

VICINITY MAP
Not To Scale

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-8 and C-9.
- U.C.L.S. Log Number 2007391925.
- No direct access to Paseo Del Norte 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 \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.
- Current Zoning per the Volcano Heights Sector Development Plan as follows:
Tracts 1 and 4 are designated SU-2 UR
Tracts 2, 7 and 8 are designated SU-2 SRLL
Tracts 6, 9 and 5 are designated SU-2 SRSL
Tract 3 is designated SU-2 VC
Tracts OS-1 thru OS-3 are designated SU-2 SU-1 Open Space

SUBDIVISION DATA

- Total number of existing Tracts: 11
- Total number of Tracts created: 13
- Total mileage of full width streets created: 0
- Gross Subdivision acreage: 158.6623 acres.
- Tracts OS-1 thru OS-3 are Private Open Space Areas conveyed to The Trails Community Association, Inc. Maintenance of said Tracts shall be the responsibility of said Trails Community Association, Inc. There shall be no direct vehicular access from adjacent tracts, parcels or lots.
- Tracts OS-1 thru OS-3 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-1, OS-2 and OS-3 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.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:
100906405825/30203; see attachment for additional UPC's
Trails LLC
F. J. [Signature] 12-21-07
 Bernalillo County Treasurer 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 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.

PURPOSE OF PLAT:

The purpose of this Bulk Land Plat is to:

- Eliminate the existing interior tract lines and create the Thirteen (13) New Bulk Tracts shown hereon to facilitate platting of future Trails Units.
- Grant the Public Roadway and Drainage Easements to the City of Albuquerque as shown hereon.
- Grant the Public Water and Sanitary Sewer Easement to New Mexico Utilities, Inc (NMUI), as shown hereon.
- Show the various Public Easements Vacated by 07DRB-70296

SHEET INDEX

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

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12/21/2007 01:42 PM Page: 1 of 6
 PLAT R 332.00 B 2007C P 0352 M Toulouse, Bernalillo County
 070618_SHTS 1-3.dwg

BULK LAND PLAT OF
THE TRAILS UNIT 3A
 (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2,
 THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2007

PROJECT NUMBER: 1004404
 Application Number: 07DRB-70296

PLAT APPROVAL

Utility Approvals:

<u>[Signature]</u> PNM Gas and Electric Services	<u>10-04-07</u> Date
<u>[Signature]</u> QWest Corporation	<u>10/8/07</u> Date
<u>[Signature]</u> Comcast	<u>10-3-07</u> Date
<u>[Signature]</u> New Mexico Utilities	<u>12/19/07</u> 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.

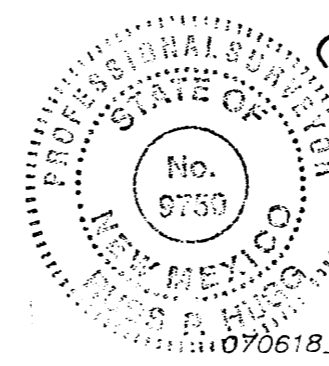
City Approvals:

<u>[Signature]</u> City Surveyor	<u>10-3-07</u> Date
<u>N/A</u> Real Property Division	Date
<u>N/A</u> Environmental Health Department	Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	<u>11-28-07</u> Date
<u>N/A</u> ABCWUA	Date
<u>[Signature]</u> Parks and Recreation Department	<u>11/28/07</u> Date
<u>[Signature]</u> AMA/CA	<u>11/29/07</u> Date
<u>[Signature]</u> City Engineer	<u>11-28-07</u> Date
<u>[Signature]</u> DRB Chairperson, Planning Department	<u>12-21-07</u> Date

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
 NMPS No. 9750
 September 25, 2007



SURV TEK, INC.

Consulting Surveyors
 9364 Valley View Drive N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

BULK LAND PLAT OF
THE TRAILS UNIT 3A
(BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2,
THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2007

LEGAL DESCRIPTION

Those certain parcels of land situate within the Town of Alameda Grant in projected Sections 16 and 17, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising:

All of Tracts 1 thru 8, OS-1 and OS-2, The Trails Unit 3, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 3 (BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, LLC AND TRACT H-2, TRAILS UNIT 1) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 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 March 16, 2006 in Book 2006C, Page 85.

AND

All of Tract 12, The Trails Unit 2, 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 on October 18, 2004 in Book 2004C, Page 332.

Said Parcels contains 158.6623 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2, THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16 AND 17, 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 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
a Nevada limited liability company
Longford Group, Inc., it's manager

By Kelly Murtagh
John K. Murtagh, President
Kelly Murtagh, Vice President

THE TRAILS COMMUNITY ASSOCIATION, INC.

Tracy Murphy 10-2-07
Tracy Murphy, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 2nd day of October, 2007, by John K. Murtagh, President of The Longford Group, Inc.

Donna Krapcha My commission expires 12-1-08
Notary Public

ACKNOWLEDGEMENT

STATE OF NEVADA NM
COUNTY OF CLARK SS

The foregoing instrument was acknowledged before me this 2nd day of October, 2007, by Tracy Murphy, President of The Trails Community Association, Inc.

Donna Krapcha My commission expires 12-1-08
Notary Public

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 1 thru 8 AND TRACTS OS-1 AND OS-2
THE TRAILS UNIT 3

The plat of TRACTS 1 THRU 8 AND TRACTS OS-1 AND OS-2, THE TRAILS UNIT 3 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 8 and Tracts OS-1 and OS-2, The Trails Unit 3, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 16, 2006 in Book A113, page 6952

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 1 thru 10 AND TRACTS OS-1 and OS-2
THE TRAILS UNIT 3A

The plat of TRACTS 1 THRU 10 AND TRACTS OS-1 and OS-2, THE TRAILS UNIT 3A 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.

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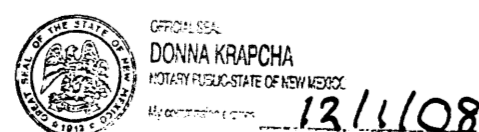
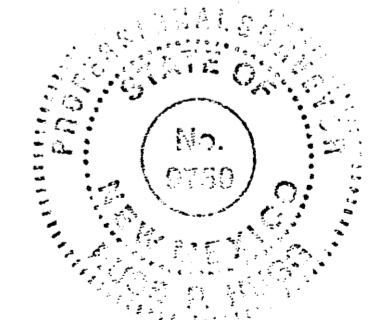
Note: There is a Notice of subdivision plat conditions for Tracts 1 thru 10 and Tracts OS-1 and OS-2, The Trails Unit 3A, filed in the office of the County Clerk of Bernalillo County, New Mexico on _____, 2007 in Book _____, page _____

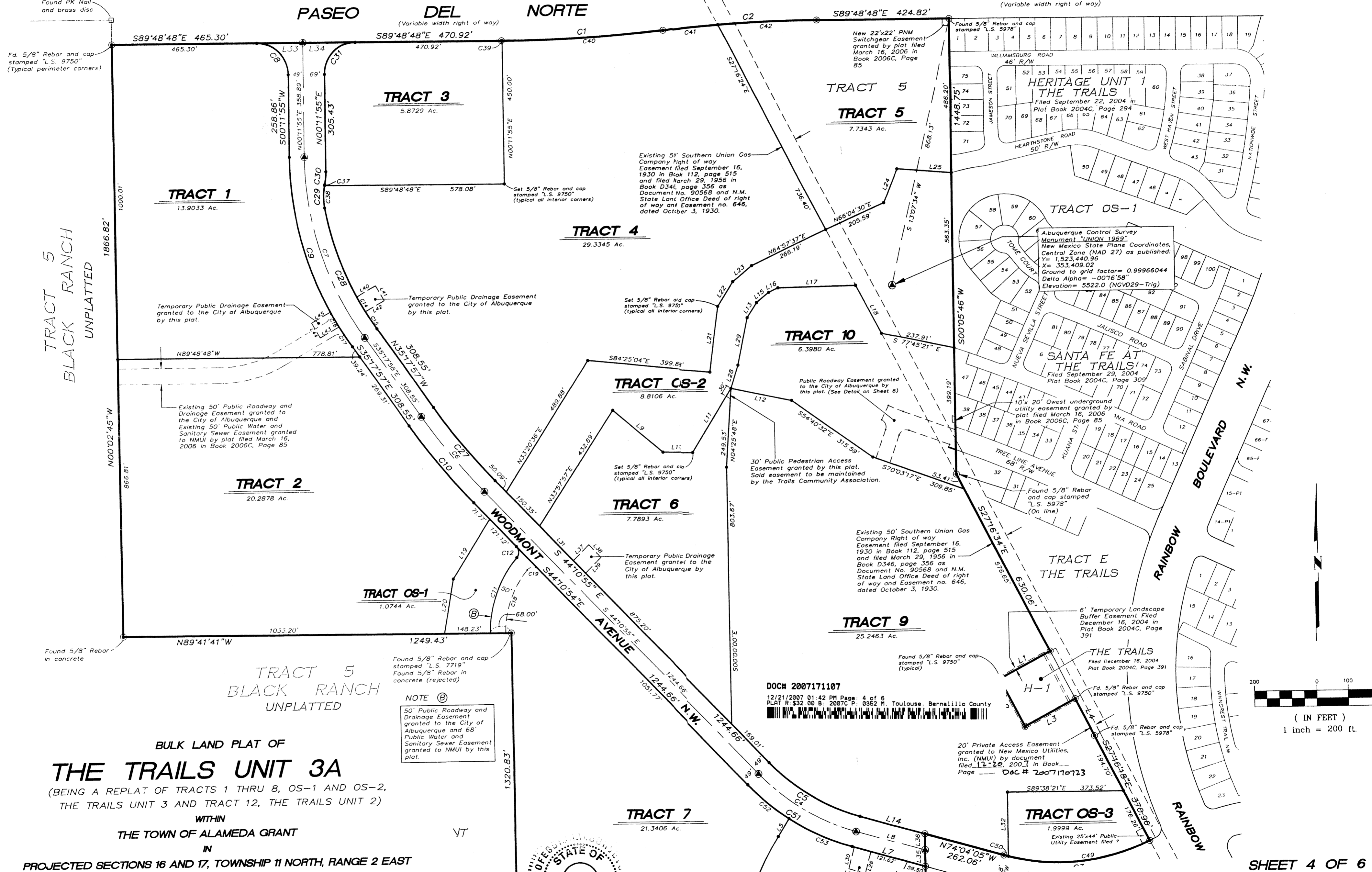
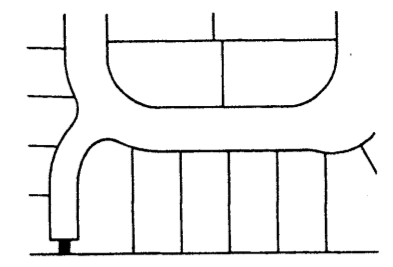
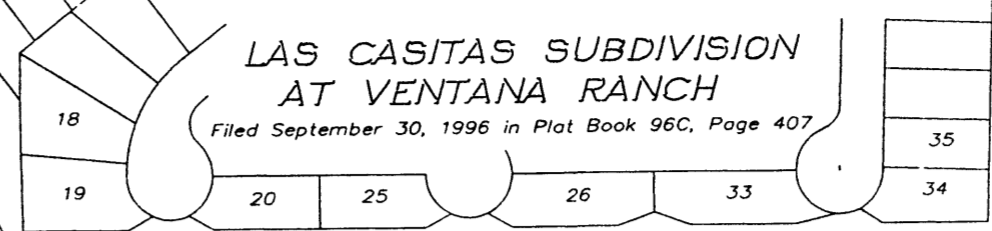
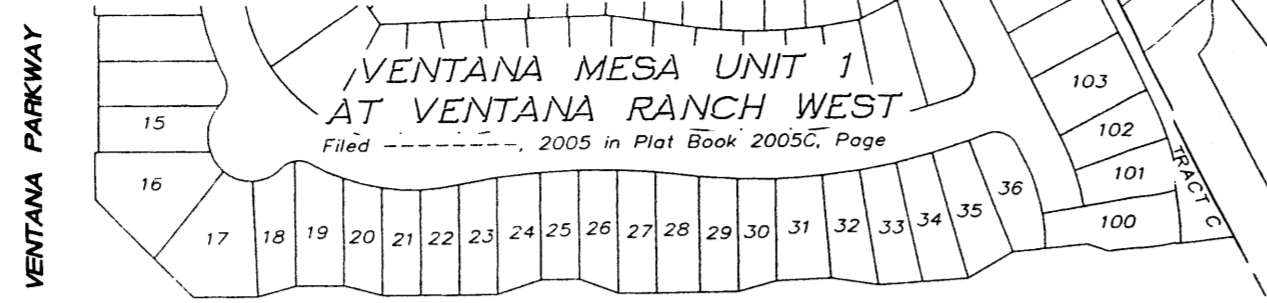
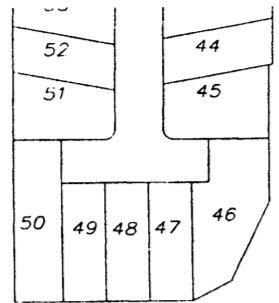
as Document Number _____

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

"No property within the area of requested final action 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 or site development plan for subdivision"

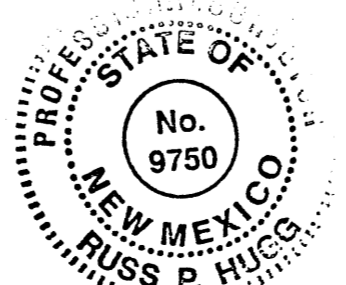
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PLAT R: \$32.00 B: 2007C P: 3352 N: Toulouse, Bernalillo County





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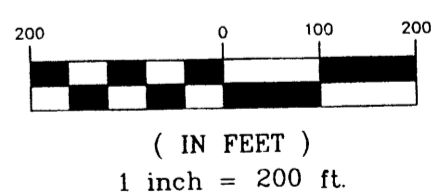
NOTE (B)
50' Public Roadway and Drainage Easement granted to the City of Albuquerque and 68' Public Water and Sanitary Sewer Easement granted to NMUI by this plat.



SEE SHEET 5 OF 6

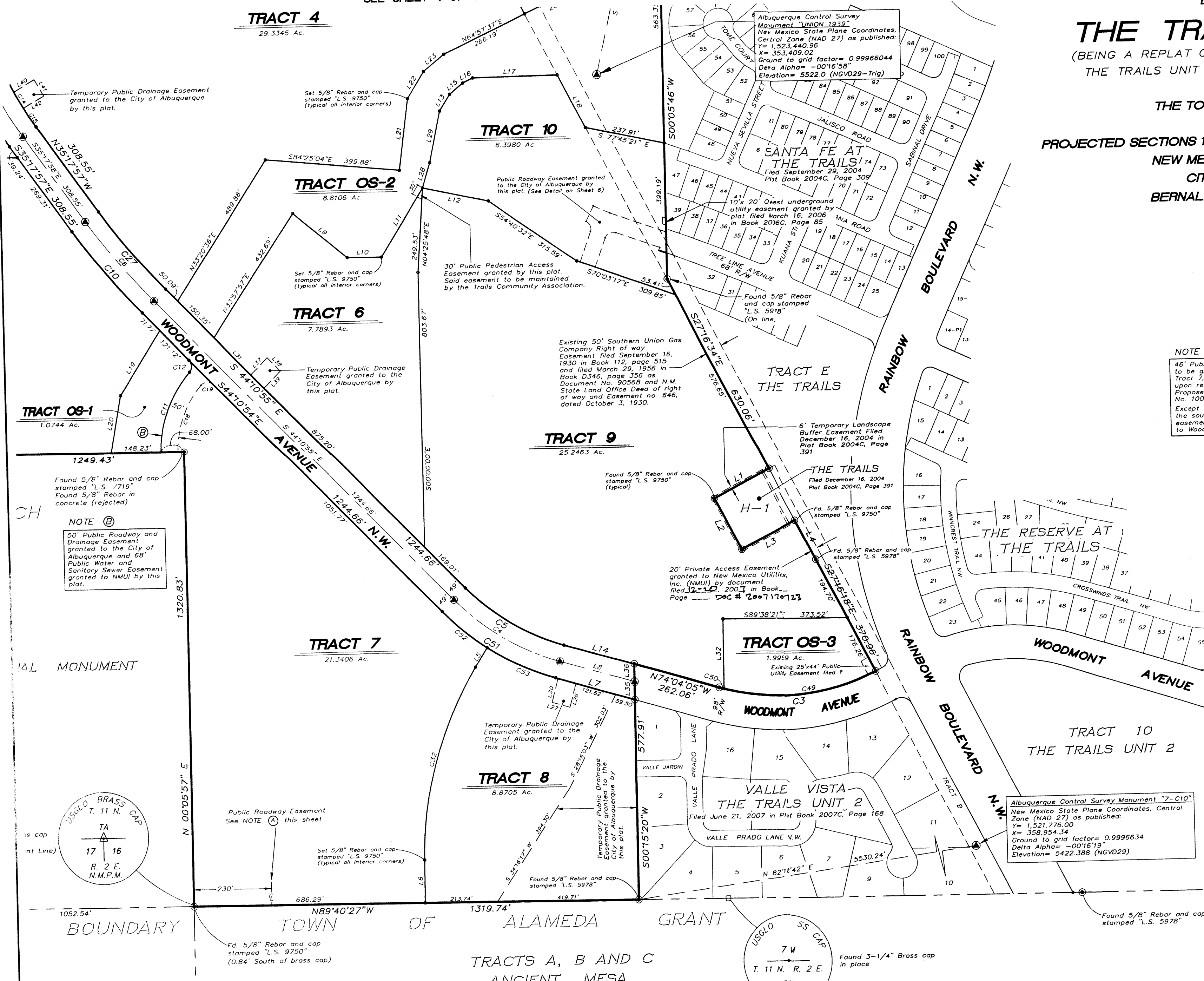
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SURV+TEK, INC.
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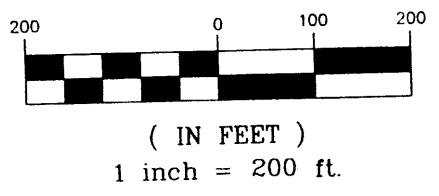
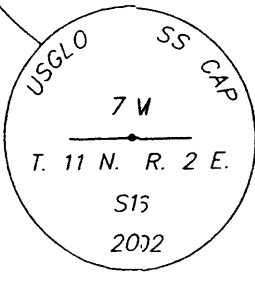
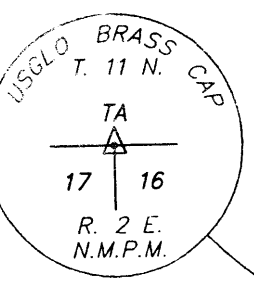
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2007



NOTE (A)
46' Public Roadway Easement reserved by this platting action to be granted in the future: upon subsequent platting of Tract 7, or upon request by the City of Albuquerque, or upon request by the owner of Tract C, Ancient Mesa, or Proposed Tracts C-1 and C-2, Ancient Mesa (DRB Project No. 1004071).
Except for the location of this easement as it relates to the south boundary of Tract 7, the final alignment of this easement within Tract 7 and connection of this easement to Woodmont Avenue NW will be determined at that time.

NOTE (B)
50' Public Roadway and Drainage Easement granted to the City of Albuquerque and 68' Public Water and Sanitary Sewer Easement granted to NMUI by this plat.

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PLAT R-332.00 B. 2007C P. 0352 M. Toulouse, Bernalillo County

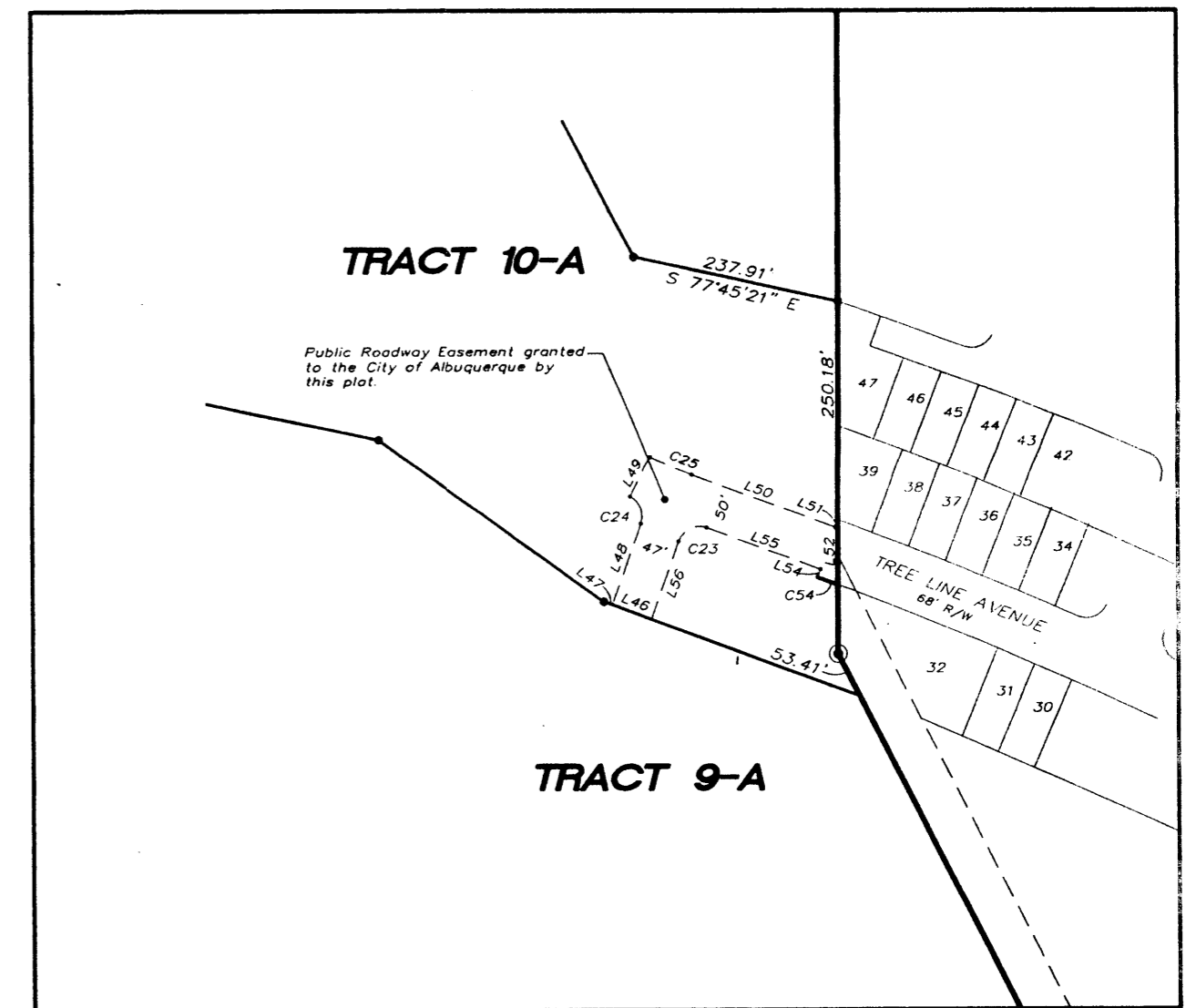
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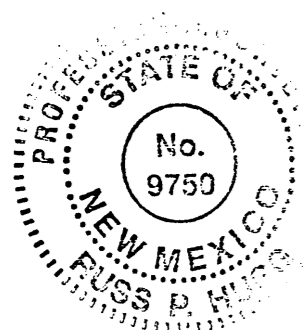
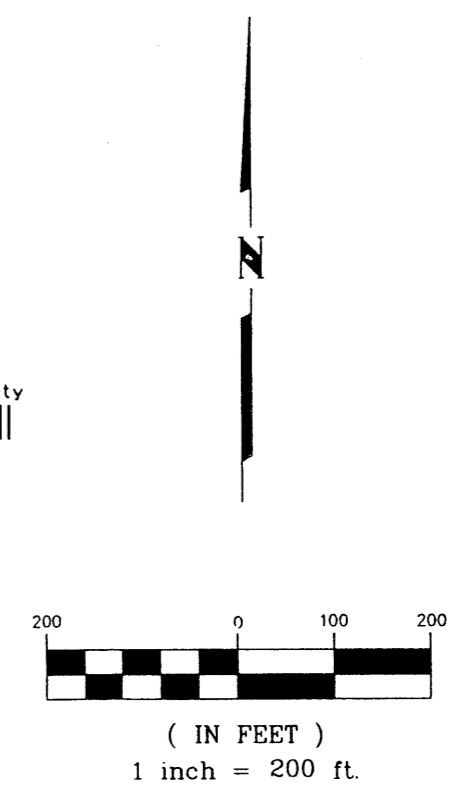
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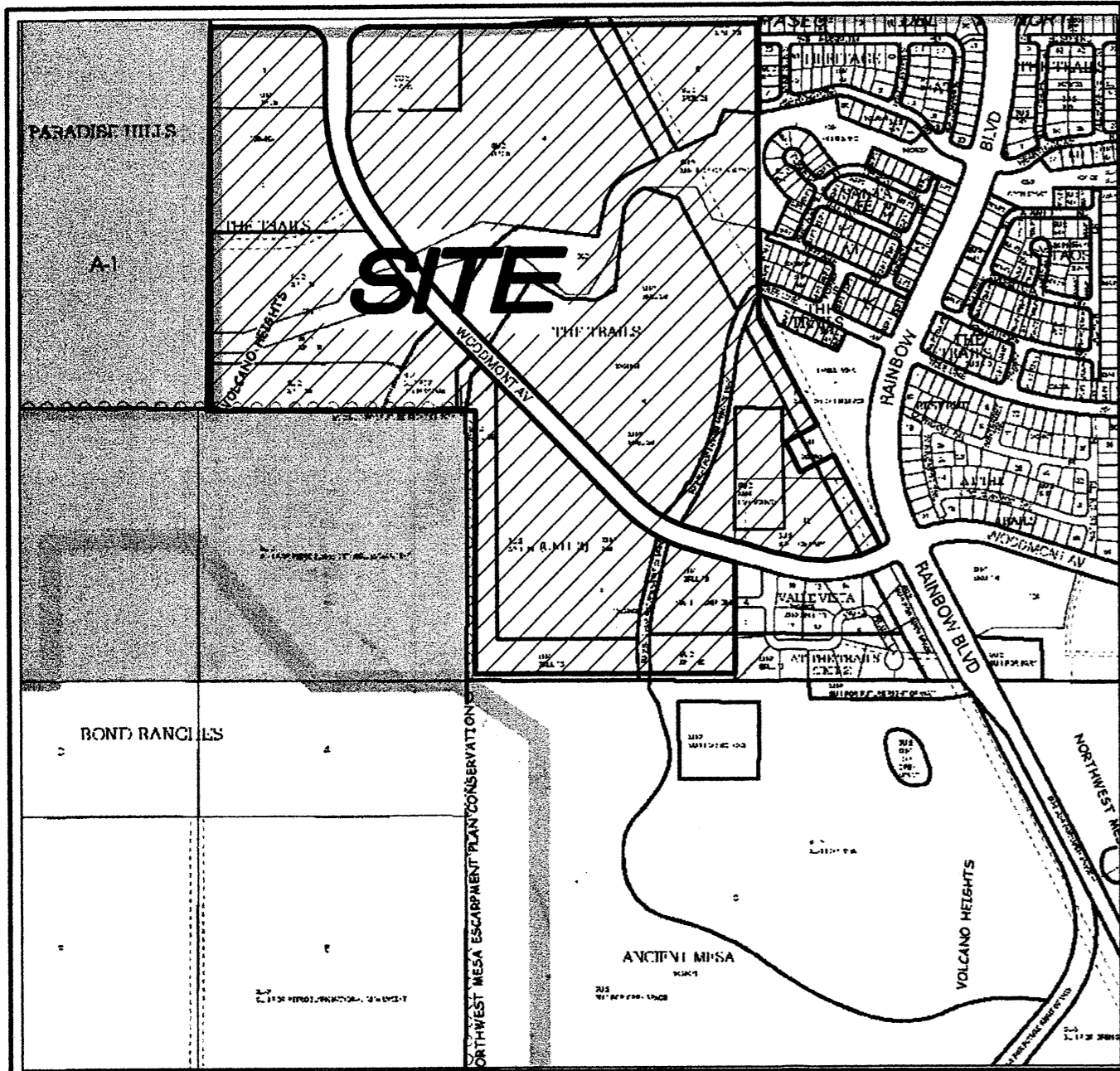
LINE TABLE		
LINE	LENGTH	BEARING
L1	184.00'	S62°43'26"W
L2	170.00'	S27°16'34"E
L3	184.00'	N62°43'26"E
L4	130.51'	S27°16'34"E
L5	66.10'	S32°52'08"W
L6	124.07'	S00°19'33"W
L7	243.17'	S74°04'05"E
L8	229.42'	N74°04'05"W
L9	207.93'	S49°49'12"E
L10	102.11'	S89°33'10"E
L11	237.43'	N32°12'03"E
L12	199.32'	S77°51'46"E
L13	57.66'	N32°26'33"E
L14	215.67'	N74°04'05"W
L15	50.59'	N51°14'55"E
L16	33.00'	N64°57'37"E
L17	250.90'	N89°01'47"E
L18	174.90'	S27°16'30"E
L19	221.41'	S33°20'36"W
L20	172.48'	S10°36'24"W
L21	211.17'	N07°50'45"E
L22	92.07'	N32°26'33"E
L23	79.17'	N51°14'55"E
L24	118.15'	N22°01'51"E
L25	174.85'	S84°56'30"E
L26	70.00'	S15°56'41"W
L27	55.00'	N74°03'19"W
L28	77.52'	N17°42'46"E
L29	153.58'	N12°11'46"E
L30	69.99'	N15°56'41"E
L31	152.04'	S44°10'54"E
L32	200.51'	N00°21'41"E
L33	149.02'	S89°48'48"E
L34	168.98'	S89°48'48"E
L37	70.00'	N45°49'06"E
L38	55.00'	S44°10'54"E
L39	70.00'	S45°49'06"W
L40	70.15'	N60°17'12"E
L41	55.00'	S29°42'48"E
L42	70.20'	S60°17'12"W
L43	70.21'	S60°24'54"W
L44	55.00'	N29°35'06"W
L45	70.17'	N60°24'54"E
L46	47.00'	N70°03'17"W
L47	10.50'	N70°03'17"W
L48	96.04'	N19°56'43"E
L49	50.00'	N26°43'51"E
L50	173.64'	S70°03'17"E
L51	9.00'	N19°56'43"E
L52	72.36'	S00°05'46"W
L54	9.00'	N19°56'43"E
L55	137.56'	N70°03'17"W
L56	92.43'	S19°56'43"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	519.79'	4578.00'	260.17'	519.51'	N86°56'02"E	6°30'20"
C2	502.08'	4422.00'	251.31'	501.81'	N86°56'02"E	6°30'20"
C3	481.26'	672.00'	251.47'	471.05'	S85°24'55"W	41°02'00"
C4	365.13'	700.00'	186.82'	361.00'	S59°07'30"E	29°53'10"
C5	339.57'	651.00'	173.74'	335.73'	S59°07'30"E	29°53'10"
C6	310.06'	2000.00'	155.34'	309.75'	S39°44'26"E	8°52'57"
C7	619.56'	1000.00'	320.08'	609.70'	S17°33'01"E	35°29'53"
C8	157.10'	100.00'	100.02'	141.44'	N44°48'26"W	90°00'43"
C9	649.92'	1049.00'	335.77'	639.57'	S17°33'01"E	35°29'53"
C10	317.65'	2049.00'	159.15'	317.34'	S39°44'26"E	8°52'57"
C11	256.74'	351.33'	134.41'	251.07'	S21°04'27"W	41°52'12"
C12	37.61'	25.00'	23.39'	34.16'	N01°05'11"W	86°11'28"
C14	55.01'	951.00'	27.51'	55.00'	S29°39'31"E	3°18'51"
C15	66.12'	951.00'	33.07'	66.11'	S33°18'27"E	3°59'01"
C16	55.01'	1049.00'	27.51'	55.00'	S29°37'28"E	3°00'16"
C17	76.40'	1049.00'	38.21'	76.38'	S33°12'47"E	4°10'22"
C18	213.08'	301.33'	111.21'	208.67'	S20°22'10"W	40°30'58"
C19	41.53'	25.00'	27.37'	36.92'	S88°13'22"W	95°11'27"
C23	39.27'	25.00'	25.00'	35.36'	S64°56'43"W	90°00'00"
C24	36.31'	25.00'	22.20'	33.20'	N21°39'43"W	83°12'52"
C25	52.23'	441.00'	26.14'	52.20'	S66°39'43"E	6°47'08"
C27	302.46'	1951.00'	151.53'	302.16'	S39°44'26"E	8°52'57"
C28	424.24'	951.00'	215.71'	420.73'	S22°31'10"E	25°33'34"
C29	76.55'	200.00'	38.75'	76.09'	S01°13'33"W	21°55'52"
C30	41.86'	200.00'	21.01'	41.79'	N06°11'42"E	11°59'33"
C31	157.06'	100.00'	99.98'	141.41'	S45°11'34"W	89°59'17"
C32	584.44'	1028.98'	300.34'	576.62'	S16°35'51"W	32°32'35"
C37	3.10'	200.00'	1.55'	3.10'	S11°44'50"W	0°53'16"
C38	73.45'	200.00'	37.15'	73.04'	S00°46'54"W	21°02'35"
C39	2.20'	4578.00'	1.10'	2.20'	S89°49'38"E	0°01'39"
C40	517.59'	4578.00'	259.07'	517.32'	N86°55'12"E	6°28'40"
C41	181.99'	4422.00'	91.01'	181.98'	S84°51'37"W	2°21'29"
C42	320.09'	4422.00'	160.11'	320.02'	S88°06'47"W	4°08'51"
C49	466.76'	672.00'	243.24'	457.43'	N84°47'49"E	39°47'47"
C50	14.51'	672.00'	7.25'	14.51'	S74°41'11"E	1°14'13"
C51	390.69'	749.00'	199.90'	386.27'	S59°07'30"E	29°53'10"
C52	169.28'	749.00'	85.00'	168.92'	S50°39'23"E	12°56'58"
C53	221.41'	749.00'	111.52'	220.60'	S65°35'58"E	16°56'13"
C54	24.57'	4966.00'	12.28'	24.57'	N69°54'47"W	0°17'00"



DOCH 2007171107
 12/21/2007 01:42 PM Page: 6 of 6
 PLAT R: 832.00 B: 2007C P: 0352 M: Toulouse, Bernalillo County





VICINITY MAP
Not To Scale

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-8 and C-9.
- U.C.L.S. Log Number 2007391925.
- No direct access to Paseo Del Norte 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 \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.
- Current Zoning per the Volcano Heights Sector Development Plan as follows:
Tracts 1 and 4 are designated SU-2 UR
Tracts 2, 7 and 8 are designated SU-2 SRLL
Tracts 6, 9 and 5 are designated SU-2 SRSL
Tract 3 is designated SU-2 VC
Tracts OS-1 thru OS-3 are designated SU-2 SU-1 Open Space

SUBDIVISION DATA

- Total number of existing Tracts: 11
- Total number of Tracts created: 13
- Total mileage of full width streets created: 0
- Gross Subdivision acreage: 158.6623 acres.
- Tracts OS-1 thru OS-3 are Private Open Space Areas conveyed to The Trails Community Association, Inc. Maintenance of said Tracts shall be the responsibility of said Trails Community Association, Inc. There shall be no direct vehicular access from adjacent tracts, parcels or lots.
- Tracts OS-1 thru OS-3 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-1, OS-2 and OS-3 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.

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:

- PNM Electric Services for installation, maintenance, and service of 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.

PURPOSE OF PLAT:

The purpose of this Bulk Land Plat is to:

- Eliminate the existing interior tract lines and create the Thirteen (13) New Bulk Tracts shown hereon to facilitate platting of future Trails Units.
- Grant the Public Roadway and Drainage Easements to the City of Albuquerque as shown hereon.
- Grant the Public Water and Sanitary Sewer Easement to New Mexico Utilities, Inc (NMUI), as shown hereon.
- Show the various Public Easements Vacated by 07DRB-70296

SHEET INDEX

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

BULK LAND PLAT OF
THE TRAILS UNIT 3A
(BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2,
THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2007

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

<u>Levi S. Murta</u> PNM Gas and Electric Services	<u>10-04-07</u> Date
<u>David Delid</u> QWest Corporation	<u>10/8/07</u> Date
<u>Bonnie Barber</u> Comcast	<u>10-3-07</u> Date
_____ New Mexico Utilities	_____ Date

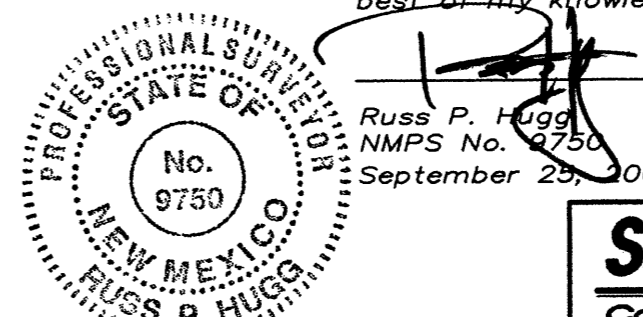
Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

City Approvals:

<u>[Signature]</u> City Surveyor	<u>10-3-07</u> Date
_____ Real Property Division	_____ Date
_____ Environmental Health Department	_____ Date
_____ Traffic Engineering, Transportation Division	_____ Date
_____ ABCWUA	_____ Date
_____ Parks and Recreation Department	_____ Date
_____ AMAFCFA	_____ Date
_____ City Engineer	_____ Date
_____ DRB Chairperson, Planning Department	_____ Date

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 29, 2007

BULK LAND PLAT OF
THE TRAILS UNIT 3A
 (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2,
 THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2)
 WITHIN
THE TOWN OF ALAMEDA GRANT
 IN
PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2007

LEGAL DESCRIPTION

Those certain parcels of land situate within the Town of Alameda Grant in projected Sections 16 and 17, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising:

All of Tracts 1 thru 8, OS-1 and OS-2, The Trails Unit 3, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 3 (BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, LLC AND TRACT H-2, TRAILS UNIT 1) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 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 March 16, 2006 in Book 2006C, Page 85.

AND

All of Tract 12, The Trails Unit 2, 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 on October 18, 2004 in Book 2004C, Page 332.

Said Parcels contains 158.6623 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2, THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16 AND 17, 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 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
 a Nevada limited liability company
 Longford Group, Inc., it's manager

By Kelly Murtagh
 John K. Murtagh, President
 Kelly Murtagh, Vice President

THE TRAILS COMMUNITY ASSOCIATION, INC.

Tracy Murphy 10-2-07
 Tracy Murphy, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 2nd day of October, 2007, by John K. Murtagh, President of The Longford Group, Inc.

DKrapcha My commission expires 12-1-08
 Notary Public

ACKNOWLEDGEMENT

STATE OF NEVADA NM
 COUNTY OF CLARK SS

The foregoing instrument was acknowledged before me this 2nd day of October, 2007, by Tracy Murphy, President of The Trails Community Association, Inc.

DKrapcha My commission expires 12-1-08
 Notary Public



NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 1 thru 8 AND TRACTS OS-1 AND OS-2
 THE TRAILS UNIT 3

The plat of TRACTS 1 THRU 8 AND TRACTS OS-1 AND OS-2, THE TRAILS UNIT 3 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 8 and Tracts OS-1 and OS-2, The Trails Unit 3, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 16, 2006 in Book A113, page 6952

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 1 thru 10 AND TRACTS OS-1 and OS-2
 THE TRAILS UNIT 3A

The plat of TRACTS 1 THRU 10 AND TRACTS OS-1 and OS-2, THE TRAILS UNIT 3A 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.

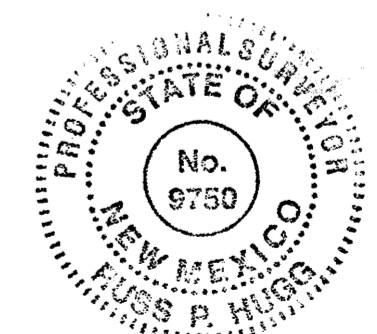
At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts 1 thru 10 and Tracts OS-1 and OS-2, The Trails Unit 3A, filed in the office of the County Clerk of Bernalillo County, New Mexico on _____, 2007 in Book _____, page _____

as Document Number _____

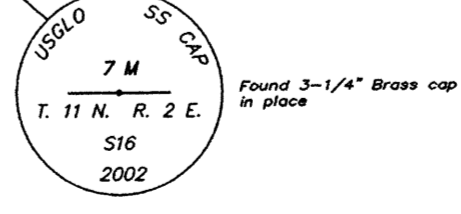
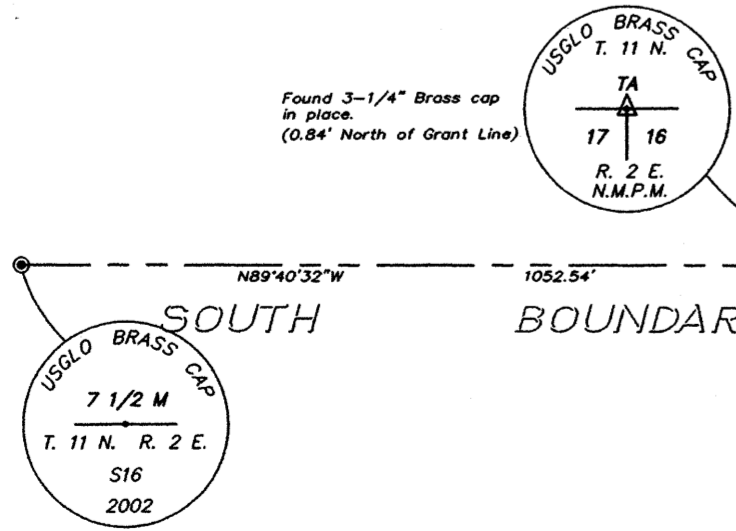
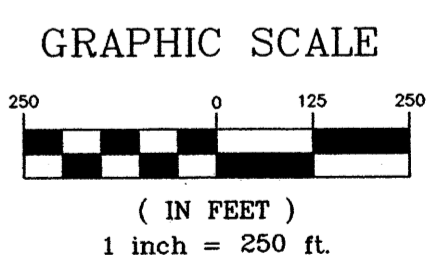
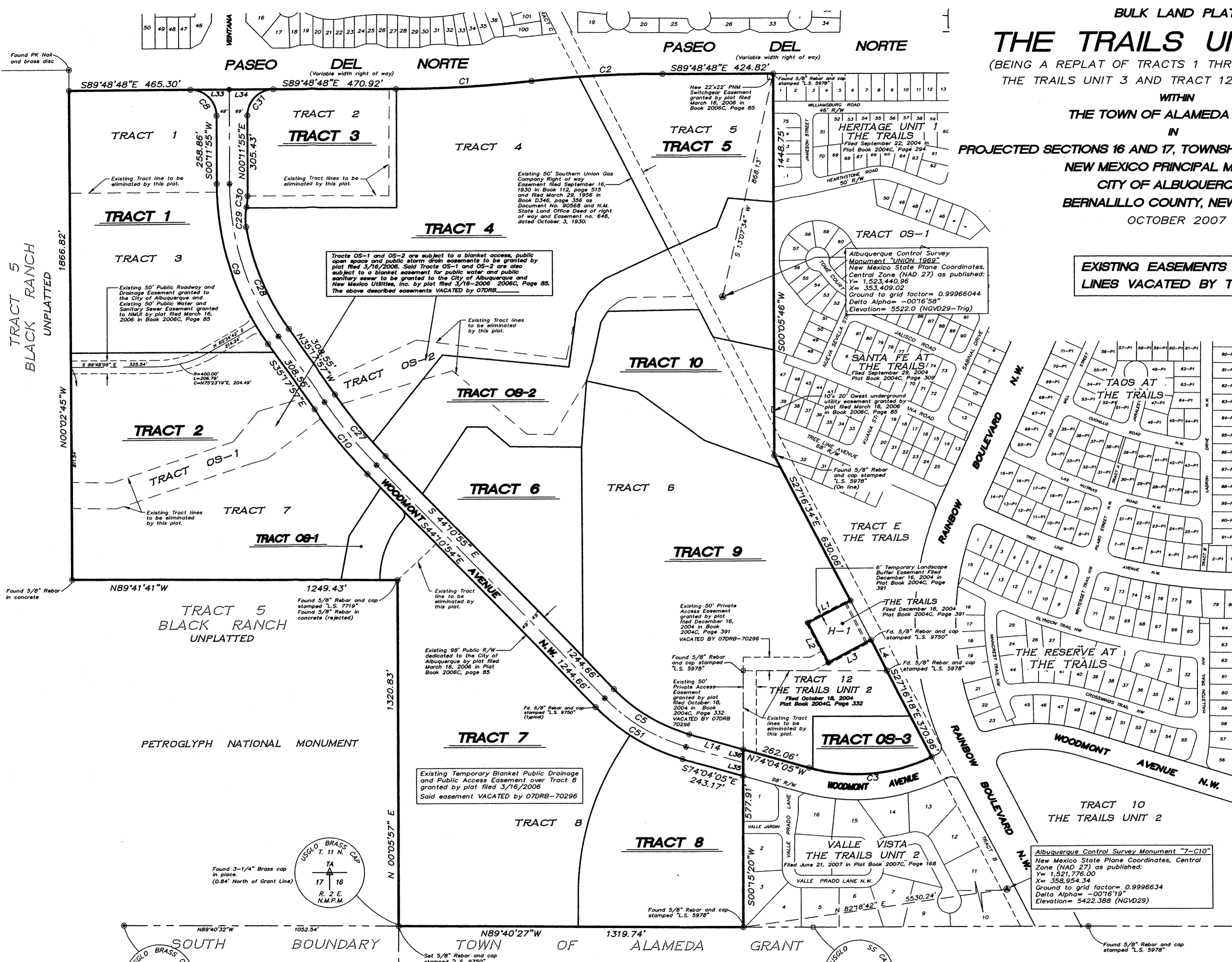
SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of requested final action 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 or site development plan for subdivision"



BULK LAND PLAT OF
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 THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2)
 WITHIN
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 IN
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2007

**EXISTING EASEMENTS AND TRACT
 LINES VACATED BY THIS PLAT**



Existing Temporary Blanket Public Drainage and Public Access Easement over Tract 8 granted by plat filed 3/16/2006. Said easement VACATED by 07DRB-70296

Tracts OS-1 and OS-2 are subject to a blanket access, public open space and public storm drain easements to be granted by plat filed 3/16/2006. Said Tracts OS-1 and OS-2 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. by plat filed 3/16-2006 2006C, Page 85. The above described easements VACATED by 07DRB-

6' Temporary Landscape Buffer Easement Filed December 16, 2004 in Plat Book 2004C, Page 391 VACATED BY 07DRB-70296

Existing 50' Private Access Easement granted by plat filed December 16, 2004 in Book 2004C, Page 391 VACATED BY 07DRB-70296

Found 5/8\"/>

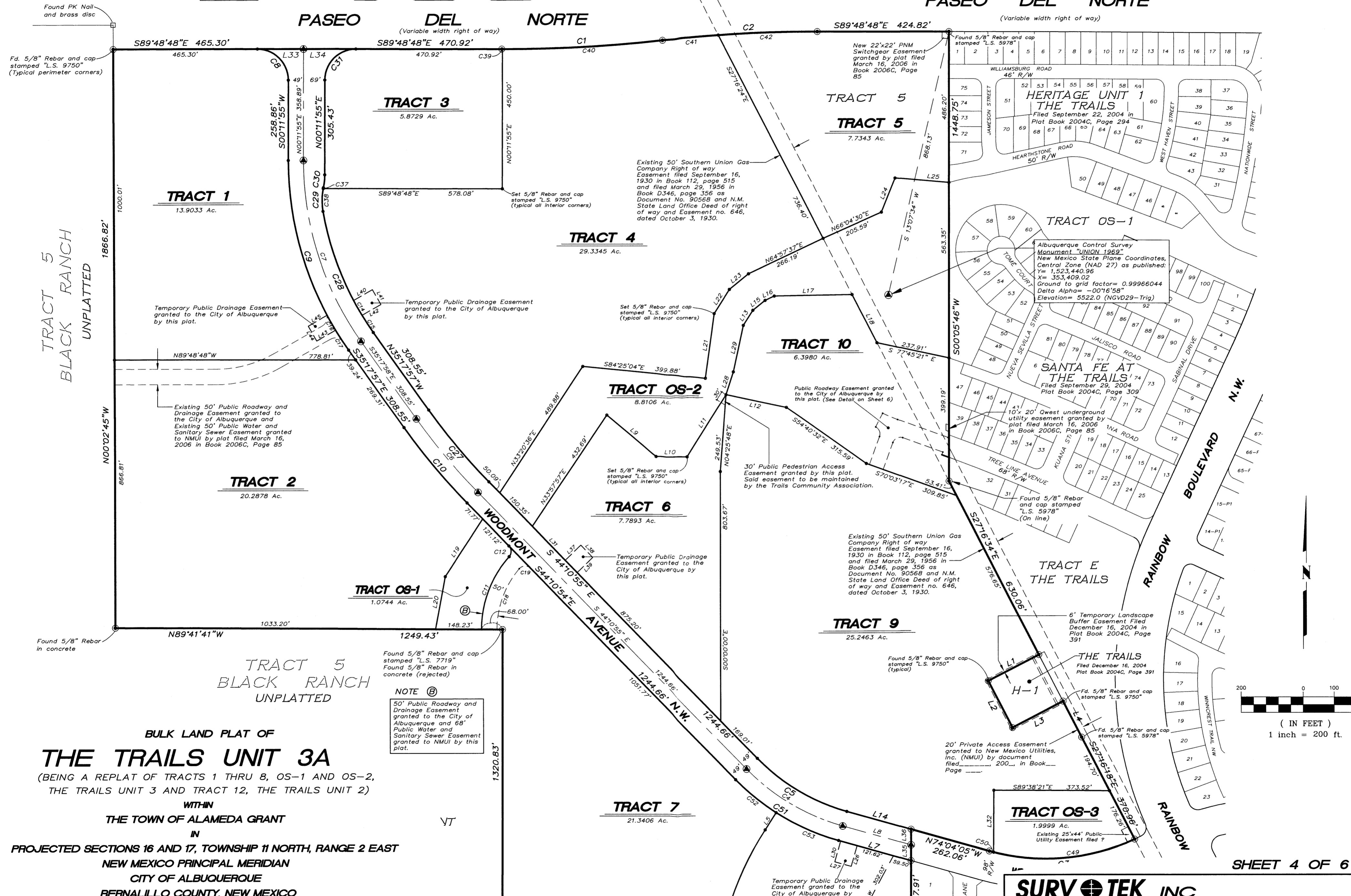
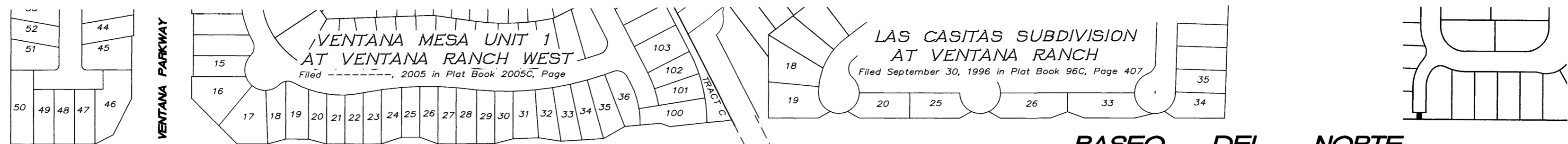
Found 5/8\"/>

Albuquerque Control Survey Monument "7-C10" New Mexico State Plane Coordinates, Central Zone (NAO 27) as published: Y = 1,521,776.00 X = 358,954.34 Ground to grid factor = 0.9996634 Delta Alpha = -0°16'19" Elevation = 5422.388 (NGVD29)

TRACTS A, B AND C
 ANCIENT MESA

Filed February 2, 2006 in Plat Book 2006C, Page 40

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



TRACT 5
BLACK RANCH
UNPLATTED

TRACT 1
13.9033 Ac.

TRACT 2
20.2878 Ac.

TRACT 3
5.8729 Ac.

TRACT 4
29.3345 Ac.

TRACT 5
7.7343 Ac.

TRACT 6
7.7893 Ac.

TRACT 7
21.3406 Ac.

TRACT 8
1.0744 Ac.

TRACT 9
25.2463 Ac.

TRACT 10
6.3980 Ac.

TRACT OS-1
1.0744 Ac.

TRACT OS-2
8.8106 Ac.

TRACT OS-3
1.9999 Ac.

TRACT E
THE TRAILS

BULK LAND PLAT OF
THE TRAILS UNIT 3A
(BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2,
THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2)
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THE TOWN OF ALAMEDA GRANT
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2007

NOTE ⓑ

50' Public Roadway and Drainage Easement granted to the City of Albuquerque and 68' Public Water and Sanitary Sewer Easement granted to NMUI by this plat.

TRACT 4
29.3345 Ac.

TRACT 10
6.3980 Ac.

TRACT OS-2
8.8106 Ac.

TRACT 6
7.7893 Ac.

TRACT OS-1
1.0744 Ac.

TRACT 9
25.2463 Ac.

TRACT 7
21.3406 Ac.

TRACT 8
8.8705 Ac.

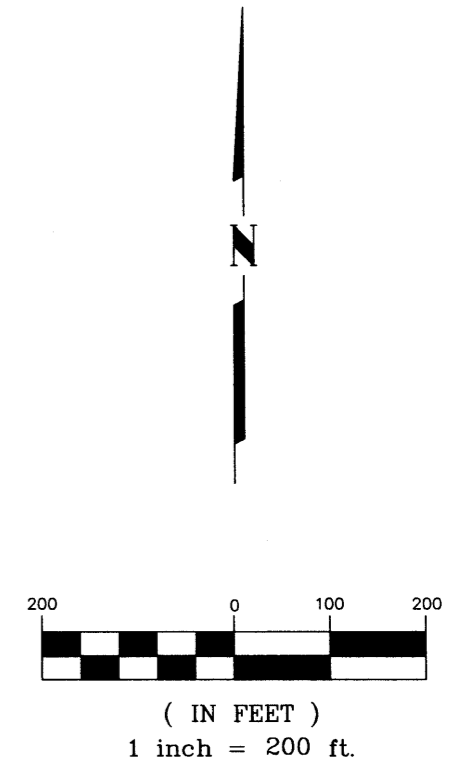
TRACT OS-3
1.9999 Ac.

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BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2007

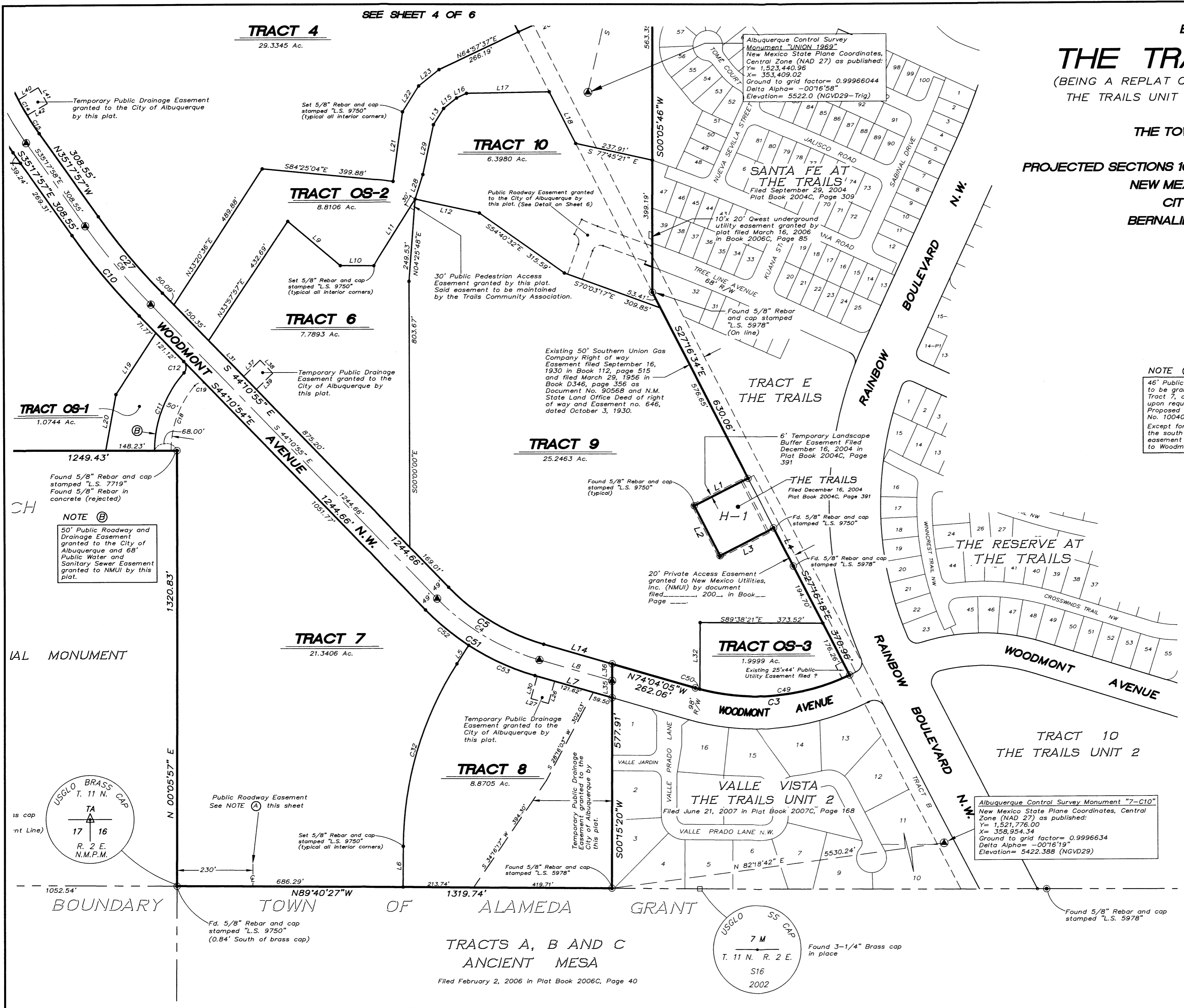
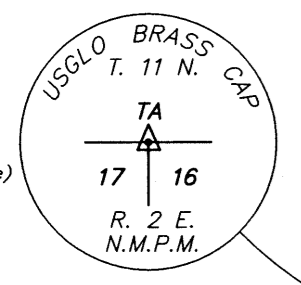
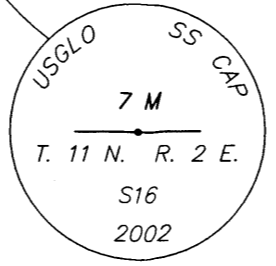
NOTE (A)
 46' Public Roadway Easement reserved by this platting action to be granted in the future: upon subsequent platting of Tract 7, or upon request by the City of Albuquerque, or upon request by the owner of Tract C, Ancient Mesa, or Proposed Tracts C-1 and C-2, Ancient Mesa (DRB Project No. 1004071).
 Except for the location of this easement as it relates to the south boundary of Tract 7, the final alignment of this easement within Tract 7 and connection of this easement to Woodmont Avenue NW will be determined at that time.

NOTE (B)
 50' Public Roadway and Drainage Easement granted to the City of Albuquerque and 68' Public Water and Sanitary Sewer Easement granted to NMU by this plat.

Albuquerque Control Survey Monument "7-C10"
 New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
 Y = 1,521,776.00
 X = 358,954.34
 Ground to grid factor = 0.9996634
 Delta Alpha = -00'16"19"
 Elevation = 5422.388 (NGVD29)



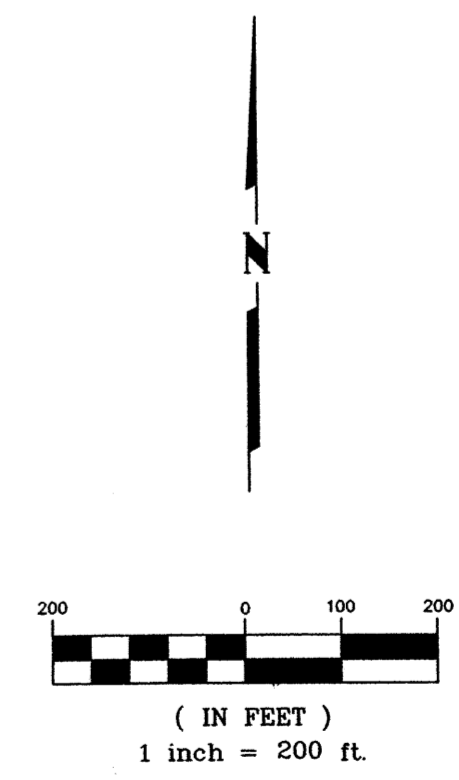
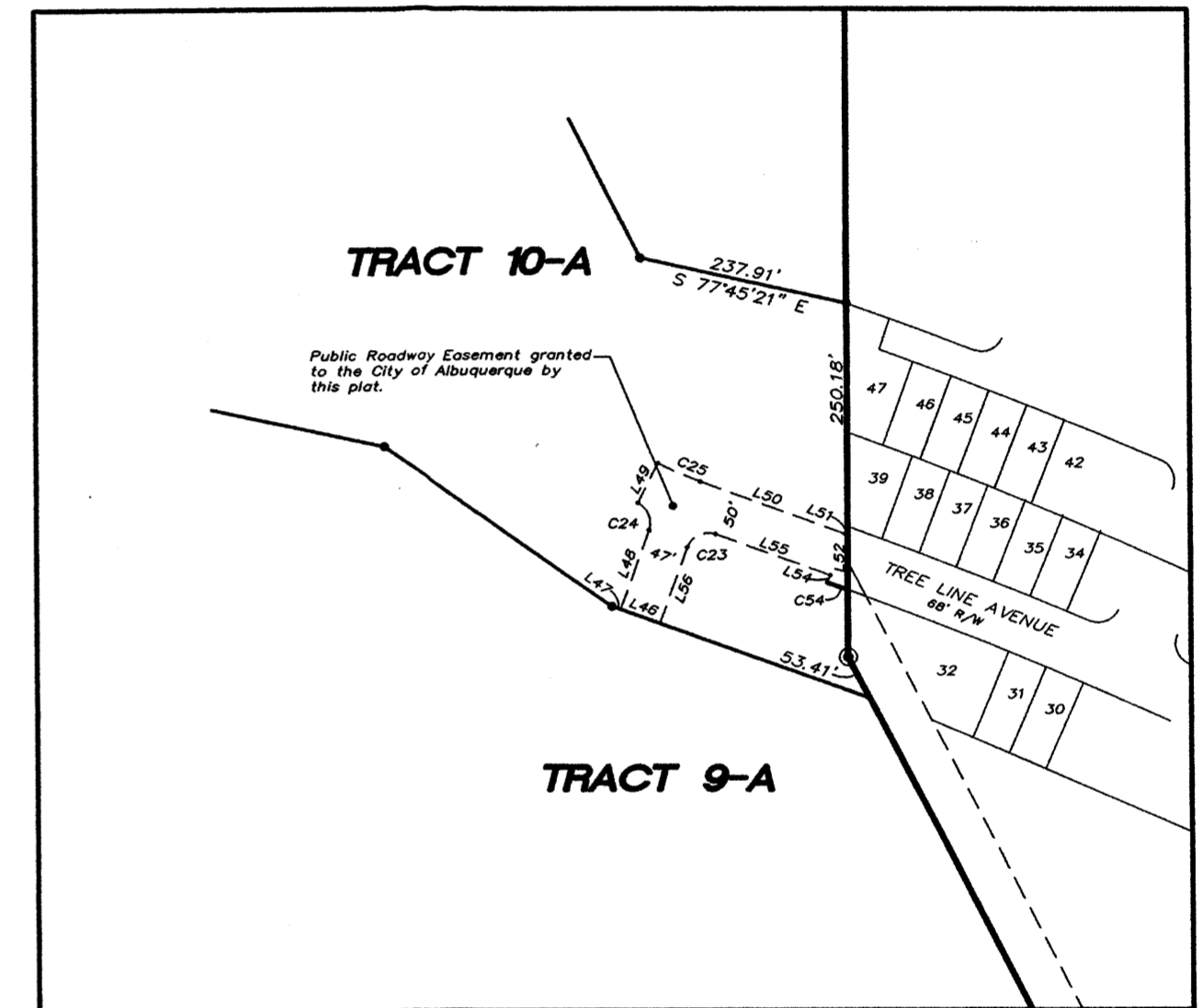
TRACTS A, B AND C
 ANCIENT MESA
 Filed February 2, 2006 in Plat Book 2006C, Page 40



BULK LAND PLAT OF
THE TRAILS UNIT 3A
 (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2,
 THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2007

LINE TABLE		
LINE	LENGTH	BEARING
L1	184.00'	S62°43'26"W
L2	170.00'	S27°16'34"E
L3	184.00'	N62°43'26"E
L4	130.51'	S27°16'34"E
L5	66.10'	S32°52'08"W
L6	124.07'	S00°19'33"W
L7	243.17'	S74°04'05"E
L8	229.42'	N74°04'05"W
L9	207.93'	S49°49'12"E
L10	102.11'	S89°33'10"E
L11	237.43'	N32°12'03"E
L12	199.32'	S77°51'46"E
L13	57.66'	N32°26'33"E
L14	215.67'	N74°04'05"W
L15	50.59'	N51°14'55"E
L16	33.00'	N64°57'37"E
L17	250.90'	N89°01'47"E
L18	174.90'	S27°16'30"E
L19	221.41'	S33°20'36"W
L20	172.48'	S10°36'24"W
L21	211.17'	N07°50'45"E
L22	92.07'	N32°26'33"E
L23	79.17'	N51°14'55"E
L24	118.15'	N22°01'51"E
L25	174.85'	S84°56'30"E
L26	70.00'	S15°56'41"W
L27	55.00'	N74°03'19"W
L28	77.52'	N17°42'46"E
L29	153.58'	N12°11'46"E
L30	69.99'	N15°56'41"E
L31	152.04'	S44°10'54"E
L32	200.51'	N00°21'41"E
L33	149.02'	S89°48'48"E
L34	168.98'	S89°48'48"E
L37	70.00'	N45°49'06"E
L38	55.00'	S44°10'54"E
L39	70.00'	S45°49'06"W
L40	70.15'	N60°17'12"E
L41	55.00'	S29°42'48"E
L42	70.20'	S60°17'12"W
L43	70.21'	S60°24'54"W
L44	55.00'	N29°35'06"W
L45	70.17'	N60°24'54"E
L46	47.00'	N70°03'17"W
L47	10.50'	N70°03'17"W
L48	96.04'	N19°56'43"E
L49	50.00'	N26°43'51"E
L50	173.64'	S70°03'17"E
L51	9.00'	N19°56'43"E
L52	72.36'	S00°05'46"W
L54	9.00'	N19°56'43"E
L55	137.56'	N70°03'17"W
L56	92.43'	S19°56'43"W

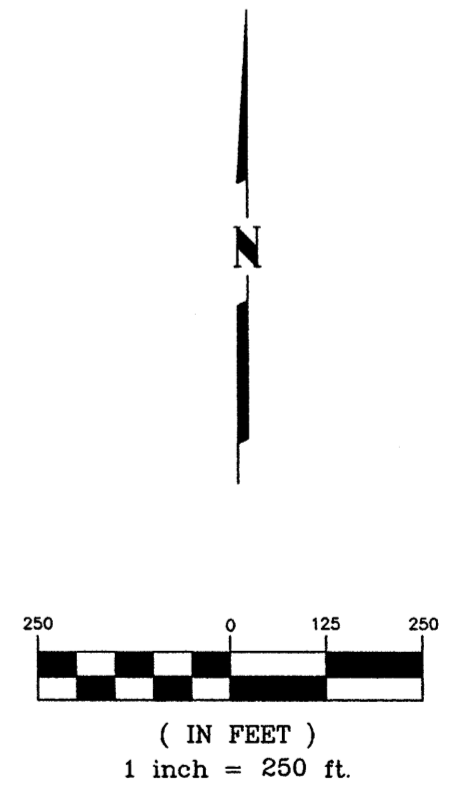
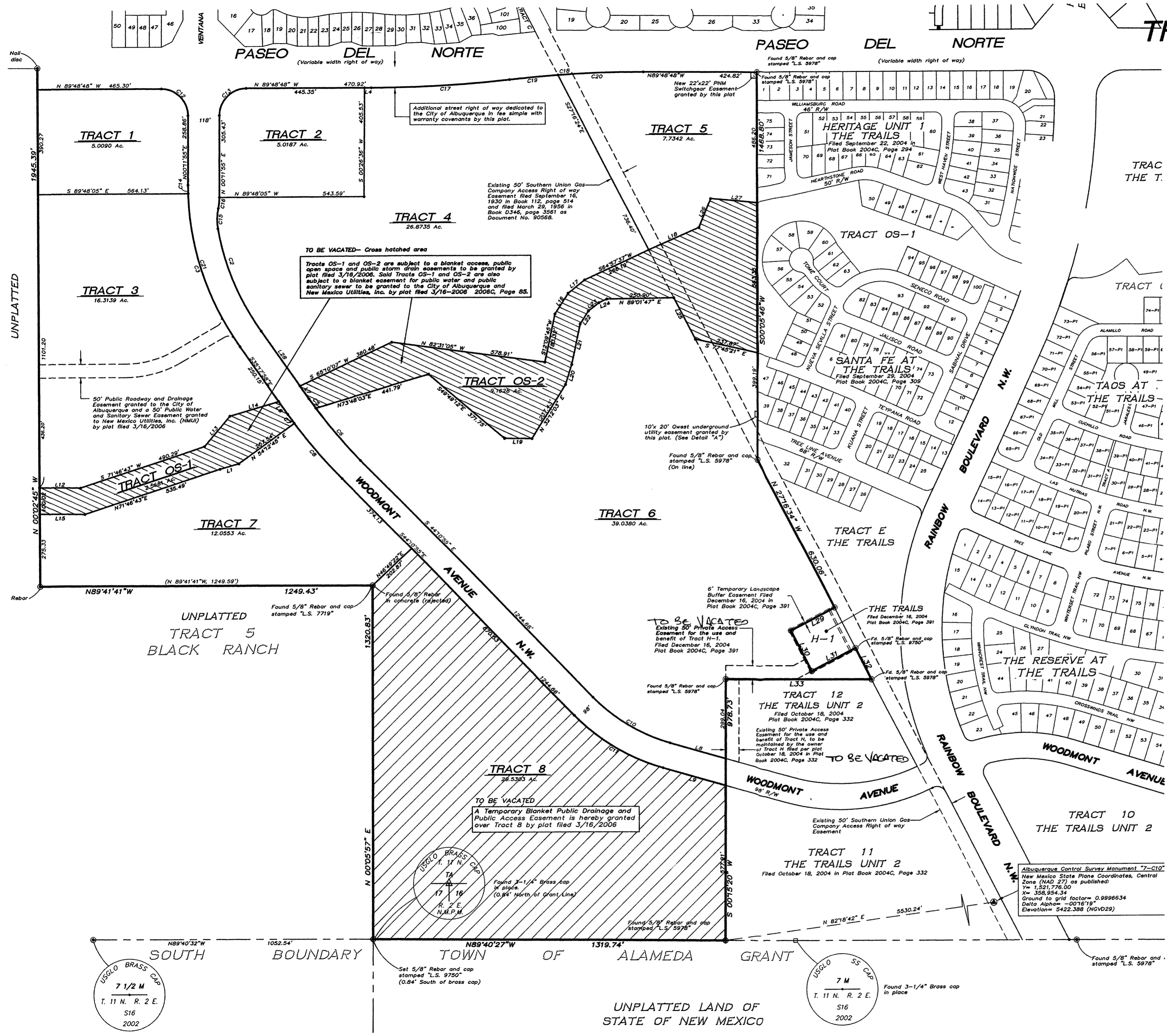
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	519.79'	4578.00'	260.17'	519.51'	N86°56'02"E	6°30'20"
C2	502.08'	4422.00'	251.31'	501.81'	N86°56'02"E	6°30'20"
C3	481.26'	672.00'	251.47'	471.05'	S85°24'55"W	41°02'00"
C4	365.13'	700.00'	186.82'	361.00'	S59°07'30"E	29°53'10"
C5	339.57'	651.00'	173.74'	335.73'	S59°07'30"E	29°53'10"
C6	310.06'	2000.00'	155.34'	309.75'	S39°44'26"E	8°52'57"
C7	619.56'	1000.00'	320.08'	609.70'	S17°33'01"E	35°29'53"
C8	157.10'	100.00'	100.02'	141.44'	N44°48'26"W	90°00'43"
C9	649.92'	1049.00'	335.77'	639.57'	S17°33'01"E	35°29'53"
C10	317.65'	2049.00'	159.15'	317.34'	S39°44'26"E	8°52'57"
C11	256.74'	351.33'	134.41'	251.07'	S21°04'27"W	41°52'12"
C12	37.61'	25.00'	23.39'	34.16'	N01°05'11"W	86°11'28"
C14	55.01'	951.00'	27.51'	55.00'	S29°39'31"E	3°18'51"
C15	66.12'	951.00'	33.07'	66.11'	S33°18'27"E	3°59'01"
C16	55.01'	1049.00'	27.51'	55.00'	S29°37'28"E	3°00'16"
C17	76.40'	1049.00'	38.21'	76.38'	S33°12'47"E	4°10'22"
C18	213.08'	301.33'	111.21'	208.67'	S20°22'10"W	40°30'58"
C19	41.53'	25.00'	27.37'	36.92'	S88°13'22"W	95°11'27"
C23	39.27'	25.00'	25.00'	35.36'	S64°56'43"W	90°00'00"
C24	36.31'	25.00'	22.20'	33.20'	N21°39'43"W	83°12'52"
C25	52.23'	441.00'	26.14'	52.20'	S66°39'43"E	6°47'08"
C27	302.46'	1951.00'	151.53'	302.16'	S39°44'26"E	8°52'57"
C28	424.24'	951.00'	215.71'	420.73'	S22°31'10"E	25°33'34"
C29	76.55'	200.00'	38.75'	76.09'	S01°13'33"W	21°55'52"
C30	41.86'	200.00'	21.01'	41.79'	N06°11'42"E	11°59'33"
C31	157.06'	100.00'	99.98'	141.41'	S45°11'34"W	89°59'17"
C32	584.44'	1028.98'	300.34'	576.62'	S16°35'51"W	32°32'35"
C37	3.10'	200.00'	1.55'	3.10'	S11°44'50"W	0°53'16"
C38	73.45'	200.00'	37.15'	73.04'	S00°46'54"W	21°02'35"
C39	2.20'	4578.00'	1.10'	2.20'	S89°49'38"E	0°01'39"
C40	517.59'	4578.00'	259.07'	517.32'	N86°55'12"E	6°28'40"
C41	181.99'	4422.00'	91.01'	181.98'	S84°51'37"W	2°21'29"
C42	320.09'	4422.00'	160.11'	320.02'	S88°06'47"W	4°08'51"
C49	466.76'	672.00'	243.24'	457.43'	N84°47'49"E	39°47'47"
C50	14.51'	672.00'	7.25'	14.51'	S74°41'11"E	1°14'13"
C51	390.69'	749.00'	199.90'	386.27'	S59°07'30"E	29°53'10"
C52	169.28'	749.00'	85.00'	168.92'	S50°39'23"E	12°56'58"
C53	221.41'	749.00'	111.52'	220.60'	S65°35'58"E	16°56'13"
C54	24.57'	4966.00'	12.28'	24.57'	N69°54'47"W	0°17'00"



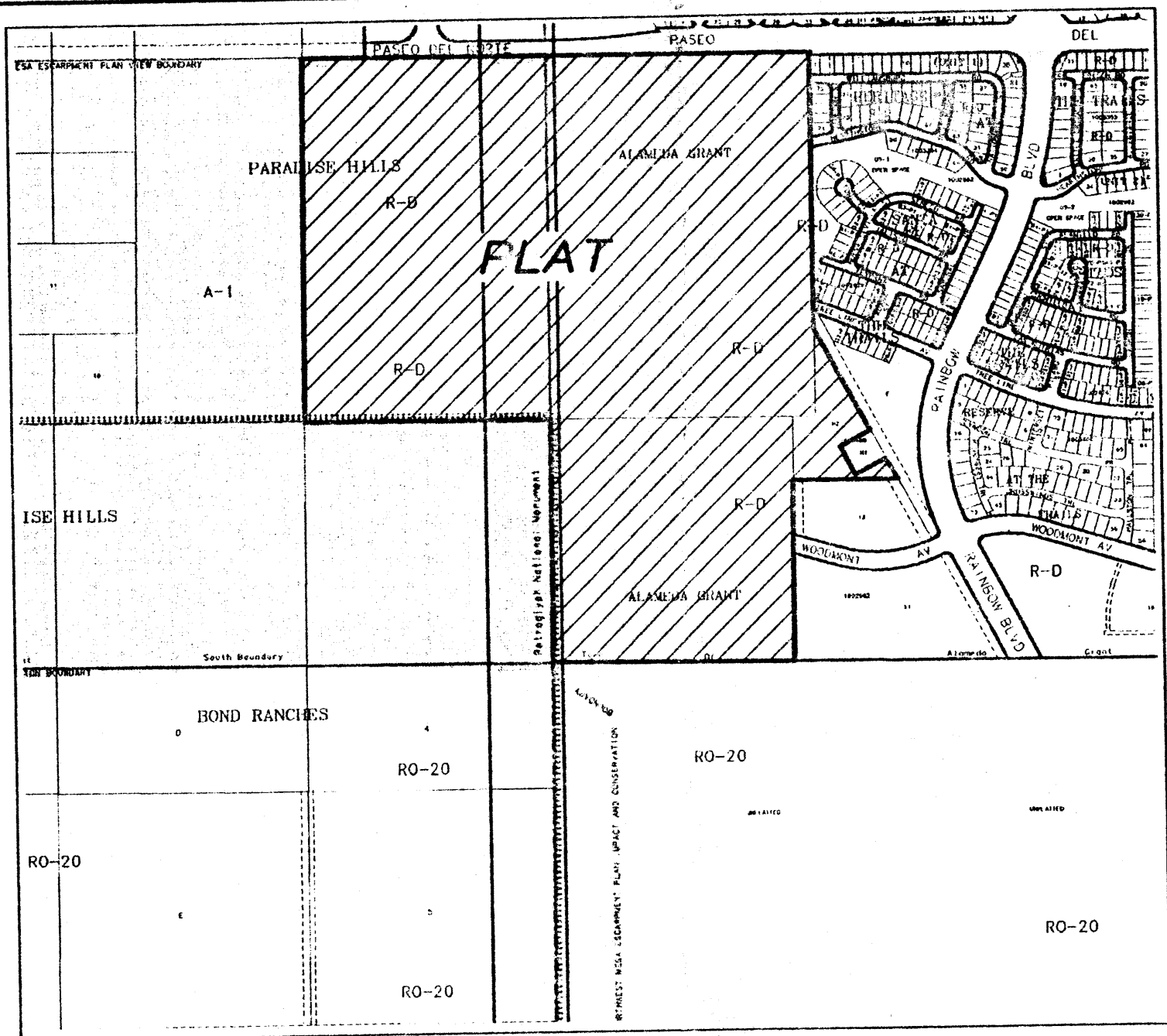
VACATION EXHIBIT THE TRAILS UNIT 3

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2007

VACATION EXHIBIT B
Date 10/31/07



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



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 2005300996.
- No direct access to Paseo Del Norte will be allowed.
- All street centerline monumentation shall be installed at all centerline FC'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.
- Current Zoning is: R-D

SUBDIVISION DATA

- Total number of existing Tracts: 4
- Total number of Tracts created: 10
- Total mileage of full width streets created: 0.66 miles.
- Gross Subdivision acreage: 164.95 acres.
- Tracts OS-1 and OS-2 are Private Open Space Areas conveyed to The Trails Community Association, Inc. Maintenance of said Tracts shall be the responsibility of said Trails Community Association, Inc. There shall be no direct vehicular access from adjacent tracts, parcels or lots.
- Tracts OS-1 and OS-2 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-1 and OS-2 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.

SHEET INDEX

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

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:
 U.P.C. 100906416233520217
 100906408343020212
 10090640652692011
 100806446443110124
 Bernalillo County Treasurer Date
 Rosi Aldrett 3-16-06

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.

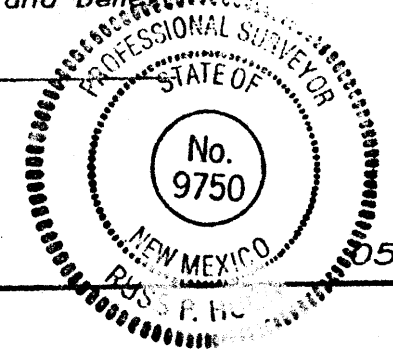
PURPOSE OF PLAT:

- The purpose of this Bulkland Plat is to:
- Show the various Public Roadway and Utility Easements which were vacated by DRB-05-01365
 - Create the Ten (10) Bulk Parcels shown hereon to facilitate platting of future Trails Units.
 - Dedicate the Additional street right of way for Paseo Del Norte and the new street right of way for Woodmont Avenue to the City of Albuquerque fee simple with warranty covenants by this plat.
 - Grant the additional Public Utility 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
 July 18, 2005



BULK LAND PLAT OF
THE TRAILS UNIT 3
 (BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C.
 AND TRACT H-2, TRAILS UNIT 1)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2005

PROJECT NUMBER: 1004404
 Application Number: 05DRB-01367

PLAT APPROVAL

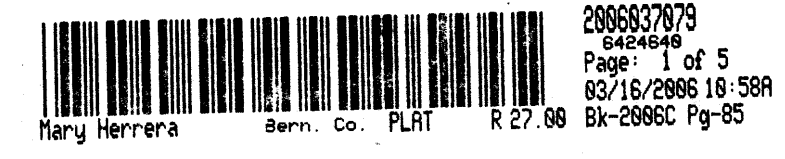
Utility Approvals:

PNM Electric Services	<u>Sean D. Mark</u>	8-11-05
PNM Gas Services	<u>Sean D. Mark</u>	8-11-05
QWest Corporation	<u>Sonia Rojas</u>	08-12-05
Comcast	<u>John Barber</u>	8-11-05
New Mexico Utilities	<u>[Signature]</u>	8-12-05

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:

City Surveyor	<u>[Signature]</u>	8-11-05
Real Property Division	<u>VIA</u>	3/08/06
Environmental Health Department	<u>N/A</u>	3/08/06
Traffic Engineering & Transportation Division	<u>[Signature]</u>	2-15-06
Utilities Development	<u>William A. Baker</u>	2/15/06
Parks and Recreation Department	<u>Christina Dardoval</u>	2/15/06
AMAFCA	<u>Bradley L. Bingham</u>	2/15/06
City Engineer	<u>Bradley L. Bingham</u>	2/15/06
DRB Chairperson, Planning Department	<u>Sheran Watson</u>	3/08/06



SURV TEK, 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 Sections 16 and 17, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising: All of Tract H-2, The Trails 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 December 16, 2004 in Plat Book 2004C, Page 391 and Portions of unplatted Tracts 4 and 5, Black Ranch as described in those certain Warranty Deeds filed in the office of the County Clerk of Bernalillo County, New Mexico on: May 9, 1960 in Book D541, page 281; May 9, 1960 in Book D541, page 277; August 29, 1960 as Document Number 60-84590 and September 25, 1984 in Book D222A, pages 174 and 175; 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 the parcel herein described, (a 5/8" Rebar and cap stamped "L.S. 5978" found in place) whence the Albuquerque Control Survey Monument "UNION 1969" bears S 12° 50' 11" W, 887.57 feet distant; Thence,

S 00° 05' 46" W, 1468.80 feet along the Westerly line of Heritage Unit 1 at the Trails 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 294 and the Westerly line of Santa Fe at the Trails 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 29, 2004 in Plat Book 2004C, Page 309 to the most Northerly corner of Tract H-2, The Trails 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 December 16, 2004 in Plat Book 2004C, Page 391 (a 5/8" Rebar and cap stamped "L.S. 5978" found in place); Thence,

S 27° 16' 34" E, 630.06 feet to the Northeast corner of Tract H-1, The Trails (a 5/8" Rebar and cap stamped "L.S. 9750" found in place); Thence Southwesterly, Southeasterly and Northeasterly along a line common to said Tracts H-1 and H-2 for the following three (3) courses:

S 62° 43' 26" W, 184.00 feet to the Northwest corner of Tract H-1, The Trails (a 5/8" Rebar and cap stamped "L.S. 9750" found in place); Thence,

S 27° 16' 34" E, 170.00 feet to the Southwest corner of Tract H-1, The Trails (a 5/8" Rebar and cap stamped "L.S. 9750" found in place); Thence,

N 62° 43' 26" E, 184.00 feet to the Southeast corner of Tract H-1, The Trails (a 5/8" Rebar and cap stamped "L.S. 9750" found in place); Thence,

S 27° 16' 34" E, 130.51 feet to the Southeast corner of said Tract H-2, The Trails (a 5/8" Rebar and cap stamped "L.S. 9750" found in place) and the Northeast corner of Tract 12, 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 October 18, 2004 in Plat Book 2004C, Page 332; Thence,

N 89° 37' 33" W, 550.24 feet along a line common to said Tracts H-2 and Tract 12 to the Southwest corner of said Tract H-2 and the Northwest corner of said Tract 12 (a 5/8" Rebar and cap stamped "L.S. 5978" found in place); Thence,

S 00° 15' 20" W, 978.73 feet along the Westerly line of Tracts 11 and 12, Trails Unit 2 to the Southwest corner of said Tract 11 (a 5/8" Rebar and cap stamped "L.S. 5978" found in place) said point also being a point on the Southerly Boundary of the Town of Alameda Grant and the Southeast corner of the parcel herein described; Thence;

N 89° 40' 27" W, 1319.74 feet along said Southerly Boundary of the Town of Alameda Grant to the closing corner common to said Sections 16 and 17 on said Southerly Boundary of the Town of Alameda Grant (a 5/8" Rebar and cap stamped "L.S. 9750" set); Thence,

N 00° 05' 57" E, 1320.83 feet to a point (a 5/8" Rebar and cap stamped L.S. 7719); Thence,

N 89° 41' 41" W, 1249.43 feet to a point (a 5/8" Rebar in concrete, found in place); Thence,

N 00° 02' 45" W, 1945.39 feet to a point (a PK nail and brass disc found in place); Thence,

S 89° 48' 05" E, 2699.01 feet to the Northeast corner and point of beginning of the parcel herein described.

Said parcel contains 164.9518 acres, more or less.

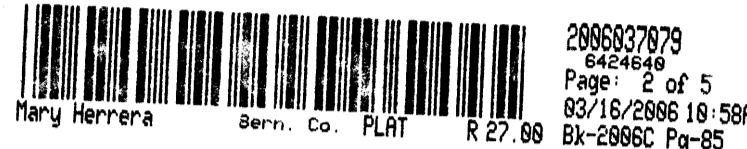
FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "BULK LAND PLAT OF THE TRAILS UNIT 3 (BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, LLC) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16 AND 17, 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
a Nevada limited liability company

By [Signature]
John K. Murtagh, President
Longford Group, Inc.



THE TRAILS COMMUNITY ASSOCIATION, INC.

By [Signature] 8-7-05
Tracy Murphy, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 9th day of August, 2005, by John K. Murtagh, President of The Longford Group, Inc.

Donna Lawson My commission expires 12-1-08
Notary Public

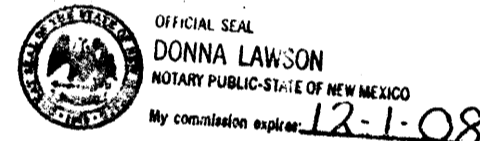


ACKNOWLEDGEMENT

STATE OF NEVADA NM
COUNTY OF CLARK SS Bernalillo

The foregoing instrument was acknowledged before me this 9th day of August, 2005, by Tracy Murphy, President of The Trails Community Association, Inc.

Donna Lawson My commission expires 12-1-08
Notary Public



NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 1 thru 8 AND TRACTS OS-1 AND OS-2
THE TRAILS UNIT 3

The plat of TRACTS 1 THRU 8 AND TRACTS OS-1 AND OS-2, THE TRAILS UNIT 3 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 8 and Tracts OS-1 and OS-2, The Trails Unit 3, filed in the office of the County Clerk of Bernalillo County, New Mexico on MARCH 16, 2005, in Book 418, page 6952.

BULK LAND PLAT OF

THE TRAILS UNIT 3

(BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C.)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JULY, 2005

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	619.56'	1000.00'	320.08'	609.70'	S17°33'01"E	35°29'53"
C2	424.24'	951.00'	215.71'	420.73'	S22°31'10"E	25°33'34"
C3	618.41'	1049.00'	318.48'	609.49'	S18°24'39"E	33°46'38"
C4	310.06'	2000.00'	155.34'	309.75'	S39°44'26"E	8°52'57"
C5	42.95'	1951.00'	21.47'	42.95'	S35°55'48"E	1°15'40"
C6	259.52'	1951.00'	129.95'	259.32'	S40°22'16"E	7°37'17"
C7	41.60'	2049.00'	20.80'	41.60'	S35°52'52"E	1°09'48"
C8	276.05'	2049.00'	138.23'	275.84'	S40°19'20"E	7°43'09"
C9	365.13'	700.00'	186.82'	361.00'	S59°07'30"E	29°53'10"
C10	339.57'	651.00'	173.74'	335.73'	S59°07'30"E	29°53'10"
C11	390.69'	749.00'	199.90'	386.27'	S59°07'30"E	29°53'10"
C12	157.10'	100.00'	100.02'	141.44'	N44°49'26"W	90°00'43"
C13	157.06'	100.00'	99.98'	141.41'	S45°11'34"W	89°59'17"
C14	31.51'	1049.00'	15.75'	31.51'	S00°39'42"E	1°43'15"
C15	76.55'	200.00'	38.75'	76.09'	S01°13'33"W	21°55'52"
C16	41.86'	200.00'	21.01'	41.79'	N06°11'42"E	11°59'33"
C17	519.79'	4578.00'	260.17'	519.51'	N86°56'02"E	6°30'20"
C18	502.08'	4422.00'	251.31'	501.81'	S86°56'02"W	6°30'20"
C19	181.99'	4422.00'	91.01'	181.98'	S84°51'32"W	2°21'29"
C20	320.09'	4422.00'	160.11'	320.02'	S88°06'47"W	4°08'51"
C21	649.92'	1049.00'	335.77'	639.57'	S17°33'01"E	35°29'53"
C22	10.62'	5044.00'	5.31'	10.62'	S70°09'22"E	01°08'09"

LINE TABLE

LINE	LENGTH	BEARING
L1	73.65'	N74°01'39"W
L2	78.57'	N00°02'45"W
L3	20.05'	N00°05'55"E
L4	25.57'	S89°48'48"E
L5		D E L T E D
L6	58.40'	S35°17'57"E
L7	58.40'	S35°17'57"E
L8	215.67'	S74°04'05"E
L9	243.17'	S74°04'05"E
L10	50.89'	N00°15'20"E
L11	50.89'	N00°15'20"E
L12	154.87'	S89°01'47"E
L13	148.50'	N40°11'02"E
L14	191.31'	N74°01'30"E
L15	170.00'	S89°01'47"E
L16	92.07'	N32°26'33"E
L17	79.17'	N51°14'56"E
L18	205.59'	N66°04'30"E
L19	102.11'	S89°33'10"E
L20	77.52'	N17°42'46"E
L21	153.58'	N12°11'46"E
L22	57.66'	N32°26'33"E
L23	50.59'	N51°14'55"E
L24	33.00'	N64°57'37"E
L25	174.90'	S27°16'30"E
L26	118.15'	N22°01'51"E
L27	174.85'	S84°56'30"E
L28	250.15'	S35°17'58"E
L29	184.00'	S62°43'26"W
L30	170.00'	S27°16'34"E
L31	184.00'	N62°43'26"E
L32	130.51'	S27°16'34"E
L33	550.24'	N89°37'33"W
L34	21.24'	S00°05'46"W
L35	10.62'	N70°14'14"W
L36	21.25'	S00°05'46"W



SHEET 2 OF 5

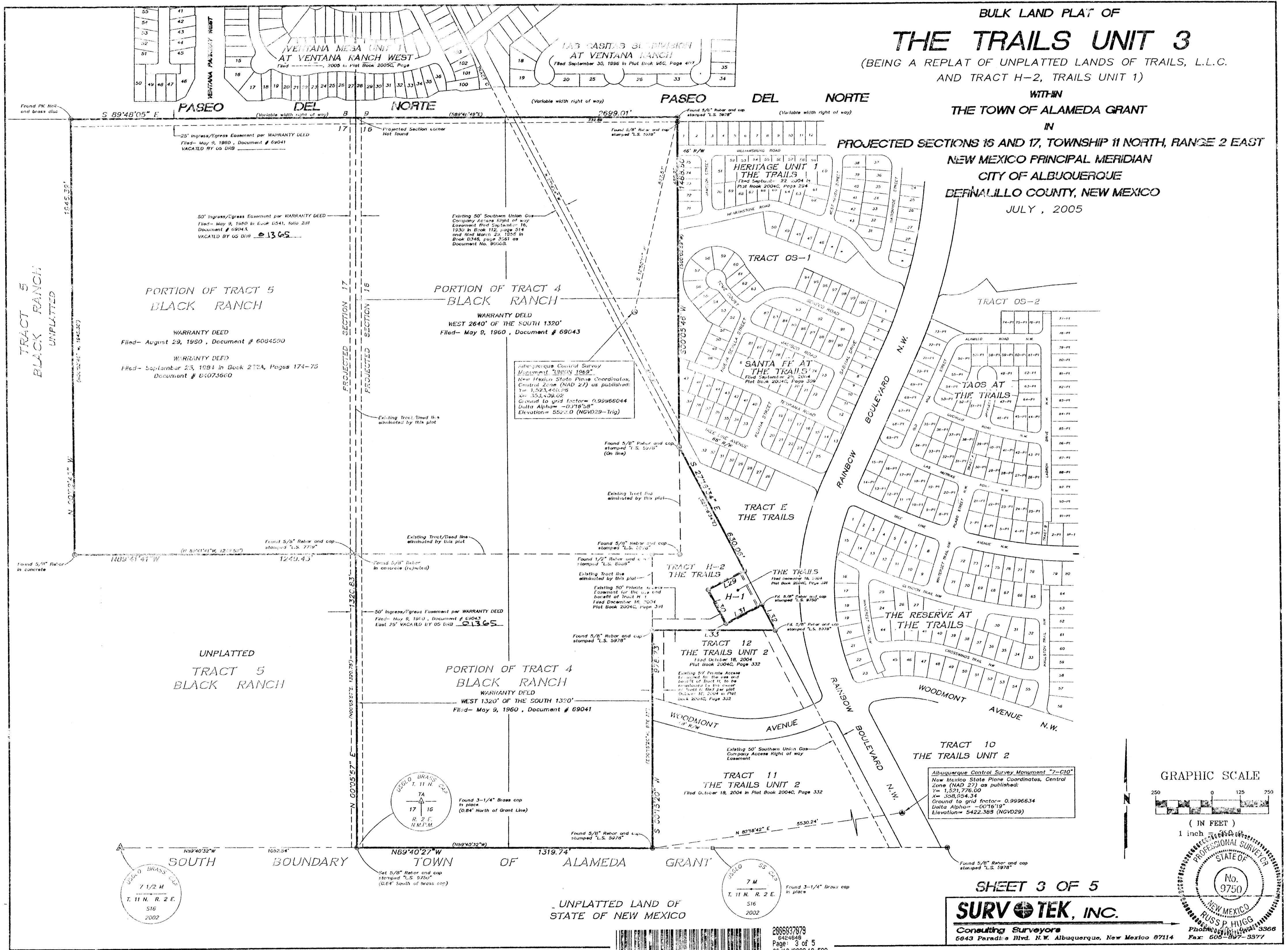
SURV TEK, INC.

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

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

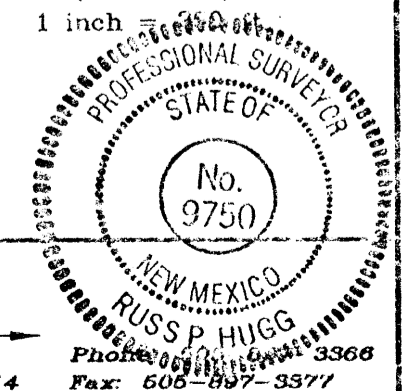
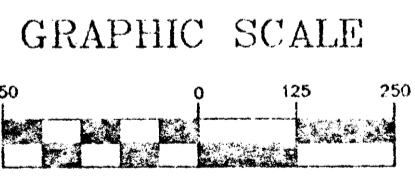
BULK LAND PLAT OF
THE TRAILS UNIT 3
 (BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C.
 AND TRACT H-2, TRAILS UNIT 1)

WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2005

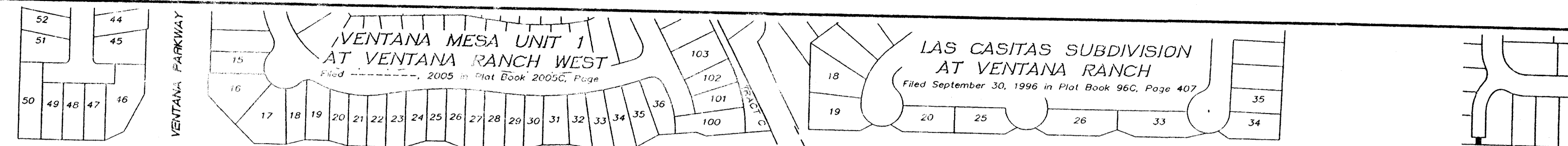


Albuquerque Control Survey Monument "UNION 1969"
 New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
 Y= 1,523,450.29
 X= 353,409.02
 Ground to grid factor= 0.99966044
 Delta Alpha= -0078'58"
 Elevation= 5522.0 (NGVD29-Orig)

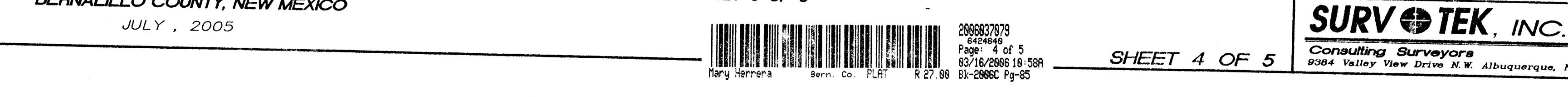
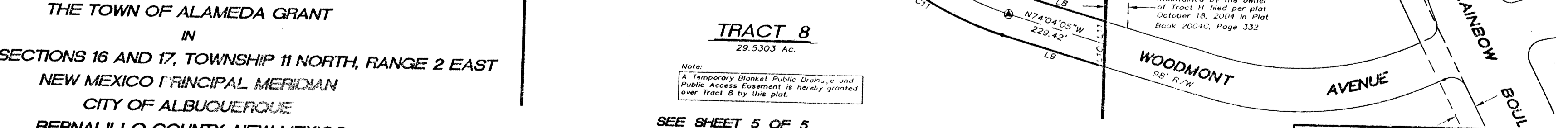
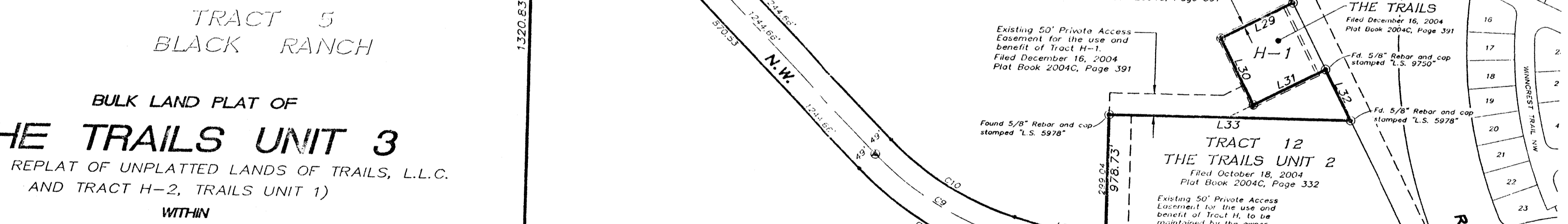
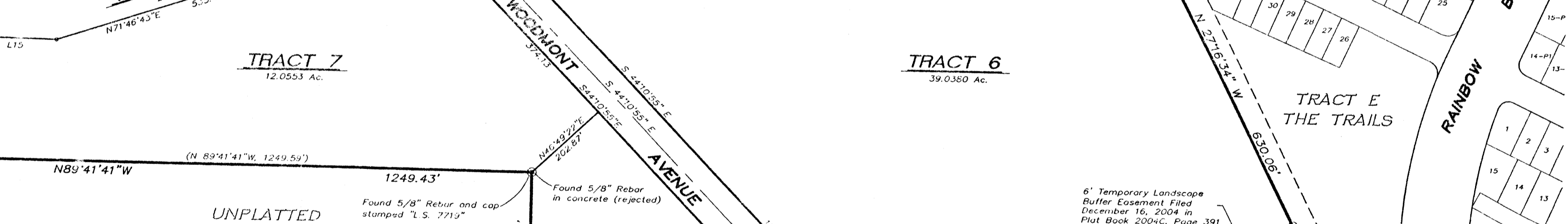
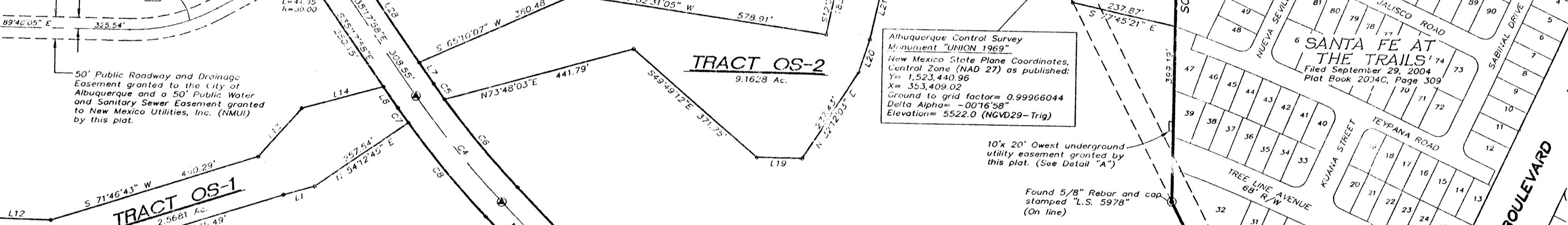
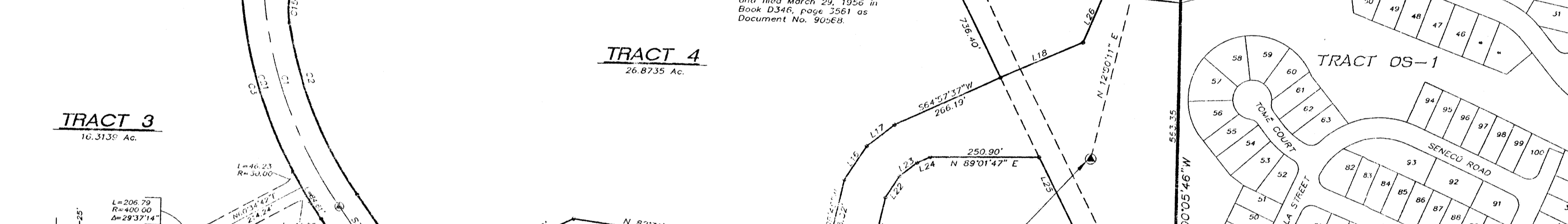
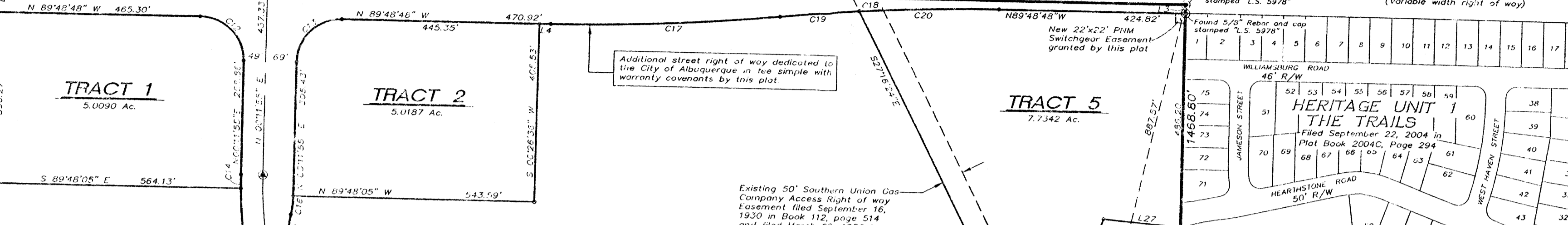
Albuquerque Control Survey Monument "7-C10"
 New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
 Y= 1,521,776.00
 X= 358,054.34
 Ground to grid factor= 0.9996634
 Delta Alpha= -0078'19"
 Elevation= 5422.388 (NGVD29)



SHEET 3 OF 5
SURVOTEK, INC.
 Consulting Surveyors
 5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3577



N 89°48'05" W 614.66'
 N 89°48'48" W 465.30'
 N 89°48'46" W 445.35'
 N 89°48'05" W 470.92'
 N 89°48'05" W 445.35'
 N 89°48'05" W 470.92'
 N 89°48'05" W 445.35'
 N 89°48'05" W 470.92'

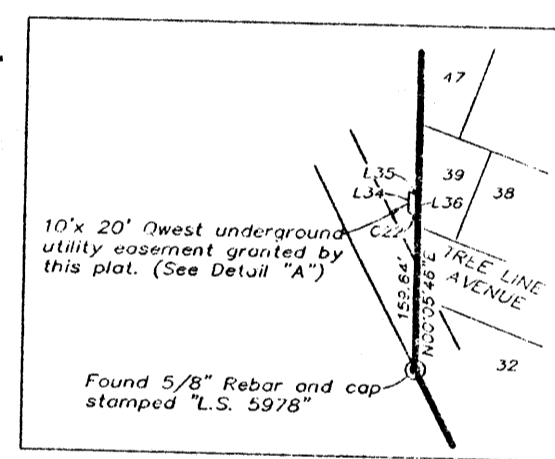


TRACT 5
 BLACK RANCH
 UNPLATTED

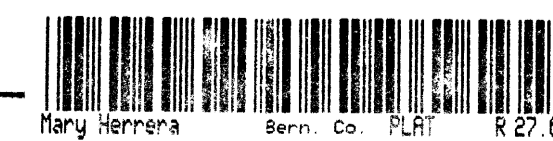
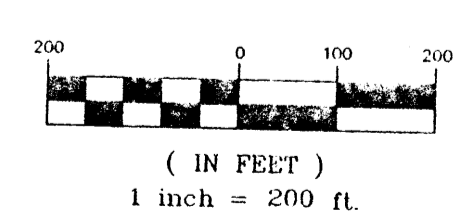
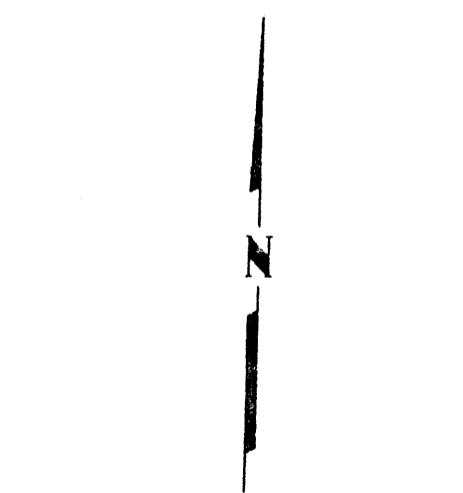
BULK LAND PLAT OF
THE TRAILS UNIT 3
 (BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C.
 AND TRACT H-2, TRAILS UNIT 1)
 WITHIN
THE TOWN OF ALAMEDA GRANT
 IN
PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 JULY, 2005

Note:
 A Temporary Blanket Public Drainage and
 Public Access Easement is hereby granted
 over Tract 8 by this plat.

SEE SHEET 5 OF 5



DETAIL 'A'
 Not To Scale



2686837879
 6424648
 Page: 4 of 5
 03/16/2006 10:58A
 BK-2806C Pg-85

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

TRACT 5
BLACK RANCH
UNPLATTED

TRACT 3
16.3139 Ac.

TRACT 4
26.8735 Ac.

TRACT OS-2
9.1628 Ac.

TRACT 6
39.0380 Ac.

TRACT 8
29.5303 Ac.

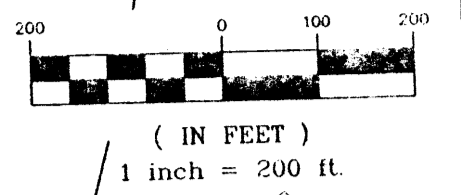
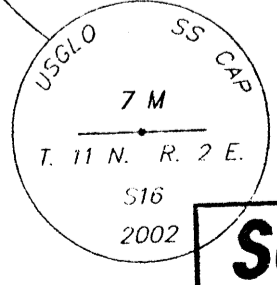
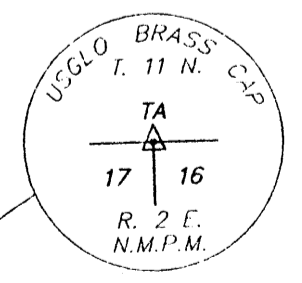
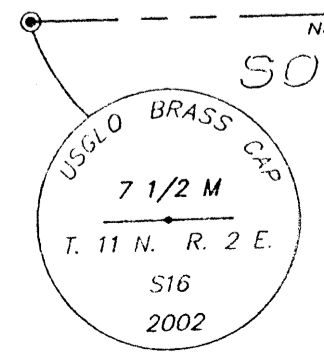
TRACT 12
THE TRAILS UNIT 2
Filed October 18, 2004
Plat Book 2004C, Page 332

TRACT 11
THE TRAILS UNIT 2
Filed October 18, 2004 in Plat Book 2004C, Page 332

TRACT 10
THE TRAILS UNIT 2

**BULK LAND PLAT OF
THE TRAILS UNIT 3**
(BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C.
AND TRACT H-2, TRAILS UNIT 1)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2005



Existing 50' Southern Union Gas Company Access Right of way Easement filed September 19, 1930 in Book 112, page 114 and filed March 29, 1956 in Book D346, page 3561 as Document No. 90568.

Albuquerque Control Survey Monument "UNION 1969"
New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
Y= 1,523,440.96
X= 353,409.02
Ground to grid factor= 0.99966044
Delta Alpha= -00'16"58"
Elevation= 5522.0 (NGVD29-Trig)

10'x 20' Qwest underground utility easement granted by this plat. (See Detail "A")
Found 5/8" Rebar and cap stamped "L.S. 5978" (On line)

6' Temporary Landscape Buffer Easement Filed December 16, 2004 in Plat Book 2004C, Page 391

Existing 50' Private Access Easement for the use and benefit of Tract H-1. Filed December 16, 2004 in Plat Book 2004C, Page 391

THE TRAILS
Filed December 16, 2004
Plat Book 2004C, Page 391

Found 5/8" Rebar and cap stamped "L.S. 9750"

Found 5/8" Rebar and cap stamped "L.S. 5978"

Existing 50' Private Access Easement for the use and benefit of Tract H, to be maintained by the owner of Tract H filed per plat October 18, 2004 in Plat Book 2004C, Page 332

Existing 50' Southern Union Gas Company Access Right of way Easement

Albuquerque Control Survey Monument "7-C10"
New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
Y= 1,521,776.00
X= 358,954.34
Ground to grid factor= 0.9996634
Delta Alpha= -00'15"19"
Elevation= 5422.388 (NGVD29)

Found 3-1/4" Brass cap in place

Set 5/8" Rebar and cap stamped "L.S. 9750" (0.84' South of brass cap)

Found 5/8" Rebar and cap stamped "L.S. 5978"

Found 5/8" Rebar in concrete

Found 5/8" Rebar and cap stamped "L.S. 7719"

Found 5/8" Rebar in concrete (rejected)

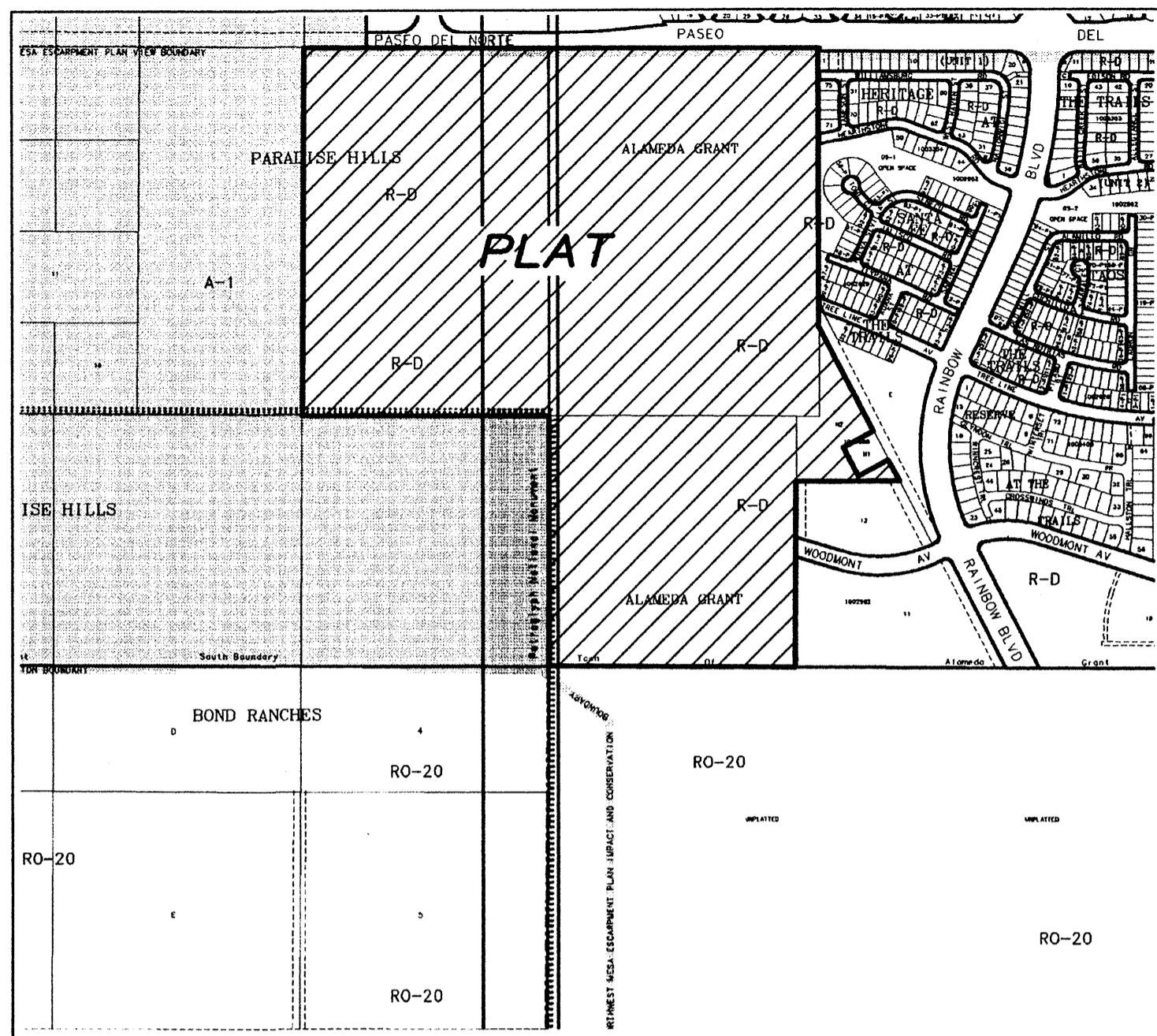
Note:
A Temporary Easement for Public Drainage and Public Access Easement is hereby granted over Tract 8 by this plat.

Found 3-1/4" Brass cap in place. (0.84' North of Grant Line)

Found 5/8" Rebar and cap stamped "L.S. 5978"

Found 5/8" Rebar and cap stamped "L.S. 5978"

SEE SHEET 4 OF 5



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 2005300996.
- No direct access to Paseo Del Norte 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.
- Current Zoning is: R-D

SUBDIVISION DATA

- Total number of existing Tracts: 4
- Total number of Tracts created: 10
- Total mileage of full width streets created: 0.66 miles.
- Gross Subdivision acreage: 164.95 acres.
- Tracts OS-1 and OS-2 are Private Open Space Areas conveyed to The Trails Community Association, Inc. Maintenance of said Tracts shall be the responsibility of said Trails Community Association, Inc. There shall be no direct vehicular access from adjacent tracts, parcels or lots.
- Tracts OS-1 and OS-2 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-1 and OS-2 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.

SHEET INDEX

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

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:

- 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.

PURPOSE OF PLAT:

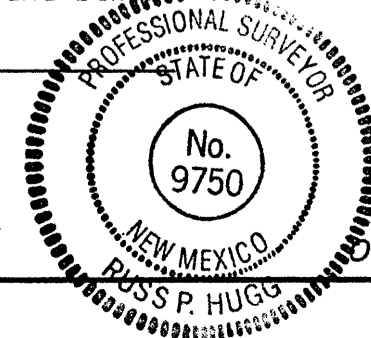
The purpose of this Bulkland Plat is to:

- Show the various Public Roadway and Utility Easements which were vacated by DRB—
- Create the Ten (10) Bulk Parcels shown hereon to facilitate platting of future Trails Units.
- Dedicate the Additional street right of way for Paseo Del Norte and the new street right of way for Woodmont Avenue to the City of Albuquerque fee simple with warranty covenants by this plat.
- Grant the additional Public Utility 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
 Russ P. Hugg
 NMPS No. 9750
 July 18, 2005



BULK LAND PLAT OF
THE TRAILS UNIT 3
 (BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C.
 AND TRACT H-2, TRAILS UNIT 1)

WITHIN
THE TOWN OF ALAMEDA GRANT
 IN
PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2005

PRELIMINARY PLAT
APPROVED BY DRB
 1004404
 ON 2-15-06

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

<i>Sean D. Marks</i>	8-11-05
PNM Electric Services	Date
<i>Sean D. Marks</i>	8-11-05
PNM Gas Services	Date
<i>Sonia Iglesias</i>	08-12-05
QWest Corporation	Date
<i>Zyonna Barber</i>	8-11-05
Comcast	Date
<i>[Signature]</i>	8-12-05
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:

<i>[Signature]</i>	8-11-05
City Surveyor	Date

Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURV TEK, 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 Sections 16 and 17, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising: All of Tract H-2, The Trails 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 December 16, 2004 in Plat Book 2004C, Page 391 and Portions of unplatted Tracts 4 and 5, Black Ranch as described in those certain Warranty Deeds filed in the office of the County Clerk of Bernalillo County, New Mexico on: May 9, 1960 in Book D541, page 281; May 9, 1960 in Book D541, page 277; August 29, 1960 as Document Number 60-84590 and September 25, 1984 in Book D222A, pages 174 and 175; 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 the parcel herein described, (a 5/8" Rebar and cap stamped "L.S. 5978" found in place) whence the Albuquerque Control Survey Monument "UNION 1969" bears S 12° 50' 11" W, 887.57 feet distant; Thence,

S 00° 05' 46" W, 1468.80 feet along the Westerly line of Heritage Unit 1 at the Trails 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 294 and the Westerly line of Santa Fe at the Trails 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 29, 2004 in Plat Book 2004C, Page 309 to the most Northerly corner of Tract H-2, The Trails 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 December 16, 2004 in Plat Book 2004C, Page 391 (a 5/8" Rebar and cap stamped "L.S. 5978" found in place); Thence,

S 27° 16' 34" E, 630.06 feet to the Northeast corner of Tract H-1, The Trails (a 5/8" Rebar and cap stamped "L.S. 9750" found in place); Thence Southwesterly, Southeasterly and Northeasterly along a line common to said Tracts H-1 and H-2 for the following three (3) courses:

S 62° 43' 26" W, 184.00 feet to the Northwest corner of Tract H-1, The Trails (a 5/8" Rebar and cap stamped "L.S. 9750" found in place); Thence,

S 27° 16' 34" E, 170.00 feet to the Southwest corner of Tract H-1, The Trails (a 5/8" Rebar and cap stamped "L.S. 9750" found in place); Thence,

N 62° 43' 26" E, 184.00 feet to the Southeast corner of Tract H-1, The Trails (a 5/8" Rebar and cap stamped "L.S. 9750" found in place); Thence,

S 27° 16' 34" E, 130.51 feet to the Southeast corner of said Tract H-2, The Trails (a 5/8" Rebar and cap stamped "L.S. 9750" found in place) and the Northeast corner of Tract 12, 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 October 18, 2004 in Plat Book 2004C, Page 332; Thence,

N 89° 37' 33" W, 550.24 feet along a line common to said Tracts H-2 and Tract 12 to the Southwest corner of said Tract H-2 and the Northwest corner of said Tract 12 (a 5/8" Rebar and cap stamped "L.S. 5978" found in place); Thence,

S 00° 15' 20" W, 978.73 feet along the Westerly line of Tracts 11 and 12, Trails Unit 2 to the Southwest corner of said Tract 11 (a 5/8" Rebar and cap stamped "L.S. 5978" found in place) said point also being a point on the Southerly Boundary of the Town of Alameda Grant and the Southeast corner of the parcel herein described; Thence;

N 89° 40' 27" W, 1319.74 feet along said Southerly Boundary of the Town of Alameda Grant to the closing corner common to said Sections 16 and 17 on said Southerly Boundary of the Town of Alameda Grant (a 5/8" Rebar and cap stamped "L.S. 9750" set); Thence,

N 00° 05' 57" E, 1320.83 feet to a point (a 5/8" Rebar and cap stamped L.S. 7719); Thence,

N 89° 41' 41" W, 1249.43 feet to a point (a 5/8" Rebar in concrete, found in place); Thence,

N 00° 02' 45" W, 1945.39 feet to a point (a PK nail and brass disc found in place); Thence,

S 89° 48' 05" E, 2699.01 feet to the Northeast corner and point of beginning of the parcel herein described.

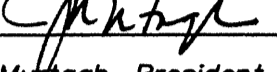
Said parcel contains 164.9518 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "BULK LAND PLAT OF THE TRAILS UNIT 3 (BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, LLC) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16 AND 17, 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
a Nevada limited liability company

By 
John K. Murtagh, President
Longford Group, Inc.

THE TRAILS COMMUNITY ASSOCIATION, INC.

By  8-9-05
Tracy Murphy, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 9th day of August, 2005, by John K. Murtagh, President of The Longford Group, Inc.

 My commission expires 12-1-08
Notary Public



ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF CLARK SS Bernalillo

The foregoing instrument was acknowledged before me this 9th day of August, 2005, by Tracy Murphy, President of The Trails Community Association, Inc.

 My commission expires 12-1-08
Notary Public



NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 1 thru 8 AND TRACTS OS-1 AND OS-2
THE TRAILS UNIT 3

The plat of TRACTS 1 THRU 8 AND TRACTS OS-1 AND OS-2, THE TRAILS UNIT 3 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 8 and Tracts OS-1 and OS-2, The Trails Unit 3, filed in the office of the County Clerk of Bernalillo County, New Mexico on _____, 2005 in Book _____, page _____.

BULK LAND PLAT OF
THE TRAILS UNIT 3
(BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C.)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2005

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	619.56'	1000.00'	320.08'	609.70'	S17°33'01"E	35°29'53"
C2	424.24'	951.00'	215.71'	420.73'	S22°31'10"E	25°33'34"
C3	618.41'	1049.00'	318.48'	609.49'	S18°24'39"E	33°46'38"
C4	310.06'	2000.00'	155.34'	309.75'	S39°44'26"E	8°52'57"
C5	42.95'	1951.00'	21.47'	42.95'	S35°55'48"E	1°15'40"
C6	259.52'	1951.00'	129.95'	259.32'	S40°22'16"E	7°37'17"
C7	41.60'	2049.00'	20.80'	41.60'	S35°52'52"E	1°09'48"
C8	276.05'	2049.00'	138.23'	275.84'	S40°19'20"E	7°43'09"
C9	365.13'	700.00'	186.82'	361.00'	S59°07'30"E	29°53'10"
C10	339.57'	651.00'	173.74'	335.73'	S59°07'30"E	29°53'10"
C11	390.69'	749.00'	199.90'	386.27'	S59°07'30"E	29°53'10"
C12	157.10'	100.00'	100.02'	141.44'	N44°48'26"W	90°00'43"
C13	157.06'	100.00'	99.98'	141.41'	S45°11'34"W	89°59'17"
C14	31.51'	1049.00'	15.75'	31.51'	S00°39'42"E	1°43'15"
C15	76.55'	200.00'	38.75'	76.09'	S01°13'33"W	21°55'52"
C16	41.86'	200.00'	21.01'	41.79'	N06°11'42"E	11°59'33"
C17	519.79'	4578.00'	260.17'	519.51'	N86°56'02"E	6°30'20"
C18	502.08'	4422.00'	251.31'	501.81'	S86°56'02"W	6°30'20"
C19	181.99'	4422.00'	91.01'	181.98'	S84°51'37"W	2°21'29"
C20	320.09'	4422.00'	160.11'	320.02'	S88°06'47"W	4°08'51"
C21	649.92'	1049.00'	335.77'	639.57'	S17°33'01"E	35°29'53"

LINE TABLE		
LINE	LENGTH	BEARING
L2	20.00'	N00°02'45"W
L3	20.00'	N00°11'55"E
L4	26.50'	N00°11'55"E
L5	26.50'	N00°11'55"E
L6	58.40'	S35°17'57"E
L7	58.40'	S35°17'57"E
L8	215.67'	S74°04'05"E
L9	243.17'	S74°04'05"E
L10	50.89'	N00°15'20"E
L11	50.89'	N00°15'20"E
L12	154.87'	S89°01'47"E
L13	148.50'	N40°11'02"E
L14	191.31'	N74°01'30"E
L15	170.00'	S89°01'47"E
L16	92.07'	N32°26'33"E
L17	79.17'	N51°14'55"E
L18	205.59'	N66°04'30"E
L19	102.11'	S89°33'10"E
L20	77.52'	N17°42'46"E
L21	153.58'	N12°11'46"E
L22	57.66'	N32°26'33"E
L23	50.59'	N51°14'55"E
L24	33.00'	N64°57'37"E
L25	174.90'	S27°16'30"E
L26	118.15'	N22°01'51"E
L27	174.82'	S84°56'30"E
L28	250.15'	S35°17'57"E
L29	184.00'	S62°43'26"W
L30	170.00'	S27°16'34"E
L31	184.00'	N62°43'26"E
L32	130.51'	S27°16'34"E
L33	550.24'	N89°37'33"W

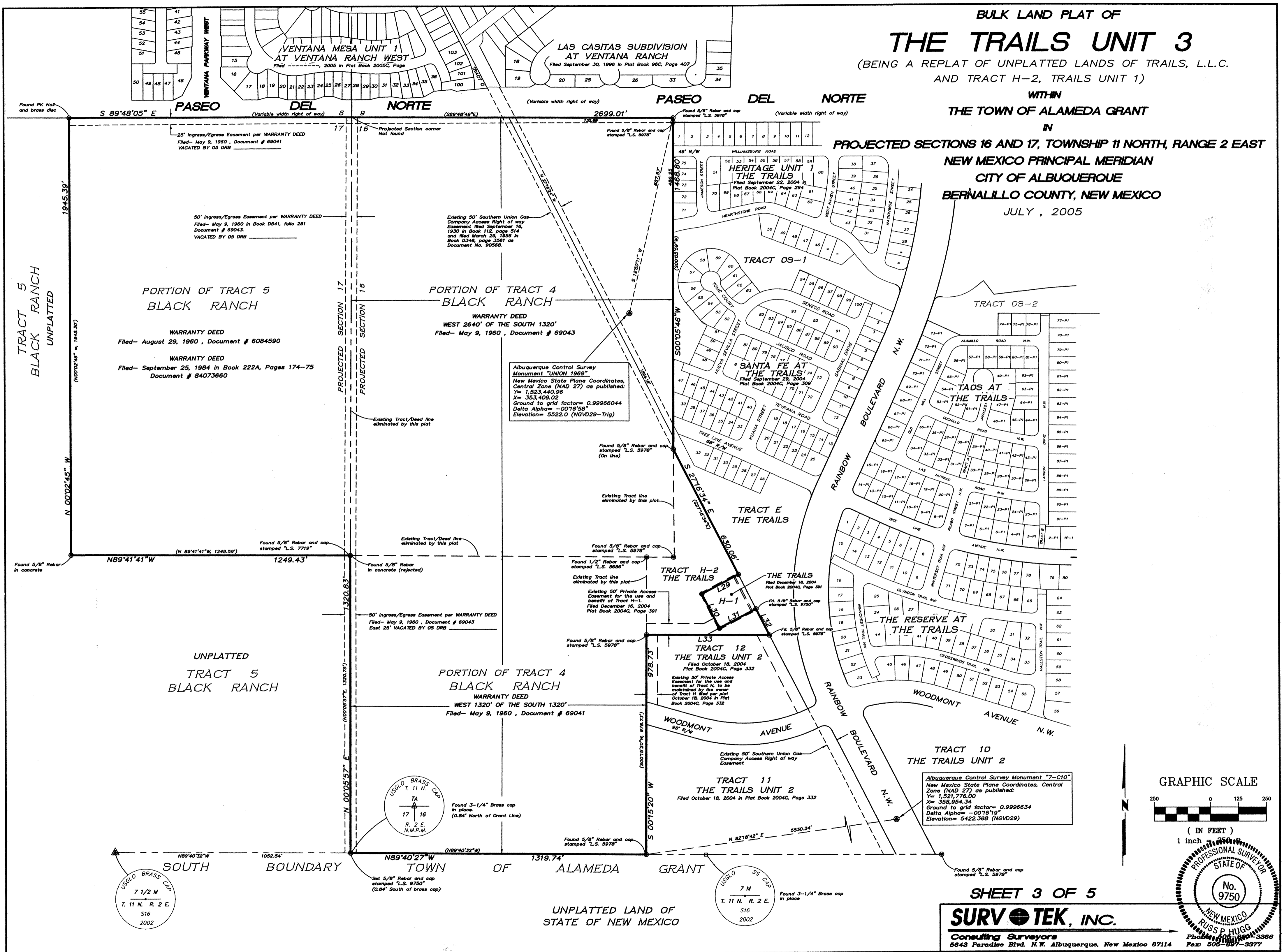


BULK LAND PLAT OF
THE TRAILS UNIT 3
 (BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C.
 AND TRACT H-2, TRAILS UNIT 1)

WITHIN
 THE TOWN OF ALAMEDA GRANT

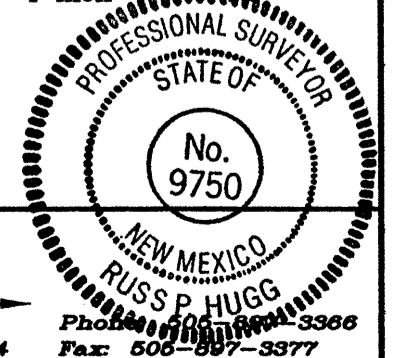
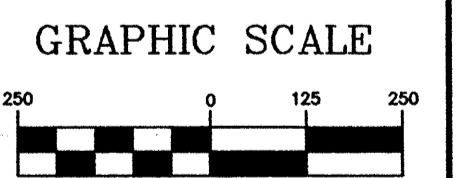
IN
 PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

JULY, 2005



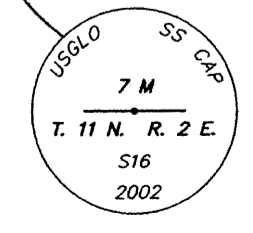
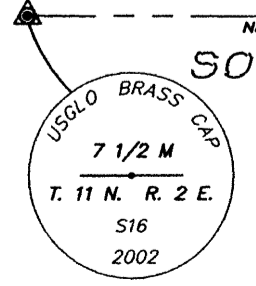
Albuquerque Control Survey Monument "UNION 1969"
 New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
 Y= 1,523,440.96
 X= 353,409.02
 Ground to grid factor= 0.99966044
 Delta Alpha= -00'16"59"
 Elevation= 5522.0 (NGVD29-Trig)

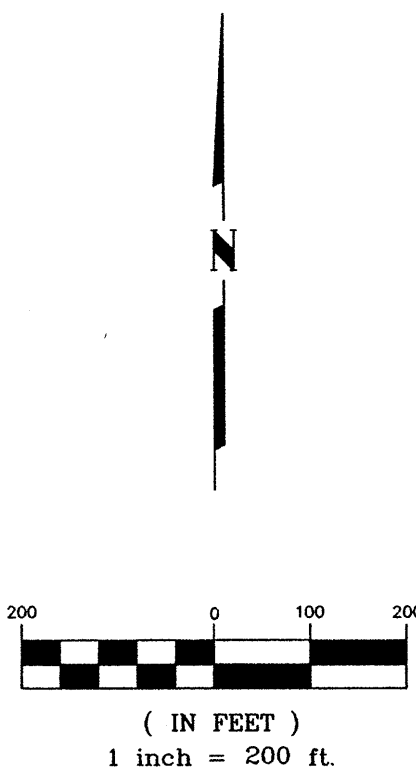
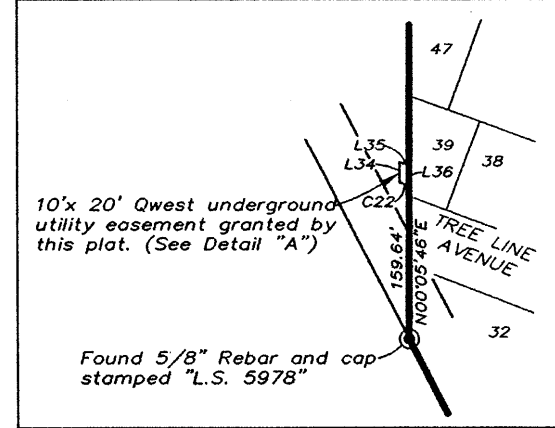
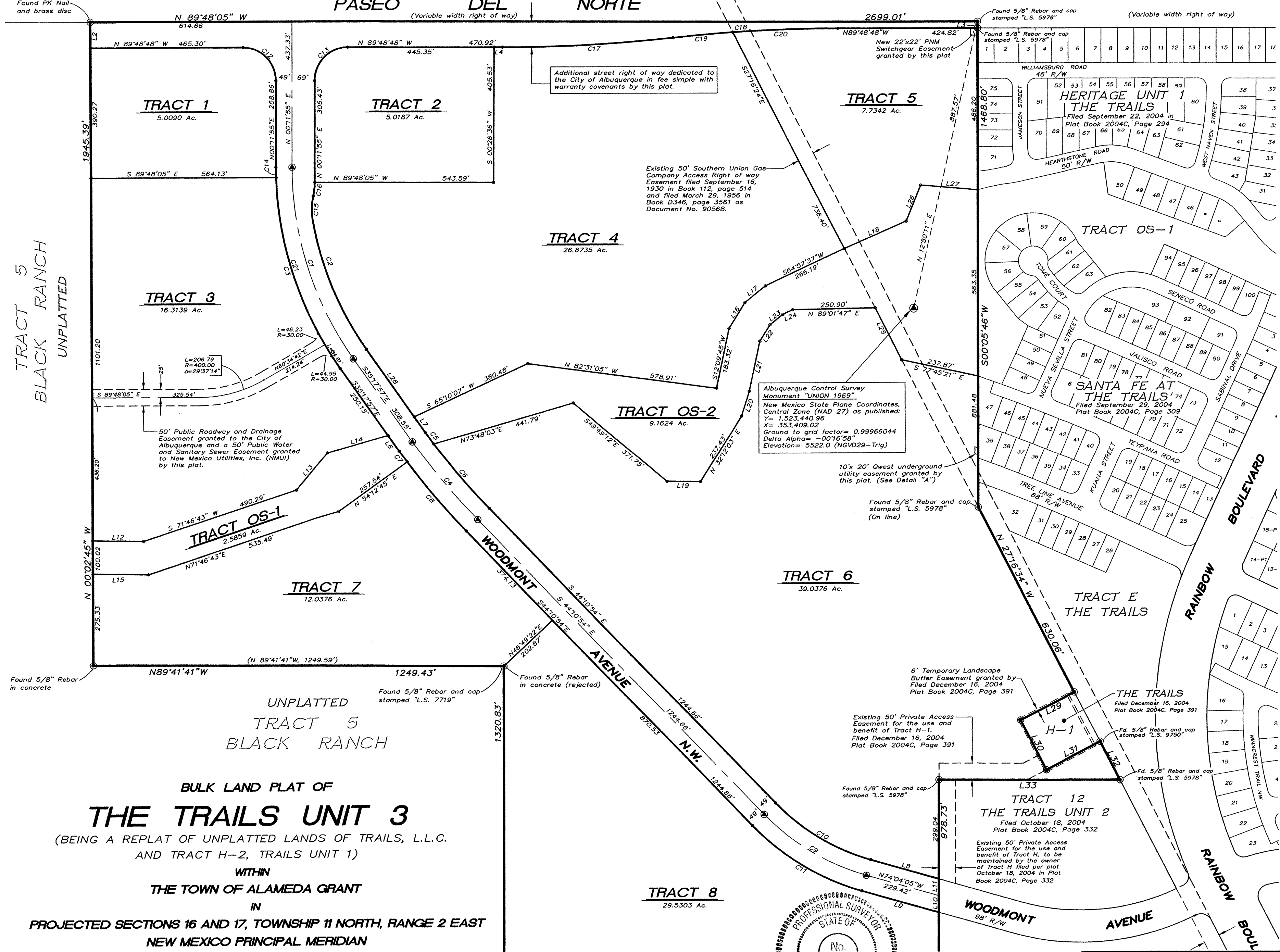
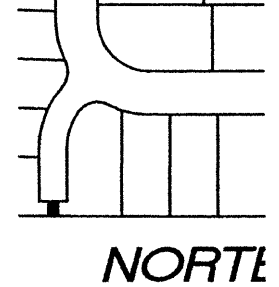
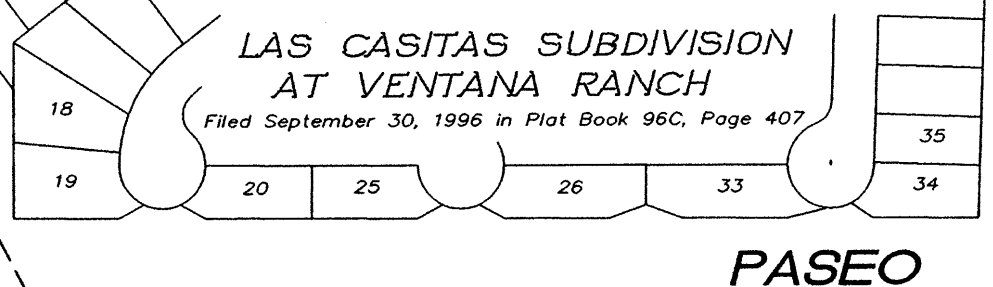
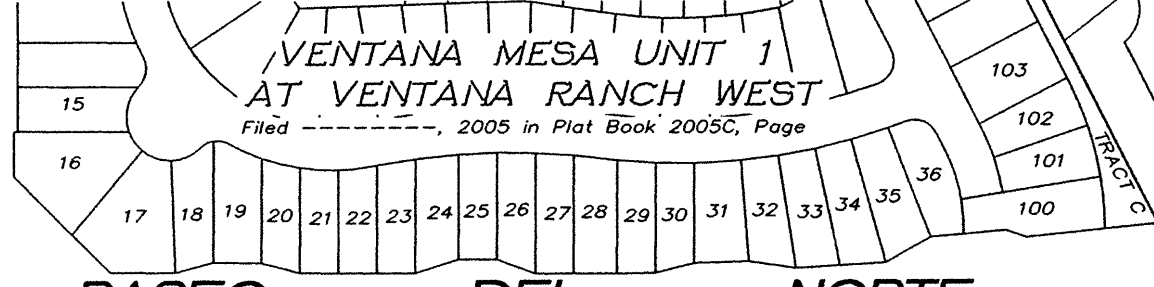
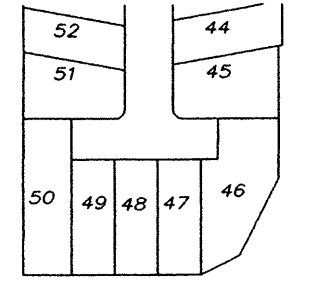
Albuquerque Control Survey Monument "7-C10"
 New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
 Y= 1,521,776.00
 X= 358,954.34
 Ground to grid factor= 0.9996634
 Delta Alpha= -00'16"19"
 Elevation= 5422.388 (NGVD29)



SHEET 3 OF 5
SURVOTEK, INC.
 Consulting Surveyors
 6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

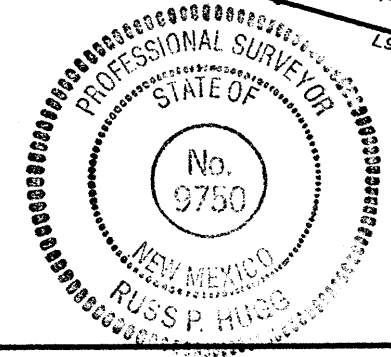
UNPLATTED LAND OF
 STATE OF NEW MEXICO





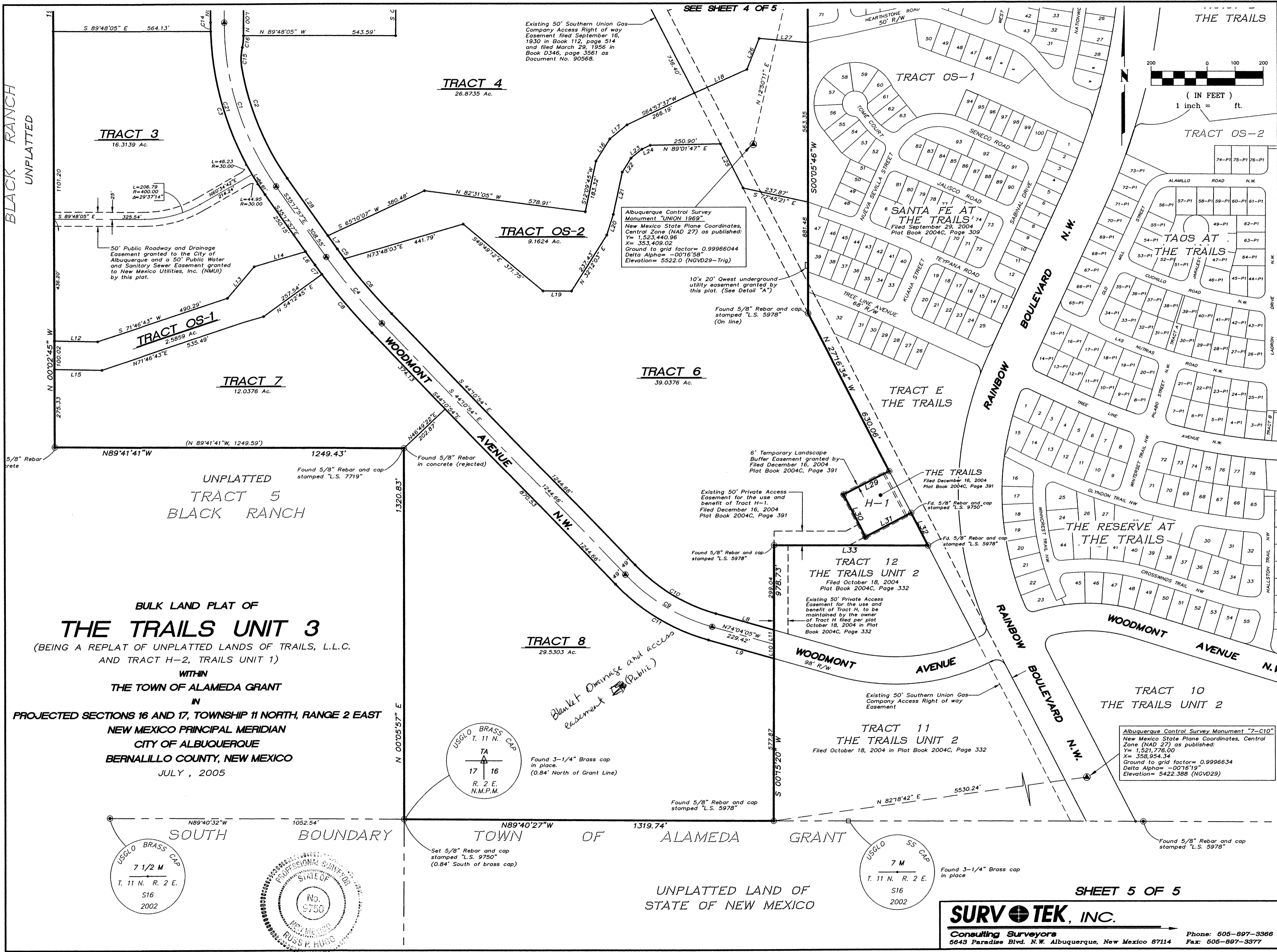
BULK LAND PLAT OF
THE TRAILS UNIT 3
 (BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C.
 AND TRACT H-2, TRAILS UNIT 1)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2005

SEE SHEET 5 OF 5



SHEET 4 OF 5

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



**BULK LAND PLAT OF
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(BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C.
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WITHIN
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2005

Existing 50' Southern Union Gas
Company Access Right of way
Easement filed September 16,
1930 in Book 112, page 514
and filed March 29, 1956 in
Book D346, page 3561 as
Document No. 90568.

Albuquerque Control Survey
Monument "UNION 1969"
New Mexico State Plane Coordinates,
Central Zone (NAD 27) as published:
Y = 1,523,440.96
X = 353,409.02
Ground to grid factor = 0.99966044
Delta Alpha = -00'16"58"
Elevation = 5522.0 (NGVD29-Trig)

10' x 20' Qwest underground
utility easement granted by
this plat. (See Detail "A")
Found 5/8" Rebar and cap
stamped "L.S. 5978"
(On line)

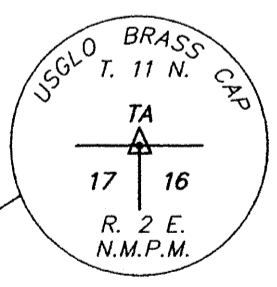
6' Temporary Landscape
Buffer Easement granted by
Filed December 16, 2004
Plat Book 2004C, Page 391
Existing 50' Private Access
Easement for the use and
benefit of Tract H-1.
Filed December 16, 2004
Plat Book 2004C, Page 391

Found 5/8" Rebar and cap
stamped "L.S. 5978"

TRACT 12
THE TRAILS UNIT 2
Filed October 18, 2004
Plat Book 2004C, Page 332
Existing 50' Private Access
Easement for the use and
benefit of Tract H, to be
maintained by the owner
of Tract H filed per plat
October 18, 2004 in Plat
Book 2004C, Page 332

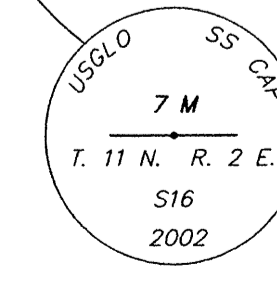
TRACT 11
THE TRAILS UNIT 2
Filed October 18, 2004 in Plat Book 2004C, Page 332
Existing 50' Southern Union Gas
Company Access Right of way
Easement

Albuquerque Control Survey Monument "Z-C10"
New Mexico State Plane Coordinates, Central
Zone (NAD 27) as published:
Y = 1,521,776.00
X = 358,954.34
Ground to grid factor = 0.9996634
Delta Alpha = -00'16"19"
Elevation = 5422.388 (NGVD29)

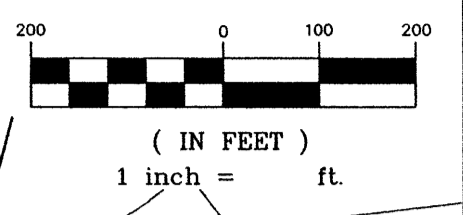
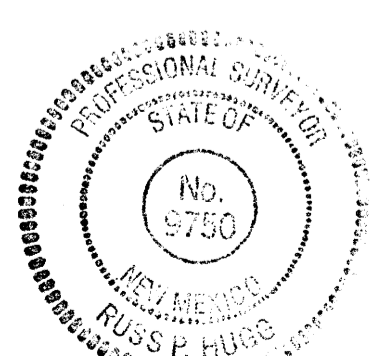
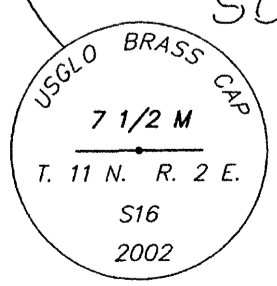


Found 3-1/4" Brass cap
in place.
(0.84' North of Grant Line)

Set 5/8" Rebar and cap
stamped "L.S. 9750"
(0.84' South of brass cap)



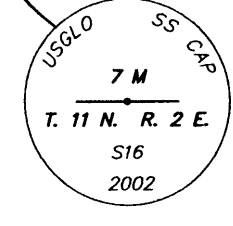
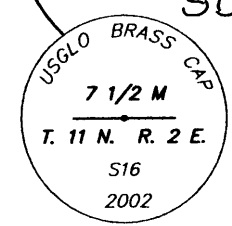
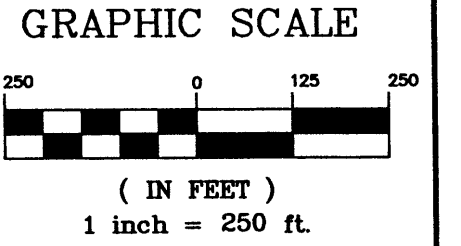
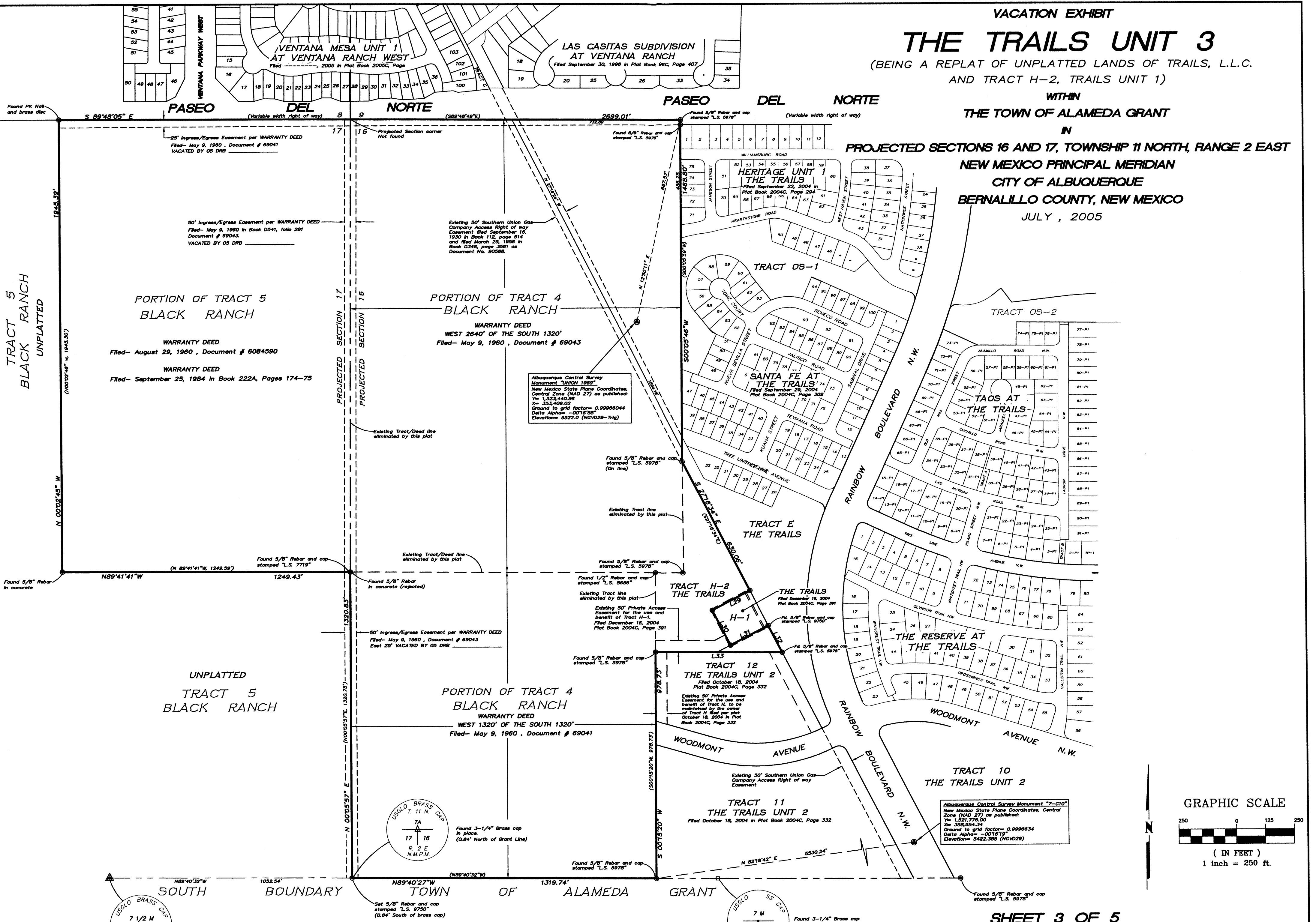
Found 3-1/4" Brass cap
in place



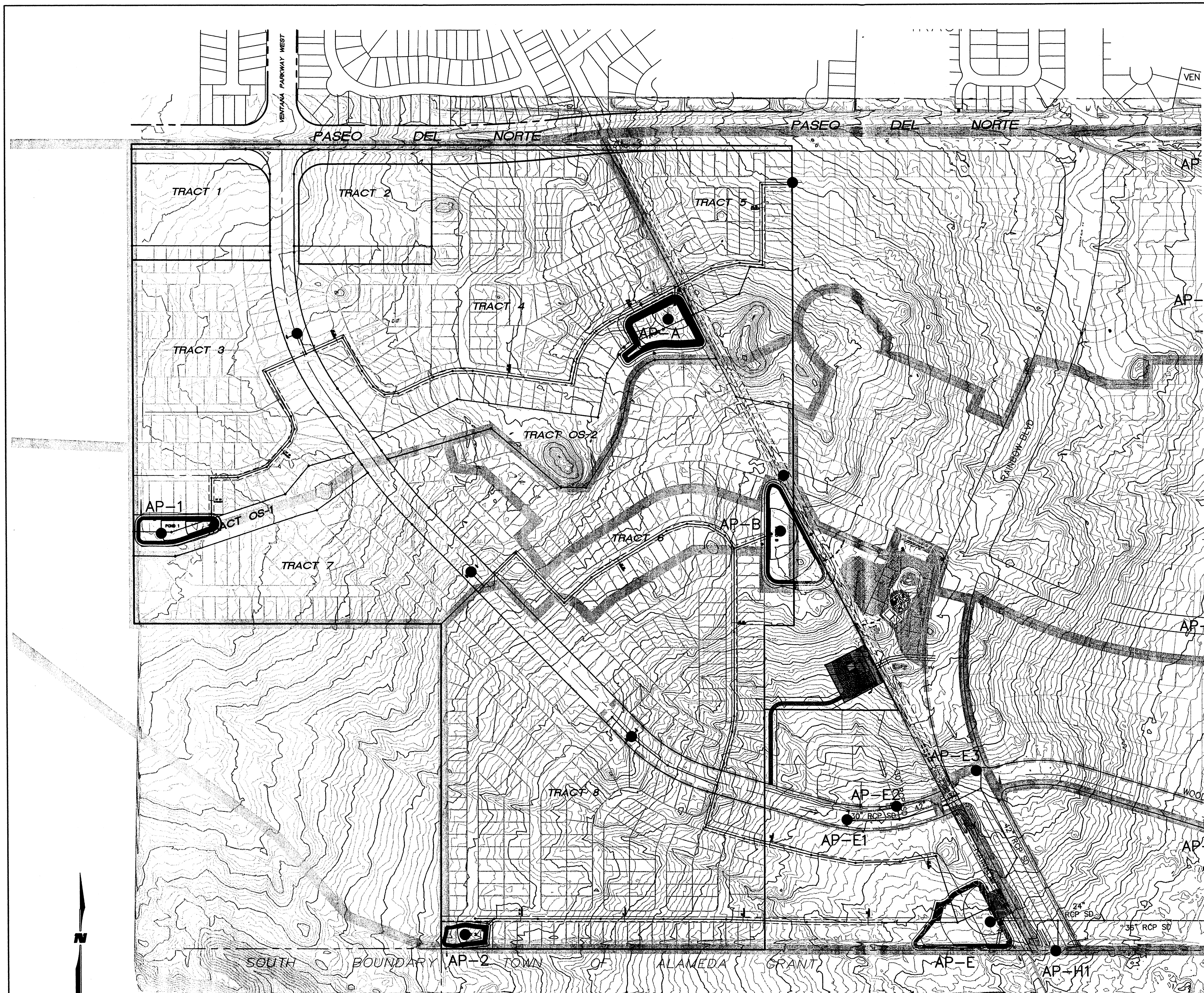
VACATION EXHIBIT
THE TRAILS UNIT 3
 (BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C.
 AND TRACT H-2, TRAILS UNIT 1)

WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

JULY, 2005



UNPLATTED LAND OF
 STATE OF NEW MEXICO



LEGEND

BASIN BOUNDARY [Symbol]
 FLOW DIRECTION [Symbol]

Developed Condition SURGE POND SUMMARY

Analysis Point	Description Inflow Into Onsite Pond #	Drainage Area (Ac.)	Q100 (cfs)in	Q100 (cfs)out	V100 MAX STORAGE (Ac-Ft)	TOP ELEV =	BOP ELEV =	MAX WSEL =
AP-D	POND D	253.25	164.89	23.56	5.39	5437.00	5430.00	5436.21
AP-E	POND E	153.73	258.31	24.83	6.63	5439.50	5429.00	5439.36
AP-F	POND F	349.70	338.86	48.42	9.49	5424.33	5416.00	5424.10
AP-G	POND G	381.63	110.81	35.46	4.87	5422.50	5416.00	5420.98
AP-J	POND J	32.90	82.74	21.37	2.14	5423.00	5417.00	5421.88
AP-K	POND K	459.65	162.06	100.16	2.10	5410.50	5405.00	5410.10
AP-1	1	5545.97	38.48	9.40	2.42	5546.00	5540.00	XXXX.XX
AP-2	2	5481.32	14.42	4.49	0.86	5482.00	5477.00	XXXX.XX
AP-A	A	5505.70	224.45	16.95	6.38	5506.00	5497.00	XXXX.XX
AP-B	B	5489.87	83.55	3.36	3.09	5491.00	5486.00	XXXX.XX
AP-E	E	XX.XX	XXX.X	XX.X	XX.XX	XX.XX	XX.XX	XXXX.XX

Developed Condition SUB-BASIN ANALYSIS POINT SUMMARY

Analysis Point	Description	Drainage Area (Ac.)	Q100 (cfs)
AP-D1	PASEO DEL NORTE BYPASS FLOW	-	12.85
AP-D2	FROM HERITAGE-REPORT DATED XXXX	-	172.0
AP-E1	WOODMONT AVE SUMP INLETS	3.27	13.81
AP-E2	FROM TRACTS H AND I2	14.37	47.71
AP-E3	RAINBOW INLETS	2.62	11.06
AP-F1	FROM SANTA FE/TAOS-REPORT DATED XXXX	-	167.4
AP-F2	OAK INLET	2.36	8.03
AP-G1	FROM RESERVE-REPORT DATED XXXX	-	52.80
AP-G2	WOODMONT AVE SUMP INLETS	4.26	17.99
AP-H1	RAINBOW INLETS	3.15	12.88
AP-J1	PASEO DEL NORTE SUMP INLETS	3.04	12.85
AP-J2	STUB TO UNIVERSE STORM DRAIN	14.54	36.65
AP-J3	UNIVERSE INLETS	2.92	12.31
AP-J4	OAKRIDGE ST INLETS	0.82	3.47
AP-J5	STUB TO UNIVERSE STORM DRAIN	4.22	12.00
AP-K1	PASEO DEL NORTE SUMP INLETS	1.34	5.65
AP-K2	WOODMONT AVE SUMP INLETS	2.04	8.62
AP-K3	STUB TO UNIVERSE STORM DRAIN	10.84	31.35
AP-K4	STUB TO UNIVERSE STORM DRAIN	6.37	18.41
AP-K5	STUB TO UNIVERSE STORM DRAIN	12.85	36.54
AP-K6	UNIVERSE INLETS	6.24	21.29
AP-K7	TRAILS OUTFALL TO BOCA NEGRA DAM	651.01	198.22

HYDROLOGIC DATA - DEVELOPED

BASIN	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q10 (cfs)	Q100 (cfs)	V100-24 (ac-ft)
		A	B	C	D				
ON-D	58.30	0	25	25	50	2.61	XX.XX	151.97	7.84
ON-E	77.19	0	25	25	50	3.32	XX.XX	255.91	10.37
ON-H	19.88	0	25	25	50	3.08	XX.XX	61.39	2.68
ON-G	31.93	0	25	25	50	3.32	XX.XX	105.96	4.29
ON-F	82.94	0	25	25	50	3.32	XX.XX	274.98	11.15
ON-J	32.92	0	25	25	50	2.52	XX.XX	82.74	4.42
ON-K	45.12	0	25	25	50	2.84	XX.XX	128.14	6.06
ON-L	17.73	0	25	25	50	2.89	XX.XX	51.30	2.38
OFF-1	127.90	0	XX	XX	XX	X.XX	XX.XX	38.48	X.XX
OFF-2	51.55	0	XX	XX	XX	X.XX	XX.XX	14.42	X.XX
ON-A	67.0519	0	XX	XX	XX	X.XX	XX.XX	222.42	X.XX
ON-B	25.0467	0	XX	XX	XX	X.XX	XX.XX	83.03	X.XX
ON-C	13.4755	0	XX	XX	XX	X.XX	XX.XX	44.81	X.XX

AS-BUILT INFORMATION

CONTRACTOR: _____
 DESIGNED BY: _____ DATE: _____
 DRAWN BY: _____ DATE: _____
 CHECKED BY: _____ DATE: _____

BENCH MARKS

ACS BRASS TABLET STAMPED "2-B10 1980"
 Geographic Position (NAD 1977)
 N.M. State Plane Coordinates (Central Zone)
 X = 357,543.73 Y = 1,527,976.48
 Ground-to-Grid Factor = 0.99966354
 SLD = -0016'30"
 SLD 1929 Elevation = 5429.35

SURVEY INFORMATION

FIELD NOTES BY: _____
 NO. _____ DATE: _____

ENGINEER'S SEAL

WILSON & COMPANY
 2600 THE AMERICAN ROAD S.E.
 SUITE 100
 RIO RANCHO, NEW MEXICO
 87124
 (505) 898-8021

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

**THE TRAILS UNIT III
 OVERALL GRADING & DRAINAGE PLAN**

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

City Project No. XXXXXX Zone Map No. C-9-Z Sheet 1 of 1

