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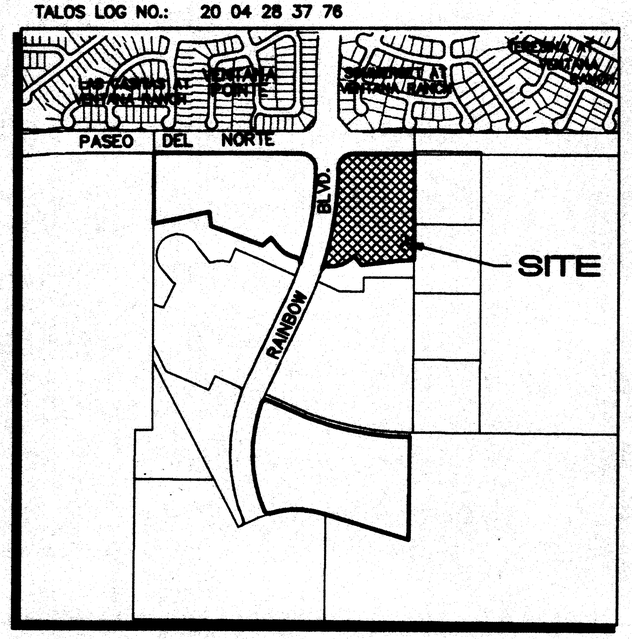

C-9-Z 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 1
2. Total Number of Lots created: 50
3. Total Number of Tracts created: 3
4. Gross Subdivision Acreage: 9.4494 Ac.
5. Total Mileage of Full Width Streets Created: 0.59
6. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
7. Distances are ground distances.
8. Bearings and distances in parenthesis are record.
9. Basis of boundary are the following plats (and documents) of record entitled: PLAT OF "THE TRAILS (12-15-03, 03C-375)
10. Field Survey performed on March, 2003.
11. Title Report: None provided.
12. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
13. Basis of boundary is from the plats of record entitled:

    UNPLATTED LAND OF "VOLCANO SIX LIMITED"

    TRACT OS-1 OPEN SPACE

    TRACT OS-2 OPEN SPACE

    UNPLATTED LAND OF "THE ARCHDIOCESE OF SANTA FE"

    UNPLATTED LAND OF "PARADISE WEST INC."

    PLAT OF "THE TRAILS, TRACT D" (12-15-03, 03C-375)

    PLAT OF "THE TRAILS, TRACT J" (12-15-03, 03C-375)

    PLAT OF "THE TRAILS, TRACT G" (12-15-03, 03C-375)

    all being records of Bernalillo County, New Mexico.
14. Current Zoning; R-D.
15. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.)franchise area, water and sanitary sewer system capabilities are based on the NMU, inc. facilities, not the City of Albuquerque.
16. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719".
16. All property corners to be set with 5/8" rebar with cap "ALS LS 7719".

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

1324BPT1.DWGrh 07/26/04

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B, THE TRAILS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 15, 2003 in Book 2003C, Page 375 and containing 9.4494 acres more or less.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tract into residential lots, to create 3 tracts, to dedicate public rights-of-way, to grant those easements necessary to serve the residential development, and to vacate easements.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

OWNER

CENTEX HOMES

Norman A. Gregory August 11, 2004

NORMAN A. GREGORY Date
LAND DEVELOPMENT MANAGER

ACKNOWLEDGMENT

STATE OF NEW MEXICO }SS
COUNTY OF BERNALILLO)

OFFICIAL SEAL
Rebecca A. Carrillo
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 5/3/05

This instrument was acknowledged before me on August 11, 2004, by Norman A. Gregory as Land Development Manager of Centex Homes, a Nevada General Partnership, on behalf of said General Partnership.

My Commission Expires: May 3, 2005

Rebecca A. Carrillo
Notary Public

PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2

BEING A REPLAT OF
TRACT B, THE TRAILS
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16,
T. 11 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2004

~~PRELIMINARY~~ PLAT
APPROVED BY DRB
ON 9/22/04

APPROVALS

DRB PROJECT NO. 1003353
APPLICATION NO.
Utility Approvals

PNM ELECTRIC SERVICES DIVISION	DATE
PNM GAS SERVICES DIVISION	DATE
QWEST	DATE
COMCAST	DATE
NEW MEXICO UTILITIES	DATE
City Approvals	
CITY SURVEYOR	8-23-04 DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief".

08-11-04

Timothy Aldrich, P.S. No. 7719 Date

PLAT FOR
HERITAGE AT THE TRAILS SUBDIVISION UNIT 2

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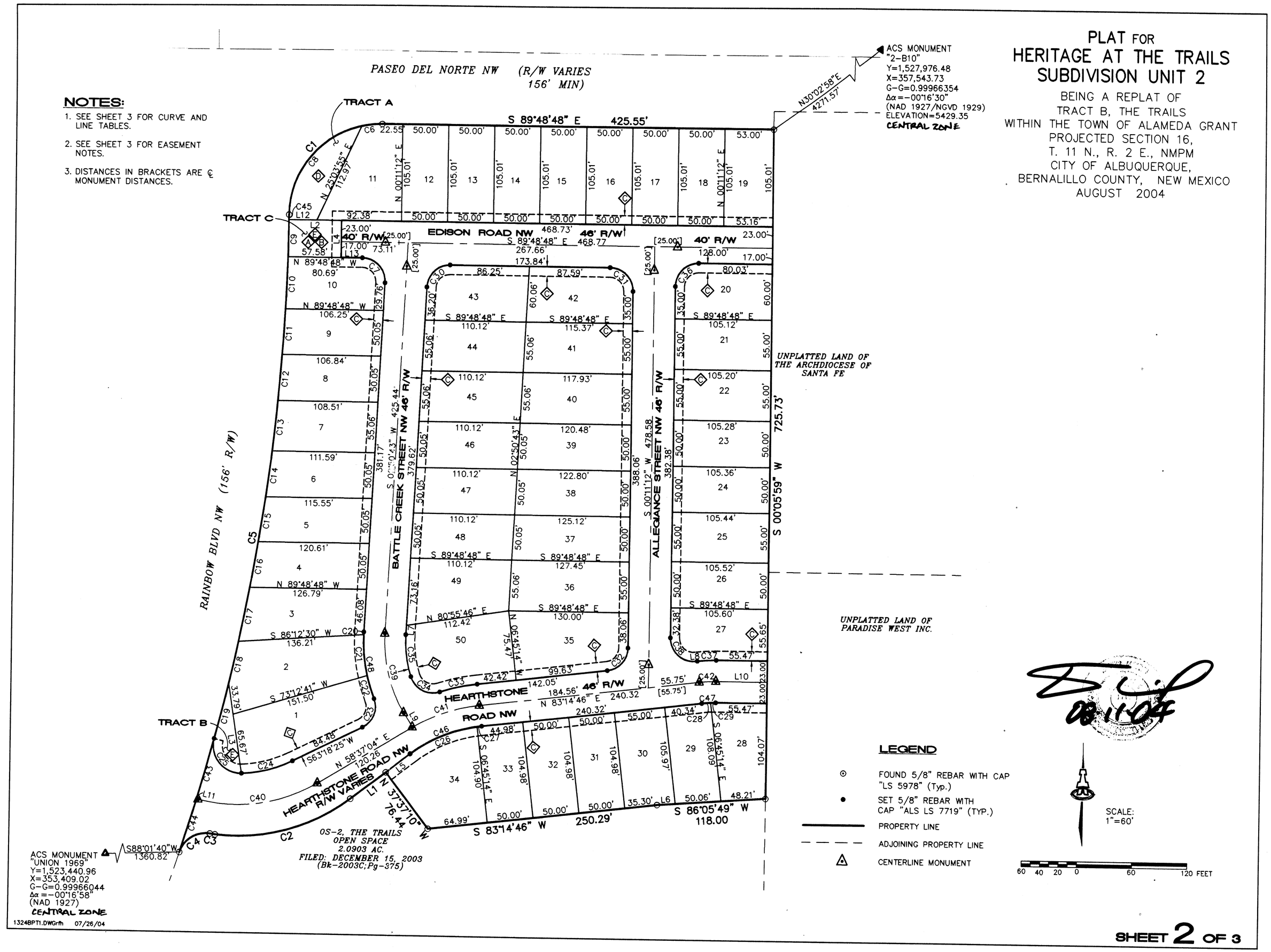
TRACT B, THE TRAILS
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16,
T. 11 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2004

NOTES:

1. SEE SHEET 3 FOR CURVE AND LINE TABLES.
2. SEE SHEET 3 FOR EASEMENT NOTES.
3. DISTANCES IN BRACKETS ARE ℄ MONUMENT DISTANCES.



1324BPT1.DWGrfh 07/26/04

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PROJECTED SECTION 16,
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CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2004

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00	156.70	99.62	141.15	S 45°17'41" W	89°46'49"
C2	203.00	155.84	81.99	152.04	N 74°22'22" E	43°59'05"
C3	632.00	5.55	2.78	5.55	S 81°35'59" E	0°30'11"
C4	30.00	42.07	25.33	38.71	S 57°58'08" W	80°21'23"
C5	2328.00	706.41	355.94	703.70	N 09°05'45" E	17°23'09"
C6	100.00	22.49	11.29	22.44	S 83°44'33" W	12°53'06"
C7	25.00	40.43	26.19	36.17	N 43°29'03" W	92°39'31"
C8	100.00	134.21	79.39	124.36	S 38°51'08" W	76°53'44"
C9	2328.00	40.00	20.00	40.00	N 01°01'40" E	0°59'04"
C10	2328.00	55.92	27.96	55.92	N 02°12'30" E	1°22'35"
C11	2328.00	50.09	25.04	50.08	N 03°30'46" E	1°13'58"
C12	2328.00	50.16	25.08	50.16	N 04°44'47" E	1°14'04"
C13	2328.00	55.29	27.65	55.29	N 06°02'39" E	1°21'39"
C14	2328.00	50.39	25.20	50.39	N 07°20'40" E	1°14'25"
C15	2328.00	50.54	25.27	50.54	N 08°35'12" E	1°14'38"
C16	2328.00	50.72	25.36	50.72	N 09°49'58" E	1°14'54"
C17	2328.00	59.40	29.70	59.39	N 11°11'16" E	1°27'43"
C18	2328.00	46.69	23.35	46.69	N 12°29'36" E	1°08'57"
C19	2328.00	62.56	31.28	62.56	N 13°50'16" E	1°32'23"
C20	173.00	2.82	1.41	2.82	S 02°22'40" W	0°56'06"
C21	173.00	44.55	22.40	44.43	S 05°28'00" E	14°45'15"
C22	173.00	26.12	13.08	26.09	S 17°10'08" E	8°39'01"
C23	25.00	37.00	22.83	33.72	N 20°54'23" E	84°48'04"
C24	135.00	57.39	29.14	56.96	N 75°29'12" E	24°21'33"
C25	30.00	55.99	40.50	48.21	S 38°51'47" E	106°56'29"
C26	157.00	79.55	40.65	78.70	S 66°53'47" W	29°01'53"
C27	157.00	5.03	2.51	5.02	S 82°19'45" W	1°50'02"
C28	127.00	9.67	4.84	9.66	S 85°25'36" W	4°21'40"
C29	127.00	5.52	2.76	5.52	S 88°51'12" W	2°29'32"
C30	25.00	38.11	23.87	34.53	S 46°30'57" W	87°20'29"
C31	25.00	39.27	25.00	35.36	N 44°48'48" W	90°00'00"
C32	25.00	36.24	22.14	33.15	N 41°42'59" E	83°03'33"
C33	203.00	41.63	20.89	41.56	S 77°22'15" W	11°45'00"
C34	25.00	39.54	25.27	35.55	S 63°11'43" E	90°37'04"
C35	127.00	45.95	23.23	45.70	S 07°31'14" E	20°43'53"
C36	25.00	39.27	25.00	35.36	S 45°11'12" W	90°00'00"
C37	173.00	20.69	10.36	20.68	S 86°40'22" W	6°51'13"
C38	25.00	42.30	28.23	37.43	S 48°17'01" E	96°56'27"
C39	150.00	89.61	46.19	88.28	S 14°16'07" E	34°13'40"
C40	169.00	134.24	70.89	130.74	N 81°22'23" E	45°30'39"
C41	180.00	77.37	39.29	76.78	S 70°55'55" W	24°37'42"
C42	150.00	17.94	8.98	17.93	S 86°40'22" W	6°51'13"
C43	2328.00	68.58	34.29	68.57	N 15°27'05" E	1°41'16"
C44	2328.00	60.68	30.34	60.68	N 17°02'31" E	1°29'36"
C45	2328.00	5.39	2.69	5.39	N 00°28'09" E	0°07'57"
C46	157.00	84.58	43.34	83.56	S 67°48'48" W	30°51'55"
C47	127.00	15.19	7.60	15.18	S 86°40'22" W	6°51'13"
C48	173.00	73.49	37.31	72.94	S 09°19'28" E	24°20'22"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 52°22'50" W	48.21
L2	N 89°48'48" W	57.00
L3	N 08°50'35" W	99.46
L4	N 00°11'12" E	40.00
L5	N 52°23'36" E	33.41
L6	S 86°05'49" W	19.72
L7	N 02°50'43" E	9.98
L8	S 83°14'46" W	1.56
L9	S 31°22'56" E	18.46
L10	S 89°54'01" E	55.47
L11	N 75°52'18" W	1.83
L12	N 89°48'48" W	30.20
L13	S 89°48'48" E	23.10

LOT AREA TABLE	
LOT	AREA (SF)
1	9537
2	8885
3	6995
4	6180
5	5899
6	5674
7	6047
8	5379
9	5325
10	5800
11	7126
12	5250
13	5250
14	5250
15	5250
16	5250
17	5250
18	5250
19	5574
20	6170
21	5784
22	5788
23	5266
24	5270
25	5801
26	5278
27	5808
28	5780
29	5359
30	5784
31	5249
32	5249
33	5249
34	8191
35	8408
36	7080
37	6314
38	6198
39	6082
40	6556
41	6416
42	6705
43	6487
44	6057
45	6057
46	5506
47	5506
48	5506
49	7052
50	8448
TRACT A	3596
TRACT B	1600
TRACT C	2284

EASEMENT NOTES ◇

A. TRACT C SHALL BE COVERED BY A PUBLIC PEDESTRAIN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT AND MAINTAINED BY THE OWNER.

B. TRACT C SHALL BE COVERED BY A PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE AND A PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE AND NEW MEXICO UTILITIES, INC. BY THIS PLAT.

C. 10' WIDE PUBLIC UTILITY EASEMENT (P.U.E.) TO BE GRANTED BY THIS PLAT.

D. TRACT A SHALL BE COVERED BY A PRIVATE LANDSCAPING EASEMENT GRANTED BY THIS PLAT AND SHALL BE MAINTAINED BY THE OWNER.

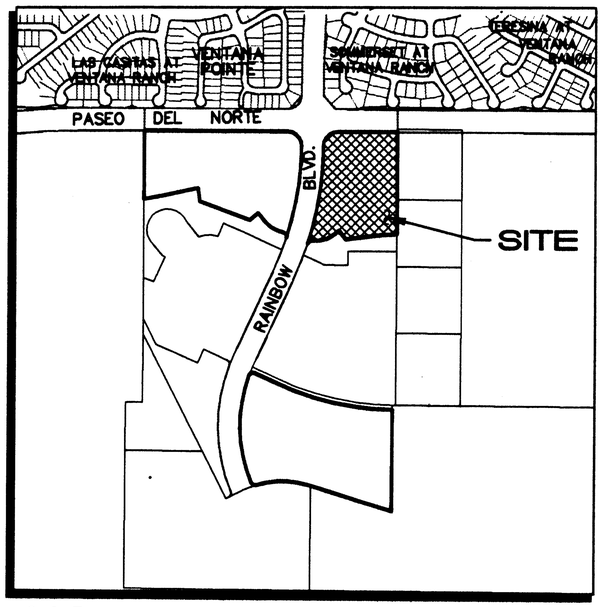
E. TRACT B & C SHALL BE COVERED BY A PRIVATE LANDSCAPING EASEMENT AND SHALL BE MAINTAINED BY THE OWNER. A PUBLIC PEDESTRIAN ACCESS OVER TRACTS B&C TO E GRANTED BY FINAL PLAT.

F. EXISTING BLANKET PUBLIC ACCESS, DRAINAGE, WATER, AND SANITARY SEWER EASEMENT (12-15-03, BK. 2003C, PG. 375) VACATED BY THIS PLAT (APPL. #04DRB-00454)

1324BPT1.DWGrfh 08/23/04

AGIS

TALOS LOG NO.: 20 04 28 37 76



C-9-Z 1"=750'±

VICINITY MAP

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9. Basis of boundary are the following plats (and documents) of record entitled: PLAT OF "THE TRAILS (12-15-03, 03C-375)
10. Field Survey performed on March, 2003.
11. Title Report: None provided.
12. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
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    TRACT OS-1 OPEN SPACE

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    PLAT OF "THE TRAILS, TRACT D" (12-15-03, 03C-375)

    PLAT OF "THE TRAILS, TRACT J" (12-15-03, 03C-375)

    PLAT OF "THE TRAILS, TRACT G" (12-15-03, 03C-375)

    all being records of Bernalillo County, New Mexico.
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ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

1324BPT1.DWGrfh 07/26/04

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Page: 1 of 3
09/22/2004 02:46P
Bk-2004C Pg-295
Mary Herrera Bern. Co. PLAT R 17.00

PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 2

BEING A REPLAT OF
TRACT B, THE TRAILS
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16,
T. 11 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2004

LEGAL DESCRIPTION

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THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 1009064230487 20315
PROPERTY OWNER OF RECORD: Rainbow Six
BERNALILLO COUNTY TREASURER'S OFFICE:
Donny Vigil 22 Sep 04

OWNER

CENTEX HOMES

Norman A. Gregory August 11, 2004
NORMAN A. GREGORY Date
LAND DEVELOPMENT MANAGER

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

OFFICIAL SEAL
Rebecca A. Carrillo
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 5/3/05

This instrument was acknowledged before me on August 11, 2004, by Norman A. Gregory as Land Development Manager of Centex Homes, a Nevada General Partnership, on behalf of said General Partnership.

My Commission Expires: May 3, 2005

Rebecca A. Carrillo
Notary Public

APPROVALS

DRB PROJECT NO. 1003353
APPLICATION NO. 04-01415

Utility Approvals

PNM ELECTRIC SERVICES DIVISION	DATE 8-27-04
PNM GAS SERVICES DIVISION	DATE 8-27-04
QWEST	DATE 8-27-04
COMCAST	DATE 8-27-04
NEW MEXICO UTILITIES	DATE 9-22-04

City Approvals

CITY SURVEYOR	DATE 8-23-04
REAL PROPERTY DIVISION	DATE 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
AMAFCA	DATE 9/22/04
CITY ENGINEER	DATE 9/22/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 9-22-04

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief".

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CITY OF ALBUQUERQUE,
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AUGUST 2004

NOTES:

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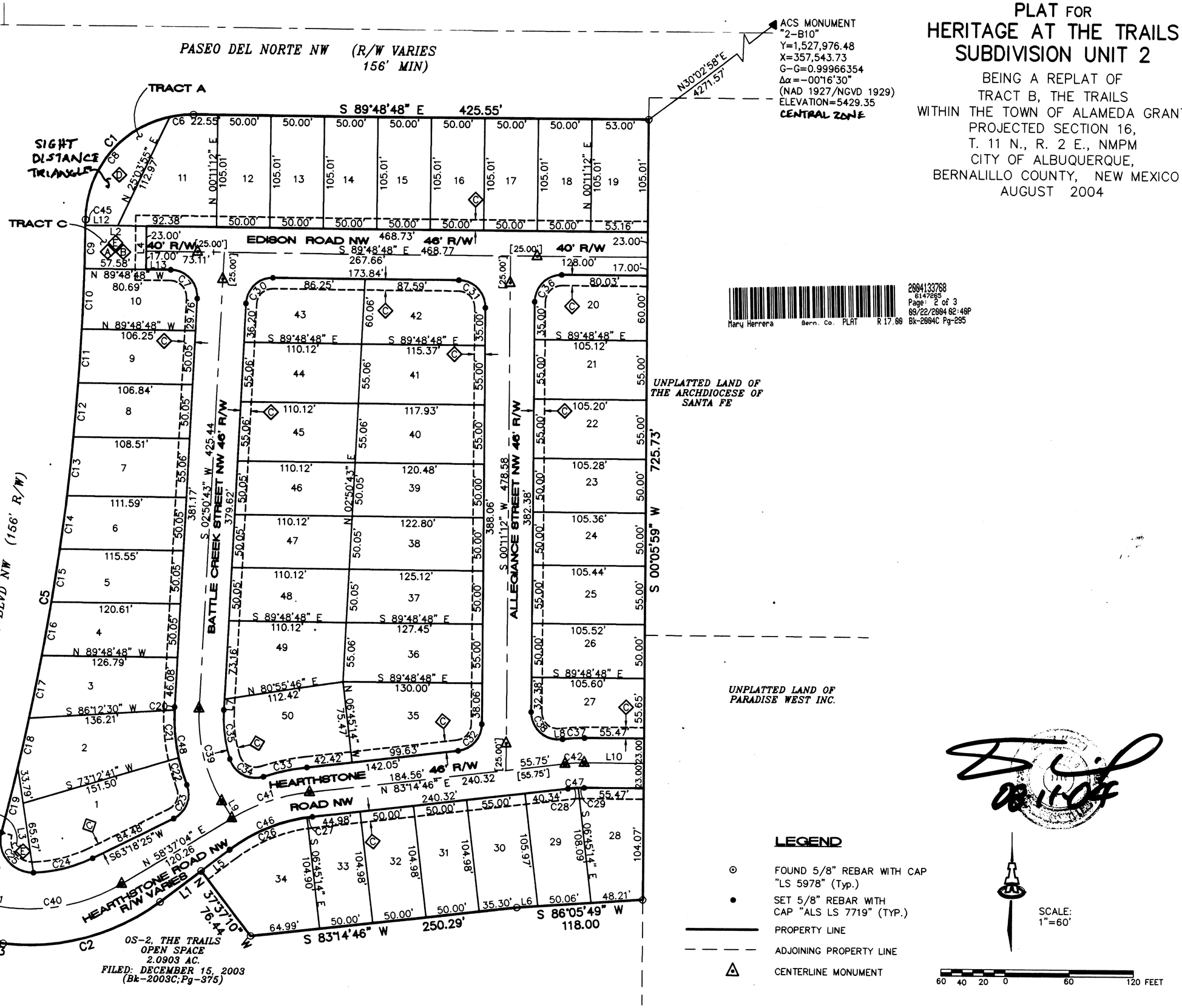

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Page: 2 of 3
09/22/2004 02:49P
Bk-2004C Pg-295
Mary Herrera Bern. Co. PLAT R 17.00

LEGEND

- ⊙ FOUND 5/8" REBAR WITH CAP "LS 5978" (Typ.)
- ● SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT

SCALE: 1"=60'

60 40 20 0 60 120 FEET

08-16-04

1324BPT1.DWGrfh 07/26/04

Mary Herrera Bern. Co. PLAT R 17.00
2004133768
6147265
Page: 3 of 3
09/22/2004 02:49P
Bk-2004C Pg-295

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C6	100.00	22.49	11.29	22.44	S 83°44'33" W	12°53'06"
C7	25.00	40.43	26.19	36.17	N 43°29'03" W	92°39'31"
C8	100.00	134.21	79.39	124.36	S 38°51'08" W	76°53'44"
C9	2328.00	40.00	20.00	40.00	N 01°01'40" E	0°59'04"
C10	2328.00	55.92	27.96	55.92	N 02°12'30" E	1°22'35"
C11	2328.00	50.09	25.04	50.08	N 03°30'46" E	1°13'58"
C12	2328.00	50.16	25.08	50.16	N 04°44'47" E	1°14'04"
C13	2328.00	55.29	27.65	55.29	N 06°02'39" E	1°21'39"
C14	2328.00	50.39	25.20	50.39	N 07°20'40" E	1°14'25"
C15	2328.00	50.54	25.27	50.54	N 08°35'12" E	1°14'38"
C16	2328.00	50.72	25.36	50.72	N 09°49'58" E	1°14'54"
C17	2328.00	59.40	29.70	59.39	N 11°11'16" E	1°27'43"
C18	2328.00	46.69	23.35	46.69	N 12°29'36" E	1°08'57"
C19	2328.00	62.56	31.28	62.56	N 13°50'16" E	1°32'23"
C20	173.00	2.82	1.41	2.82	S 02°22'40" W	0°56'06"
C21	173.00	44.55	22.40	44.43	S 05°28'00" E	14°45'15"
C22	173.00	26.12	13.08	26.09	S 17°10'08" E	8°39'01"
C23	25.00	37.00	22.83	33.72	N 20°54'23" E	84°48'04"
C24	135.00	57.39	29.14	56.96	N 75°29'12" E	24°21'33"
C25	30.00	55.99	40.50	48.21	S 38°51'47" E	106°56'29"
C26	157.00	79.55	40.65	78.70	S 66°53'47" W	29°01'53"
C27	157.00	5.03	2.51	5.02	S 82°19'45" W	1°50'02"
C28	127.00	9.67	4.84	9.66	S 85°25'36" W	4°21'40"
C29	127.00	5.52	2.76	5.52	S 88°51'12" W	2°29'32"
C30	25.00	38.11	23.87	34.53	S 46°30'57" W	87°20'29"
C31	25.00	39.27	25.00	35.36	N 44°48'48" W	90°00'00"
C32	25.00	36.24	22.14	33.15	N 41°42'59" E	83°03'33"
C33	203.00	41.63	20.89	41.56	S 77°22'15" W	11°45'00"
C34	25.00	39.54	25.27	35.55	S 63°11'43" E	90°37'04"
C35	127.00	45.95	23.23	45.70	S 07°31'14" E	20°43'53"
C36	25.00	39.27	25.00	35.36	S 45°11'12" W	90°00'00"
C37	173.00	20.69	10.36	20.68	S 86°40'22" W	6°51'13"
C38	25.00	42.30	28.23	37.43	S 48°17'01" E	96°56'27"
C39	150.00	89.61	46.19	88.28	S 14°16'07" E	34°13'40"
C40	169.00	134.24	70.89	130.74	N 81°22'23" E	45°30'39"
C41	180.00	77.37	39.29	76.78	S 70°55'55" W	24°37'42"
C42	150.00	17.94	8.98	17.93	S 86°40'22" W	6°51'13"
C43	2328.00	68.58	34.29	68.57	N 15°27'05" E	1°41'16"
C44	2328.00	60.68	30.34	60.68	N 17°02'31" E	1°29'36"
C45	2328.00	5.39	2.69	5.39	N 00°28'09" E	0°07'57"
C46	157.00	84.58	43.34	83.56	S 67°48'48" W	30°51'55"
C47	127.00	15.19	7.60	15.18	S 86°40'22" W	6°51'13"
C48	173.00	73.49	37.31	72.94	S 09°19'28" E	24°20'22"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 52°22'50" W	48.21
L2	N 89°48'48" W	57.00
L3	N 08°50'35" W	99.46
L4	N 00°11'12" E	40.00
L5	N 52°23'36" E	33.41
L6	S 86°05'49" W	19.72
L7	N 02°50'43" E	9.98
L8	S 83°14'46" W	1.56
L9	S 31°22'56" E	18.46
L10	S 89°54'01" E	55.47
L11	N 75°52'18" W	1.83
L12	N 89°48'48" W	30.20
L13	S 89°48'48" E	23.10

LOT AREA TABLE	
LOT	AREA (SF)
1	9537
2	8885
3	6995
4	6180
5	5899
6	5674
7	6047
8	5379
9	5325
10	5800
11	7126
12	5250
13	5250
14	5250
15	5250
16	5250
17	5250
18	5250
19	5574
20	6170
21	5784
22	5788
23	5266
24	5270
25	5801
26	5278
27	5808
28	5780
29	5359
30	5784
31	5249
32	5249
33	5249
34	8191
35	8408
36	7080
37	6314
38	6198
39	6082
40	6556
41	6416
42	6705
43	6487
44	6057
45	6057
46	5506
47	5506
48	5506
49	7052
50	8448
TRACT A	3596
TRACT B	1600
TRACT C	2284

EASEMENT NOTES ◇

A. TRACT C SHALL BE COVERED BY A PUBLIC PEDESTRAIN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT AND MAINTAINED BY THE OWNER.

B. TRACT C SHALL BE COVERED BY A PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE AND A PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE AND NEW MEXICO UTILITIES, INC. BY THIS PLAT.

C. 10' WIDE PUBLIC UTILITY EASEMENT (P.U.E.) TO BE GRANTED BY THIS PLAT.

D. TRACT A SHALL BE COVERED BY A PRIVATE LANDSCAPING EASEMENT GRANTED BY THIS PLAT AND SHALL BE MAINTAINED BY THE OWNER.

E. TRACT B & C SHALL BE COVERED BY A PRIVATE LANDSCAPING EASEMENT AND SHALL BE MAINTAINED BY THE OWNER. A PUBLIC PEDESTRIAN ACCESS OVER TRACTS B&C TO E GRANTED BY FINAL PLAT.

F. EXISTING BLANKET PUBLIC ACCESS, DRAINAGE, WATER, AND SANITARY SEWER EASEMENT (12-15-03, BK. 2003C, PG. 375) VACATED BY THIS PLAT (APPL. #04DRB-00454)

1324BPT1.DWGrfh 08/23/04

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	203.00	155.84	81.99	152.04	N 74°22'22" E	43°59'04"
C8	632.00	5.55	2.77	5.55	N 81°35'59" W	0°30'10"
C9	30.00	42.08	25.33	38.71	S 57°58'08" W	80°21'37"
C10	2328.00	706.41	355.94	703.70	N 09°05'45" E	17°23'09"
C11	100.00	156.70	99.62	141.15	S 45°17'41" W	89°47'02"
C102	169.00	134.24	70.89	130.74	N 81°22'23" E	45°30'39"
C103	180.00	77.37	39.29	76.78	S 70°55'55" W	24°37'42"
C104	150.00	17.94	8.98	17.93	S 86°40'22" W	6°51'13"
C105	150.00	89.61	46.19	88.28	S 14°16'07" E	34°13'40"
C106	30.00	55.99	40.50	48.21	S 38°51'50" E	106°56'31"
C107	135.00	57.39	29.14	56.96	N 75°29'10" E	24°21'30"
C108	25.00	37.00	22.83	33.72	N 20°54'23" E	84°48'04"
C109	25.00	39.54	25.27	35.55	S 63°11'43" E	90°37'04"
C110	173.00	73.49	37.31	72.94	S 09°19'28" E	24°20'22"
C111	127.00	45.95	23.23	45.70	S 07°31'14" E	20°43'53"
C112	25.00	40.43	26.19	36.17	N 43°29'03" W	92°39'31"
C113	25.00	38.11	23.87	34.53	S 46°30'57" W	87°20'29"
C114	25.00	39.27	25.00	35.36	N 44°48'48" W	90°00'00"
C115	25.00	39.27	25.00	35.36	S 45°11'12" W	90°00'00"
C116	25.00	36.24	22.14	33.15	N 41°42'59" E	83°03'33"
C117	25.00	42.30	28.23	37.43	S 48°17'01" E	96°56'27"
C118	173.00	20.69	10.36	20.68	S 86°40'22" W	6°51'14"
C119	157.00	84.58	43.34	83.56	S 67°48'48" W	30°51'55"
C120	127.00	15.19	7.61	15.18	S 86°40'22" W	6°51'14"
C121	173.00	6.02	3.01	6.02	S 01°50'54" W	1°59'38"
C122	173.00	41.35	20.77	41.25	S 05°59'47" E	13°41'42"
C123	173.00	26.12	13.08	26.09	S 17°10'08" E	8°39'01"
C124	203.00	41.63	20.89	41.56	S 77°22'15" W	11°45'00"
C125	2328.00	62.56	31.28	62.55	N 13°50'14" E	1°32'23"
C126	2328.00	43.08	21.54	43.08	N 12°32'15" E	1°03'37"
C127	2328.00	57.93	28.97	57.93	N 11°17'40" E	1°25'32"
C128	2328.00	50.74	25.37	50.74	N 09°57'26" E	1°14'55"
C129	2328.00	50.56	25.28	50.56	N 08°42'38" E	1°14'40"
C130	2328.00	55.44	27.72	55.44	N 07°24'23" E	1°21'52"
C131	2328.00	55.29	27.65	55.29	N 06°02'37" E	1°21'39"
C132	2328.00	50.16	25.08	50.16	N 04°44'46" E	1°14'04"
C133	2328.00	50.09	25.04	50.08	N 03°30'45" E	1°13'58"
C134	2328.00	55.92	27.96	55.92	N 02°12'28" E	1°22'35"
C135	2328.00	45.38	22.69	45.38	N 00°57'41" E	1°07'01"
C136	100.00	134.21	79.40	124.36	S 38°51'03" W	76°53'47"
C137	100.00	22.49	11.29	22.45	S 83°44'34" W	12°53'15"
C138	157.00	79.55	40.65	78.70	S 66°53'47" W	29°01'53"
C139	157.00	5.03	2.51	5.02	S 82°19'45" W	1°50'02"
C140	127.00	9.67	4.84	9.66	S 85°25'36" W	4°21'40"
C141	127.00	5.53	2.76	5.52	S 88°51'12" W	2°29'33"

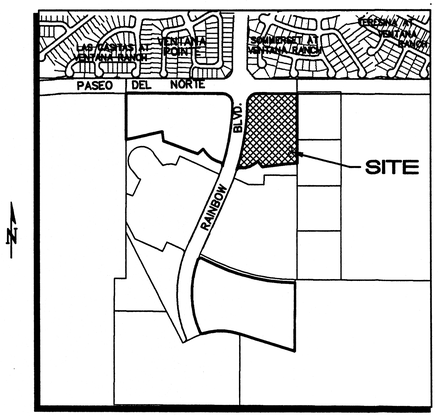
C1–C6 NOT USED
C12–C101 NOT USED

LINE TABLE		
LINE	BEARING	DISTANCE
L5	N 37°37'10" W	76.44
L6	S 52°22'50" W	48.21
L24	S 00°11'12" W	40.00
L25	N 00°11'12" E	40.00
L26	S 31°22'56" E	18.46
L27	N 83°14'46" E	1.56
L28	S 89°54'01" E	55.47
L29	N 52°22'50" E	33.43
L30	S 89°54'01" E	55.47
L31	S 08°50'39" E	65.67
L32	N 08°50'39" W	33.79
L33	N 08°50'39" W	99.46
L34	N 86°05'49" E	19.73

L1–L4 NOT USED
L7–L23 NOT USED

LEGEND

- ● SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT



C-9-Z 1"=750'±

VICINITY MAP

PRELIMINARY
PLAT FOR

HERITAGE AT THE TRAILS SUBDIVISION UNIT 2

BEING A REPLAT OF
TRACT B OF
THE TRAILS
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, T. 11 N, R. 2 E, NMPM

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH 2004

SCALE: 1"=60'

PRELIMINARY PLAT APPROVED BY DRB ON 4/21/04

60 40 20 0 60 120 FEET

LEGAL DESCRIPTION

TRACT B, THE TRAILS, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE BULK PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 15, 2003, IN VOLUME 2003C, FOLIO 375.

ACS BENCHMARK

ACS MONUMENT "2–B–10" LOCATED 1 MI.± WEST OF PARADISE BLVD. AND LA PAZ.

ELEVATION: 5429.35

SITE DATA

1. TOTAL LAND AREA = 9.4495 ACRES.
2. NUMBER OF EXISTING TRACTS IS 1.
3. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 50.
4. NUMBER OF PROPOSED TRACTS IS 2.
5. CURRENT ZONING: R–D.
6. ALL STREETS WILL MEET CITY STANDARDS AND WILL BE PUBLIC BY PLAT DEDICATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE. NO LOT SHALL HAVE DIRECT ACCESS TO PASEO DEL NORTE OR RAINBOW BLVD.
7. ALL STREETS HAVE RIGHT–OF–WAY AND PAVING WIDTHS PER DPM STANDARDS
8. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

EASEMENT NOTES ◇

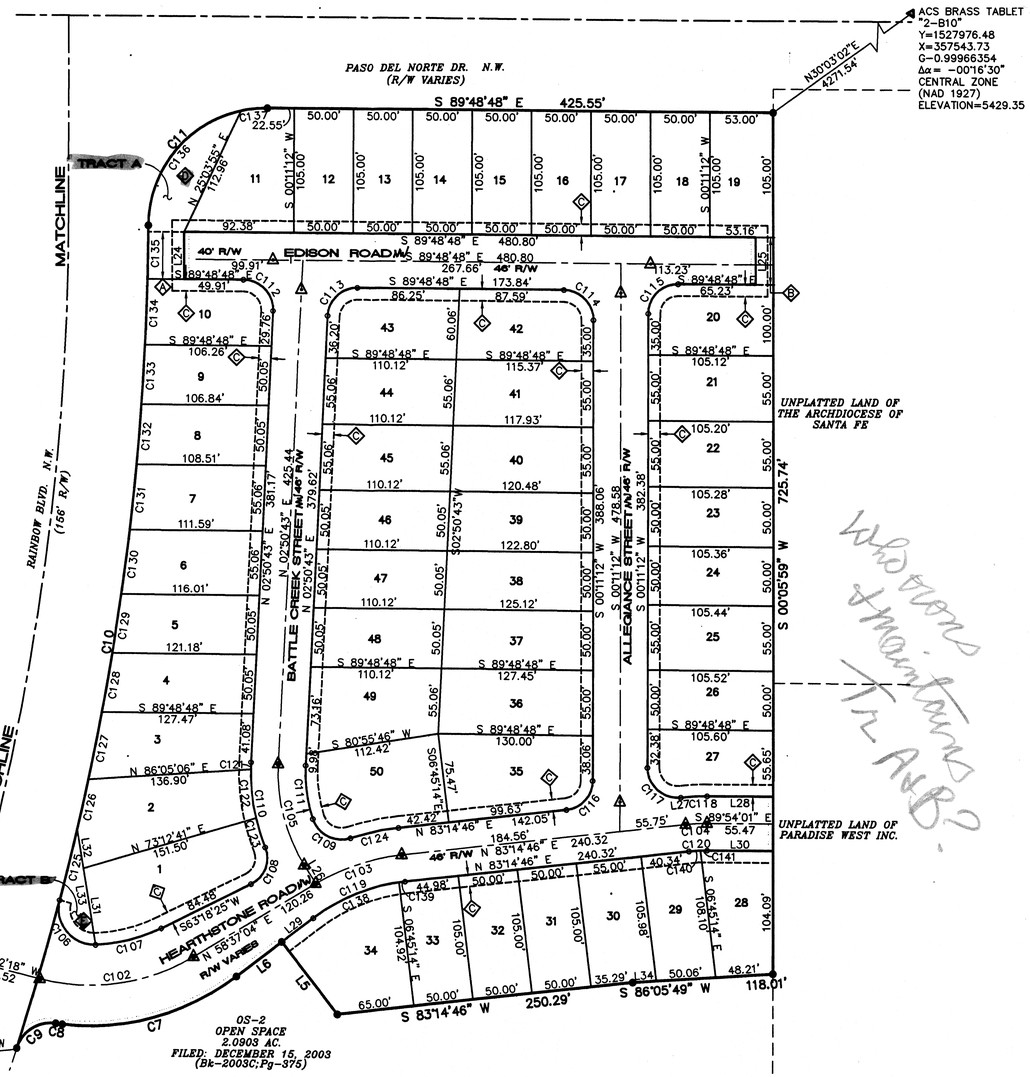
A. 40' PUBLIC SANITARY SEWER EASEMENT GRANTED TO NEW MEXICO UTILITIES, INC. AND PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY FINAL PLAT.

B. 40' DRAINAGE EASEMENT FOR EMERGENCY OVERFLOW GRANTED TO THE CITY OF ALBUQUERQUE BY FINAL PLAT.

C. 10' WIDE PUBLIC UTILITY EASEMENT (P.U.E.) TO BE GRANTED BY FINAL PLAT.

D. TRACT A SHALL BE COVERED BY A PRIVATE LANDSCAPING EASEMENT AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OF HERITAGE AT THE TRAILS.

E. TRACT B SHALL BE COVERED BY A PRIVATE LANDSCAPING EASEMENT AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OF HERITAGE AT THE TRAILS.



Who owns & maintains Tr A & B?

APPROVED

CITY SURVEYOR — DATE 3-26-04

OWNERSHIP

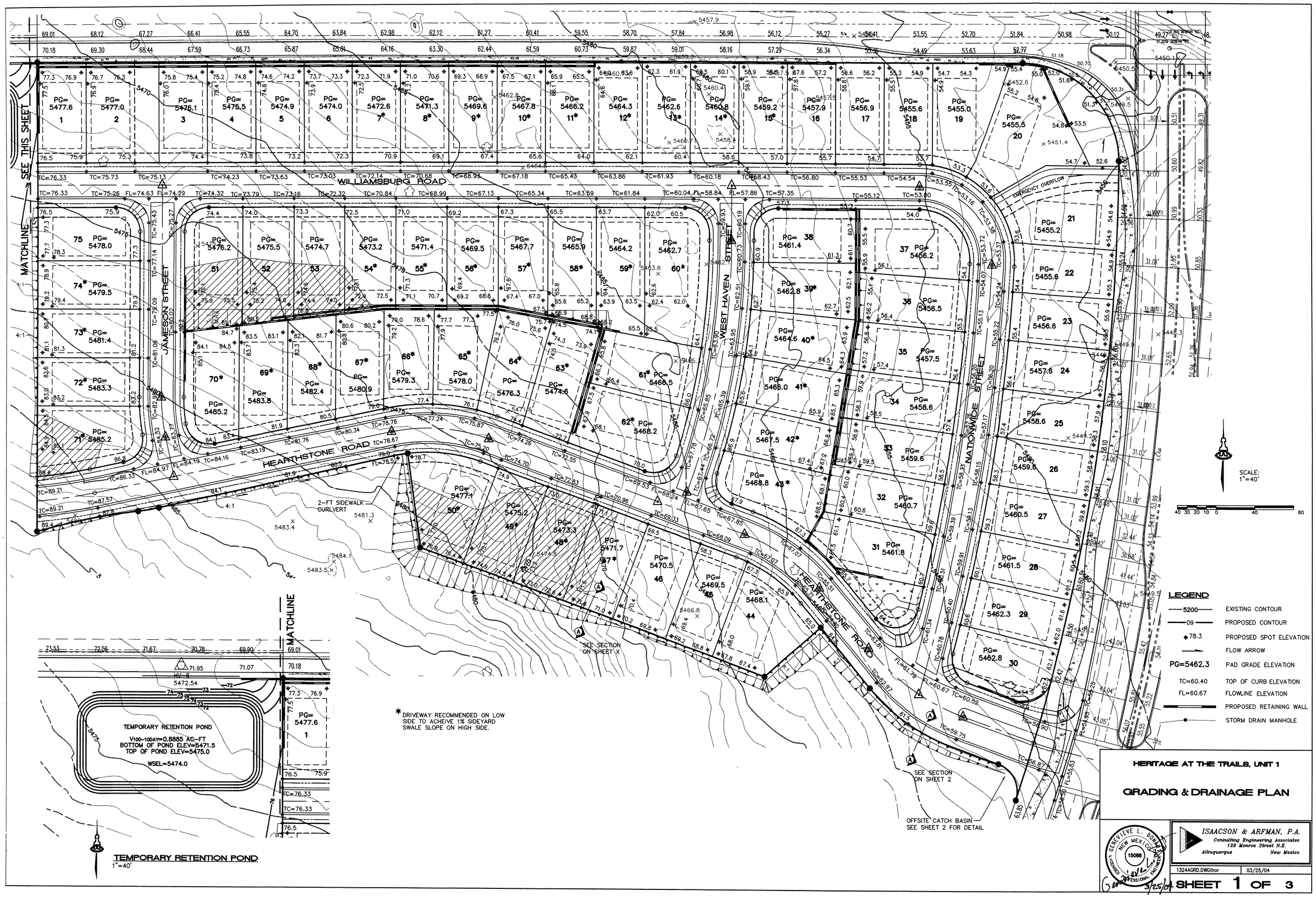
NORMAN A. GREGORY, LAND DEVELOPMENT MANAGER
CENTEX HOMES — DATE 3/25/04

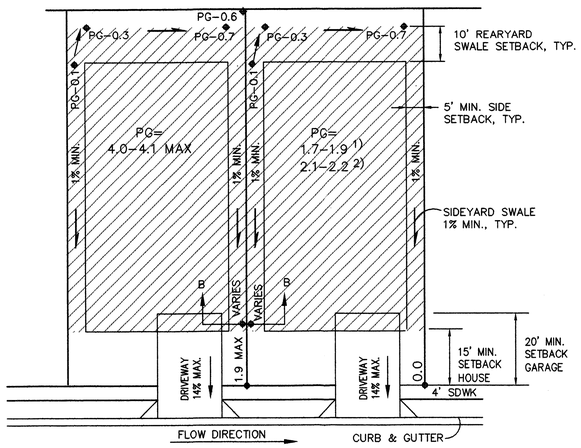
GENEVIEVE L. DONART — NEW MEXICO — 15088 — LICENSED PROFESSIONAL ENGINEER

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1324B–PLIM.DWGthor | 03/22/04

SHEET 1 OF 1


SEE THIS SHEET
MATCHLINE
WILLIAMSBURG ROAD
JAMESON STREET
WEST HAVEN STREET
NATIONWIDE STREET
HEARTHSTONE ROAD
EMERGENCY OVERFLOW
2-FT SIDEWALK CURLVERT
SEE SECTION ON SHEET X
SEE SECTION ON SHEET 2
OFFSITE CATCH BASIN SEE SHEET 2 FOR DETAIL
SCALE: 1"=40'
40 30 20 10 0 40 80
TEMPORARY RETENTION POND
V100-10DAY=0.8885 AC-FT
BOTTOM OF POND ELEV=5471.5
TOP OF POND ELEV=5475.0
WSEL=5474.0
TEMPORARY RETENTION POND
1"=40'
* DRIVEWAY RECOMMENDED ON LOW SIDE TO ACHEIVE 1% SIDEYARD SWALE SLOPE ON HIGH SIDE.
LEGEND
5200 EXISTING CONTOUR
09 PROPOSED CONTOUR
78.3 PROPOSED SPOT ELEVATION
FLOW ARROW
PG=5462.3 PAD GRADE ELEVATION
TC=60.40 TOP OF CURB ELEVATION
FL=60.67 FLOWLINE ELEVATION
PROPOSED RETAINING WALL
STORM DRAIN MANHOLE
HERITAGE AT THE TRAILS, UNIT 1
GRADING & DRAINAGE PLAN
GENEVIEVE L. DOWNEY
NEW MEXICO
15088
LICENSED PROFESSIONAL ENGINEER
3/25/04
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1324AGRD.DWGthor
03/25/04
SHEET 1 OF 3



LOTS

TYPICAL LOT GRADING

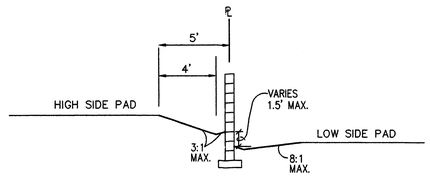
SCALE: 1"=20'

COMPACTION ZONE--CONTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D698, FOR A DEPTH OF 12 INCHES.

1) LOTS 1-7, 18-19, 21-30, 38-43, 63-70

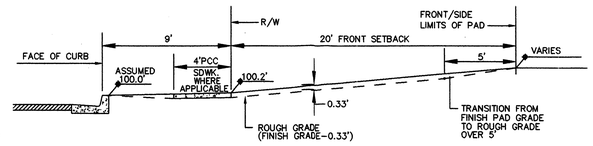
2) LOTS 8-17, 20, 31-37, 44-62, 71-75

AN ASTERISK (*) NOTED BY THE LOT NUMBER ON THE PLANS INDICATES THAT THE DRIVEWAY IS RECOMMENDED TO BE PLACED ON THE LOW SIDE OF THE LOT TO ACHEIVE 1% SLOPE AT THE HIGH SIDE SIDEYARD SWALE.



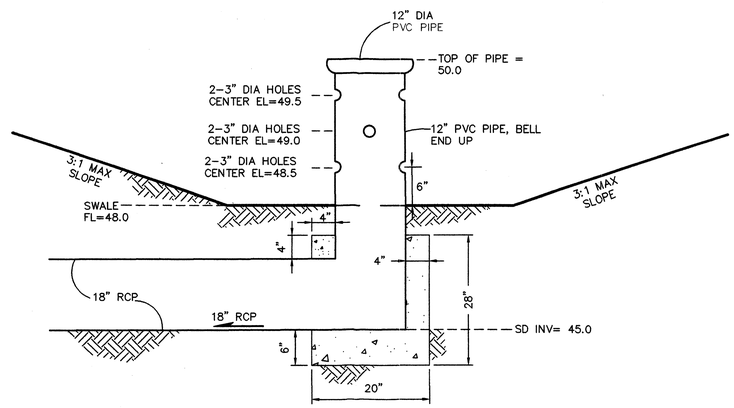
SECTION B-B
TYPICAL SIDEYARD GRADING

SCALE: 1"=5'



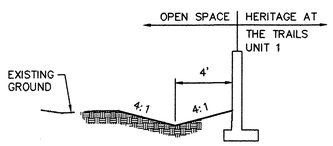
FRONT/SIDE YARD GRADING

SCALE: 1"=5'-0"



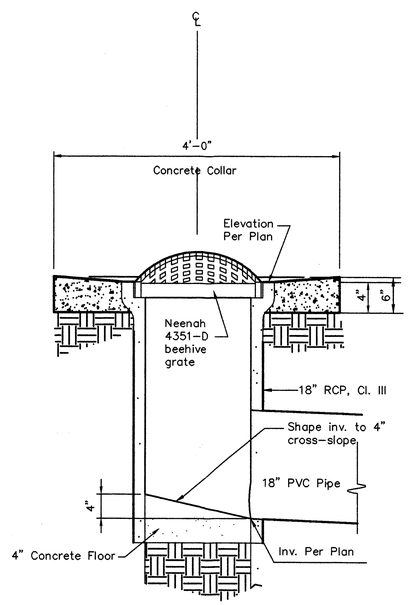
TEMPORARY STANDPIPE
INLET DETAIL

NTS



SECTION A-A
OPEN SPACE SWALE

SCALE: 1"=5'



OFFSITE STORM WATER CATCH
BASIN AND CONNECTOR PIPE

1"=1'

HERITAGE AT THE TRAILS, UNIT 1

GRADING DETAILS

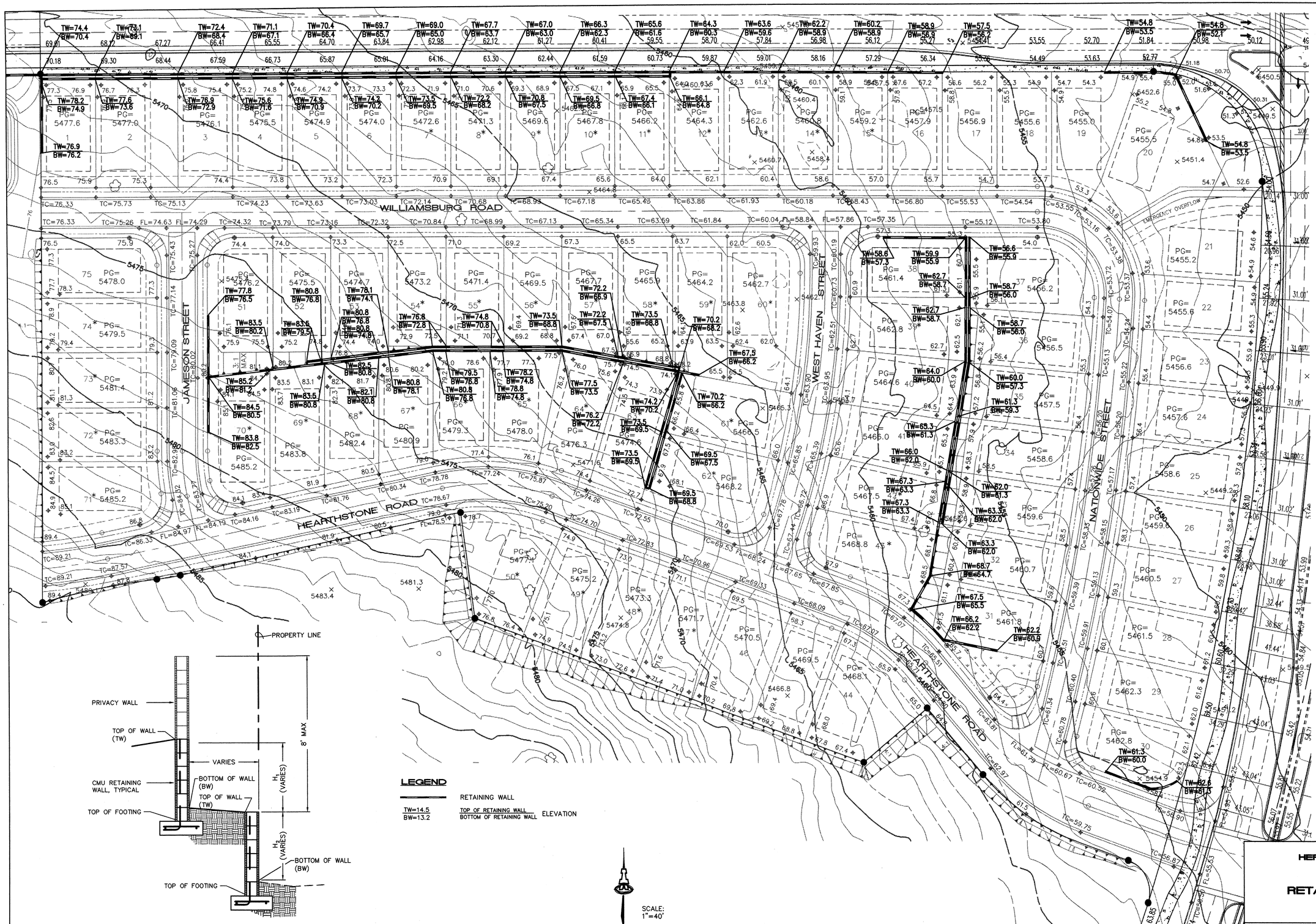
GENEVIEVE L. DONAHUE NEW MEXICO 15088 LICENSED PROFESSIONAL ENGINEER

3/25/04

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1324AGRD.DWGrpm | 03/24/04

SHEET 2 OF 3



RETAINING WALL

NTS

NOTE: RETAINING WALL SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.

HERITAGE AT THE TRAILS UNIT 1

RETAINING WALL PLAN

GENEVIEVE L. DONAHUE NEW MEXICO 15088 LICENSED PROFESSIONAL ENGINEER 5/25/04

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1324AGRD.DWGthor | 03/25/04

SHEET 3 OF 3