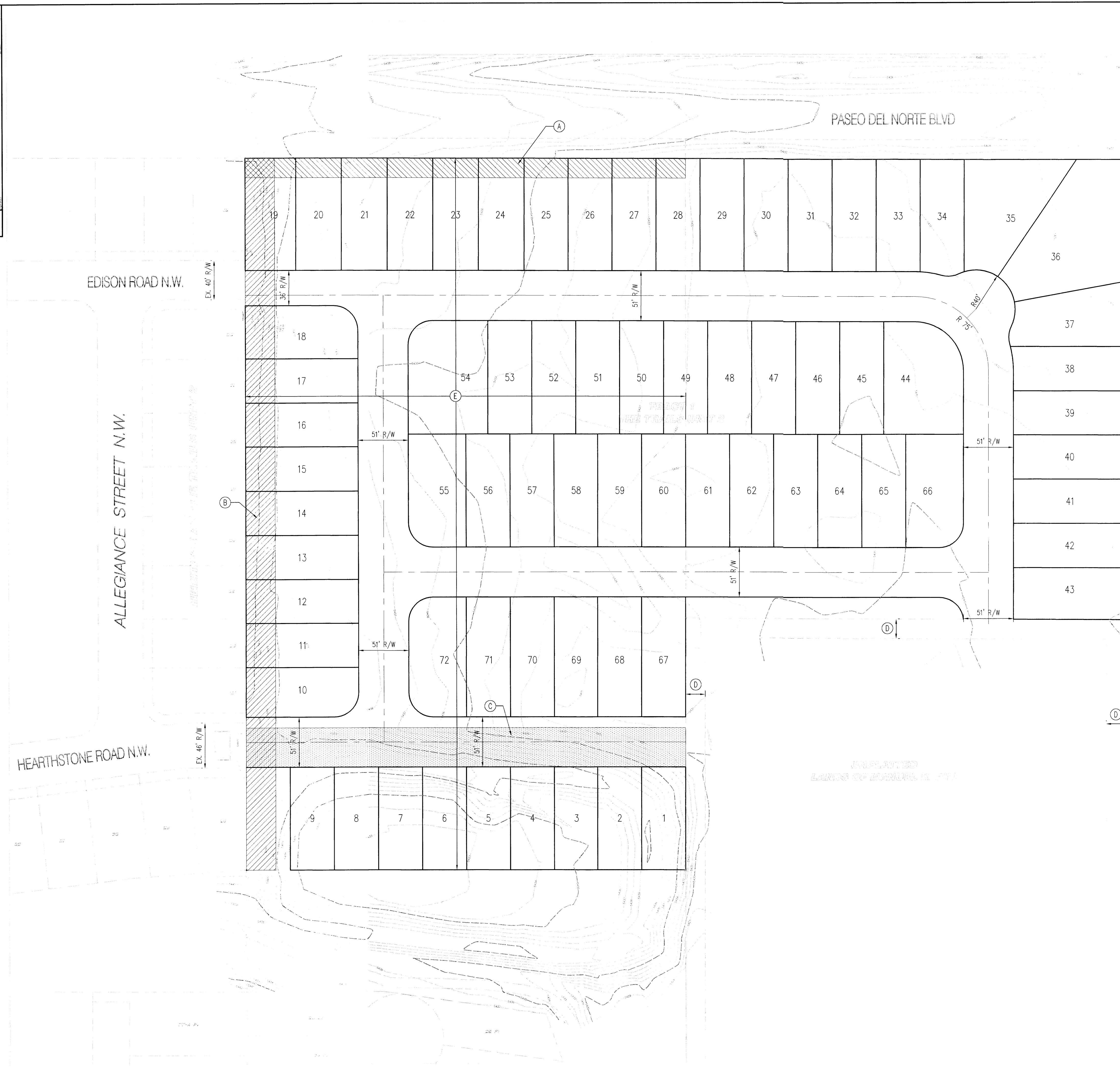
PROJECT #: 1002962
DATE: 6-4-14
APP#: 14-70186(SK)

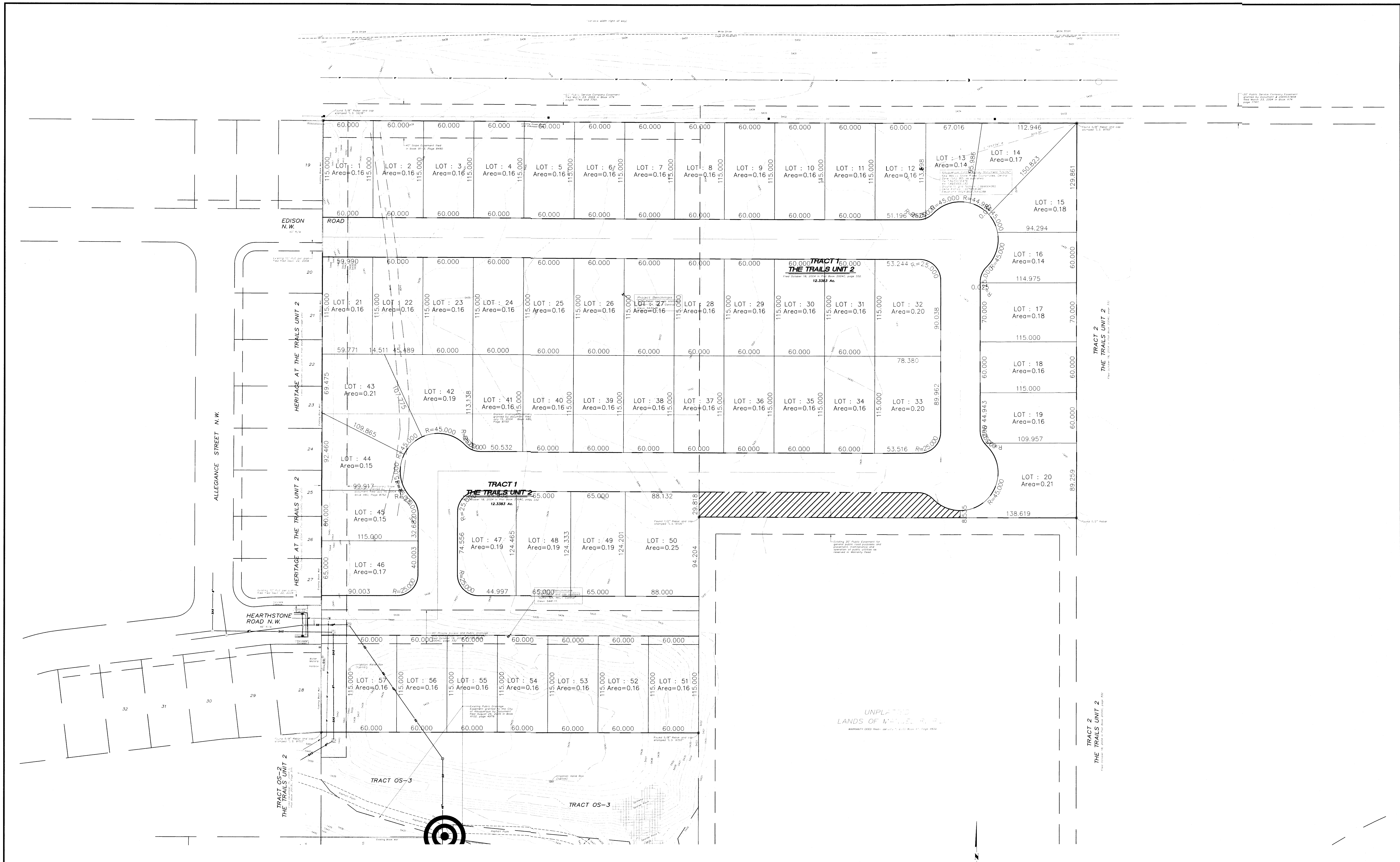
KEYED NOTES

- (A) PORTION OF EXISTING 40' SLOPE EASEMENT
- (B) EXISTING 30' PRIVATE TEMPORARY SLOPE EASEMENT
- (C) EXISTING 40' PRIVATE ACCESS AND PUBLIC DRAINAGE AND UTILITY EASEMENT
- (D) EXISTING 20' PUBLIC EASEMENT FOR GENERAL PUBLIC ROAD PURPOSES AND PLACEMENT, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES
- (E) EXISTING BLANKET DRAINAGE EASEMENT

NOTES

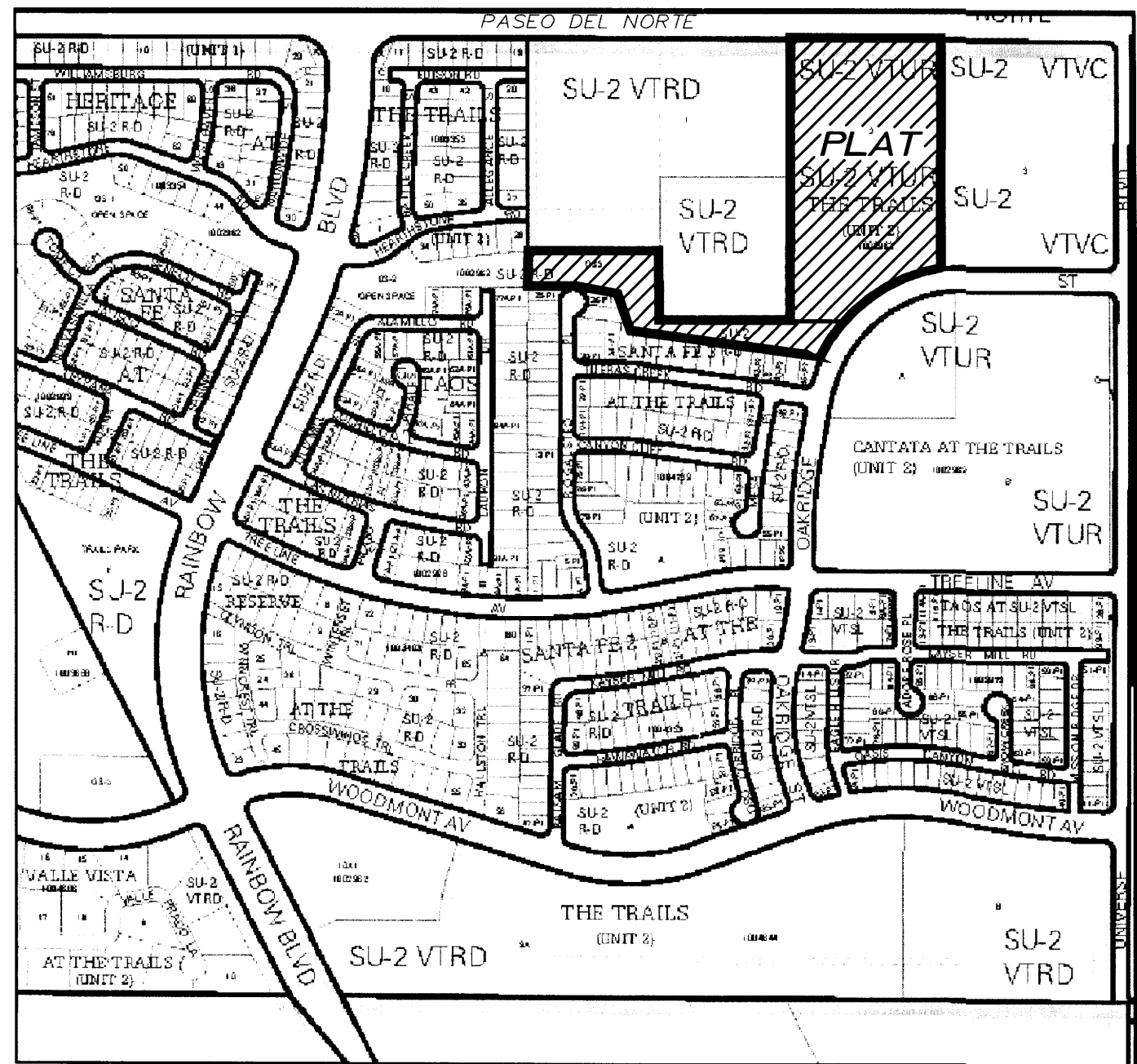
1. ACREAGE: 12.34 AC.
2. NUMBER OF LOTS: 72
3. ZONING:
SU-2: VOLCANO TRAILS RESIDENTIAL DEVELOPMENT (VTRD)





THE TRAILS TRACT 1 LAYOUT 7

SCALE: 1"=50'



VICINITY MAP
Not to Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
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. City of Albuquerque Zone Atlas Page C-9.

SUBDIVISION DATA

1. Total number of existing Tracts: 2
2. Total number of Lots created: 2
3. Gross Subdivision acreage: 13.3723 acres.

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:

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

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

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

DISCLAIMER

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

PURPOSE OF PLAT

- The purpose of this plat is to:
- A. Show the Easements VACATED by 12DRB-_____.
 - B. Grant the new Public and Private Easements as shown hereon.

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.

Russ P. Hugg
NMPS No. 9750
September 26, 2012

**BULK LAND PLAT OF
TRACTS 2-A AND OS-3A
THE TRAILS UNIT 2**
(BEING A REPLAT OF TRACTS 2 AND OS-3, THE TRAILS UNIT 2)
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
SEPTEMBER 2012

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	_____	_____	Date
New Mexico Gas Company	_____	_____	Date
Century Link	_____	_____	Date
Comcast	_____	_____	Date

CITY APPROVALS:

City Surveyor	_____	_____	Date
Department of Municipal Development	_____	_____	Date
Real Property Division	_____	_____	Date
Environmental Health Department	_____	_____	Date
Traffic Engineering, Transportation Division	_____	_____	Date
ABCWUA	_____	_____	Date
Parks and Recreation Department	_____	_____	Date
AMAFCA	_____	_____	Date
City Engineer	_____	_____	Date
DRB Chairperson, Planning Department	_____	_____	Date

LEGAL DESCRIPTION

All of Tracts 2 and OS-3, The Trails Unit 2, as the same are 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.

Said tracts contain 13.3723 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "BULK LAND PLAT OF TRACTS 2-A AND OS-3A THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 2 AND OS-3, THE TRAILS UNIT 2) 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", 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 grant the public and private easements as shown hereon. 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 consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

TRACT 2

THE TRAILS, LLC
Longford Group, Inc., its Manager

By _____
Kelly Cahoun, Division President Date

TRACT OS-3

THE TRAILS COMMUNITY ASSOCIATION, INC.

By _____
Kelly Cahoun, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2012, by Kelly Cahoun, Division President of The Trails, LLC.

_____ My commission expires _____
Notary Public

ACKNOWLEDGEMENT

STATE OF BERNALILLO
COUNTY OF NEW MEXICO SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2012, by Kelly Cahoun, President of The Trails Community Association, Inc.

_____ My commission expires _____
Notary Public

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."

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 1 thru 12 AND TRACTS OS-3 AND OS-4
THE TRAILS UNIT 2

The plat of TRACTS 1 THRU 12 AND TRACTS OS-3 AND OS-4, THE TRAILS UNIT 2 has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts 1 thru 12 and OS-3 and OS-4, The Trails Unit 2, filed in the office of the County Clerk of Bernalillo County, New Mexico on October 18, 2004 in Book A85, page 6157.

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 2-A AND OS-3A
THE TRAILS UNIT 2

The plat of TRACTS 2 AND OS-3A, THE TRAILS UNIT 2 has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts 2 and OS-3A, The Trails Unit 2, filed in the office of the County Clerk of Bernalillo County, New Mexico on _____, 2012 in Book _____, page _____.

BULK LAND PLAT OF TRACTS 2-A AND OS-3A THE TRAILS UNIT 2
(BEING A REPLAT OF TRACTS 2 AND OS-3, THE TRAILS UNIT 2)
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
SEPTEMBER 2012

BLANKET EASEMENT NOTES

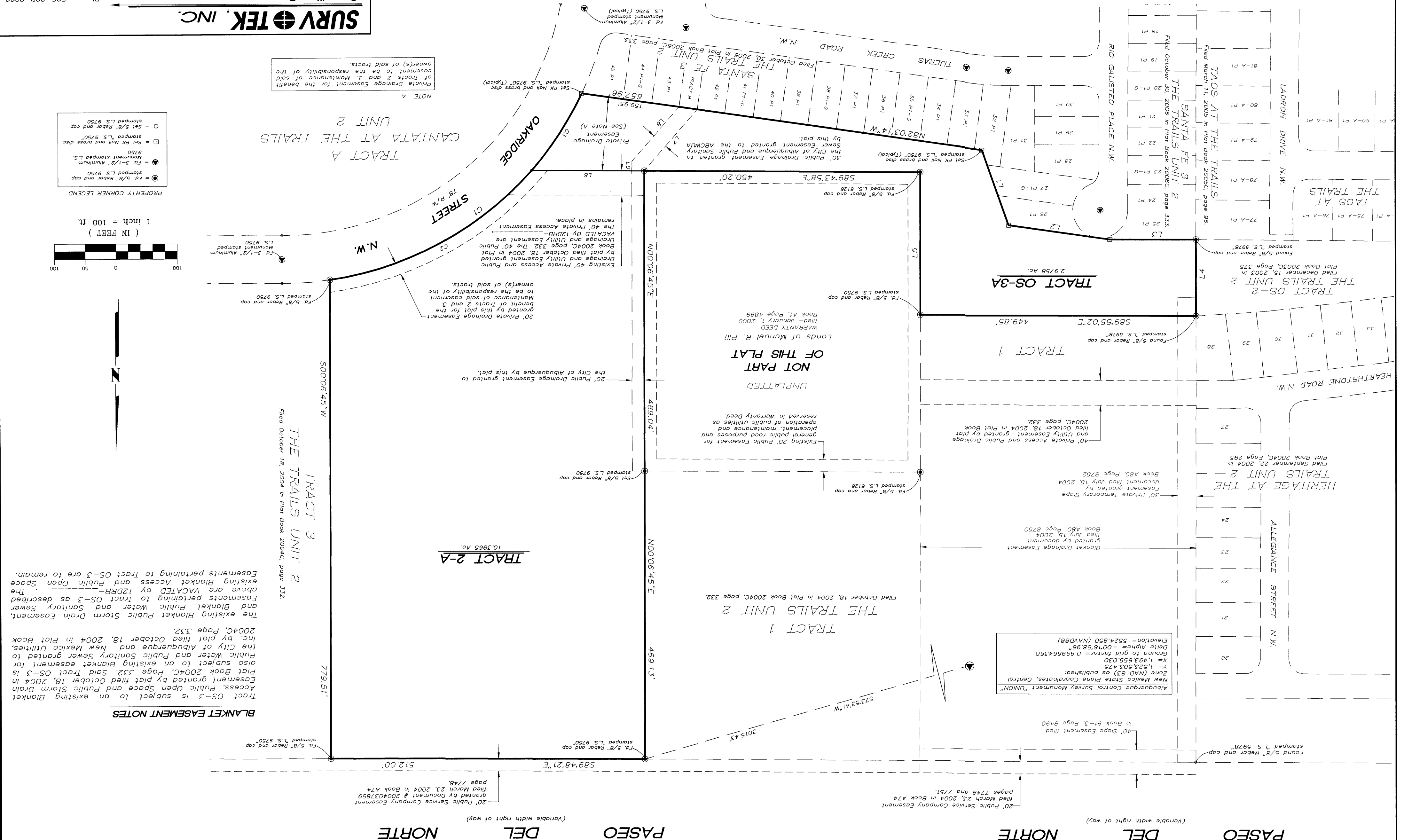
Tract OS-3 is subject to an existing Blanket Access, Public Open Space and Public Storm Drain Easement granted by plat filed October 18, 2004 in Plat Book 2004C, Page 332. Said Tract OS-3 is also subject to an existing Blanket easement for Public Water and Public Sanitary Sewer granted to the City of Albuquerque and New Mexico Utilities, Inc. by plat filed October 18, 2004 in Plat Book 2004C, Page 332.

The existing Blanket Public Storm Drain Easement, and Blanket Public Water and Sanitary Sewer Easements pertaining to Tract OS-3 as described above are VACATED by 12DRB-_____. The existing Blanket Access and Public Open Space Easements pertaining to Tract OS-3 are to remain.

LINE	LENGTH	BEARING
L1	129.57	N19°31'15"W
L2	167.26	N81°59'57"W
L3	140.39	N89°54'08"W
L4	124.07	N00°06'04"E
L5	232.61	S00°08'08"W
L6	183.29	S89°44'24"E

CURVE LENGTH	RADIUS	TANGENT CHORD BEARING	DELTA
C1	531.59'	539.00'	56°30'28"
C2	381.94'	539.00'	40°36'03"
C3	149.64'	539.00'	15°54'25"

BULK LAND PLAT OF TRACTS 2-A AND OS-3A THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACTS 2 AND OS-3, THE TRAILS UNIT 2) 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
 SEPTEMBER 2012



BLANKET EASEMENT NOTES
 Tract OS-3 is subject to an existing Blanket Access, Public Open Space and Public Storm Drain Easement granted by plot filed October 18, 2004 in Plat Book 2004C, Page 332. Said Tract OS-3 is also subject to an existing Blanket easement for Public Water and Public Sanitary Sewer granted to the City of Albuquerque and New Mexico Utilities, Inc. by plot filed October 18, 2004 in Plat Book 2004C, Page 332.
 The existing Blanket Storm Drain Easement, and Blanket Public Water and Sanitary Sewer Easements pertaining to Tract OS-3 as described above are VACATED by 12DRB-07-000001-000001. The existing Blanket Access and Public Open Space Easements pertaining to Tract OS-3 are to remain. Easements pertaining to Tract OS-3 are to remain.

PROPERTY CORNER LEGEND

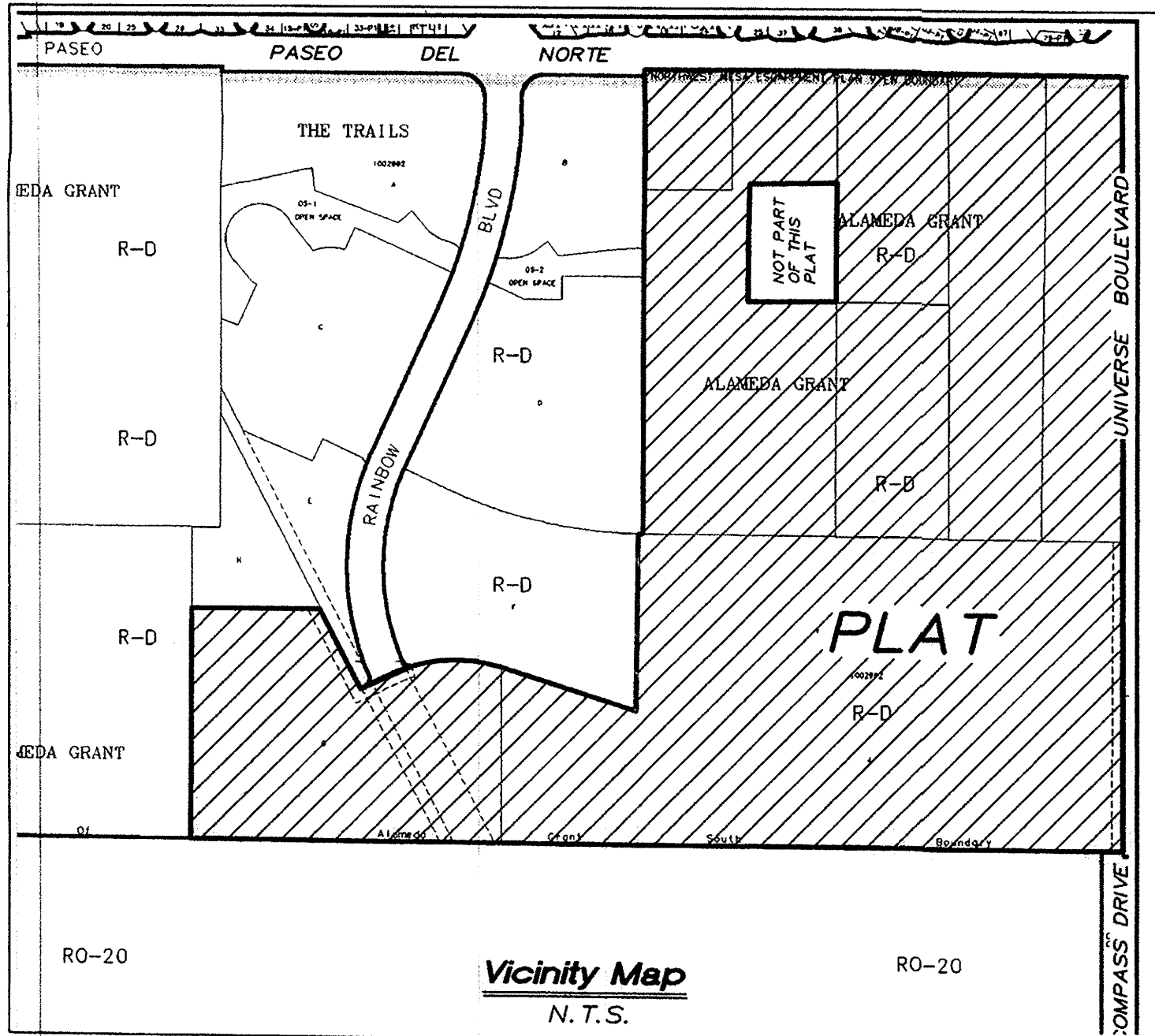
- = Set 5/8" Rebar and cap stamped L.S. 9750
- = Set PK Nail and brass disc stamped L.S. 9750
- = Fd. 3-1/2" Aluminum Monument stamped L.S. 9750
- = Fd. 5/8" Rebar and cap stamped L.S. 9750

1 inch = 100 ft.
 (IN FEET)

NOTE A
 Private Drainage Easement for the benefit of Tracts 2 and 3. Maintenance of said easement to be the responsibility of the owner(s) of said tracts.

NOT PART OF THIS PLAT UNPLATED
 Lands of Manuel R. Pili
 WARRANTY DEED
 Filed - January 1, 2000
 Book A1, Page 489B
 Existing 20' Public Easement for general public road purposes and operation, maintenance and placement of public utilities as reserved in Warranty Deed.
 Filed October 18, 2004 in Plat Book 2004C, page 332.
 Existing 20' Public Easement for Drainage and Utility Easement granted by plot filed October 18, 2004 in Plat Book 2004C, page 332. The 40' Public Easement and Utility Easement are VACATED BY 12DRB-07-000001-000001. The 40' Private Access Easement remains in place.

Albuquerque Control Survey Monument "UNION"
 Zone (NAD 83) as published:
 X = 1,493,655.030
 Y = 1,523,503.475
 Ground to grid factor = 0.999664360
 Data Alpha = -0.0165895
 Elevation = 5524.950 (NAVD83)



Vicinity Map
N. T. S.

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page C-9.
- U.C.L.S. Log Number 2004340101.
- No direct access to Paseo Del Norte or Universe Boulevard will be allowed.
- 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.

SUBDIVISION DATA

- Total number of existing Tracts: 11
- Total number of Tracts created: 14
- Total mileage of full width streets created: 1.40 miles.
- Gross Subdivision acreage: 189.65 acres.
- Tracts OS-3 and OS-4 are Private Open Space Areas conveyed to the Trails Unit 2 Homeowners Association. Maintenance of said Tracts shall be the responsibility of said Trails Unit 2 Homeowners Association. There shall be no direct vehicular access from adjacent tracts, parcels or lots.

DISCLOSURE STATEMENT

The purpose of this Bulkland Plat is to:

- Show the various Public Roadway and Utility Easements which were vacated by DRB-04-1321
- Create the Fourteen (14) Bulk Parcels shown hereon to facilitate platting of future Trails Units.
- Dedicate the Additional street right of way for Universe Boulevard and Paso Del Norte and the new street right of ways for Rainbow Boulevard, Woodmont Avenue, and Oakridge Street to the City of Albuquerque in fee simple with warranty covenants by this plat.
- Grant the additional Public Utility Easements as shown hereon.

TREASURERS CERTIFICATION

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

* See Attached UPC's & DOWNERS

I HEREBY CERTIFY THAT TAXES ARE CURRENT AND PAID ON THE FOLLOWING:
 Mary Herrera
 Bernalillo County Treasurer
 18 Oct 04
 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.
- 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 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.

SHEET INDEX

- SHEET 1 OF 6 - Approvals, General Notes, Etc...
- SHEET 2 OF 6 - Legal Description, Free consent and dedication
- SHEET 3 OF 6 - Overall Bulk Plat Boundary
- SHEET 4 OF 6 - North 1/2 of Trails Unit 2
- SHEET 5 OF 6 - South 1/2 of Trails Unit 2
- SHEET 6 OF 6 - Curve and Line Tables

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 best of my knowledge and belief.

Russ P. Hugg
 NMPS No. 9750
 August 16, 2004



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



PROJECT NUMBER: 1002962
 Application Number: 04DRB-01322

PLAT APPROVAL

Utility Approvals:

	10-15-04
PNM Electric Services	Date
	10-15-04
PNM Gas Services	Date
	10-11-04
QWest Corporation	Date
	9-2-04
Comcast	Date
	9-2-04
New Mexico Utilities	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.

City Approvals:

	8-25-04
City Surveyor	Date
N/A	9/22/04
Real Property Division	Date
N/A	9/22/04
Environmental Health Department	Date
	9-22-04
Traffic Engineering, Transportation Division	Date
	9-22-04
Utilities Development	Date
	9/22/04
Parks and Recreation Department	Date
	9/22/04
AMA/CA	Date
	9/22/04
City Engineer	Date
	10/18/04
DRB Chairperson, Planning Department	Date

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

LEGAL DESCRIPTION

That certain 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, comprising the following: All of Tracts G and J of the Trails as the same are shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS (A REPLAT OF A PORTION OF TRACT 4, BLACK RANCH), ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 15, 2003 in Plat Book 2003C, Page 375; All of those unplatted parcels 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 described in those certain Warranty Deeds filed in the office of the County Clerk of Bernalillo County, New Mexico on: October 15, 2003 in Book A66, page 3165; August 17, 2003 in Book A65, page 697; September 24, 2003 in Book A65, page 5666; September 17, 2003 in Book A65, page 695; December 15, 2003 in Book A70, page 1736; September 17, 2003 in Book A65, page 694; July 8, 2004 in Book A80, page 5429 and July 2, 2003 in Book A59, page 5015 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Coordinate System, Central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at the Northeast corner of said Tract G, The Trails (a 5/8" Rebar and cap stamped "L.S. 5978" found in place) whence the Albuquerque Control Survey Monument "UNION 1969" bears N 23° 28' 16" W, 1559.45 feet distant; Thence,

S 27° 16' 18" E, 370.96 feet along a line common to said Tract G and Tract E of the Trails to the Southwest corner of said Tract E (a 5/8" Rebar and cap stamped "L.S. 5978" found in place); Thence,

Northeasterly 11.45 feet on the arc of a curve to the right (said curve having a radius of 672.00 feet, a central angle of 00° 58' 34" and a chord which bears N 64° 24' 38" E, 11.45 feet) to a point of tangency (a 5/8" Rebar and cap stamped "L.S. 5978" found in place); Thence,

N 63° 55' 21" E, 126.54 feet to a point of curvature (a 5/8" Rebar and cap stamped "L.S. 5978" found in place); Thence,

Northeasterly 474.25 feet on the arc of a curve to the right (said curve having a radius of 628.00 feet, a central angle of 43° 16' 06" and a chord which bears N 85° 33' 24" E, 463.06 feet) to a point of tangency (a 5/8" Rebar and cap stamped "L.S. 5978" found in place); Thence,

S 72° 48' 33" E, 614.89 feet to the Southeast corner of said Tract F and an angle point on the West line of said Tract J (a 5/8" Rebar and cap stamped "L.S. 5978" found in place); Thence,

N 00° 30' 19" E, 749.23 feet along a line common to said Tracts F and J to a point on curve and the Northwest corner of said Tract J (a 5/8" Rebar and cap stamped "L.S. 5978" found in place); said point also being the Northeast corner of said Tract F and a point on curve on the Southerly line of Tract D, The Trails; Thence,

Southeasterly 22.80 feet along a line common to said Tracts D and F, The Trails on the arc of a curve to the left (said curve having a radius of 2000.00 feet, a central angle of 00° 39' 11" and a chord which bears S 89° 49' 00" E, 22.80 feet) to the Southeast corner of said Tract D (a 5/8" Rebar and cap stamped "L.S. 5978" found in place); Thence,

N 00° 06' 04" E, 1955.83 feet along the Easterly line of said Tracts B, D and OS-2, The Trails to the Northeast corner of said Tract B (a 5/8" Rebar and cap stamped "L.S. 5978" found in place), said point being a point on the southerly line of Paseo Del Norte and a point on the South line of Projected Section 16, Township 11 North, Range 2 East; Thence,

S 89° 48' 21" E, 2058.47 feet along said southerly line of Paseo Del Norte and the South line of Projected Section 16, Township 11 North, Range 2 East to the projected section corner common to Sections 9, 10, 15 and 16, Township 11 North, Range 2 East (a 5/8" Rebar and cap stamped "L.S. 9750" set) said point being the Northeast corner of the parcel herein described; Thence,

S 00° 16' 10" W, 1961.76 feet along the East line of Projected Section 16, Township 11 North, Range 2 East to the Northeast corner of said Tract J, The Trails (a 5/8" Rebar and cap stamped "L.S. 5978" found in place); Thence,

S 00° 16' 10" W, 1315.62 feet along the said East line of Projected Section 16, Township 11 North, Range 2 East to the Southeast corner of said Tract J, The Trails (a 5/8" Rebar and cap stamped "L.S. 5978" found in place) said point being a point on the Southerly Boundary of the Town of Alameda Grant; Thence Northwesterly along said Southerly Boundary of the Town of Alameda Grant for the following four (4) courses:

N 89° 40' 43" W, 1064.68 feet to the 6-1/2 mile marker on said Southerly Boundary of the Town of Alameda Grant (a 3-1/4" brass cap found in place); Thence,

N 89° 44' 42" W, 1588.93 feet to the corner common to said Tracts G and J, The Trails (a 5/8" Rebar and cap stamped "L.S. 5978" found in place); Thence,

N 89° 44' 33" W, 1053.27 feet to the 7 mile marker on said Southerly Boundary of the Town of Alameda Grant (a 3-1/4" brass cap found in place); Thence,

N 89° 40' 58" W, 266.70 feet to the Southwest corner said Tract G, The Trails (a 5/8" Rebar and cap stamped "L.S. 5978" found in place); Thence,

N 00° 15' 20" E, 978.73 feet to the Northwest corner said Tract G, The Trails (a 5/8" Rebar and cap stamped "L.S. 5978" found in place) said point also being the Southwest corner of said Tract H, The Trails; Thence,

S 89° 37' 33" E, 550.24 feet along a line common to said Tracts G and H to the point of beginning of the parcel herein described.

Said parcel contains 189.6538 acres, more or less.

EXCEPTING THEREFROM:

That certain 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, comprising All of that certain unplatted parcel of land as described in that certain Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on: January 1, 2000 in Book A1, page 4988 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Coordinate System, Central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at the Northeast corner of said Warranty Deed parcel whence the Northeast corner of Tract B, The Trails (a 5/8" Rebar and cap stamped "L.S. 5978" found in place) as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS (A REPLAT OF A PORTION OF TRACT 4, BLACK RANCH), ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 15, 2003 in Plat Book 2003C, Page 375 bears N 42° 29' 18" W, 664.90 feet distant; Thence,

S 89° 45' 40" E, 450.00 feet to the Northeast corner of said Warranty Deed parcel; Thence,

S 00° 06' 45" W, 489.04 feet to the Southeast corner of said Warranty Deed parcel; Thence,

N 89° 43' 58" W, 450.20 feet to the Southwest corner of said Warranty Deed parcel; Thence,

N 00° 08' 08" E, 488.82 feet to the Northeast corner and point of beginning of the parcel herein described.

Said parcel contains 5.0520 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising "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", 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 grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional and new 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 consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

THE TRAILS, LLC
Longford Group, Inc., its Manager

By [Signature] 10.6.04
James R. Baker, Division President Date

THE TRAILS COMMUNITY ASSOCIATION, INC.

By [Signature] 10-7-04
Tracy Murphy, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 6th day of October, 2004, by James R. Baker, Division President of The Trails, LLC.

[Signature] My commission expires 3-19-07
Notary Public



2684146566
6168693
Page: 2 of 6
10/18/2004 03:52P
Bk-2884C Pg-332

**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
AUGUST, 2004

NOTICE OF SUBDIVISION PLAT CONDITIONS
TRACTS 1 thru 12 AND TRACTS OS-3 AND OS-4
THE TRAILS UNIT 2

The plat of TRACTS 1 THRU 12 AND TRACTS OS-3 AND OS-4, THE TRAILS UNIT 2 has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts 1 thru 12 and OS-3 and OS-4, The Trails Unit 2, filed in the office of the County Clerk of Bernalillo County, New Mexico on October 18, 2004 in Book A85, page 6137.

BLANKET EASEMENT NOTES

- Tracts OS-3 and OS-4 are subject to a blanket access, public open space and public storm drain easements to be granted with the filing of this plat. Said Tracts OS-3 and OS-4 are also subject to a blanket easement for public water and public sanitary sewer to be granted to the City of Albuquerque and New Mexico Utilities, Inc. with the filing of this plat.
- Existing Tracts G and J, The Trails are subject to a blanket easement for public access, public storm drain, public water and public sanitary sewer granted to the City of Albuquerque by plat filed December 15, 2003 in Plat Book 2003C, page 375.
- Existing Tracts G, H and J, The Trails are subject to a public water easement for a future well site granted to New Mexico Utilities, Inc. by plat filed December 15, 2003 in Plat Book 2003C, page 375.

Blanket Easements pertaining to Tracts G and J as defined in Notes 2 and 3 above are VACATED by DRB 04.13221. All Blanket Easements pertaining to Tract H are to remain.

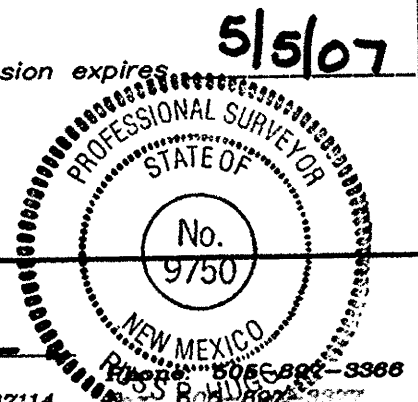
ACKNOWLEDGEMENT

STATE OF Nevada
COUNTY OF Clark SS

The foregoing instrument was acknowledged before me this 7th day of October, 2004, by Tracy Murphy, President of The Trails Community Association, Inc.

[Signature] My commission expires 5/5/07
Notary Public

SHEET 2 OF 6
SURVOTEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114



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 AUGUST, 2004

Albuquerque Control Survey Monument "UNION 1969" New Mexico State Plane Coordinates, Central Zone (NAD 27) as published: Y= 1,525,440.96 X= 353,409.02 Ground to grid factor= 0.99966044 Delta Alpha= -00'16"58" Elevation= 5522.0 (NGVD29-Try)

Albuquerque Control Survey Monument "7-C10" New Mexico State Plane Coordinates, Central Zone (NAD 27) as published: Y= 1,527,976.48 X= 357,543.73 Ground to grid factor= 0.99966354 Delta Alpha= -00'16"30" Elevation= 5429.35 (NGVD29)

PASEO DEL NORTE

S 89°48'21" E (Variable width right of way)

2058.47' PROJECTED SECTION 9

PROJECTED SECTION 16

16

PROJECTED SECTION 15

PROJECTED SECTION 10

15

TRACT A THE TRAILS

TRACT B THE TRAILS

TRACT OS-2

TRACT C THE TRAILS

TRACT D THE TRAILS

TRACT E THE TRAILS

TRACT H THE TRAILS

TRACT F THE TRAILS

TRACT G THE TRAILS

TRACT J THE TRAILS

UNPLATTED PARCEL 1-6

UNPLATTED PARCEL 2-5

UNPLATTED PARCEL 4-7

UNPLATTED PARCEL 3-8

UNPLATTED PARCEL 5-9

UNPLATTED PARCEL 6-10

UNPLATTED LAND OF INDUSTRY DEVELOPMENT LTD., CO.

UNPLATTED LAND OF STATE OF NEW MEXICO

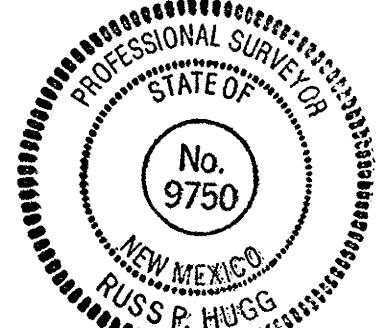
SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT

UNPLATTED LAND OF STATE OF NEW MEXICO

GRAPHIC SCALE



(IN FEET) 1 inch = 250 ft.



SURVOTEK, INC.

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

Note: See Sheets 4 and 5 for additional Existing Easements and New Easements to be granted by this plat.

Note: All existing interior deed lines and Public Roadway and Utility Easements reserved in the original Warranty Deeds contained within the Bulk Plat Boundary as shown and designated hereon, are hereby Vacated by this Plat and Vacation Action 04 DRB 1321.

Note: All existing interior deed lines and Public Roadway and Utility Easements reserved in the original Warranty Deeds contained within the Bulk Plat Boundary as shown and designated hereon, are hereby Vacated by this Plat and Vacation Action 04 DRB 1321.

Note: Blanket Easements pertaining to Tracts G and J as defined in Notes 2 and 3 above are VACATED by DRB 04 13221. All Blanket Easements pertaining to Tract H are to remain.

Mary Herrera Bern. Co. PLRT R 32.80 Bk-2694C Pg-332

USGLO BRASS CAP 6 1/2" I. 11 N. R. 2 E. S16 2002 Found 3-1/4" Brass cap in place

USGLO BRASS CAP 16 15 R. 2 E. N.M.P.M. Found 3-1/4" Brass cap in place. 3.08 feet South of SE corner Tract J

USGLO BRASS CAP 6" I. 11 N. R. 2 E. S15 2002

USGLO BRASS CAP 7" I. 11 N. R. 2 E. S16 2002 Found 3-1/4" Brass cap in place

Note: See Sheets 4 and 5 for additional Existing Easements and New Easements to be granted by this plat.

**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

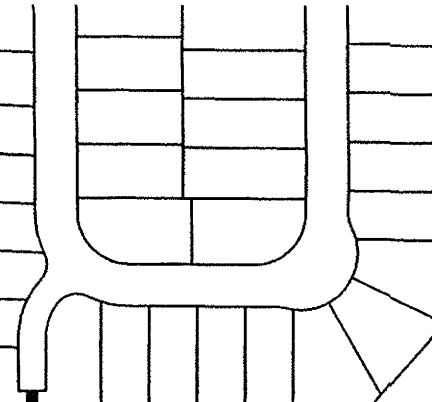
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO PASEO DEL NORTE

AUGUST, 2004



Albuquerque Control Survey Monument "2-B10"
New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
Y= 1,527,976.48
X= 357,543.73
Ground to grid factor= 0.99966354
Delta Alpha= -00'16"30"
Elevation= 5429.35 (NGVD29)

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

Additional street right of way dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat.
(Cross hatched area 4.8902 Ac.)

20' Public Service Company Easement
granted by Document # 2004037859
filed March 23, 2004 in Book A74
page 7748.

20' Public Service Company Easement
granted by Document # 2004037858
filed March 23, 2004 in Book A74
page 7747.

TRACT A
THE TRAILS
Filed December 15, 2003 in Plat Book 2003C, Page 375

TRACT B
THE TRAILS

TRACT 1
12.3383 Ac.

TRACT 2
10.3965 Ac.

TRACT 3
10.5715 Ac.

TRACT OS-1

TRACT OS-2

TRACT OS-3
2.9758 Ac.

UNPLATTED
NOT PART
OF THIS PLAT
Lands of Manuel R. Pili
WARRANTY DEED
filed January 1, 2000
Book A1, Page 4899

Additional street right of way dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat.
(Cross hatched area 4.6902 Ac.)

TRACT C
THE TRAILS

TRACT D
THE TRAILS
Filed December 15, 2003 in Plat Book 2003C, Page 375

TRACT 4
19.3591 Ac.

TRACT OS-4
5.0749 Ac.

TRACT E
THE TRAILS

TRACT H
THE TRAILS

TRACT F
THE TRAILS

TRACT 6
17.0028 Ac.

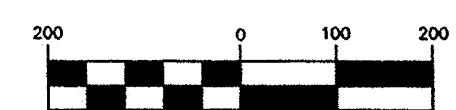
TRACT 7
14.2392 Ac.

TRACT 12
5.3585 Ac.

UNPLATTED
PARCEL 1-6
The Trails, LLC
Special Warranty Deed
Filed Sept. 24, 2003
Book A65, Page 3604

UNPLATTED
PARCEL 4-7
The Trails, LLC
Special Warranty Deed
Filed Sept. 24, 2003
Book A65, Page 3604

2004146566
6186663
Page: 4 of 6
18/18/2004 03:52P
R 32.89 BK-2004C Pg-332
Mary Herrera Bern. Co. PLRT



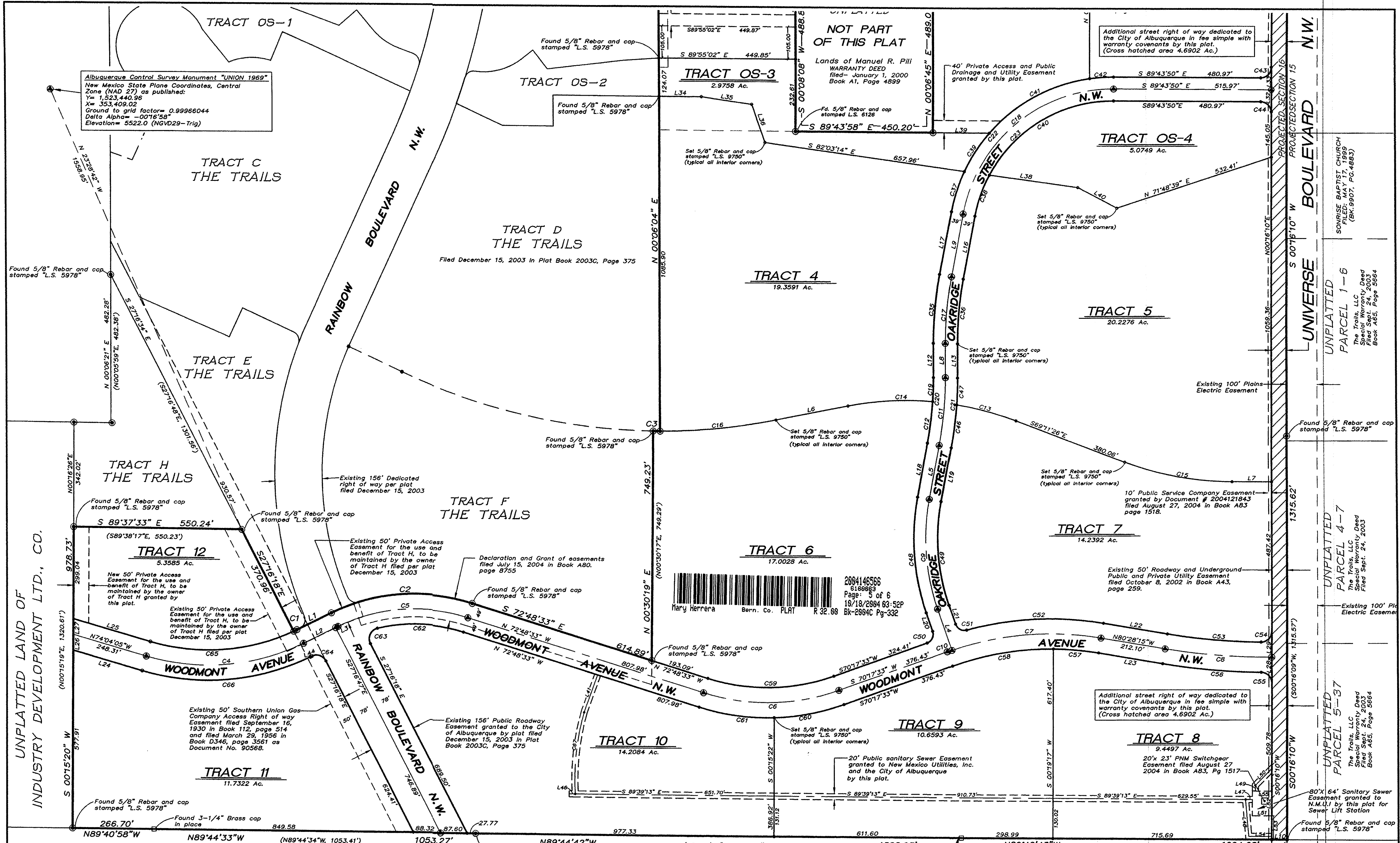
(IN FEET)
1 inch = 200 ft.

SEE SHEET 5 OF 6

SHEET 4 OF 6

SURVOTEK, INC.

Consulting Surveyors
6643 Paradise Blvd N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3372



UNPLATTED LAND OF INDUSTRY DEVELOPMENT LTD., CO.

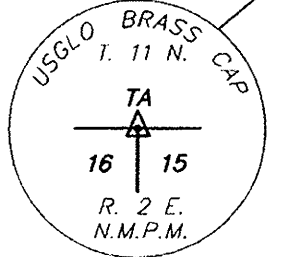
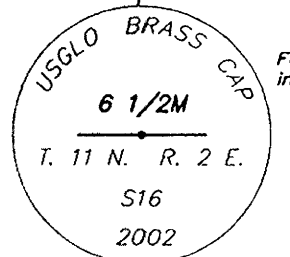
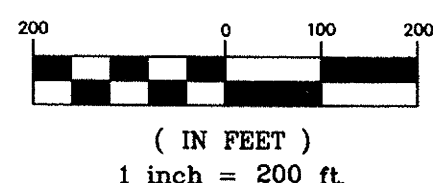
SONRISE BAPTIST CHURCH
FILED, MAY 17, 1989
(BK-9907, PG-4685)

UNPLATTED PARCEL 1-6
The Trails, LLC
Special Warranty Deed
Filed Sept. 24, 2003
Book 465, Page 5664

UNPLATTED PARCEL 4-7
The Trails, LLC
Special Warranty Deed
Filed Sept. 24, 2003
Book 465, Page 5664

UNPLATTED PARCEL 5-37
The Trails, LLC
Special Warranty Deed
Filed Sept. 24, 2003
Book 465, Page 5664

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
AUGUST, 2004



SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT

UNPLATTED LAND OF STATE OF NEW MEXICO

