

PLAT OF
**VALLE VISTA
AT THE TRAILS UNIT 2**

(BEING A REPLAT OF TRACT 11, THE TRAILS UNIT 2)
WITHIN

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

JANUARY, 2006

PROJECT NUMBER: 1004606

Application Number: 06DRB-01354

PLAT APPROVAL

Utility Approvals:

	<u>2-3-06</u>
PNM Gas and Electric Services	Date
	<u>2-10-06</u>
QWest Corporation	Date
	<u>2-9-06</u>
Comcast	Date
	<u>2-20-06</u>
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>9/12/06</u>
City Surveyor	Date

Traffic Engineering/Transportation Division	<u>10-11-06</u>
	Date

Utilities Development	<u>10-11-06</u>
	Date

Parks and Recreation Department	<u>10/16/06</u>
	Date

AMAFCA	<u>10/11/06</u>
	Date

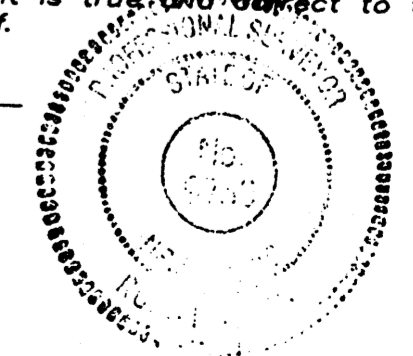
City Engineer	<u>10/11/05</u>
	Date

DRB Chairperson, Planning Department	<u>10/16/06</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.

Russ P. Hugg
NMPS No. 9750
January 17, 2006



TREASURERS CERTIFICATION

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

Valle Vista at the Trails
1-009-064-183223-302-01
Doreen Chang 10-11-06
Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

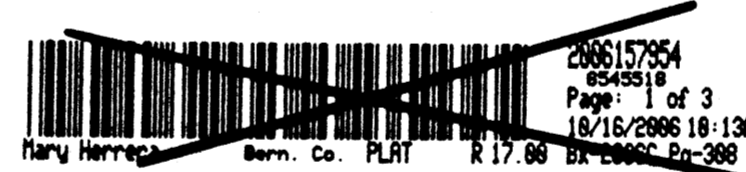
- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, 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.



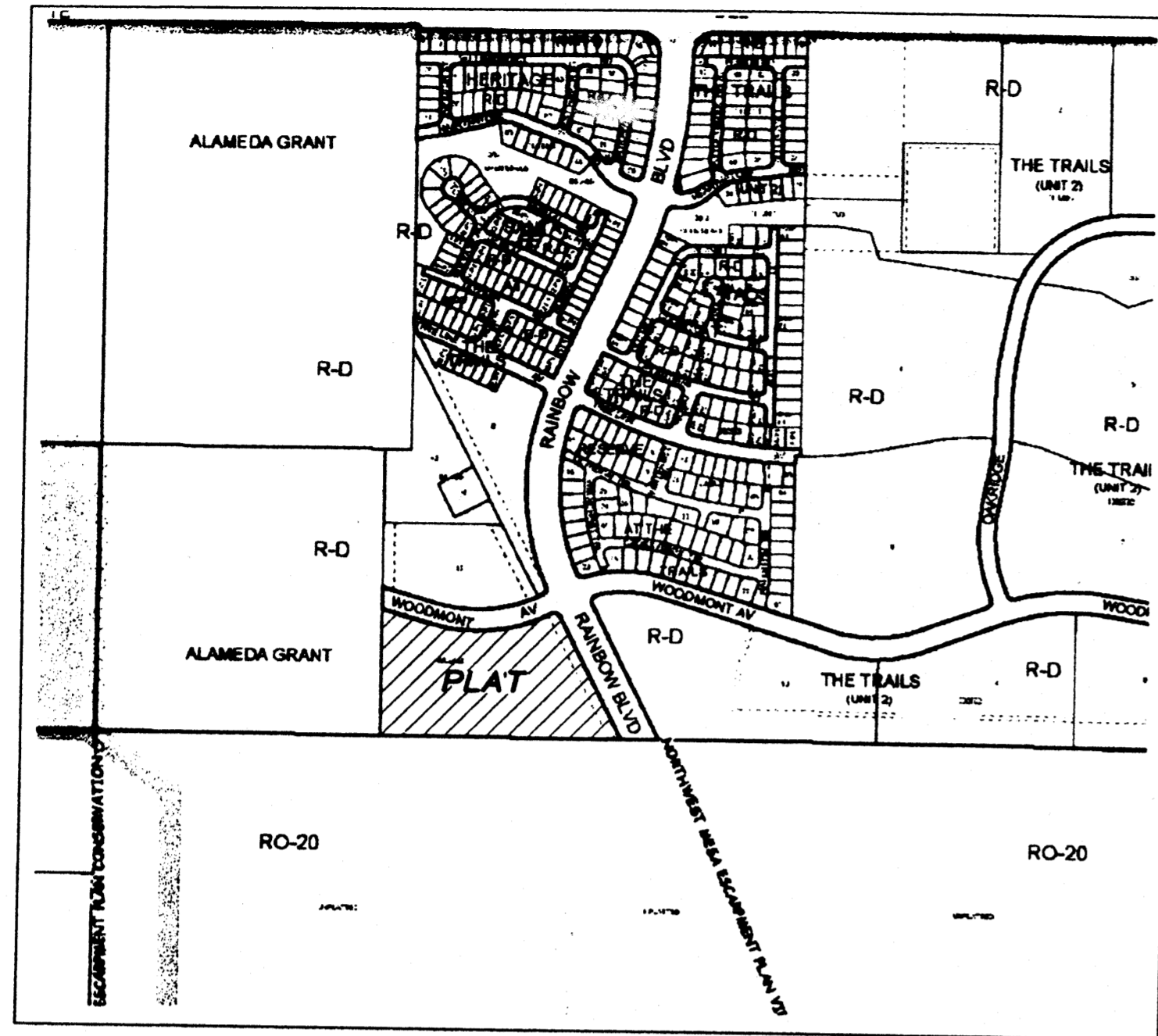
DEDICATION

- Tracts A and B as shown hereon are hereby conveyed to The Trails Community Association, Inc. in fee simple by this plat. Said Tracts A and B are to be maintained by The Trails Community Association, Inc.
- Tract B is to be landscaped per the approved landscaping plan and will be maintained by The Trails Community Association, Inc.
- Tract A is hereby conveyed to The Trails Community Association, Inc. in fee simple and shall contain all of the private street right of way (Valle Prado Place and Valle Jardin Road N.W.). Said Tract D will be maintained by The Trails Community Association, Inc.
- Within all Private street right of ways (Tract A) as shown hereon, a Public Sanitary Sewer, Water and Drainage Easement is hereby granted to the City of Albuquerque by this plat.
- The named public utilities as shown and acknowledged on Sheet 1, shall have the right to cross said private streets (Tract A) at the locations as shown on the approved construction plans, and shall have the right to reasonably access said crossings for maintenance purposes.

NOTE:

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8(A)(3).

Doc# 2007091303
Rpt #: 0002555 Page: 1 of 3 06/21/2007 03:50 PM
PLAT R: \$17.00 B: 2007C P: 0168 M. Toulouse, Bernalillo County



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 2006381108
- 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.

SUBMISSION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 2
- Total number of Lots created: 18
- Total number of Parcel created: 0
- Total mileage of full width streets created: 0.27 mile.
- Gross Subdivision acreage: 11.7322 acres
- This property is currently zoned "SU-2 Suburban Residential Large Lot (SRLL) per the Volcano Heights Sector Development Plan (VHSDP).

PURPOSE OF PLAT:

The purpose of this Plat is to:

- Create the 18 residential lots and 2 tracts as shown hereon.
- Grant the new public and private utility easements as shown hereon.

DISCLOSURE STATEMENT - The sole purpose of this "Correction Plat" is to correct the areas for Lots 1, 16, 17 and Tract B, Line Table Tag "L7", and Curve Table Tags "C8" and "C42"

PLAT OF VALLE VISTA AT THE TRAILS UNIT 2

(BEING A REPLAT OF TRACT 11, THE TRAILS UNIT 2)

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

JANUARY, 2006

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tract 11, of 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, New Mexico on October 18, 2004 in Plat Book 2004C, Page 332.

Said parcel contains 11.7322 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "PLAT OF VALLE VISTA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT 11, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby convey the new private streets (Tract A) as shown hereon to The Trails Community Association in fee simple by this plat. Said owner(s) and proprietor(s) do hereby convey Tract B as shown hereon to the Trails Community Association, Inc. in fee simple by this plat. 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

THE TRAILS, LLC LONGFOOT GROUP, INC., MANAGED

By Kelly Galtoun, Vice President Date 9/11/06

TRAILS COMMUNITY ASSOCIATION, INC.

By Tracy Murphy, President Date 9-8-06

ACKNOWLEDGEMENT

STATE OF NEW MEXICO COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 11th day of SEPTEMBER, 2006, by Kelly Galtoun, Vice President of The Trails, LLC.

Notary Public signature and name

2/24/2009 My commission expires

OFFICIAL SEAL NOTARY PUBLIC STATE OF NEW MEXICO

ACKNOWLEDGEMENT

STATE OF NEW MEXICO COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 8th day of SEPTEMBER, 2006, by Tracy Murphy, President of The Trails Community Association, Inc.

Notary Public signature and name

2/24/2009 My commission expires

OFFICIAL SEAL NOTARY PUBLIC STATE OF NEW MEXICO

LINE TABLE table with columns: LINE, LENGTH, BEARING

CORRECTED L7 50.39' S02°06'18"E

CURVE TABLE table with columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD, CHORD BEARING, DELTA

CORRECTED C8 6.62' 770.00' 3.41' 6.82' S74°19'18"E 0°30'27" CORRECTED C42 123.53' 770.00' 61.90' 123.40' S79°10'17"E 9°11'30"

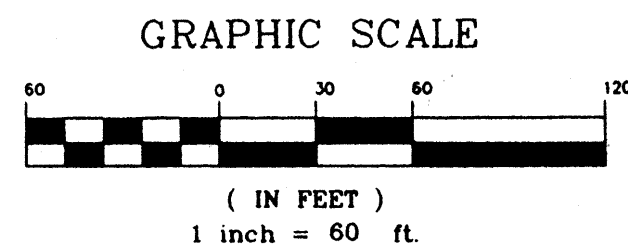
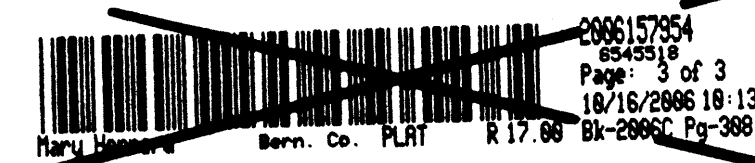


SHEET 2 OF 3 SURV-TEK, INC. Consulting Surveyors 8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3388 Fax: 505-897-3377

PLAT OF VALLE VISTA AT THE TRAILS UNIT 2

(BEING A REPLAT OF TRACT 11, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2006

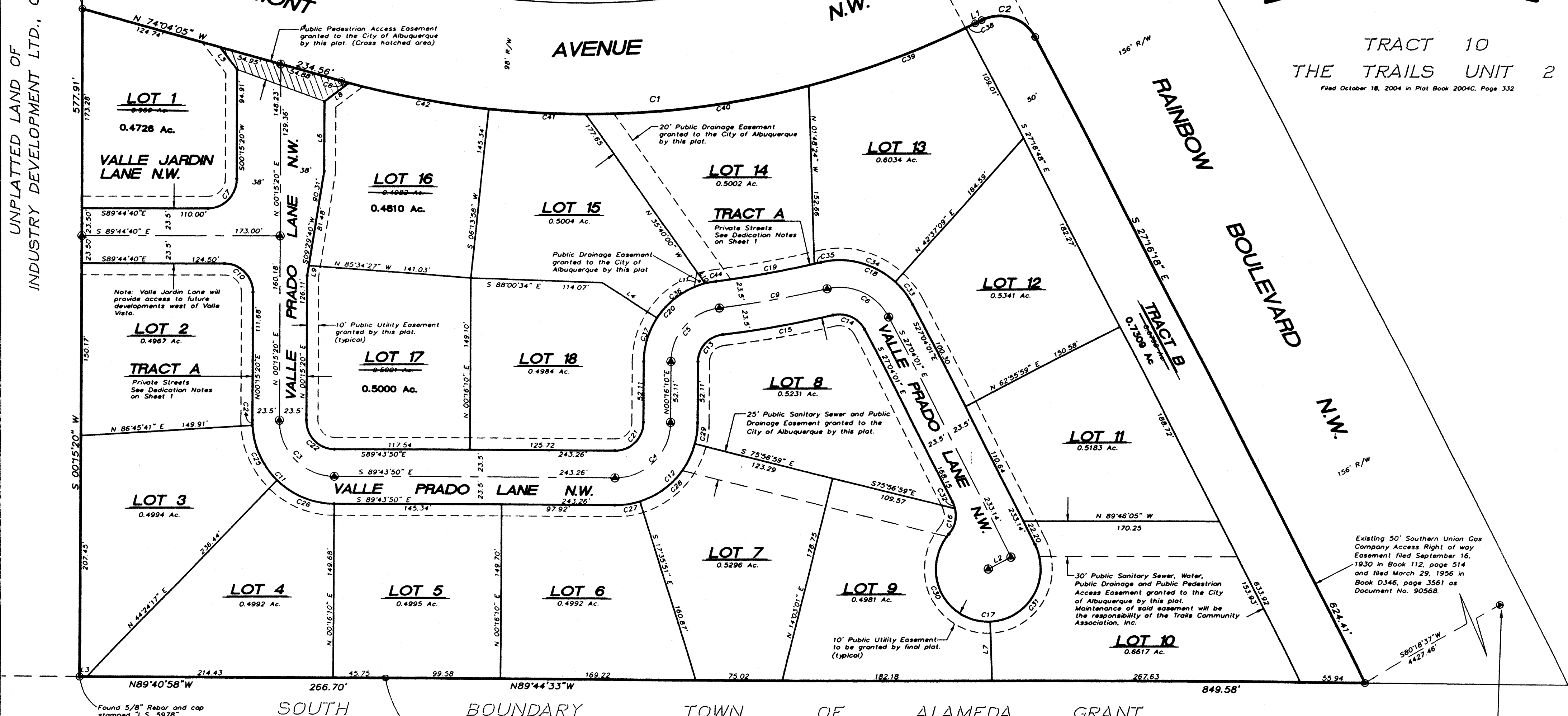


Albuquerque Control Survey Monument "UNION 1969" New Mexico State Plane Coordinates, Central Zone (NAD 27) as published: Y= 1,523,440.96 X= 353,409.02 Ground to grid factor= 0.99966044 Delta Alpha= -00'18"58" Elevation= 3522.0 (NGVD29-Trig)

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

TRACT 10 THE TRAILS UNIT 2 Filed October 18, 2004 in Plat Book 2004C, Page 332

UNPLATTED LAND OF INDUSTRY DEVELOPMENT LTD., CO.



Note: Valle Jardin Lane will provide access to future developments west of Valle Vista.

Public Pedestrian Access Easement granted to the City of Albuquerque by this plat. (Cross hatched area)

20' Public Drainage Easement granted to the City of Albuquerque by this plat.

Public Drainage Easement granted to the City of Albuquerque by this plat

10' Public Utility Easement granted by this plat. (typical)

25' Public Sanitary Sewer and Public Drainage Easement granted to the City of Albuquerque by this plat.

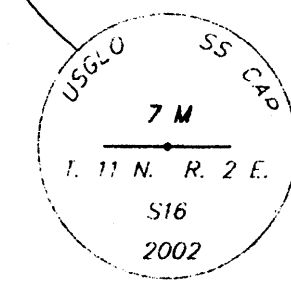
30' Public Sanitary Sewer, Water, Public Drainage and Public Pedestrian Access Easement granted to the City of Albuquerque by this plat. Maintenance of said easement will be the responsibility of the Trails Community Association, Inc.

10' Public Utility Easement to be granted by final plat. (typical)

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.

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

Found 3-1/4" Brass cap in place



TRACT C ANCIENT MESA Filed February 2, 2006 in Plat Book 2006C, Page 40

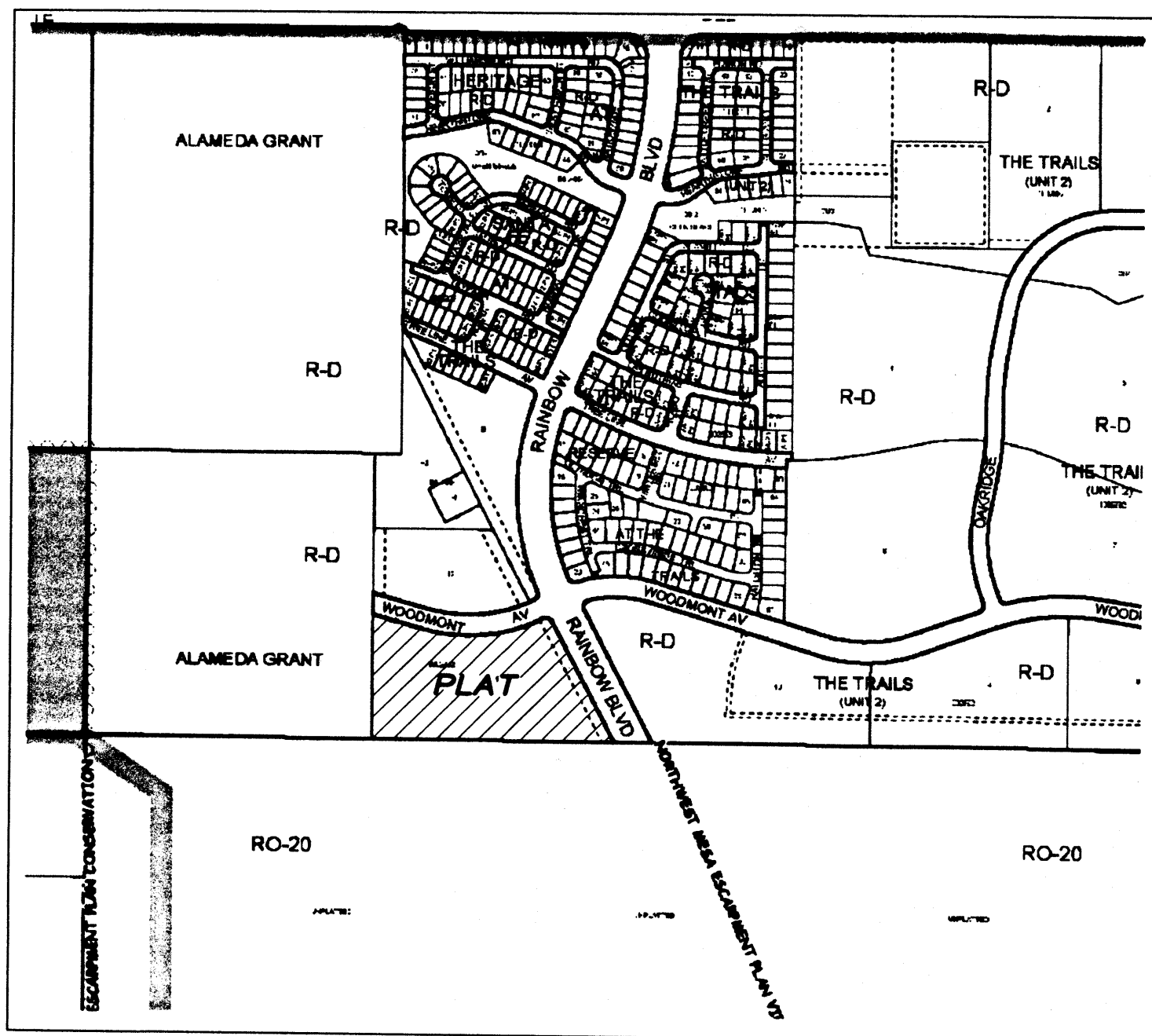
Albuquerque Control Survey Monument "7-C10" New Mexico State Plane Coordinates, Central Zone (NAD 27) as published: Y= 1,521,776.00 X= 358,954.34 Ground to grid factor= 0.9996634 Delta Alpha= -00'16"19" Elevation= 5422.388 (NGVD29)



SHEET 3 OF 3

SURV TEK, INC.

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



Vicinity Map
N.T.S.

GENERAL NOTES

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SUBDIVISION DATA

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- Total number of Tracts created: 2
- Total number of Lots created: 18
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PURPOSE OF PLAT:

The purpose of this Plat is to:

- Create the 18 residential lots and 2 tracts as shown hereon.
- Grant the new public and private utility easements as shown hereon.

TREASURERS CERTIFICATION

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

VALLE-VISTA AT THE TRAILS
1-009-064-183225-302-01
Jared Chang 10-11-06.
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.
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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.



DEDICATION

- Tracts A and B as shown hereon are hereby conveyed to The Trails Community Association, Inc. in fee simple by this plat. Said Tracts A and B are to be maintained by The Trails Community Association, Inc.
- Tract B is to be landscaped per the approved landscaping plan and will be maintained by The Trails Community Association, Inc.
- Tract A is hereby conveyed to The Trails Community Association, Inc. in fee simple and shall contain all of the private street right of way (Valle Prado Place and Valle Jardin Road N.W.). Said Tract D will be maintained by The Trails Community Association, Inc.
- Within all Private street right of ways (Tract A) as shown hereon, a Public Sanitary Sewer, Water and Drainage Easement is hereby granted to the City of Albuquerque by this plat.
- The named public utilities as shown and acknowledged on Sheet 1, shall have the right to cross said private streets (Tract A) at the locations as shown on the approved construction plans, and shall have the right to reasonably access said crossings for maintenance purposes.

NOTE:

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8(A)(3).

PLAT OF
**VALLE VISTA
AT THE TRAILS UNIT 2**
(BEING A REPLAT OF TRACT 11, THE TRAILS UNIT 2)
WITHIN

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

JANUARY, 2006

PROJECT NUMBER: 1004606

Application Number: 06DRB-01354

PLAT APPROVAL

Utility Approvals:

	2-3-06
PNM Gas and Electric Services	Date
	2-10-06
QWest Corporation	Date
	2-9-06
Comcast	Date
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New Mexico Utilities	Date

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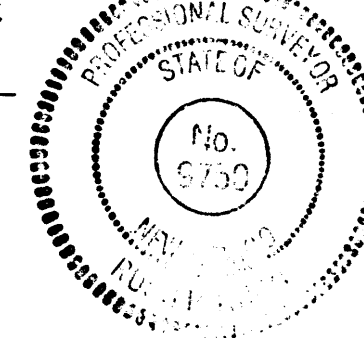
City Approvals:

	9/12/06
City Surveyor	Date
	10-11-06
Traffic Engineering/Transportation Division	Date
	10-11-06
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	10/16/06
Parks and Recreation Department	Date
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AMAFCA	Date
	10/11/06
City Engineer	Date
	10/16/06
DRB Chairperson/Planning Department	Date

SURVEYORS CERTIFICATION

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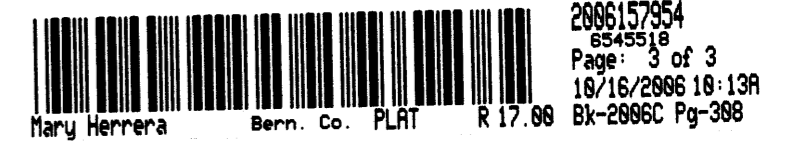
Russ P. Hugg
NMPS No. 9750
January 17, 2006



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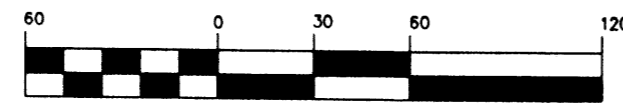
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2006



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)

GRAPHIC SCALE



(IN FEET)
 1 inch = 60 ft.

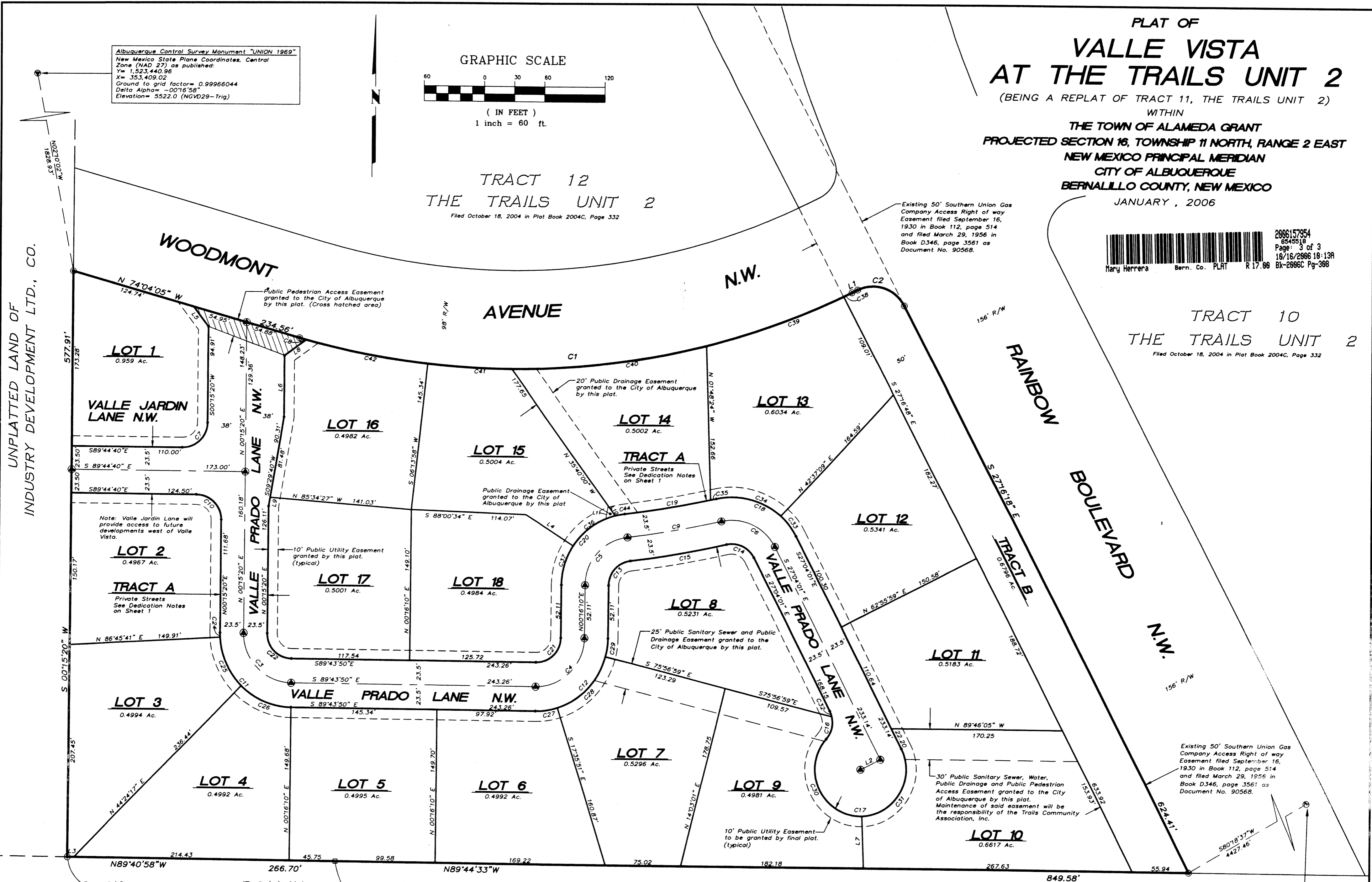
TRACT 12
 THE TRAILS UNIT 2

Filed October 18, 2004 in Plat Book 2004C, Page 332

TRACT 10
 THE TRAILS UNIT 2

Filed October 18, 2004 in Plat Book 2004C, Page 332

UNPLATTED LAND OF
 INDUSTRY DEVELOPMENT LTD., CO.



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
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 Document No. 90568.

Public Pedestrian Access Easement
 granted to the City of Albuquerque
 by this plat. (Cross hatched area)

20' Public Drainage Easement
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Public Drainage Easement
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10' Public Utility Easement
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 (typical)

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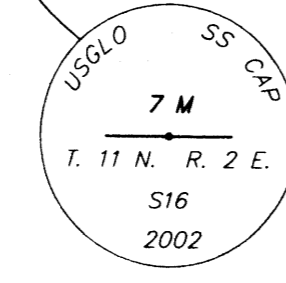
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Note: Valle Jardin Lane will
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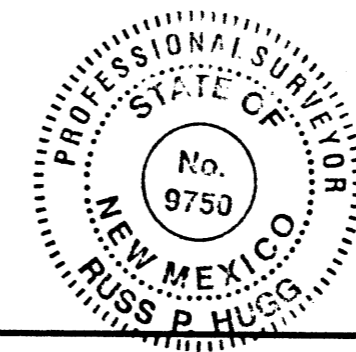
10' Public Utility Easement
 to be granted by final plat.
 (typical)

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

Found 3-1/4" Brass cap
 in place



TRACT C
 ANCIENT MESA
 Filed February 2, 2006 in Plat Book 2006C, Page 40



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 3
SURVTEK, INC.
 Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366
 Fax: 505-897-3377

PLAT OF
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AT THE TRAILS UNIT 2

(BEING A REPLAT OF TRACT 11, THE TRAILS UNIT 2)

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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2006

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tract 11, of 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, New Mexico on October 18, 2004 in Plat Book 2004C, Page 332.

Said parcel contains 11.7322 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "PLAT OF VALLE VISTA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT 11, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby convey the new private streets ~~_____~~ (Tract A) as shown hereon to The Trails Community Association in fee simple by this plat. Said owner(s) and proprietor(s) do hereby convey Tract B as shown hereon to the Trails Community Association, Inc. in fee simple by this plat. 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

THE TRAILS, LLC
LONGFORD GROUP, INC., MANAGER

By: Kelly Murtagh 9/11/06
Kelly Galbreath, Vice President Date
Murtagh

TRAILS COMMUNITY ASSOCIATION, INC.

By: Tracy Murphy 7-8-06
Tracy Murphy, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 11TH day of SEPTEMBER, 2006, by, Kelly Galbreath, Vice President
MURTAGH
of The Trails, LLC.

Russ P. Hugg
Notary Public

2/24/2009
My commission expires

OFFICIAL SEAL
RUSS P. HUGG
NOTARY PUBLIC
STATE OF NEW MEXICO

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

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LINE TABLE		
LINE	LENGTH	BEARING
L1	6.33'	N63°55'21"E
L2	22.00'	N62°55'59"E
L3	6.51'	S89°40'58"E
L4	56.44'	S57°03'39"E
L5	24.67'	S36°54'22"E
L6	60.25'	N00°15'20"E
L7	50.30'	N00°16'21"E
L8	26.89'	N53°01'03"E
L9	8.84'	N09°29'40"E
L10	12.18'	S35°40'00"E
L11	13.32'	N10°06'12"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	564.57'	770.00'	295.65'	552.01'	N84°55'38"E	42°00'34"
C2	54.25'	35.00'	34.28'	48.98'	N71°40'28"W	88°48'21"
C3	75.39'	48.00'	47.99'	67.87'	S44°44'13"E	89°59'14"
C4	75.40'	48.00'	48.00'	67.88'	N45°16'10"E	90°00'00"
C5	69.25'	48.00'	42.21'	63.40'	S41°35'57"W	82°39'34"
C6	63.49'	48.00'	37.35'	58.96'	N64°57'29"W	75°46'56"
C7	39.27'	25.00'	25.00'	35.35'	S45°15'19"W	90°00'00"
C8	8.96'	770.00'	4.48'	8.96'	S74°24'03"E	00°40'00"
C9	95.09'	943.00'	47.59'	95.05'	N80°02'24"E	5°46'40"
C10	39.27'	25.00'	25.00'	35.36'	N44°44'40"W	90°00'00"
C11	112.30'	71.50'	71.48'	101.11'	S44°44'13"E	89°59'14"
C12	112.31'	71.50'	71.50'	101.12'	N45°16'10"E	90°00'00"
C13	35.35'	24.50'	21.55'	32.36'	S41°35'57"W	82°39'34"
C14	32.40'	24.50'	19.07'	30.09'	N64°57'29"W	75°46'56"
C15	97.46'	966.50'	48.77'	97.42'	N80°02'24"E	5°46'40"
C16	23.40'	24.50'	12.68'	22.52'	N13°46'03"E	54°43'26"
C17	197.10'	45.50'	67.21'	75.36'	S82°58'08"E	248°11'47"
C18	94.57'	71.50'	55.64'	87.83'	N64°57'29"W	75°46'56"
C19	86.80'	919.50'	43.43'	86.77'	N80°13'28"E	5°24'31"
C20	103.15'	71.50'	62.88'	94.44'	S41°35'57"W	82°39'34"
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C25	52.86'	71.50'	27.70'	51.66'	S24°25'01"E	42°21'24"
C26	55.08'	71.50'	28.99'	53.73'	S67°39'47"E	44°08'07"
C27	22.30'	71.50'	11.24'	22.21'	N81°20'09"E	17°52'01"
C28	71.63'	71.50'	39.15'	68.68'	N43°42'02"E	57°24'13"
C29	18.38'	71.50'	9.24'	18.33'	N07°38'03"E	14°43'46"
C30	105.83'	45.50'	105.31'	83.54'	S25°30'16"E	133°16'04"
C31	91.27'	45.50'	71.32'	76.72'	N30°23'51"E	114°55'43"
C32	5.76'	24.50'	2.89'	5.75'	N20°19'52"W	13°28'21"
C33	25.35'	71.50'	12.81'	25.22'	N37°13'25"W	20°18'50"
C34	69.22'	71.50'	37.59'	66.55'	N75°06'54"W	55°28'06"
C35	5.93'	919.50'	2.96'	5.93'	S77°20'09"W	0°22'09"
C36	52.75'	71.50'	27.64'	51.56'	S54°04'33"W	42°16'23"
C37	40.77'	71.50'	20.96'	40.22'	S16°36'16"W	32°40'12"
C38	9.11'	770.00'	4.55'	9.11'	N64°15'41"E	0°40'39"
C39	145.35'	770.00'	72.89'	145.14'	N70°00'29"E	10°48'57"
C40	195.84'	770.00'	98.45'	195.31'	N82°42'07"E	14°34'20"
C41	83.92'	770.00'	42.00'	83.88'	S86°53'22"E	6°14'41"
C42	121.39'	770.00'	60.82'	121.26'	S79°15'03"E	9°01'57"
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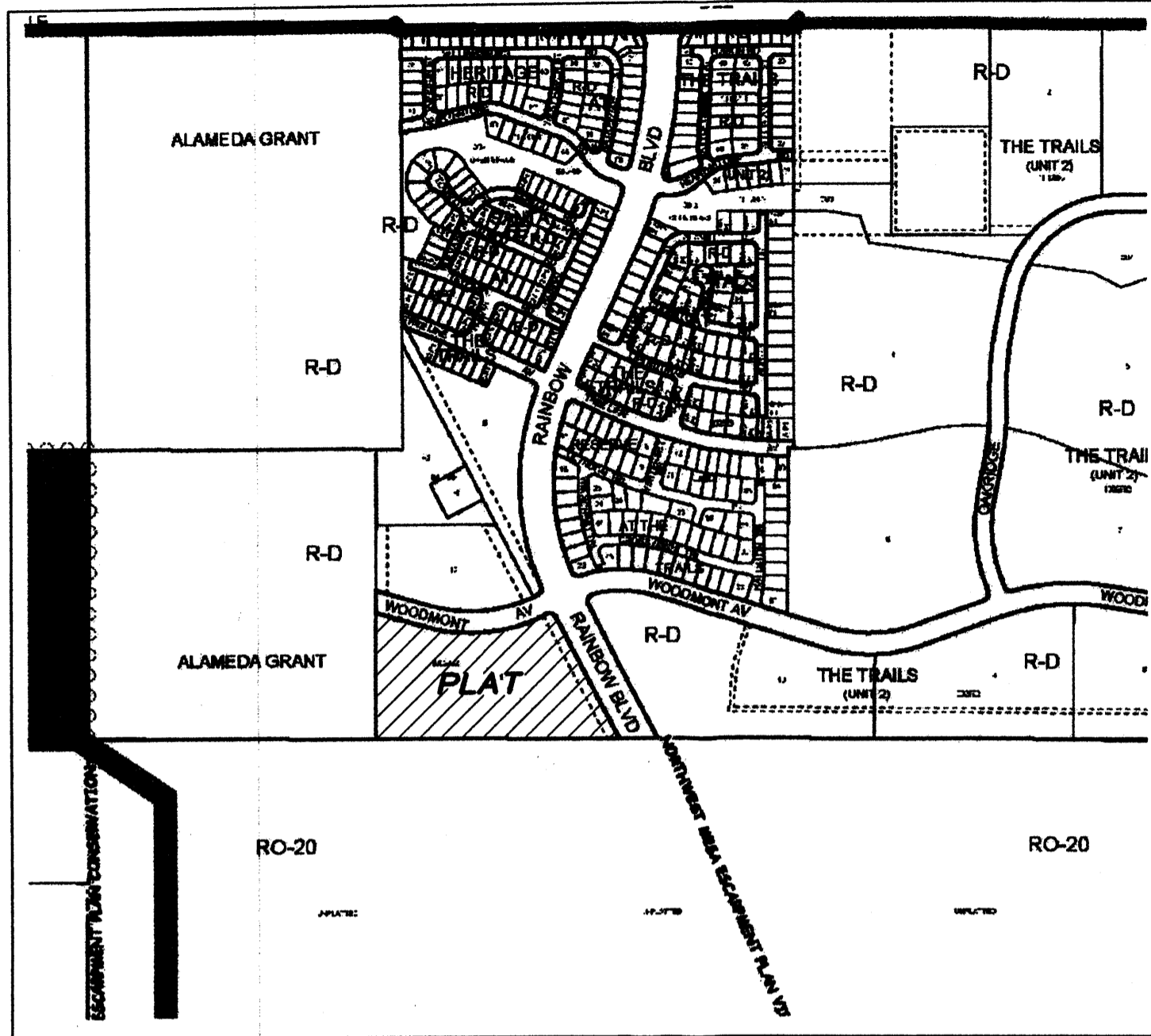


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Page: 2 of 3
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Bk-2006C Pg-308

SHEET 2 OF 3

SURVTEK, 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 2006381108
- 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.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 2
- Total number of Lots created: 18 *15 dular*
- Total number of Parcel created: 0 *3 1/2 lots*
- Total mileage of full width streets created: 0.27 mile.
- Gross Subdivision acreage: 11.7322 acres
- This property is currently zoned "R-D" per the City of Albuquerque Zone Atlas Page C-9, Dated April 22, 2005.

PURPOSE OF PLAT:

The purpose of this Plat is to:

- Create the 18 residential lots and 2 tracts as shown hereon.
- Grant the new public and private utility easements as shown hereon.

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.

DEDICATION

- Tracts A and B as shown hereon are hereby conveyed to The Trails Community Association, Inc. in fee simple by this plat. Said Tracts A and B are to be maintained by The Trails Community Association, Inc.
- Tract B is to be landscaped per the approved landscaping plan and will be maintained by The Trails Community Association, Inc.
- Tract A is hereby conveyed to The Trails Community Association, Inc. in fee simple and shall contain all of the private street right of way (Valle Prado Place and Valle Jardin Road N.W.). Said Tract D will be maintained by The Trails Community Association, Inc.
- Within all Private street right of ways (Tract A) as shown hereon, a Public Sanitary Sewer and Water Easement is hereby granted to New Mexico Utilities, Inc. and a Public Drainage Easement to the City of Albuquerque by this plat.
- The named public utilities as shown and acknowledged on Sheet 1, shall have the right to cross said private streets (Tract A) at the locations as shown on the approved construction plans, and shall have the right to reasonably access said crossings for maintenance purposes.

PLAT OF
**VALLE VISTA
AT THE TRAILS UNIT 2**

(BEING A REPLAT OF TRACT 11, THE TRAILS UNIT 2)

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

JANUARY, 2006

PROJECT NUMBER: _____
Application Number: _____

**PRELIMINARY PLAT
APPROVED BY DRB
ON _____**

PLAT APPROVAL

Utility Approvals:

<i>[Signature]</i> PNM Gas and Electric Services	2-3-06 Date
<i>[Signature]</i> QWest Corporation	2-10-06 Date
<i>[Signature]</i> Comcast	2.9.06 Date
<i>[Signature]</i> New Mexico Utilities	2-2-06 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 Approval: *[Signature]* 9/12/06
City Surveyor Date

Traffic Engineering, Transportation Division _____ Date

Utilities Development _____ Date

Parks and Recreation Department _____ Date

AMAFCA _____ Date

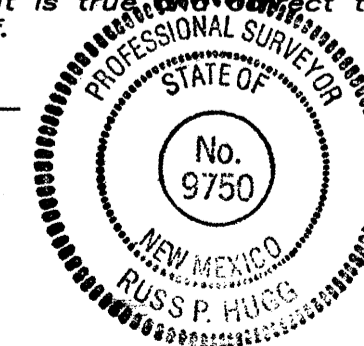
City Engineer _____ Date

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, correct and to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMPS No. 9750
January 17, 2006



PLAT OF
VALLE VISTA
AT THE TRAILS UNIT 2

(BEING A REPLAT OF TRACT 11, THE TRAILS UNIT 2)

WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
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LONGFORD GROUP, INC., MANAGER

By: Kelly Murtagh 9/11/06

Kelly Murtagh, Vice President Date

TRAILS COMMUNITY ASSOCIATION, INC.

By: Tracy Murphy 9-8-06

Tracy Murphy, President Date

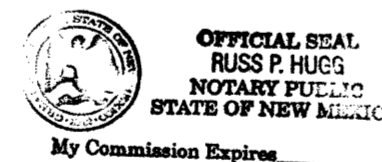
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Russ P. Hugg
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My commission expires



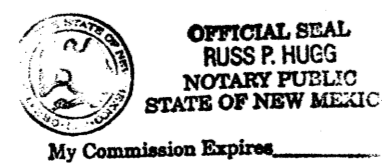
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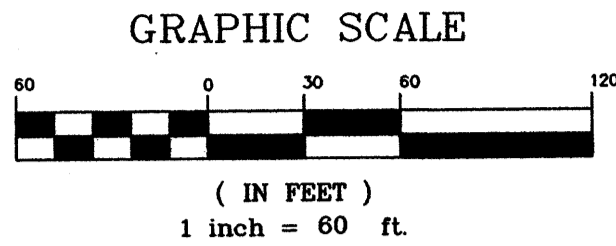
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BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2006

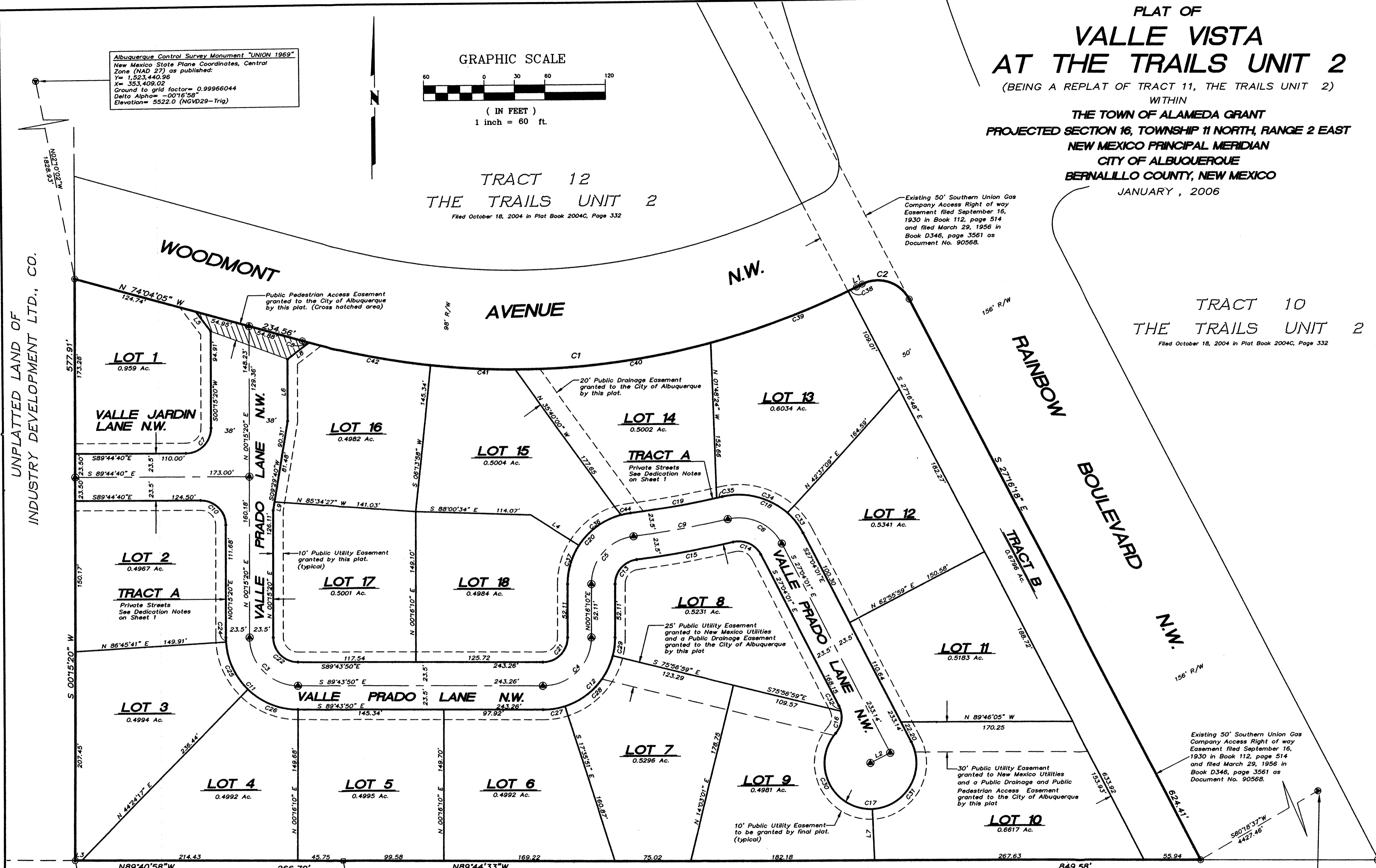
Albuquerque Control Survey Monument "UNION 1969"
New Mexico State Plane Coordinates, Central
Zone (NAD 27) as published:
Y= 1,523,440.96
X= 353,409.02
Ground to grid factor= 0.99966044
Delta Alpha= -00'16".58"
Elevation= 5522.0 (NGVD29-Trig)



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

TRACT 10
THE TRAILS UNIT 2
Filed October 18, 2004 in Plat Book 2004C, Page 332

UNPLATTED LAND OF
INDUSTRY DEVELOPMENT LTD., CO.



LOT 1
0.959 Ac.

VALLE JARDIN LANE N.W.

LOT 2
0.4967 Ac.

TRACT A
Private Streets
See Dedication Notes
on Sheet 1

LOT 3
0.4994 Ac.

LOT 4
0.4992 Ac.

LOT 16
0.4982 Ac.

LOT 17
0.5001 Ac.

VALLE PRADO LANE N.W.

LOT 5
0.4995 Ac.

LOT 18
0.4984 Ac.

LOT 6
0.4992 Ac.

LOT 14
0.5002 Ac.

TRACT A
Private Streets
See Dedication Notes
on Sheet 1

LOT 7
0.5296 Ac.

LOT 9
0.4981 Ac.

LOT 13
0.6034 Ac.

LOT 12
0.5341 Ac.

LOT 11
0.5183 Ac.

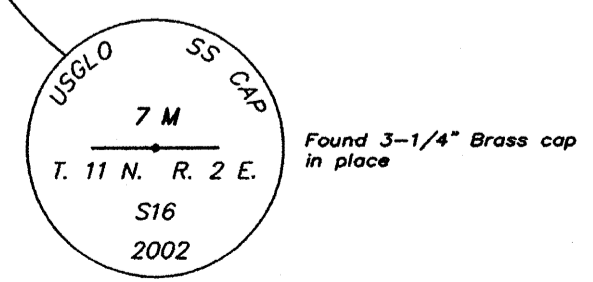
LOT 10
0.6617 Ac.

TRACT C
ANCIENT MESA
Filed February 2, 2006 in Plat Book 2006C, Page 40



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.

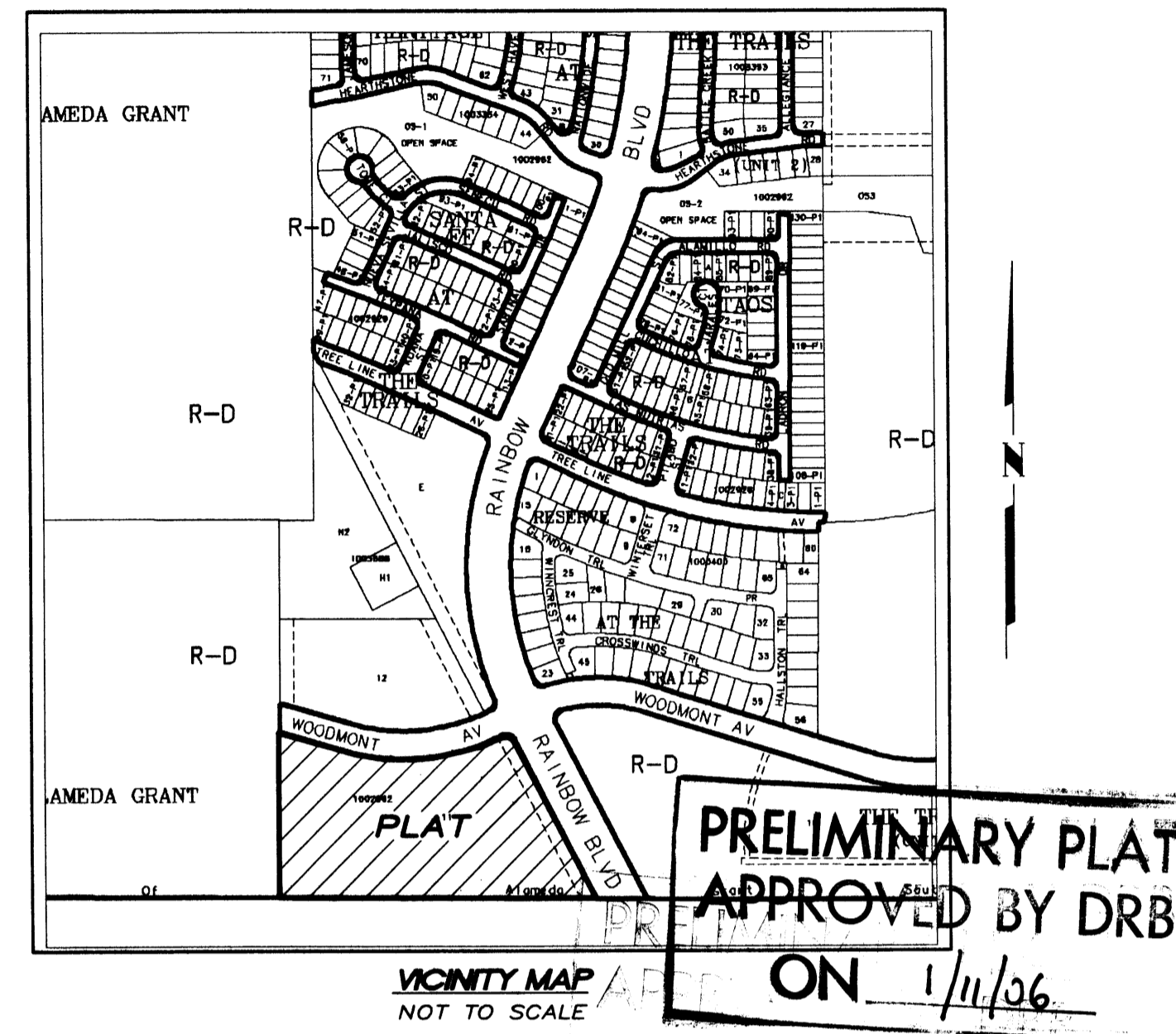
Existing 50' Southern Union Gas
Company Access Right of way
Easement filed September 16,
1930 in Book 112, page 514
and filed March 29, 1956 in
Book D346, page 3561 as
Document No. 90568.



Albuquerque Control Survey Monument "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)

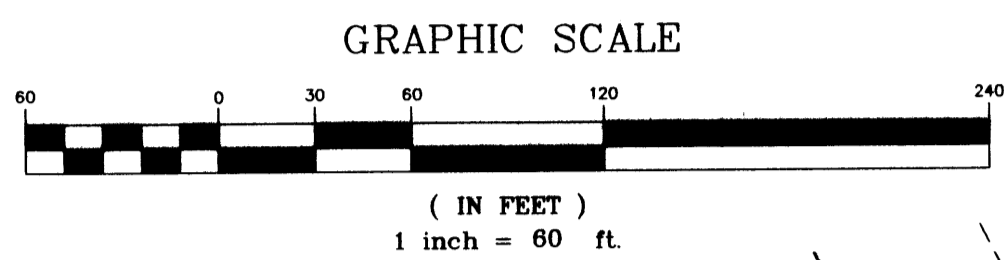
PRELIMINARY PLAT OF VALLE VISTA AT THE TRAILS UNIT TWO

(BEING A REPLAT OF TRACT 11, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO NOVEMBER, 2005



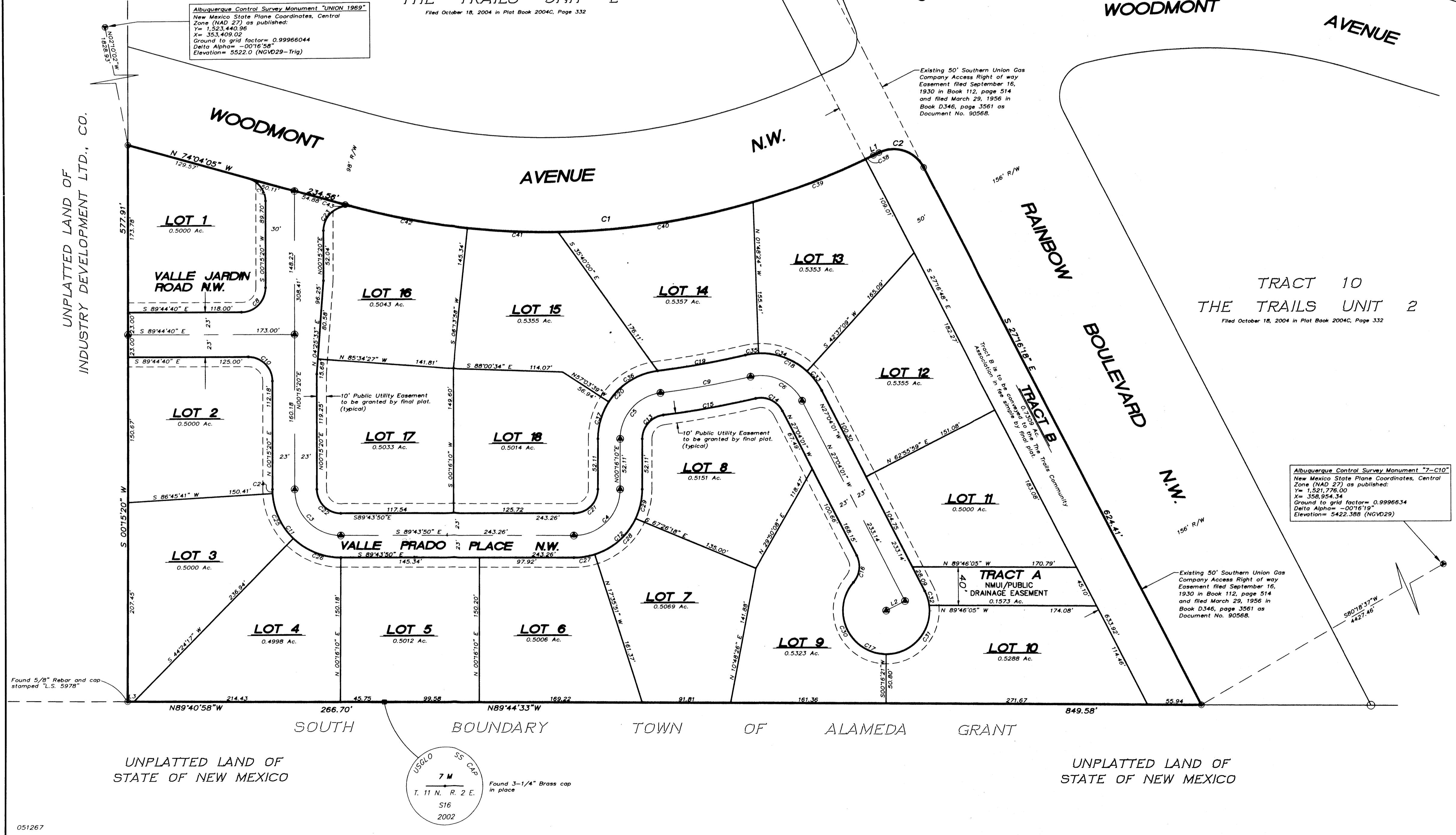
CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	564.57	770.00	295.65	552.01	N84°55'38"E 42°00'34"
C2	54.25	35.00	34.28	48.98	N71°40'28"W 88°48'20"
C3	75.39	48.00	47.99	67.87	S44°44'13"E 89°59'14"
C4	75.40	48.00	48.00	67.88	N45°16'10"E 90°00'00"
C5	69.25	48.00	48.00	63.40	S41°35'57"W 82°39'34"
C6	63.49	48.00	37.35	58.96	N64°57'29"W 75°46'56"
C7	32.43	25.00	19.46	30.20	N36°54'22"W 74°19'25"
C8	39.27	25.00	25.00	35.36	N45°16'09"E 90°00'00"
C9	95.09	943.00	47.59	95.05	N80°02'24"E 5°46'40"
C10	39.27	25.00	25.00	35.36	N44°44'40"W 90°00'00"
C11	111.51	71.00	70.98	100.40	S44°44'13"E 89°59'14"
C12	111.53	71.00	71.00	100.41	N45°16'10"E 90°00'00"
C13	36.07	25.00	21.99	33.02	S41°35'57"W 82°39'33"
C14	33.07	25.00	19.46	30.21	N64°57'29"W 75°46'56"
C15	97.41	966.00	48.75	97.37	N80°02'24"E 5°46'40"
C16	29.76	25.00	16.93	28.03	N07°01'52"E 68°11'47"
C17	194.93	45.00	66.47	74.53	S82°58'08"E 248°11'47"
C18	93.91	71.00	55.25	87.21	N64°57'28"W 75°46'56"
C19	92.77	920.00	46.43	92.73	N80°02'24"E 5°46'40"
C20	102.43	71.00	62.44	93.78	S41°35'57"W 82°39'34"
C21	39.27	25.00	25.00	35.36	N45°16'09"E 90°00'00"
C22	39.26	25.00	24.99	35.35	S44°44'15"E 89°59'10"
C23	45.59	25.00	32.28	39.53	S53°01'08"W 104°29'42"
C24	4.33	71.00	2.17	4.33	S01°29'28"E 329°43"
C25	52.49	71.00	27.51	51.30	S24°25'01"E 42°21'24"
C26	94.69	71.00	28.78	53.35	S67°59'46"E 44°08'07"
C27	22.14	71.00	11.16	22.05	N81°20'09"E 175°20'1"
C28	57.91	71.00	30.67	56.32	N49°02'10"E 46°43'58"
C29	31.48	71.00	16.00	31.22	N12°58'10"E 25°24'01"
C30	102.77	45.00	98.42	81.85	S24°17'56"E 130°51'24"
C31	76.33	45.00	51.03	67.50	N41°40'50"E 97°11'03"
C32	15.83	45.00	8.00	15.75	N16°59'21"W 42°00'19"
C33	25.17	71.00	12.72	25.04	N37°13'26"W 207°18'50"
C34	55.05	71.00	28.99	53.68	N69°35'37"W 44°25'33"
C35	13.68	71.00	6.86	13.66	S82°40'19"W 11°02'32"
C36	61.95	71.00	33.10	60.00	S57°56'03"W 49°59'22"
C37	40.48	71.00	20.81	39.94	S16°36'15"W 32°40'12"
C38	9.11	770.00	4.55	9.11	N64°55'41"E 0°40'39"
C39	125.28	770.00	62.78	125.14	N89°15'41"E 91°19'20"
C40	205.60	770.00	103.36	204.89	N81°34'04"E 151°7'27"
C41	94.33	770.00	47.23	94.28	S87°16'37"E 7°01'10"
C42	121.39	770.00	60.82	121.26	S79°15'03"E 9°01'57"
C43	8.96	770.00	4.48	8.96	S74°24'03"E 0°40'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.33	N63°55'21"E
L2	22.00	N62°55'59"E
L3	6.51	S89°40'58"E



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

TRACT 10 THE TRAILS UNIT 2 Filed October 18, 2004 in Plat Book 2004C, Page 332



LEGAL DESCRIPTION
Tract 11 of the Bulk Land plat of The Trails Unit 2, City of Albuquerque, Bernalillo County, New Mexico, 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.

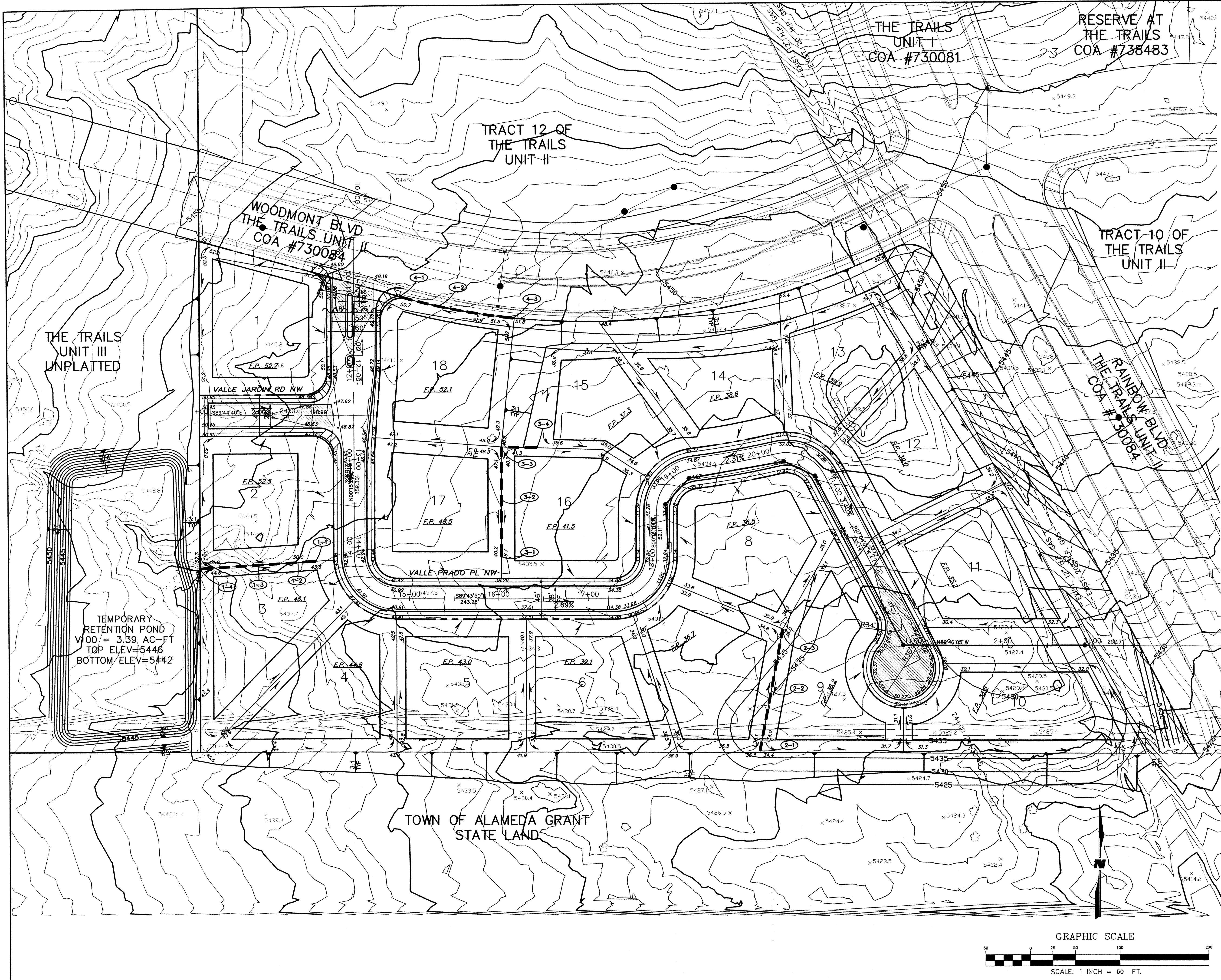
DISCLOSURE STATEMENT
The Purpose of this replat is to: Create the 18 residential lots as shown hereon. Dedicate the street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants and grant the public utility easements as shown hereon.
Tracts A and B as shown hereon will be conveyed to the The Trails Community Association. Said tracts to be maintained by said Homeowners Association.

- GENERAL NOTES**
- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid at the Albuquerque Survey Control Monument "7-C10".
 - 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.
 - 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.
 - Total number of existing Tracts: 1
 - Total number of New Tracts created: 2
 - Total number of Lots created: 18
 - Total mileage of full width streets created: 0.27 mile.
 - Gross Subdivision acreage: 11.73 acres.
 - This property is currently zoned "R-D" per the City of Albuquerque Zone Atlas Page C-9, Dated April 22, 2005.

APPROVALS
OWNER OF TRACT 11
Longford at the Trails, LLC
By: *David Murtagh*
David Murtagh, Division President

Approved for monumentation and street names
Alb Hart 11-23-05
CITY SURVEYOR Date

SURV TEK, INC.
Consulting Surveyors
9584 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377



THE TRAILS UNIT I
COA #730081

RESERVE AT THE TRAILS
COA #738483

TRACT 12 OF THE TRAILS UNIT II

TRACT 10 OF THE TRAILS UNIT II

WOODMONT BLVD
THE TRAILS UNIT II
COA #730084

RAINBOW BLVD
THE TRAILS UNIT II
COA #730084

THE TRAILS UNIT III UNPLATTED

TEMPORARY RETENTION POND
V100/ = 3.39 AC-FT
TOP ELEV=5446
BOTTOM ELEV=5442

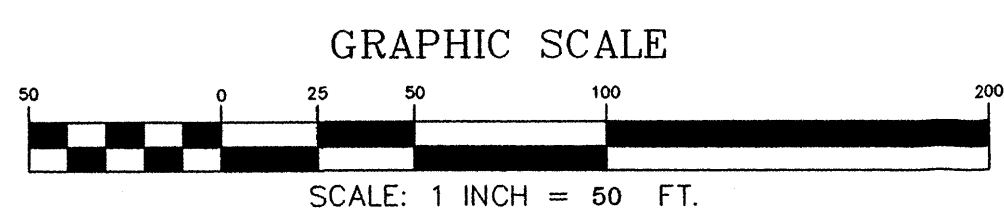
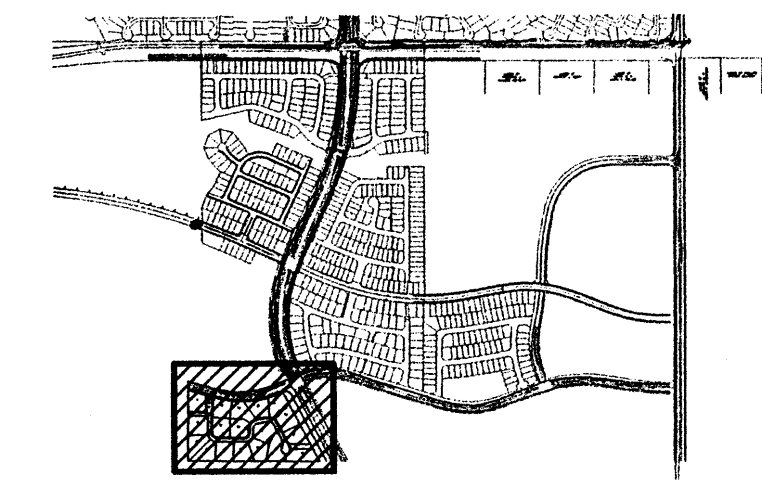
TOWN OF ALAMEDA GRANT STATE LAND

- LEGEND**
- ▬▬▬▬▬ RETAINING WALL
 - ~ HIGH POINT
 - DIRECTION OF FLOW
 - E LINE ELEVATION
 - ▬ BASIN BOUNDARY
 - ⊕ TYPE DOUBLE C INLET
 - RETAINING WALL POINT
 - MH TO BE BUILT WITH COA # 730084
 - SD TO BE BUILT WITH COA # 730084
 - PROPOSED SD MANHOLE
 - PROPOSED SD PIPE

RETAINING WALL TABLE

WALL POINT	TOP OF WALL ELEV	TOP OF FOOTING ELEV	WALL HEIGHT (FT)	APPROX. WALL LENGTH (FT)
1-1	50.26	42.93	7.33	20
1-2	50.26/51.59	42.93	8.66	45
1-3	51.59/52.93	42.93/43.59	9.34	65
1-4	52.93	43.59		
2-1	36.40	33.73	2.67	70
2-2	36.40	33.73/35.06	1.34	70
2-3	36.40	35.06		
3-1	44.67	38.00	6.67	65
3-2	44.67/49.33	38.00/38.67	10.66	60
3-3	49.33/48.67	38.67/36.67	12.00	40
3-4	48.67	36.67		
4-1	50.83	47.50	3.33	45
4-2	50.83/52.16	47.50/46.83	5.33	85
4-3	52.16	46.83		

INDEX MAP



AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL													
CONTRACTOR	DATE	ACS BRASS TABLET STAMPED "2-B10 1980"	DATE	NO.	BY		<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>NO.</th><th>DATE</th><th>REVISIONS</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	REVISIONS									
NO.	DATE	REVISIONS																	
WORK STARTED BY	DATE	Geographic Position (NAD 1927)	DATE	DESIGNED BY	DATE														
FIELD ACCEPTANCE BY	DATE	N.M. State Plane Coordinates (Central Zone)	DATE	DRAWN BY	DATE														
FIELD CHECKED BY	DATE	X= 357,543.73 Y= 1,527,976.48	DATE	CHECKED BY	DATE														
DRAWINGS BY	DATE	Ground-to-Grid Factor = 0.99966354	DATE																
		ACC = -00'16"30"																	
		SLD 1929 Elevation = 5429.35																	

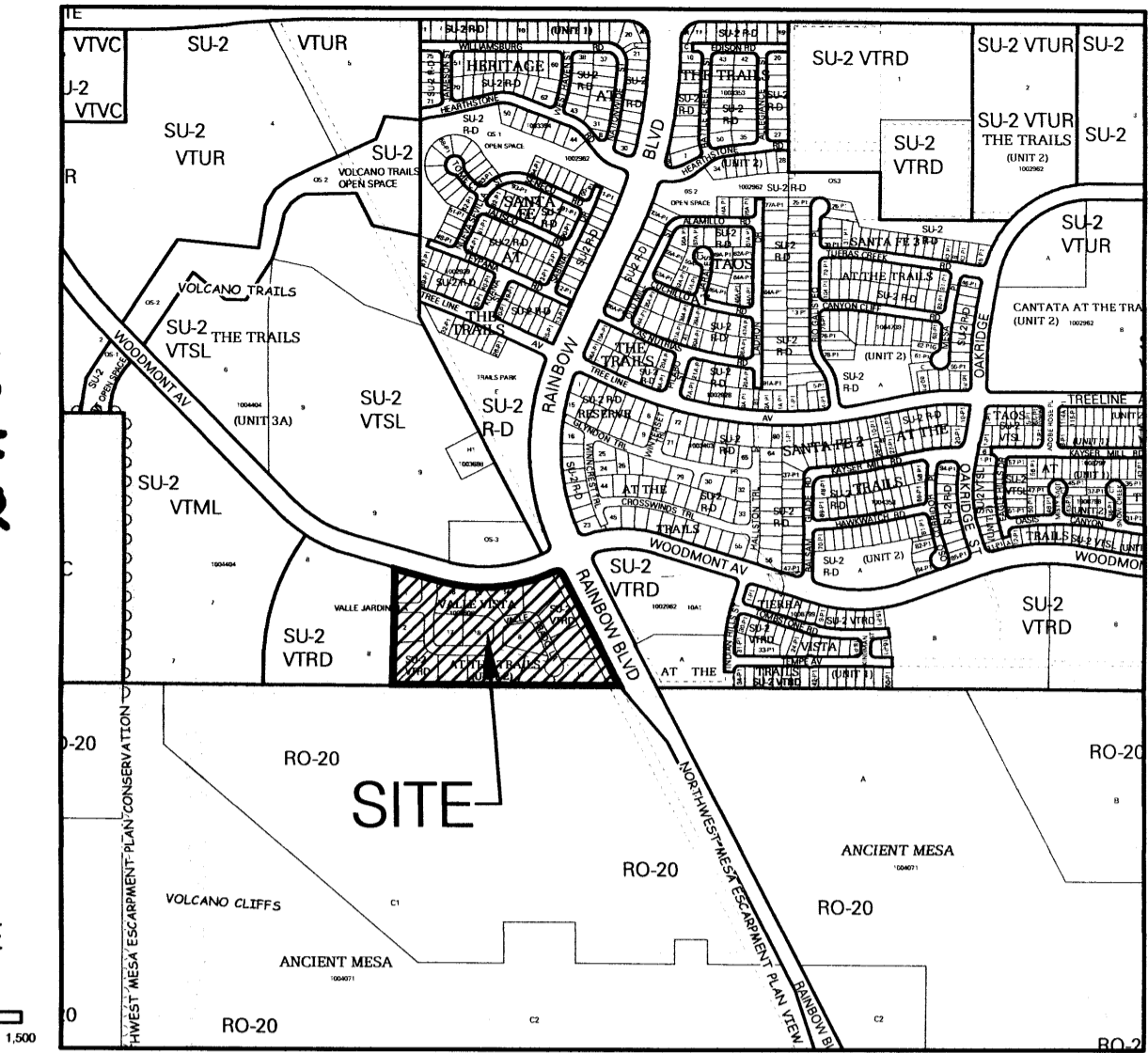
WILSON & COMPANY 2600 THE AMERICAN ROAD S.E. SUITE 100 RIO RANCHO, NEW MEXICO 87124 (505) 898-8021

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

**VALLE VISTA AT THE TRAILS UNIT II
GRADING & DRAINAGE PLAN**

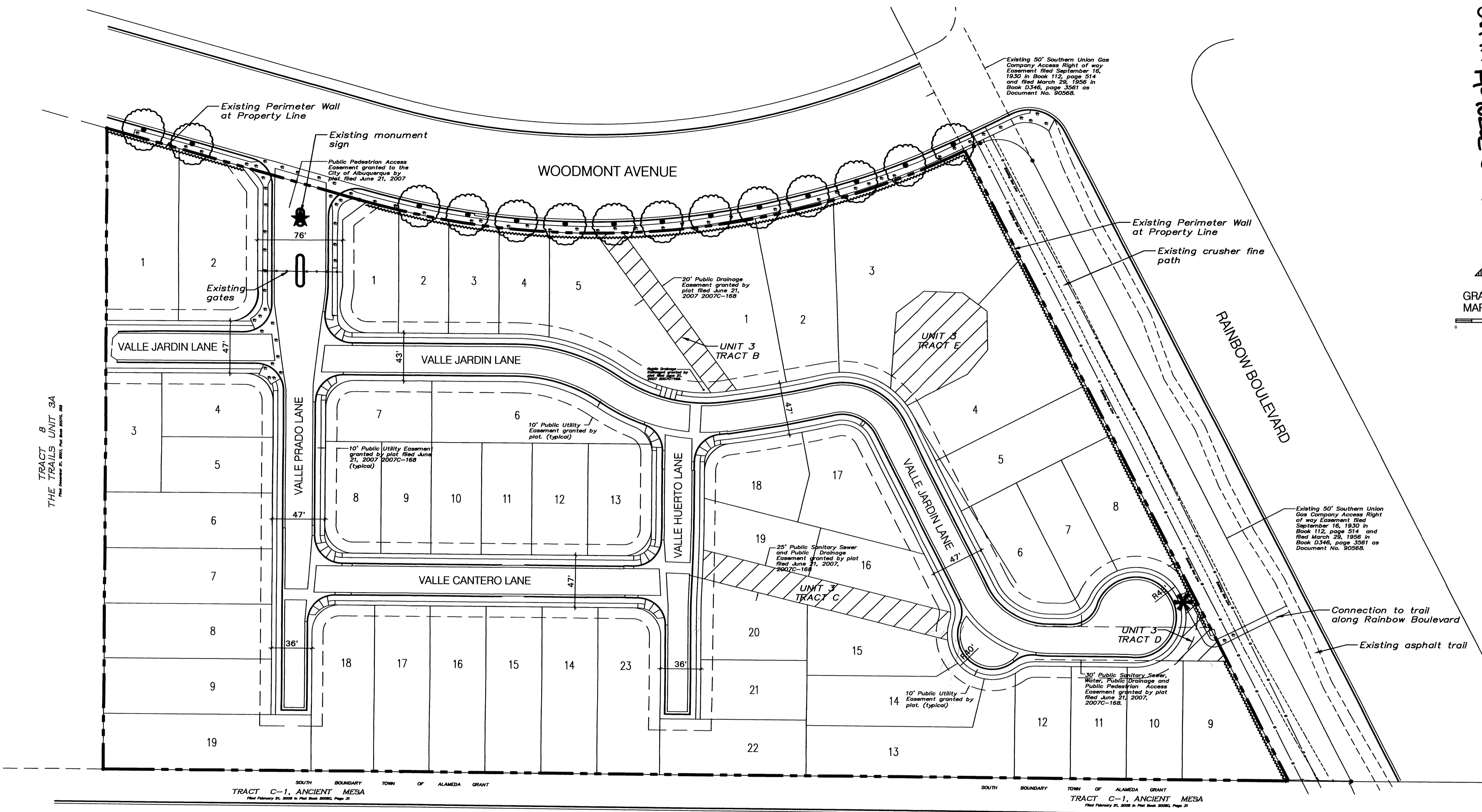
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	PLATE 3	
	C-9-Z		

SITE VICINITY



PROJECT#: 1004606
 DATE: 6-18-14
 APP#: PL-10202 (SFS)

N
 GRAPHIC SCALE
 MAP NO. C-09



SITE DATA:
 TOTAL DEVELOPED AREA: 11.00 AC.
 ZONING: SU-2/VTRD, VOLCANO TRAILS/RESIDENTIAL DEVELOPING AREA ZONE

PROPOSED DWELLING UNITS:

UNIT 1	9
UNIT 2	19
UNIT 3	23
TOTAL	51

LEGAL DESCRIPTION:
 VALLE VISTA AT THE TRAILS UNIT 2, LOTS 1-18 AND TRACT A, THE TRAILS UNIT 3A SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "BULK LAND PLAT OF THE TRAILS UNIT 3A WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 21, 2007, IN PLAT BOOK 2007C, PAGE 352, AS DOCUMENT NO. 2007171107.

PROJECT NUMBER: 1004606
 APPLICATION NUMBER:

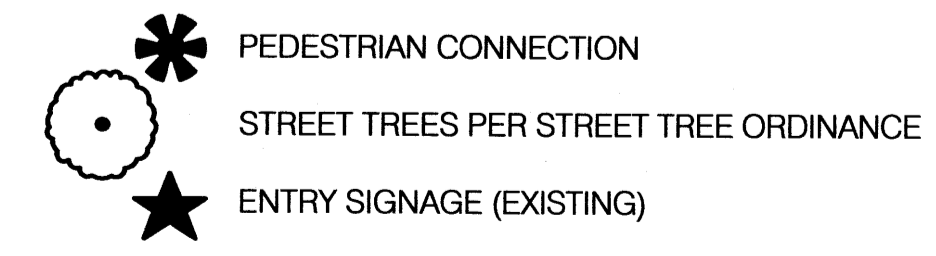
IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

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

- GENERAL NOTES:**
- EXISTING ZONING: SU-2/VTRD, VOLCANO TRAILS/RESIDENTIAL DEVELOPING AREA ZONE.
 - LOT SIZE, SETBACKS AND WIDTHS FOR INDIVIDUAL SUBDIVISION PARCELS SHALL CONFORM TO THE SU-2/VTRD ZONING REGULATION.
 - PEDESTRIAN ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC SIDEWALKS TO WOODMONT AVENUE AND TO RAINBOW BOULEVARD.
 - VEHICULAR ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY VALLE PRADO LANE TO WOODMONT.
 - ALL INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 47' RIGHT-OF-WAY WITH 28' F-F PAVEMENT SECTION EXCEPT VALLE PRADO LANE WILL BE 76' RIGHT-OF-WAY AND 52' F-F.
 - INTERNAL STREETS ARE PRIVATELY OWNED BY "THE TRAILS COMMUNITY ASSOCIATION."
 - SUBDIVISION LOT LAYOUTS DEPICTED ARE FOR GENERAL INFORMATION ONLY. EXACT LOT SIZE, CONFIGURATION, QUANTITY AND INTERNAL ROADWAY CONFIGURATION MAY VARY, AND SHALL BE DETERMINED WITH PRELIMINARY AND FINAL PLATS.
 - STREET TREES ARE PROVIDED ALONG WOODMONT AVENUE.
 - WATER AND SEWER PROVIDED BY ABCWUA PURSUANT TO THE

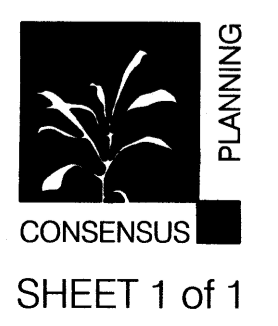
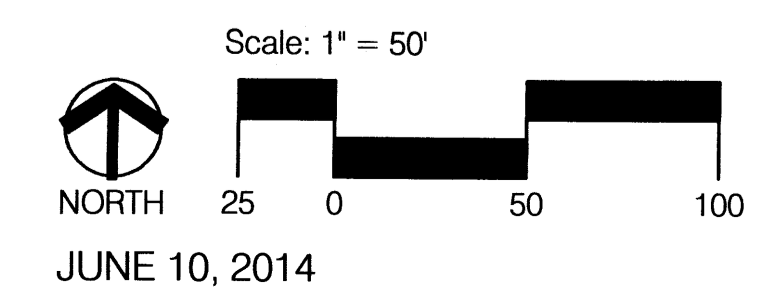
- WATER AND SEWER AVAILABILITY LETTER.
- PERIMETER WALLS: THE SUBDIVISION PERIMETER GARDEN WALL IS EXISTING AND IS CONSISTENT WITH THE TRAILS PHASE I SITE DEVELOPMENT PLAN FOR SUBDIVISION.
 - MAXIMUM BUILDING HEIGHT WILL BE 26 FEET IN COMPLIANCE WITH THE COMPREHENSIVE CITY ZONING CODE.
 - TRANSIT OPERATIONS IN THE VICINITY ARE CURRENTLY LIMITED TO RAINBOW BOULEVARD TO THE EAST. ADDITIONAL TRANSIT MAY OCCUR AT A LATER DATE.
 - BICYCLE LANES ARE EXISTING WITHIN WOODMONT AVENUE.
 - ON-LOT TREES: WHERE BUILDINGS ARE PLACED MORE THAN 10 FEET FROM A STREET-SIDE PROPERTY LINE, AT LEAST ONE TREE SHALL BE PLANTED PER PROPERTY WITHIN THE STREET-SIDE SETBACK. PROPERTIES WITH A STREET FRONTAGE OVER 100 FEET SHALL HAVE A MINIMUM OF ONE TREE FOR EVERY 40 FEET. STREET TREES ON LOCAL STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNER.



VALLE VISTA
 Site Plan for Subdivision

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

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



PRELIMINARY PLAT FOR
VALLE VISTA UNIT 3
 LOTS 1-23 & TRACTS
 A2B1, A2B2 AND B-E
 JUNE 2014

LEGAL DESCRIPTION

Lots 11-14, Valle Vista at The Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the correction plat entitled "VALLE VISTA AT THE TRAILS UNIT 2 WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 21, 2007, in Plat Book 2007C, Page 168, as Document No. 2007091303 & Tracts B and A2B, Valle Vista Unit 2 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF VALLE VISTA UNIT 2 (LOTS 1-18 & TRACTS A2A, A2B & B), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on _____ in Plat Book _____, Page _____, as Document No. _____.

GENERAL NOTES

- EXISTING ZONING: SU-2, RD, TRAILS RESIDENTIAL DEVELOPING AREA
 PROPOSED ZONING: SU-2, RD, TRAILS RESIDENTIAL DEVELOPING AREA
- PROPOSED ACREAGE: 5.15 AC
 NUMBER OF LOTS: 23
 PROPOSED DENSITY: 4.47 DU/AC
- MIN. LOT DIMENSIONS: 45' x 95'
 MINIMUM LOT AREA: 4,275 SQFT
- ALL UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
- LOT SETBACKS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN.
- TRACTS A2B1 AND A2B2 SHALL CONTAIN PRIVATE STREET RIGHT OF WAY. STREET IMPROVEMENTS TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.
- ALL PRIVATE STREET RIGHT OF WAY (TRACTS A2B1 AND A2B2) SHALL HAVE A PUBLIC SANITARY SEWER, WATER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE.
- NO LOTS SHALL HAVE DIRECT ACCESS TO WOODMONT AVENUE.
- TRACT B-E TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.
- TRACT D IS SUBJECT TO A BLANKET PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOTS 9 & 10.
- TRACT E IS SUBJECT TO A BLANKET PRIVATE ACCESS AND LANDSCAPE EASEMENT.

SITE DATA

ZONE ATLAS NO.	C-09-2
ZONING	SU-2, RD
MILES OF FULL WIDTH STREETS CREATED	0.11 MILES
NO. OF EXISTING TRACTS	6
NO. OF LOTS CREATED	23
NO. OF HOA TRACTS CREATED	6

SURVEY NOTES:

- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS (▲) AND WILL BE MARKED BY (▲) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 9750".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

Dan P. Asgote
 CITY SURVEYOR

6-10-14
 DATE

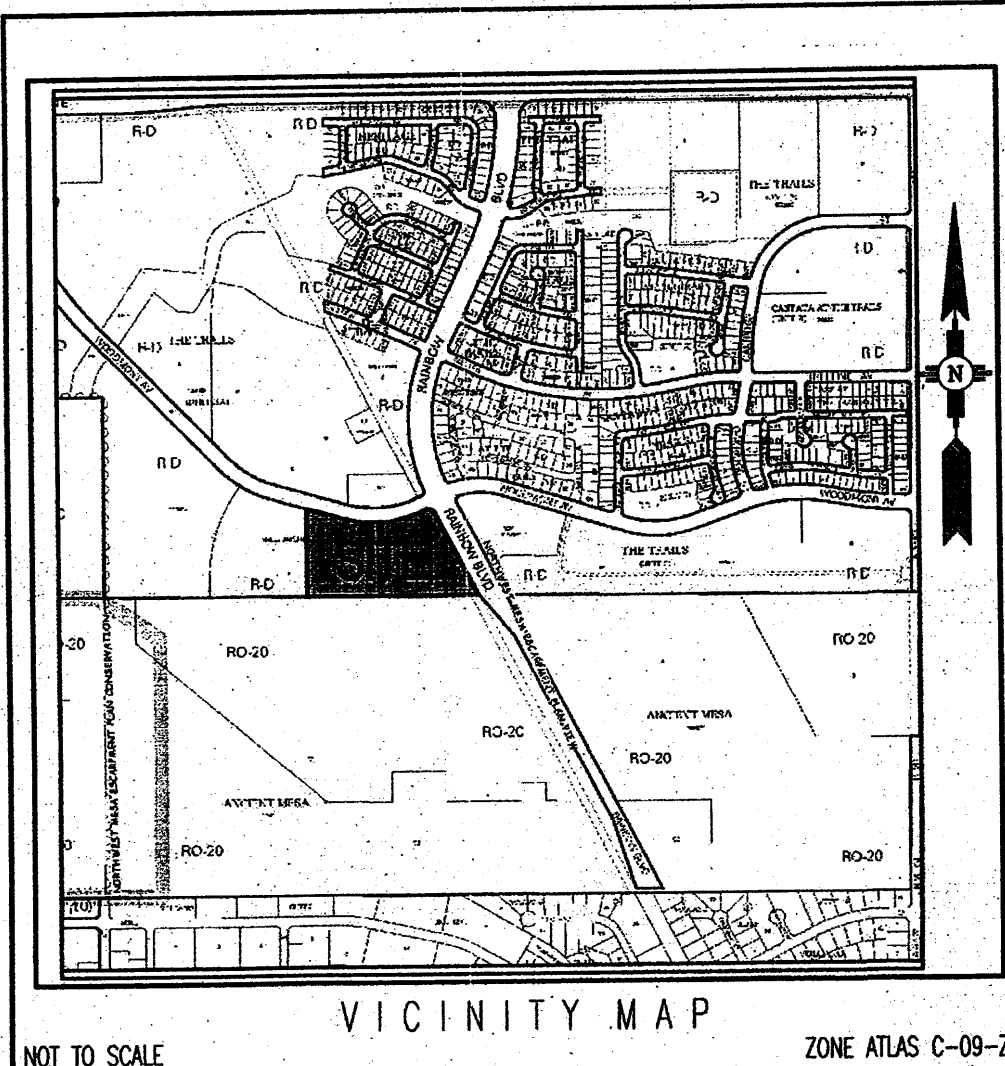
Kelly Calhoun
 KELLY CALHOUN
 MANAGER, WOODMONT-PASEO, LLC

DATE 6/7/14

Kelly Calhoun
 KELLY CALHOUN
 PRESIDENT, THE TRAILS COMMUNITY ASSOCIATION INC.

DATE 6/7/14

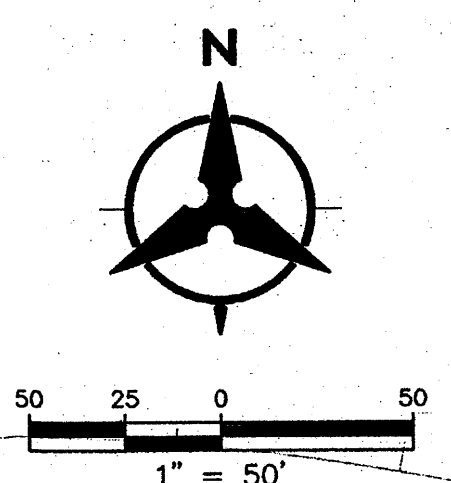
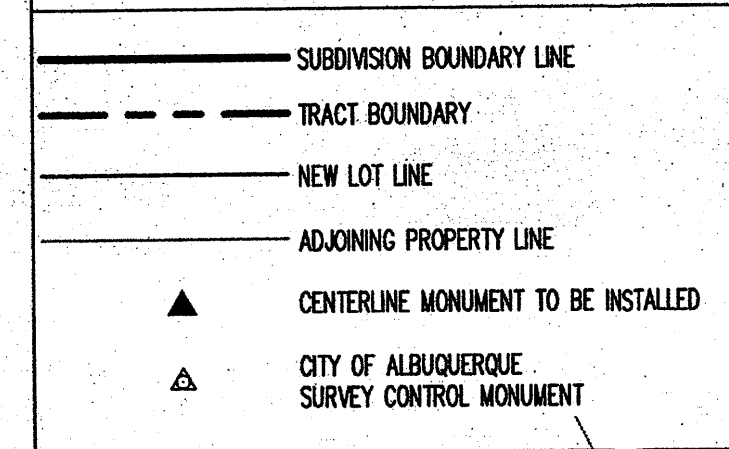
Bohannon & Huston



KEYED NOTES

- (A) EXISTING 10' PUBLIC UTILITY EASEMENT
- (B) 10' PUBLIC UTILITY EASEMENT
- (C) EXISTING 10' PUBLIC UTILITY EASEMENT TO BE VACATED WITH THE RECORDING OF THIS PLAT.
- (D) EXISTING 25' PUBLIC SANITARY SEWER AND PUBLIC DRAINAGE EASEMENT.
- (E) EXISTING 30' PUBLIC SANITARY SEWER, WATER, PUBLIC DRAINAGE AND PUBLIC PEDESTRIAN ACCESS EASEMENT.
- (F) PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 15
- (G) TRACT LINE ELIMINATED WITH THIS PLAT
- (H) EXISTING 20' PUBLIC DRAINAGE EASEMENT
- (J) PORTION OF EXISTING PUBLIC SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO BE VACATED, WITH RECORDING OF THIS PLAT.

LEGEND



TRACT 9
 THE TRAILS UNIT 3A
 FILED: DECEMBER 21, 2007
 PLAT BOOK 2007C, PG. 0362

TRACT OS-3
 THE TRAILS UNIT 3A
 FILED: 12/21/07, BK: 2007C, PG: 0362

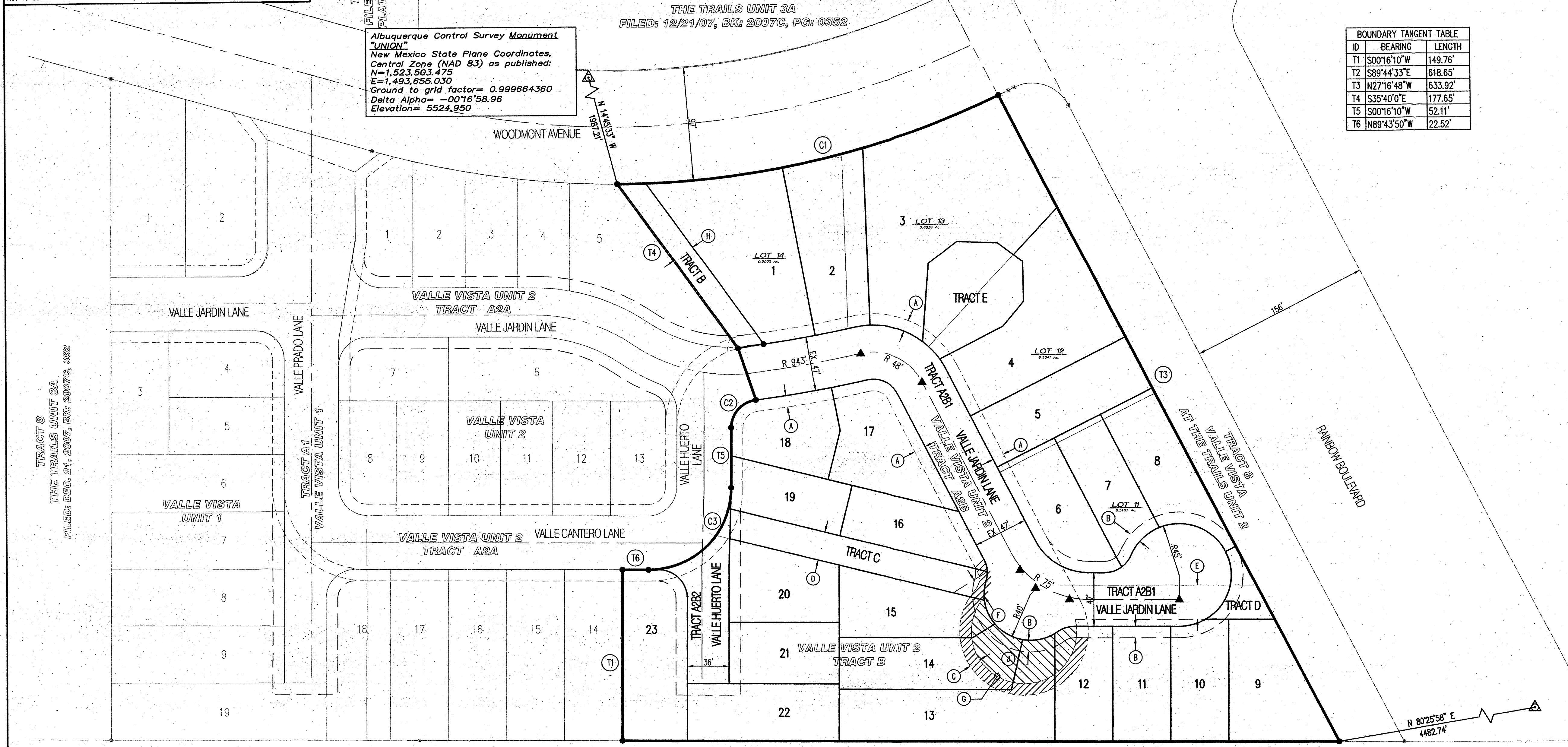
Albuquerque Control Survey Monument
 "UNION"
 New Mexico State Plane Coordinates,
 Central Zone (NAD 83) as published:
 N=1,523,503.475
 E=1,493,655.030
 Ground to grid factor= 0.999664360
 Delta Alpha= -00'16"58.96
 Elevation= 5524.950

BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	341.19'	770.00'	25°23'17"	173.44'
C2	35.35'	24.50'	82°39'34"	21.55'
C3	112.31'	71.50'	90°00'00"	71.50'

BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	S00°16'10"W	149.76'
T2	S89°44'33"E	618.65'
T3	N27°16'48"W	633.92'
T4	S35°40'0"E	177.65'
T5	S00°16'10"W	52.11'
T6	N89°43'50"W	22.52'

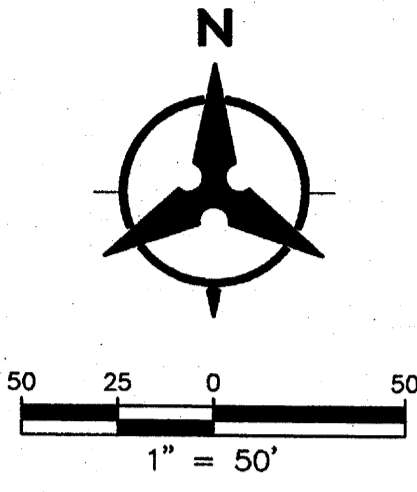


TRACT C-1, ANCIENT MESA
 FILED: FEB. 21, 2008, BK 2008C, 31

Albuquerque Control Survey Monument "7-C10"
 New Mexico State Plane Coordinates, Central
 Zone (NAD 83) as published:
 Y= 1,521,838.43
 X= 1,499,200.29
 Ground to grid factor= 0.999667290
 Delta Alpha= -00'16"20"
 Elevation= 5425.21 (NGVD88)

TRACT 3
THE TRAILS UNIT 3A
FILED: DECEMBER 21, 2007
PLAT BOOK 2007C, PG. 0352

TRACT OS-3
THE TRAILS UNIT 3A
FILED: 12/21/07, BK: 2007C, PG: 0352



GENERAL NOTES

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

LEGEND

- 91.62 PROPOSED SPOT ELEVATION
- × 92.46 EXISTING SPOT ELEVATION (GRID & TC)
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- 5470 EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- PROPOSED RETAINING WALL
- PROPOSED SLOPE
- PROPOSED STORM DRAIN
- ⊙ PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- HIGH POINT
- WALL DRAIN

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

BENCH MARKS	
ACS MONUMENT STAMPED "UNION"	DATE
GEOGRAPHIC POSITION (NAD 83)	DATE
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE
N = 1,523,503.475 E = 1,493,655.030	DATE
GROUND-TO-GRID FACTOR = 0.999664360	DATE
Δα = -00°16'58.96"	DATE
NAVD 1988 ELEVATION = 5524.950	DATE

SURVEY INFORMATION	
NO.	DATE
BY	



REVISIONS	
No.	Date
By	
DESIGN	
DATE: 11/13	
DATE: 11/13	
DATE: 11/13	

Bohannon & Huston
www.bhinc.com 800.877.5332

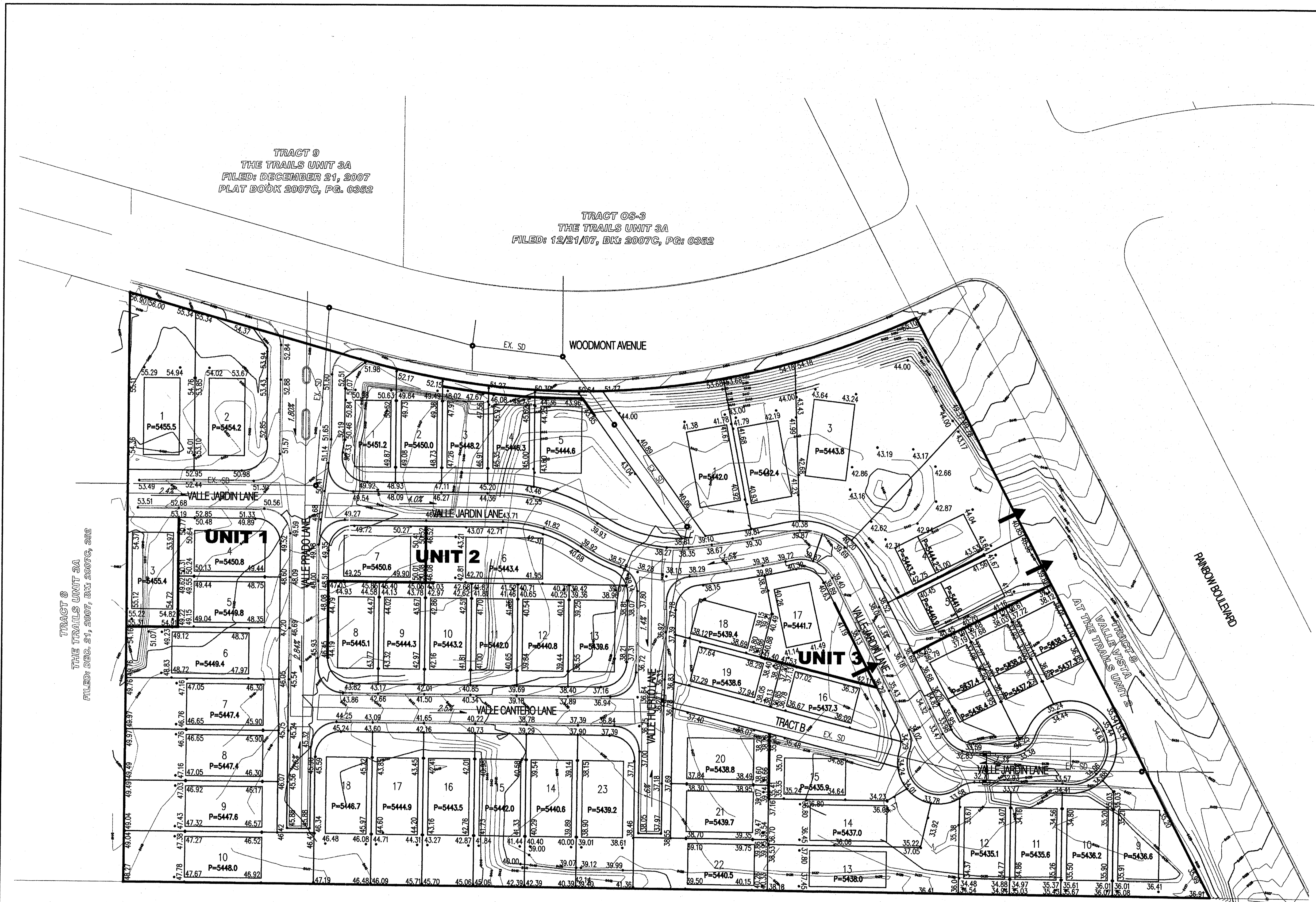
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

VALLE VISTA UNITS 1, 2 & 3
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
XXXXXX	C-09-Z	1	2

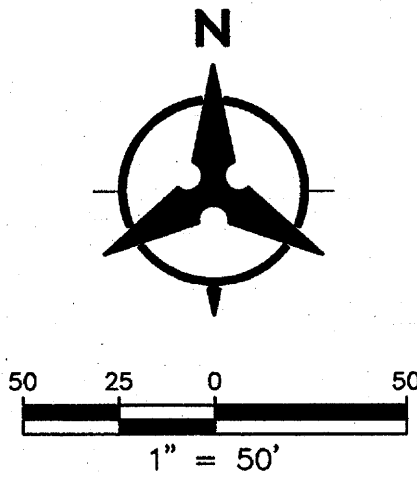
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TRACT C-1, ANCIENT MESA
FILED: FEB. 21, 2006, BK: 2006C, 31



TRACT 9
THE TRAILS UNIT 3A
FILED: DECEMBER 21, 2007
PLAT BOOK 2007C, PG. 0352

TRACT OS-3
THE TRAILS UNIT 3A
FILED: 12/21/07, BK: 2007C, PG: 0352



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- ⊙ PROPOSED STORM DRAIN MANHOLE
- ⊙ PROPOSED STORM DRAIN INLET
- HIGH POINT
- WALL DRAIN

AS-BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTOR	DATE
FIELD ENGINEER	DATE
VERIFICATION BY	DATE
COMPILED BY	DATE
RECORDED BY	DATE
NO.	

BENCH MARKS	
CONTRACTOR	DATE
INSPECTOR	DATE
FIELD ENGINEER	DATE
VERIFICATION BY	DATE
COMPILED BY	DATE
RECORDED BY	DATE
NO.	

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	



ENGINEER'S SEAL	REVISIONS	REMARKS	By	Date
	DESIGN			DATE: 11/13
				DATE: 11/13
				DATE: 11/13

Bohannon & Huston
www.bhinc.com 800.877.5332

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

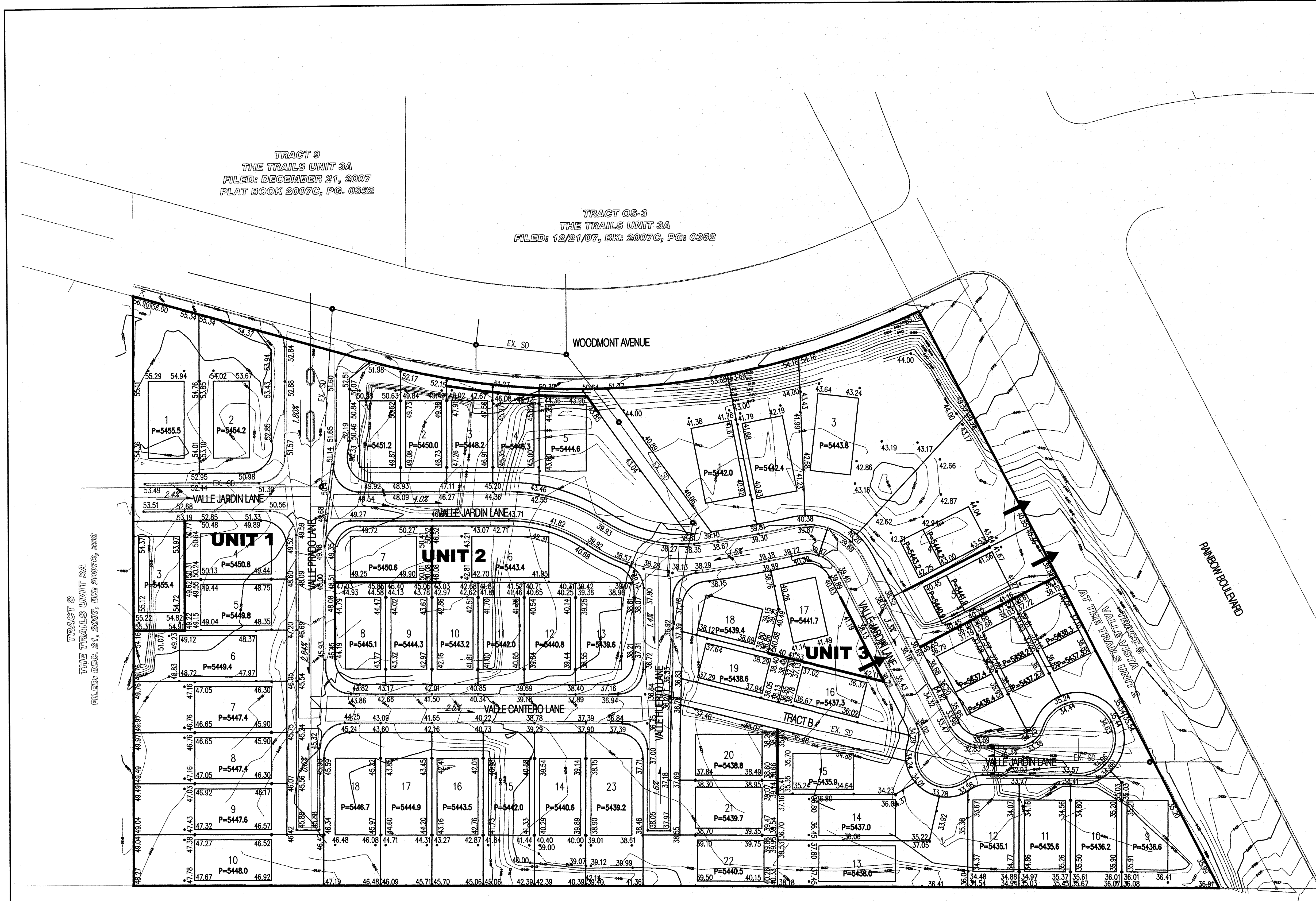
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GRADING AND DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
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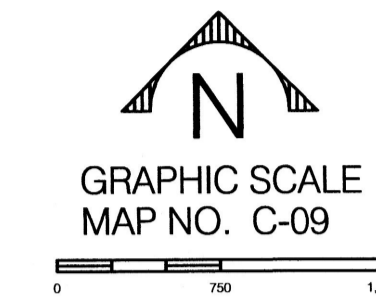
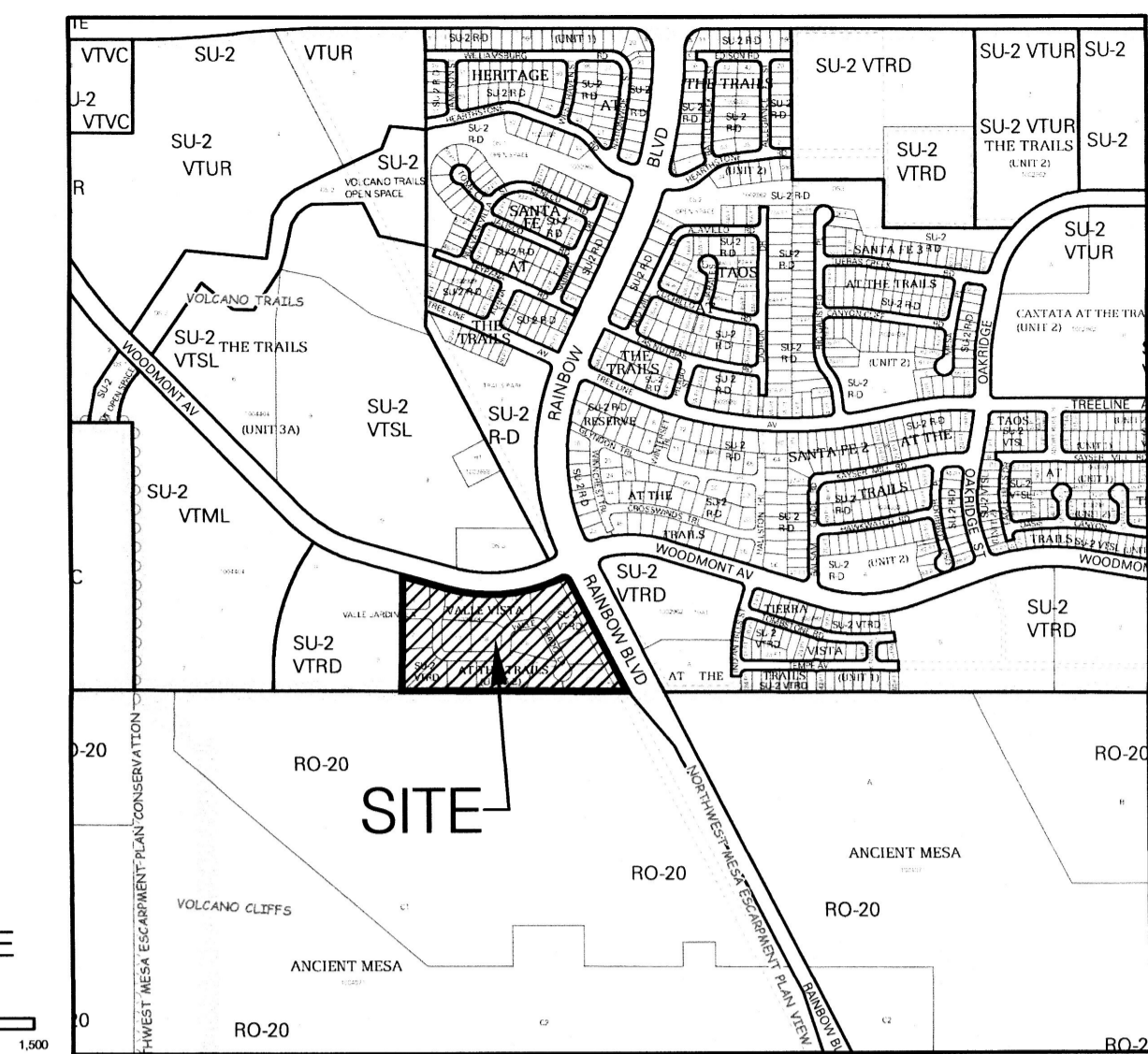
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TRACT C-1, ANCIENT MESA
FILED: FEB. 21, 2006, BK: 2006C, 31

TRACT 8
THE TRAILS UNIT 3A
FILED: DEC. 21, 2007, BK: 2007C, 302



SITE VICINITY



SITE DATA:

TOTAL DEVELOPED AREA: 11.00 AC.
 ZONING: SU-2/VTRD, VOLCANO TRAILS/RESIDENTIAL DEVELOPING AREA ZONE

PROPOSED DWELLING UNITS:	UNIT 1	8
	UNIT 2	19
	UNIT 3	23
	TOTAL	50

TRACT PURPOSE

EACH TRACT SHALL BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION:

TRACT A	PRIVATE ROADWAY
TRACT B	PUBLIC STORM DRAIN
TRACT C	PUBLIC STORM DRAIN AND PUBLIC SANITARY SEWER AND PEDESTRIAN TRAIL
TRACT D	PUBLIC STORM DRAIN, PUBLIC SANITARY SEWER AND WATERLINE, AND PRIVATE PEDESTRIAN WAY
TRACT E	PRIVATE OPEN SPACE FOR ROCK OUTCROP

LEGAL DESCRIPTION:

VALLE VISTA AT THE TRAILS UNIT 2, LOTS 1-18 AND TRACT A, THE TRAILS UNIT 3A SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "BULK LAND PLAT OF THE TRAILS UNIT 3A WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 21, 2007, IN PLAT BOOK 2007C, PAGE 352, AS DOCUMENT NO. 2007171107.

PROJECT NUMBER: 1004606
 APPLICATION NUMBER: 14DRB-70202

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

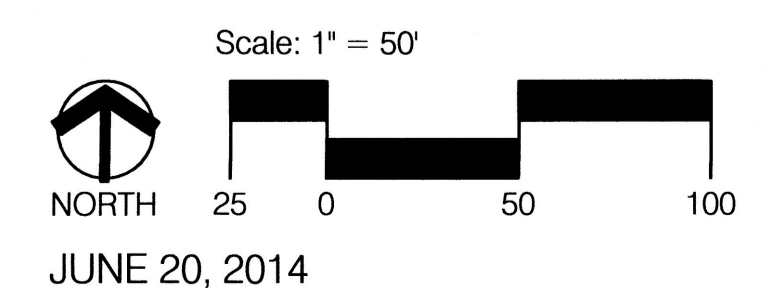
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT-(CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

VALLE VISTA

Site Plan for Subdivision

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

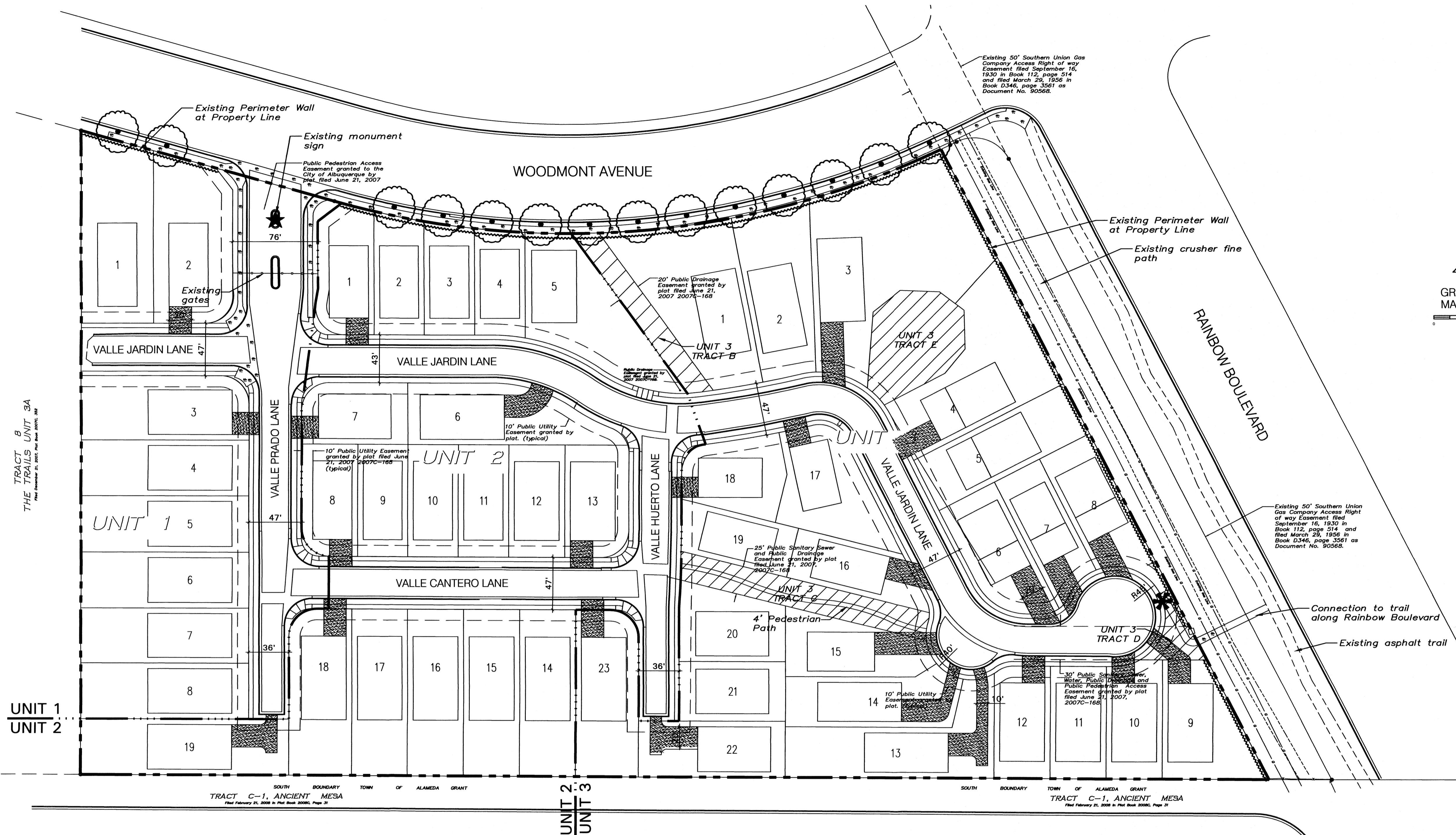
Prepared by:
 Consensus Planning, Inc.
 302 Eighth Street NW
 Albuquerque, NM 87102



GENERAL NOTES:

- EXISTING ZONING: SU-2/VTRD, VOLCANO TRAILS/RESIDENTIAL DEVELOPING AREA ZONE.
- LOT SIZE, SETBACKS AND WIDTHS FOR INDIVIDUAL SUBDIVISION PARCELS SHALL CONFORM TO THE SU-2/VTRD ZONING REGULATION.
- PEDESTRIAN ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC SIDEWALKS TO WOODMONT AVENUE AND TO RAINBOW BOULEVARD.
- VEHICULAR ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY VALLE PRADO LANE TO WOODMONT.
- ALL INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 47' RIGHT-OF-WAY WITH 28' F-F PAVEMENT SECTION EXCEPT VALLE PRADO LANE WILL BE 76' RIGHT-OF-WAY AND 52' F-F.
- INTERNAL STREETS LOCATED ON EXISTING TRACT A ARE PRIVATELY OWNED AND MAINTAINED BY "THE TRAILS COMMUNITY ASSOCIATION" FOR THE USE AND BENEFIT OF EXISTING LOTS 1-18, UNIT 1 LOTS 1-8, UNIT 2 LOTS 1-19, AND UNIT 3 LOTS 1-23.
- UNITS 1, 2 AND 3 SHALL BE PLATTED SEQUENTIALLY.
- STREET TREES ARE PROVIDED ALONG WOODMONT AVENUE.
- WATER AND SEWER PROVIDED BY ABCWUA PURSUANT TO THE WATER AND SEWER AVAILABILITY LETTER.
- PERIMETER WALLS: THE SUBDIVISION PERIMETER GARDEN WALL IS EXISTING AND IS CONSISTENT WITH THE VOLCANO TRAILS SECTOR PLAN, GENERAL DESIGN STANDARDS; AND SECTION 14-16-3-19 OF THE ZONING CODE; AND IS COMPATIBLE WITH THE EXISTING TRAILS PERIMETER WALL.
- MAXIMUM BUILDING HEIGHT WILL BE 26 FEET IN COMPLIANCE WITH THE COMPREHENSIVE CITY ZONING CODE.
- TRANSIT OPERATIONS IN THE VICINITY ARE CURRENTLY LIMITED TO RAINBOW BOULEVARD TO THE EAST. ADDITIONAL TRANSIT SERVICE MAY OCCUR AT A LATER DATE.
- BICYCLE LANES ARE EXISTING WITHIN WOODMONT AVENUE.
- ON-LOT TREES: WHERE BUILDINGS ARE PLACED MORE THAN 10 FEET FROM A STREET-SIDE PROPERTY LINE, AT LEAST ONE TREE SHALL BE PLANTED PER PROPERTY WITHIN THE STREET-SIDE SETBACK. PROPERTIES WITH A STREET FRONTAGE OVER 100 FEET SHALL HAVE A MINIMUM OF ONE TREE FOR EVERY 40 FEET. STREET TREES ON LOCAL STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- ALL BUILDINGS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR PLAN, GENERAL DESIGN STANDARDS/GENERAL REGULATIONS, E.G. TRANSPARENCY, PORCHES, COURTYARDS, GARAGES, LANDSCAPING, ETC.
- DRIVE PAD/LOT ACCESS SHALL BE AS SHOWN ON THE SITE PLAN.

- PEDESTRIAN CONNECTION
- STREET TREES PER STREET TREE ORDINANCE
- ENTRY SIGNAGE (EXISTING)
- TYPICAL DRIVEWAY



TRACT B THE TRAILS UNIT 3A

UNIT 1
UNIT 2

UNIT 2
UNIT 3

SOUTH BOUNDARY TOWN OF ALAMEDA GRANT
TRACT C-1, ANCIENT MESA

SOUTH BOUNDARY TOWN OF ALAMEDA GRANT
TRACT C-1, ANCIENT MESA

PRELIMINARY PLAT FOR
VALLE VISTA UNIT 3
LOTS 1-23 & TRACTS
A2B1, A2B2 AND B-E
JUNE 2014

LEGAL DESCRIPTION

Lots 11-14, Valle Vista at The Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the correction plat entitled "VALLE VISTA AT THE TRAILS UNIT 2 WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 21, 2007, in Plat Book 2007C, Page 168, as Document No. 2007091303 & Parcel B and Tract A2B, Valle Vista Unit 2, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF VALLE VISTA UNIT 2 (LOTS 1-19 & TRACTS A2A & A2B & Parcel B), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on _____, in Plat Book _____, Page _____, as Document No. _____.

GENERAL NOTES

- EXISTING ZONING: SU-2, VIRO, TRAILS RESIDENTIAL DEVELOPING AREA
PROPOSED ZONING: SU-2, VIRO, TRAILS RESIDENTIAL DEVELOPING AREA
- PROPOSED ACREAGE: 5.15 AC
NUMBER OF LOTS: 23
PROPOSED DENSITY: 4.47 DU/AC
- MIN. LOT DIMENSIONS: 45' X 95'
MINIMUM LOT AREA: 4,275 SQFT
- SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE, BERNALILLO COUNTY WATER UTILITY AUTHORITY. STORM DRAIN IMPROVEMENTS ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE.
- LOT SETBACKS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN.
- TRACTS A2B1 AND A2B2 SHALL CONTAIN PRIVATE STREETS FOR THE USE AND BENEFIT FOR ALL EXISTING AND FUTURE LOTS WITHIN THE VALLE VISTA SUBDIVISION. STREET IMPROVEMENTS TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.
- ALL PRIVATE STREETS (TRACTS A2B1 AND A2B2) SHALL HAVE A PUBLIC SANITARY SEWER AND WATER EASEMENT GRANTED TO THE ALBUQUERQUE, BERNALILLO COUNTY WATER UTILITY AUTHORITY AND A DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE.
- NO LOTS SHALL HAVE DIRECT ACCESS TO WOODMONT AVENUE.
- TRACT B-D TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.
- TRACT C IS SUBJECT TO A BLANKET PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT FOR ALL EXISTING AND FUTURE LOTS WITHIN THE VALLE VISTA SUBDIVISION.
- TRACT D IS SUBJECT TO A BLANKET PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT FOR ALL EXISTING AND FUTURE LOTS WITHIN THE VALLE VISTA SUBDIVISION.
- TRACT E IS SUBJECT TO A BLANKET PRIVATE ACCESS EASEMENT AND TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.

SITE DATA

ZONE ATLAS NO.	C-09-7
ZONING	SU-2, VIRO
MILES OF FULL WIDTH STREETS CREATED	0.11 MILES
NO. OF EXISTING TRACTS	6
NO. OF LOTS CREATED	23
NO. OF HOA TRACTS CREATED	6

SURVEY NOTES:

- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 9750".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

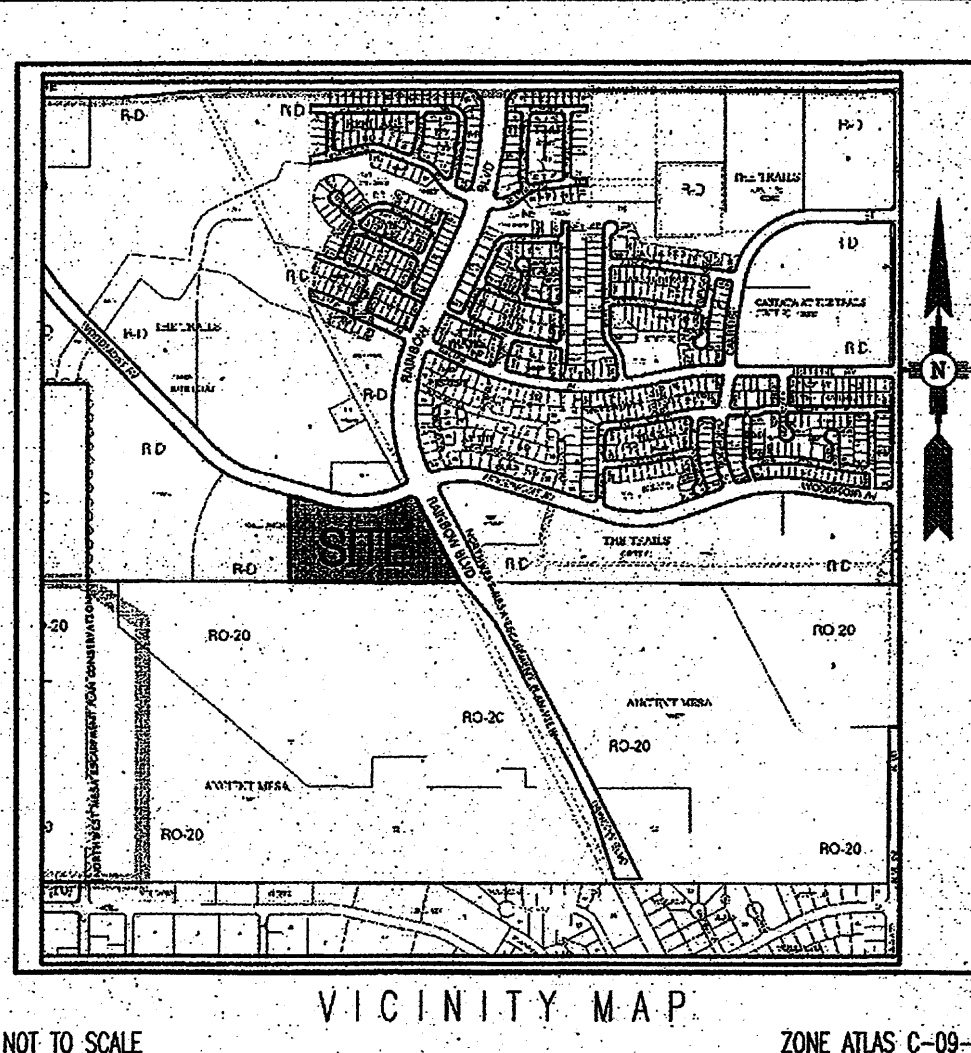
APPROVED

Dale P. Acosta 6-24-14
CITY SURVEYOR DATE

Kelly Calhoun 6/23/14
KELLY CALHOUN
MANAGER, WOODMONT-PASEO, LLC DATE

Kelly Calhoun 6/23/14
KELLY CALHOUN
PRESIDENT, THE TRAILS COMMUNITY ASSOCIATION, INC. DATE

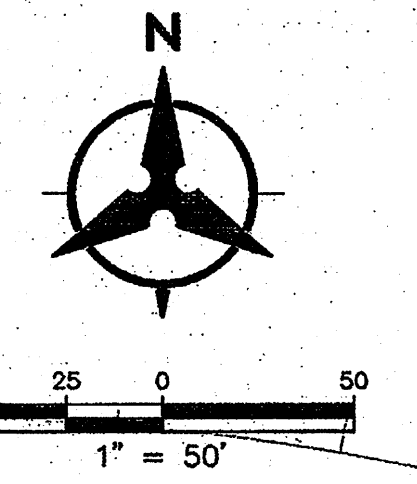
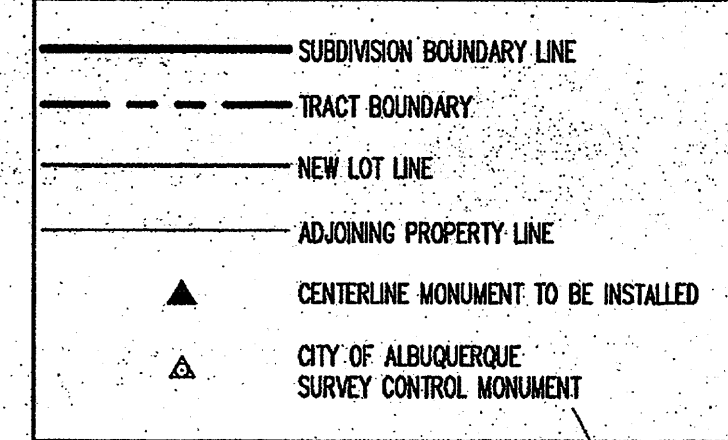
Bohannon & Huston



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LEGEND



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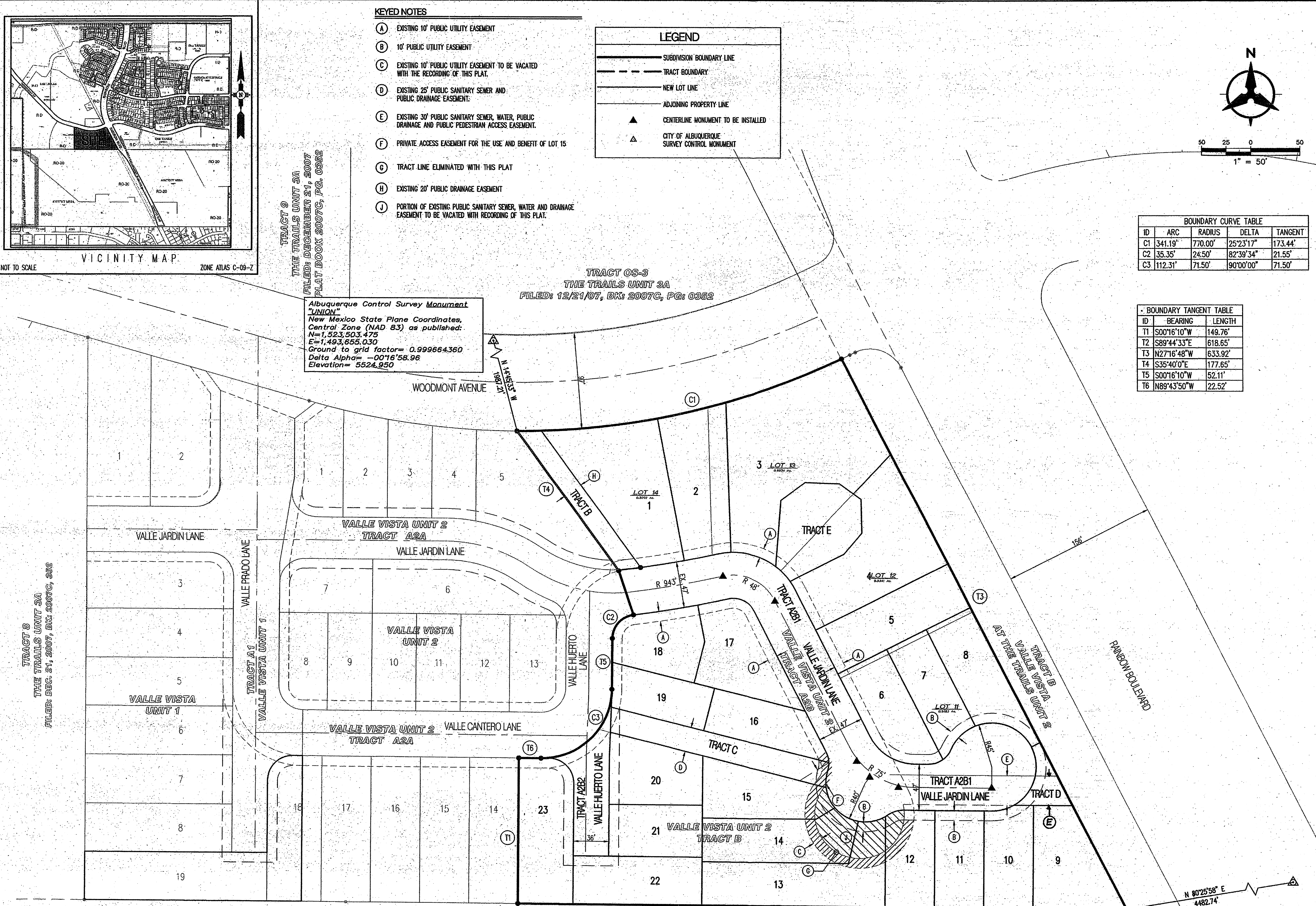
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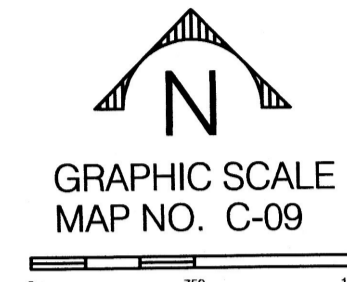
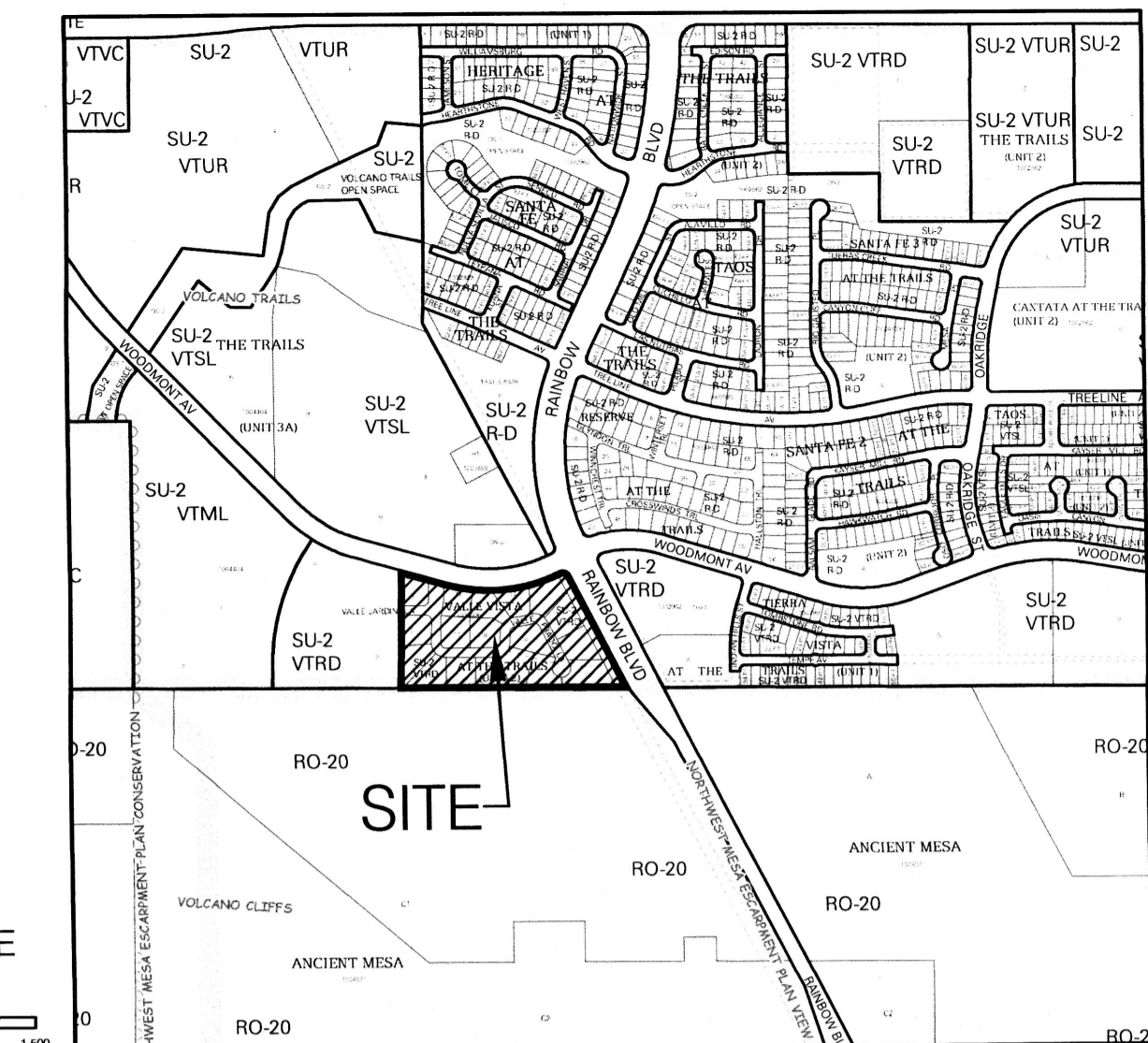
TRACT 8
THE TRAILS UNIT 3A
FILED: DEC. 21, 2007, BK: 2007C, 363



TRACT C-1, ANCIENT MESA
FILED: FEB. 21, 2008, BK: 2008C, 31

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Zone (NAD 83) as published:
Y= 1,521,838.43
X= 1,499,200.29
Ground to grid factor= 0.999667290
Delta Alpha= -00'16"20"
Elevation= 5425.21 (NGVD88)

SITE VICINITY



SITE DATA:

TOTAL DEVELOPED AREA: 11.00 AC.
 ZONING: SU-2/VTRD, VOLCANO TRAILS/RESIDENTIAL DEVELOPING AREA ZONE

PROPOSED DWELLING UNITS:	UNIT 1	8
	UNIT 2	19
	UNIT 3	23
	TOTAL	50

TRACT PURPOSE

EACH TRACT SHALL BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION:

- TRACT A PRIVATE ROADWAY
- TRACT B PUBLIC STORM DRAIN
- TRACT C PUBLIC STORM DRAIN AND PUBLIC SANITARY SEWER AND PEDESTRIAN TRAIL
- TRACT D PUBLIC STORM DRAIN, PUBLIC SANITARY SEWER AND WATERLINE, AND PRIVATE PEDESTRIAN WAY
- TRACT E PRIVATE OPEN SPACE FOR ROCK OUTCROP

LEGAL DESCRIPTION:

VALLE VISTA AT THE TRAILS UNIT 2, LOTS 1-18 AND TRACT A, THE TRAILS UNIT 3A SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "BULK LAND PLAT OF THE TRAILS UNIT 3A WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 21, 2007, IN PLAT BOOK 2007C, PAGE 352, AS DOCUMENT NO. 2007171107.

PROJECT NUMBER: 1004606
 APPLICATION NUMBER: 14DRB-70202

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

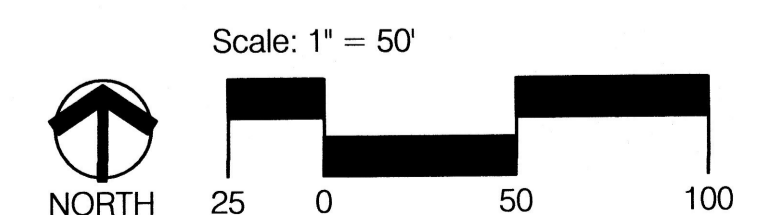
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT-(CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

VALLE VISTA

Site Plan for Subdivision

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

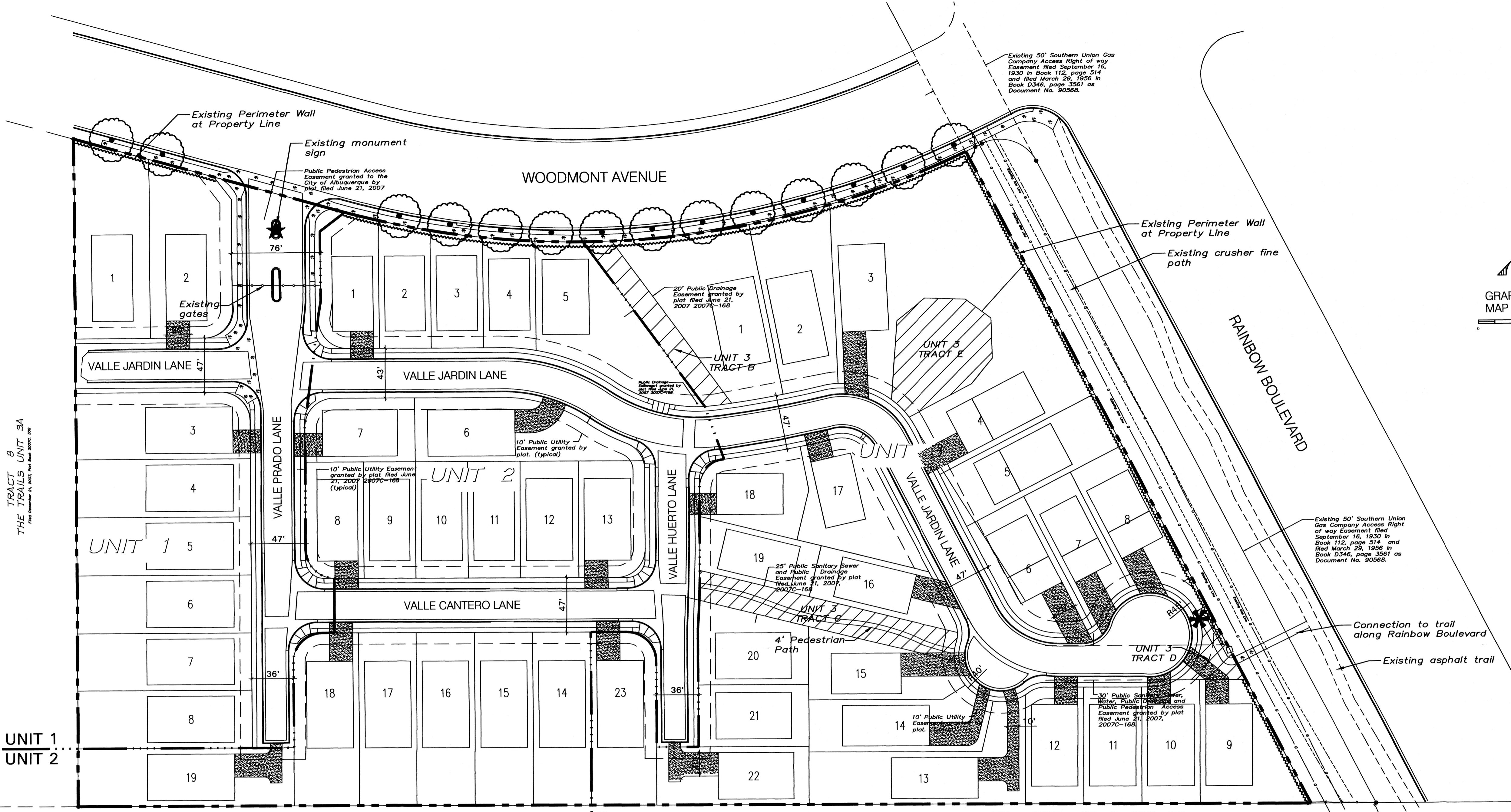
Prepared by:
 Consensus Planning, Inc.
 302 Eighth Street NW
 Albuquerque, NM 87102



JUNE 20, 2014



SHEET 1 of 1



GENERAL NOTES:

1. EXISTING ZONING: SU-2/VTRD, VOLCANO TRAILS/RESIDENTIAL DEVELOPING AREA ZONE.
2. LOT SIZE, SETBACKS AND WIDTHS FOR INDIVIDUAL SUBDIVISION PARCELS SHALL CONFORM TO THE SU-2/VTRD ZONING REGULATION.
3. PEDESTRIAN ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC SIDEWALKS TO WOODMONT AVENUE AND TO RAINBOW BOULEVARD.
4. VEHICULAR ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY VALLE PRADO LANE TO WOODMONT.
5. ALL INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 47' RIGHT-OF-WAY WITH 28' F-F PAVEMENT SECTION EXCEPT VALLE PRADO LANE WILL BE 76' RIGHT-OF-WAY AND 52' F-F.
6. INTERNAL STREETS LOCATED ON EXISTING TRACT A ARE PRIVATELY OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION* FOR THE USE AND BENEFIT OF EXISTING LOTS 1-18, UNIT 1 LOTS 1-8, UNIT 2 LOTS 1-19, AND UNIT 3 LOTS 1-23.
7. UNITS 1, 2 AND 3 SHALL BE PLATTED SEQUENTIALLY.
8. STREET TREES ARE PROVIDED ALONG WOODMONT AVENUE.
9. WATER AND SEWER PROVIDED BY ABCWUA PURSUANT TO THE WATER AND SEWER AVAILABILITY LETTER.
10. PERIMETER WALLS: THE SUBDIVISION PERIMETER GARDEN WALL IS EXISTING AND IS CONSISTENT WITH THE VOLCANO TRAILS SECTOR PLAN, GENERAL DESIGN STANDARDS; AND SECTION 14-16-3-19 OF THE ZONING CODE; AND IS COMPATIBLE WITH THE EXISTING TRAILS PERIMETER WALL.

11. MAXIMUM BUILDING HEIGHT WILL BE 26 FEET IN COMPLIANCE WITH THE COMPREHENSIVE CITY ZONING CODE.
12. TRANSIT OPERATIONS IN THE VICINITY ARE CURRENTLY LIMITED TO RAINBOW BOULEVARD TO THE EAST. ADDITIONAL TRANSIT SERVICE MAY OCCUR AT A LATER DATE.
13. BICYCLE LANES ARE EXISTING WITHIN WOODMONT AVENUE.
14. ON-LOT TREES: WHERE BUILDINGS ARE PLACED MORE THAN 10 FEET FROM A STREET-SIDE PROPERTY LINE, AT LEAST ONE TREE SHALL BE PLANTED PER PROPERTY WITHIN THE STREET-SIDE SETBACK. PROPERTIES WITH A STREET FRONTAGE OVER 100 FEET SHALL HAVE A MINIMUM OF ONE TREE FOR EVERY 40 FEET. STREET TREES ON LOCAL STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
15. ALL BUILDINGS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR PLAN, GENERAL DESIGN STANDARDS/GENERAL REGULATIONS, E.G. TRANSPARENCY, PORCHES, COURTYARDS, GARAGES, LANDSCAPING, ETC.
16. DRIVE PAD/LOT ACCESS SHALL BE AS SHOWN ON THE SITE PLAN.

- PEDESTRIAN CONNECTION
- STREET TREES PER STREET TREE ORDINANCE
- ENTRY SIGNAGE (EXISTING)
- TYPICAL DRIVEWAY

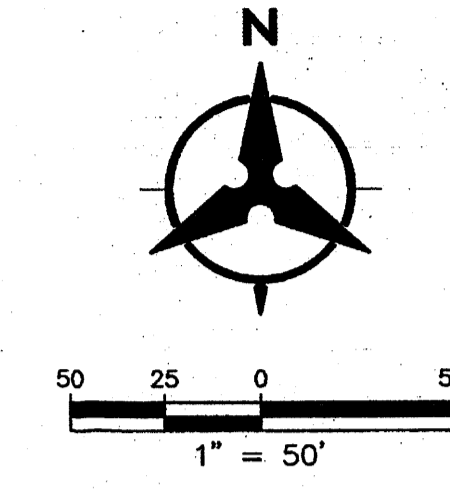
TRACTS B, UNIT 3A
 Filed February 21, 2008 in Plat Book 2008C, Page 30

SOUTH BOUNDARY TOWN OF ALAMEDA GRANT
 TRACT C-1, ANCIENT MESA
 Filed February 21, 2008 in Plat Book 2008C, Page 31

UNIT 2
 UNIT 3

SOUTH BOUNDARY TOWN OF ALAMEDA GRANT
 TRACT C-1, ANCIENT MESA
 Filed February 21, 2008 in Plat Book 2008C, Page 31

PRELIMINARY PLAT FOR
VALLE VISTA UNIT 1
LOTS 1-9 & TRACTS
A1 & A2
JUNE, 2014



LEGAL DESCRIPTION

Lots 1-4 and Tract A, Valle Vista at The Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the correction plat entitled "VALLE VISTA AT THE TRAILS UNIT 2 WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 21, 2007, in Plat Book 2007C, Page 168, as Document No. 2007091303.

GENERAL NOTES

- EXISTING ZONING: SU-2, VTRD, TRAILS RESIDENTIAL DEVELOPING AREA
PROPOSED ZONING: SU-2, VTRD, TRAILS RESIDENTIAL DEVELOPING AREA
- PROPOSED ACREAGE: 3.65 AC
NUMBER OF LOTS: 9
PROPOSED DENSITY: 2.47 DU/AC
- MIN. LOT DIMENSIONS: 45' X 95'
MINIMUM LOT AREA: 4,275 SQFT
- SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY. STORM DRAIN IMPROVEMENTS ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE.
- LOT SETBACKS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN.
- TRACTS A1 AND A2 SHALL CONTAIN PRIVATE STREETS FOR THE USE AND BENEFIT FOR ALL EXISTING AND FUTURE LOTS WITHIN THE VALLE VISTA SUBDIVISION. STREET IMPROVEMENTS TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.
- ALL PRIVATE STREETS (TRACTS A1 AND A2) SHALL HAVE A PUBLIC SANITARY SEWER AND WATER EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY AND A DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE.
- NO LOTS SHALL HAVE DIRECT ACCESS TO WOODMONT AVENUE.

SITE DATA

ZONE ATLAS NO.	C-09-2
ZONING	SU-2, VTRD
MILES OF FULL WIDTH STREETS CREATED	0.29 MILES
NO. OF EXISTING TRACTS	5
NO. OF LOTS CREATED	9
NO. OF HOA TRACTS CREATED	2

SURVEY NOTES:

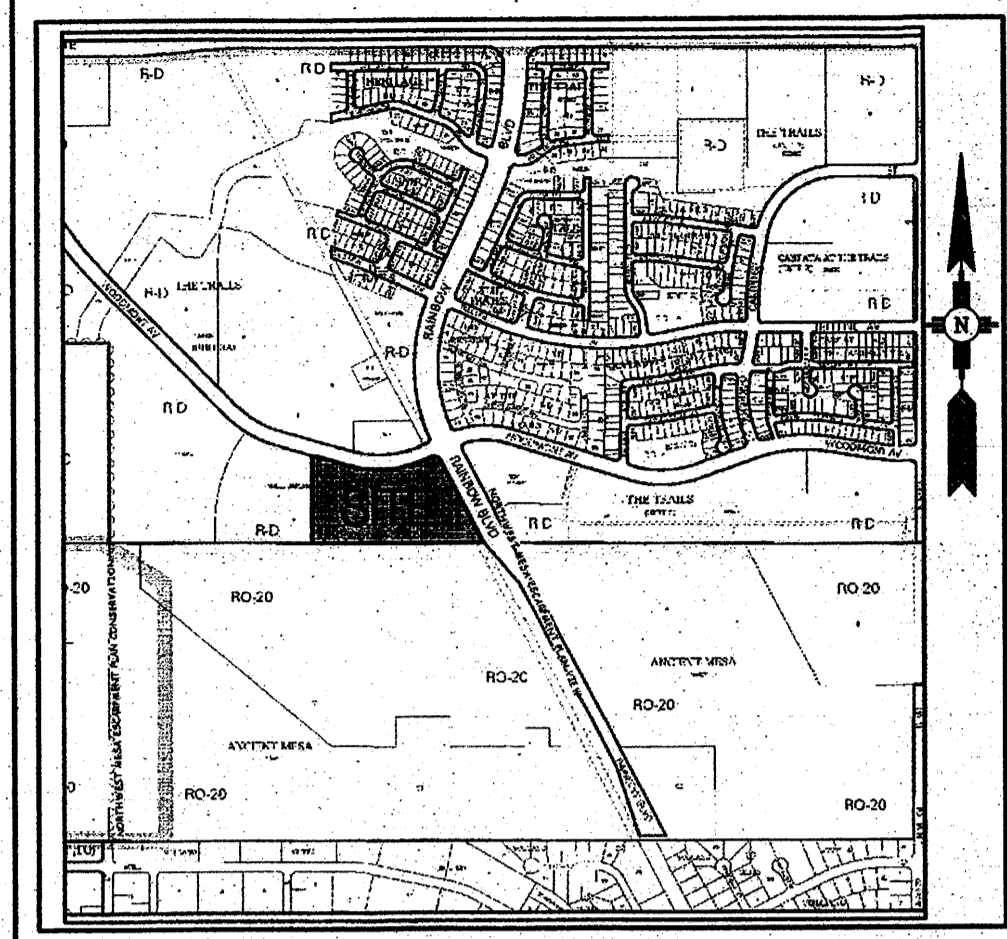
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 92502".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

 CITY SURVEYOR 6-24-14 DATE

 KELLY CALHOUN 6/23/14 DATE
 MANAGER, WOODMONT-PASEO, LLC

 KELLY CALHOUN 6/23/14 DATE
 PRESIDENT, THE TRAILS COMMUNITY ASSOCIATION INC.



NOT TO SCALE ZONE ATLAS C-09-2

Albuquerque Control Survey Monument "UNION"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 N=1,523,503.475
 E=1,493,655.030
 Ground to grid factor= 0.999664360
 Delta Alpha= -00°16'58.96
 Elevation= 5524.950

BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	6.82'	770.00'	00°30'27"	3.41'
C2	112.31'	71.50'	90°00'00"	71.50'
C3	35.35'	24.50'	82°39'34"	21.55'
C4	97.46'	966.50'	05°46'40"	48.77'
C5	32.40'	24.50'	75°46'56"	19.07'
C6	29.16'	24.50'	68°11'47"	16.59'
C7	197.10'	45.50'	248°11'47"	-----
C8	94.57'	71.50'	75°46'56"	55.64'
C9	92.72'	919.50'	05°46'40"	46.40'
C10	103.15'	71.50'	82°39'34"	62.88'
C11	38.48'	24.50'	90°00'00"	24.50'
C12	38.48'	24.50'	89°59'10"	24.49'

BOUNDARY TANGENT TABLE

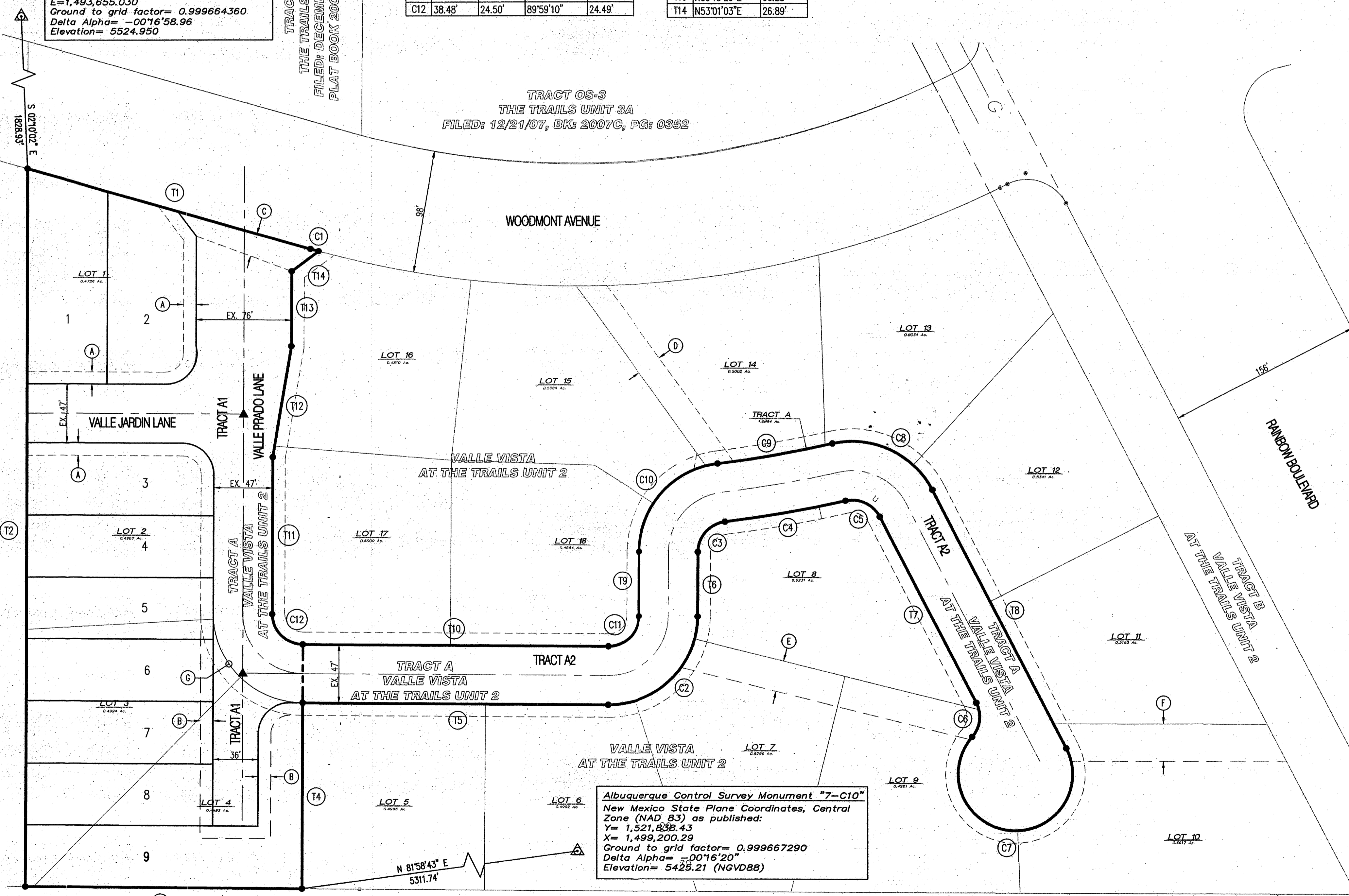
ID	BEARING	LENGTH
T1	N74°04'05"W	234.56'
T2	S00°15'20"W	577.91'
T3	S89°40'58"E	220.95'
T4	N00°16'10"E	149.68'
T5	S89°43'50"E	243.26'
T6	N00°16'10"E	52.11'
T7	S27°04'01"E	168.15'
T8	N27°04'01"W	233.14'
T9	S00°16'10"W	52.11'
T10	N89°43'50"W	243.26'
T11	N00°15'20"E	126.11'
T12	N09°29'40"E	90.31'
T13	N00°15'20"E	60.25'
T14	N53°01'03"E	26.89'

KEYED NOTES

- (A) EXISTING 10' PUBLIC UTILITY EASEMENT
- (B) 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- (C) EXISTING PUBLIC PEDESTRIAN ACCESS EASEMENT
- (D) EXISTING 20' PUBLIC DRAINAGE EASEMENT
- (E) EXISTING 25' PUBLIC SANITARY SEWER AND PUBLIC DRAINAGE EASEMENT.
- (F) EXISTING 30' PUBLIC SANITARY SEWER, WATER, PUBLIC DRAINAGE AND PUBLIC PEDESTRIAN ACCESS EASEMENT.
- (G) TRACT LINE ELIMINATED WITH THIS PLAT.

LEGEND

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

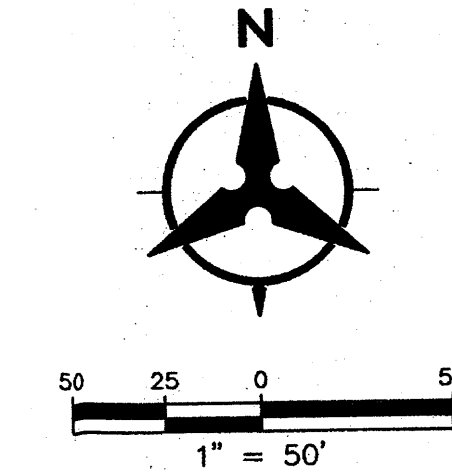


Albuquerque Control Survey Monument "7-C10"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 Y= 1,521,838.43
 X= 1,499,200.29
 Ground to grid factor= 0.999667290
 Delta Alpha= -00°16'20"
 Elevation= 5428.21 (NGVD88)

TRACT C-1, ANCIENT MESA
 FILED: FEB. 21, 2008, BK: 2008C, 31



PRELIMINARY PLAT FOR
VALLE VISTA UNIT 2
LOTS 1-19 & TRACTS
A2A & A2B & PARCEL B
JUNE 2014



LEGAL DESCRIPTION
Lots 5-10 and 15-18, Valle Vista at The Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the correction plat entitled "VALLE VISTA AT THE TRAILS UNIT 2 WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 21, 2007, in Plat Book 2007C, Page 168, as Document No. 2007091303 & Lot 9 & Tract A2, Valle Vista Unit 1 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF VALLE VISTA UNIT 1 (LOTS 1-9 & TRACTS A1 & A2), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on _____ in Plat Book _____, Page _____ as Document No. _____.

- GENERAL NOTES**
- EXISTING ZONING: SU-2, VTRD, TRAILS RESIDENTIAL DEVELOPING AREA
PROPOSED ZONING: SU-2, VTRD, TRAILS RESIDENTIAL DEVELOPING AREA
 - PROPOSED ACREAGE: 6.32 AC
NUMBER OF LOTS: 19
PROPOSED DENSITY: 5.37 DU/AC
 - MIN. LOT DIMENSIONS: 45' X 95'
MINIMUM LOT AREA: 4,275 SQFT
 - SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY. STORM DRAIN IMPROVEMENTS ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE.
 - LOT SETBACKS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN.
 - TRACTS A2A AND A2B SHALL CONTAIN PRIVATE STREETS FOR THE USE AND BENEFIT FOR ALL EXISTING AND FUTURE LOTS WITHIN THE VALLE VISTA SUBDIVISION. STREET IMPROVEMENTS TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.
 - ALL PRIVATE STREETS (TRACTS A2A AND A2B) SHALL HAVE A PUBLIC SANITARY SEWER AND WATER EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY AND A DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE.
 - NO LOTS SHALL HAVE DIRECT ACCESS TO WOODMONT AVENUE.
 - PARCEL B TO BE SUBDIVIDED AS PART OF VALLE VISTA UNIT 3.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	SU-2, VTRD
MILES OF FULL WIDTH STREETS CREATED	0.23 MILES
NO. OF EXISTING TRACTS	12
NO. OF LOTS CREATED	19
NO. OF HOA TRACTS CREATED	3

- SURVEY NOTES:**
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PCS, PIS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 9292".
 - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
 - DISTANCES SHALL BE GROUND DISTANCES.
 - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED
Paul P. Austin 6-29-14
 CITY SURVEYOR DATE
J. M. Otero 6/23/14
 LAWRENCE OTERO DATE
 OWNER, LOT 5
Kelly Calhoun 6/23/14
 KELLY CALHOUN DATE
 MANAGER, WOODMONT-PASEO, LLC
Kelly Calhoun 6/23/14
 KELLY CALHOUN DATE
 PRESIDENT, THE TRAILS COMMUNITY ASSOCIATION, INC.

BOUNDARY CURVE TABLE

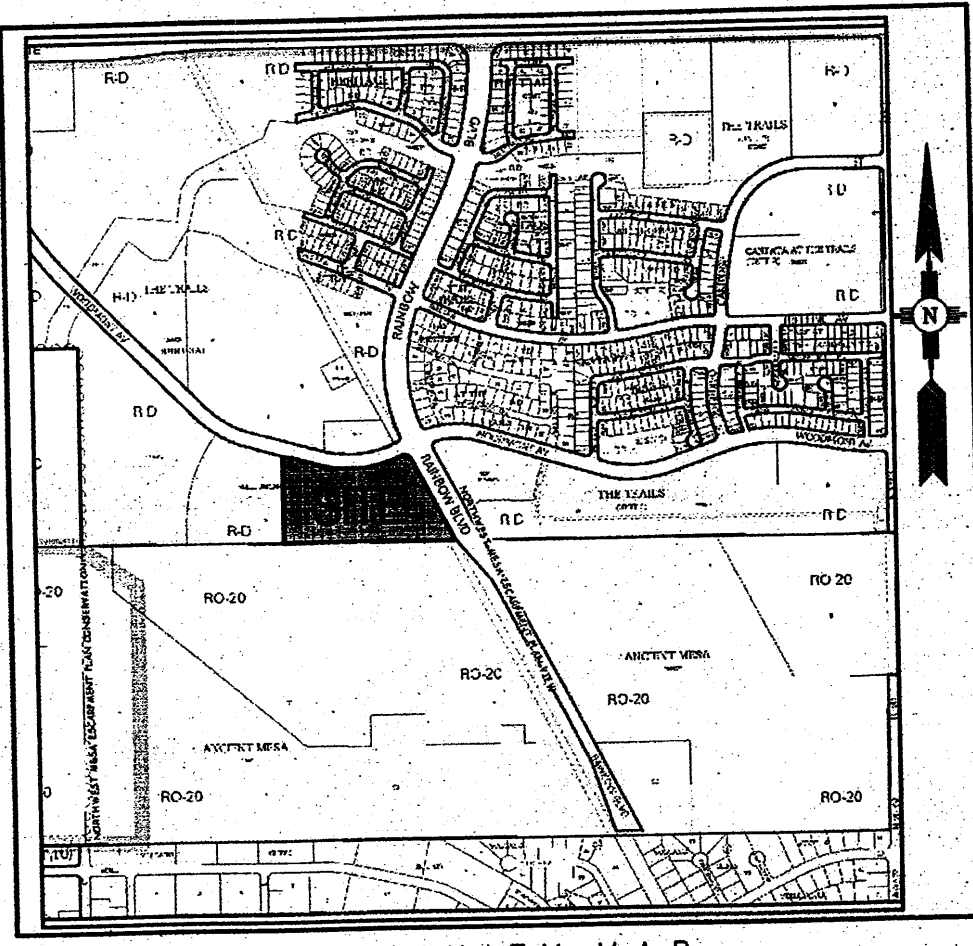
ID	ARC	RADIUS	DELTA	TANGENT
C1	38.48'	24.50'	89°59'10"	24.49'
C2	39.28'	25.00'	90°00'50"	25.01'
C3	207.45'	770.00'	15°26'12"	104.36'
C4	9.63'	71.50'	07°43'00"	4.82'
C5	92.72'	919.50'	05°46'40"	46.40'
C6	94.57'	71.50'	75°46'56"	55.64'

BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	S53°01'03"W	26.89'
T2	S00°15'20"W	60.25'
T3	S09°29'40"W	90.31'
T4	S00°15'20"W	126.11'
T5	S00°16'10"W	47.00'
T6	N89°17'41"W	10.31'
T7	S00°15'20"W	74.57'
T8	S89°40'58"E	266.70'
T9	S89°44'33"E	793.63'
T10	N27°16'48"W	153.93'
T11	S89°46'05"E	170.25'
T12	S27°04'01"E	210.94'

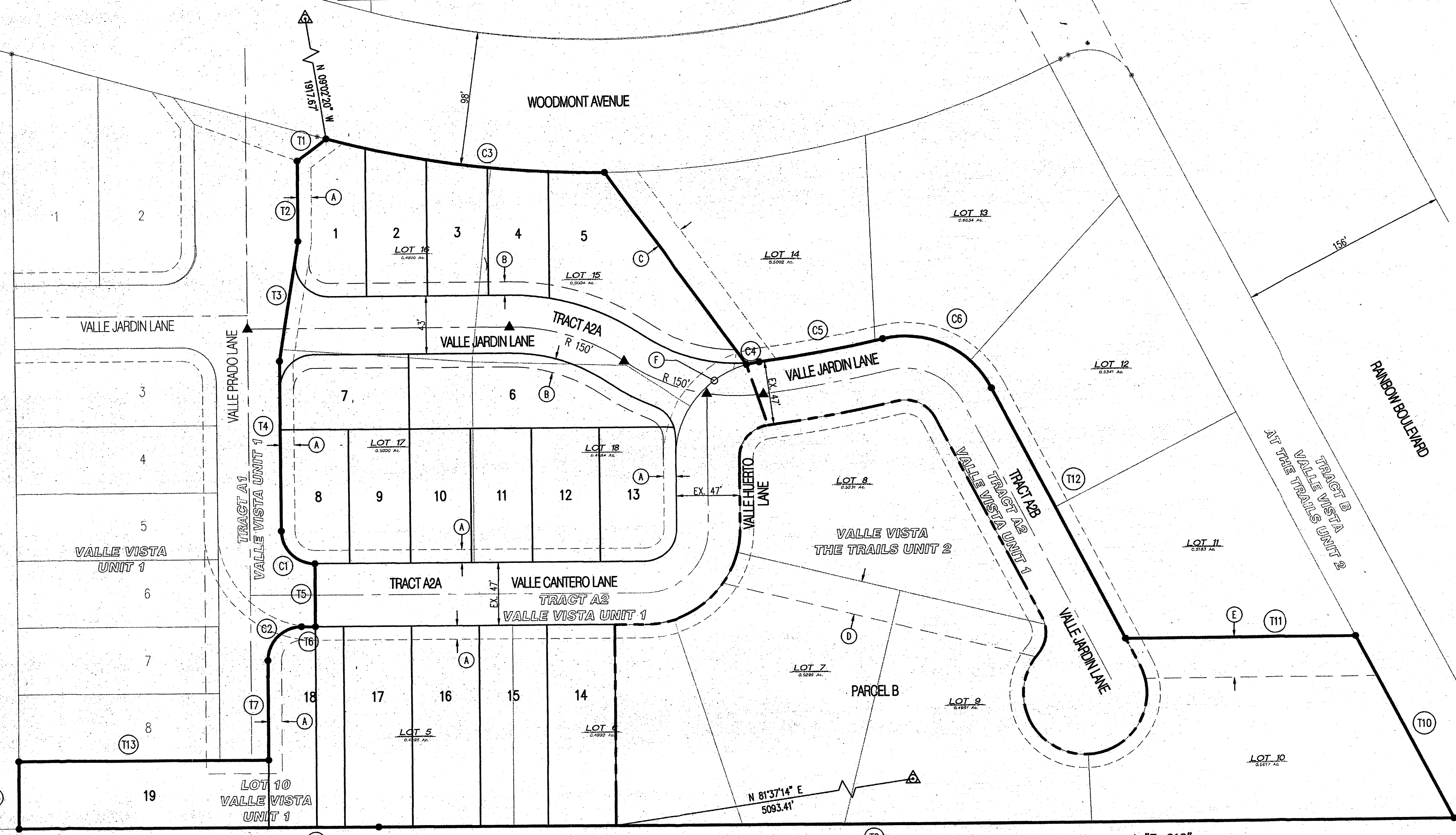
Albuquerque Control Survey Monument "UNION"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 N=1,523,503.475
 E=1,493,655.030
 Ground to grid factor= 0.999664360
 Delta Alpha= -00°16'58.96
 Elevation= 5524.950

TRACT C-3
 THE TRAILS UNIT 3A
 FILED: 12/21/07, BK: 2007C, PG: 0362



VICINITY MAP
 NOT TO SCALE
 ZONE ATLAS C-09-Z

TRACT 3
 THE TRAILS UNIT 3A
 FILED: DECEMBER 21, 2007
 PLAT BOOK 2007C, PG. 0352



- KEYED NOTES**
- (A) EXISTING 10' PUBLIC UTILITY EASEMENT
 - (B) 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
 - (C) EXISTING 20' PUBLIC DRAINAGE EASEMENT
 - (D) EXISTING 25' PUBLIC SANITARY SEWER AND PUBLIC DRAINAGE EASEMENT.
 - (E) EXISTING 30' PUBLIC PEDESTRIAN ACCESS EASEMENT UNIT 3.
 - (F) TRACT LINE ELIMINATED WITH THIS PLAT

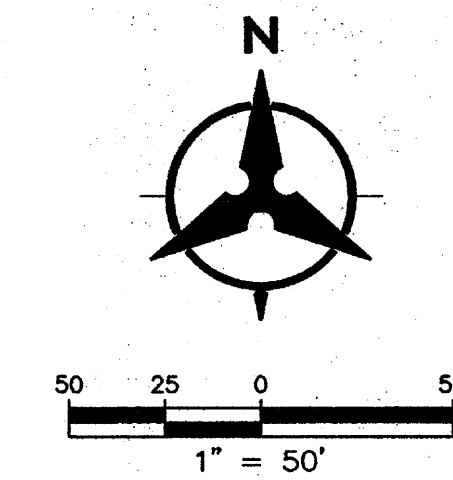
LEGEND

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

TRACT C-1, ANCIENT MESA
 FILED: FEB. 21, 2006, BK: 2006C, 31
 Albuquerque Control Survey Monument "7-C10"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 Y= 1,521,838.43
 X= 1,499,200.29
 Ground to grid factor= 0.999667290
 Delta Alpha= -00°16'20"
 Elevation= 5425.21 (NGVD88)



PRELIMINARY PLAT FOR
VALLE VISTA UNIT 1
LOTS 1-10 & TRACTS
A1 & A2
JUNE, 2014



LEGAL DESCRIPTION

Lots 1-4 and Tract A, Valle Vista at The Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the correction plat entitled "VALLE VISTA AT THE TRAILS UNIT 2 WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 21, 2007, in Plat Book 2007C, Page 168, as Document No. 2007091303.

GENERAL NOTES

- EXISTING ZONING: SU-2, RD, TRAILS RESIDENTIAL DEVELOPING AREA
PROPOSED ZONING: SU-2, RD, TRAILS RESIDENTIAL DEVELOPING AREA
- PROPOSED ACREAGE: 3.65 AC
NUMBER OF LOTS: 10
PROPOSED DENSITY: 3.96 DU/AC
- MIN. LOT DIMENSIONS: 45' X 95'
MINIMUM LOT AREA: 4,275 SQFT
- ALL UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
- LOT SETBACKS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN.
- TRACTS A1 AND A2 SHALL CONTAIN PRIVATE STREET RIGHT OF WAY. STREET IMPROVEMENTS TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.
- ALL PRIVATE STREET RIGHT OF WAY (TRACTS A1 AND A2) SHALL HAVE A PUBLIC SANITARY SEWER, WATER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE.
- NO LOTS SHALL HAVE DIRECT ACCESS TO WOODMONT AVENUE.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	SU-2, RD
MILES OF FULL WIDTH STREETS CREATED	0.29 MILES
NO. OF EXISTING TRACTS	5
NO. OF LOTS CREATED	10
NO. OF HOA TRACTS CREATED	2

SURVEY NOTES:

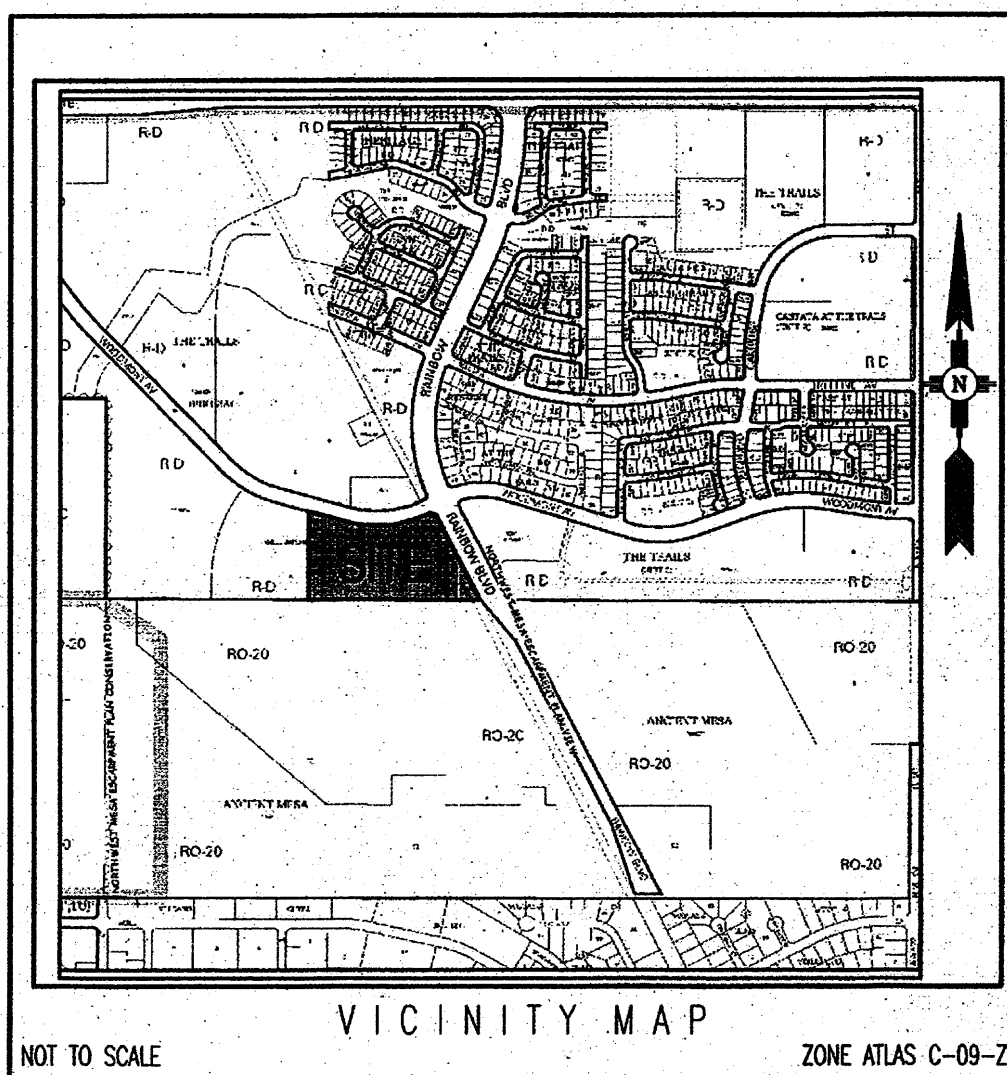
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 9750".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

Dale P. Auster 6-10-14
CITY SURVEYOR DATE

Kelly Calhoun 6/9/14
KELLY CALHOUN, MANAGER, WOODMONT-PASEO, LLC DATE

Kelly Calhoun 6/9/14
KELLY CALHOUN, PRESIDENT, THE TRAILS COMMUNITY ASSOCIATION INC. DATE



Albuquerque Control Survey Monument "UNION"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
N=1,523,503.475
E=1,493,655.030
Ground to grid factor= 0.999664360
Delta Alpha= -00'16"58.96
Elevation= 5524.950

BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	6.82'	770.00'	00'30'27"	3.41'
C2	112.31'	71.50'	90'00'00"	71.50'
C3	35.35'	24.50'	82'39'34"	21.55'
C4	97.46'	966.50'	05'46'40"	48.77'
C5	32.40'	24.50'	75'46'56"	19.07'
C6	29.16'	24.50'	68'11'47"	16.59'
C7	197.10'	45.50'	248'11'47"	-----
C8	94.57'	71.50'	75'46'56"	55.64'
C9	92.72'	919.50'	05'46'40"	46.40'
C10	103.15'	71.50'	82'39'34"	62.88'
C11	38.48'	24.50'	90'00'00"	24.50'
C12	38.48'	24.50'	89'59'10"	24.49'

BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	N74°04'05"W	234.56'
T2	S00°15'20"W	577.91'
T3	S89°40'58"E	220.95'
T4	N00°16'10"E	149.68'
T5	S89°43'50"E	243.26'
T6	N00°16'10"E	52.11'
T7	S27°04'01"E	168.15'
T8	N27°04'01"W	233.14'
T9	S00°16'10"W	52.11'
T10	N89°43'50"W	243.26'
T11	N00°15'20"E	126.11'
T12	N09°29'40"E	90.31'
T13	N00°15'20"E	60.25'
T14	N53°01'03"E	26.89'

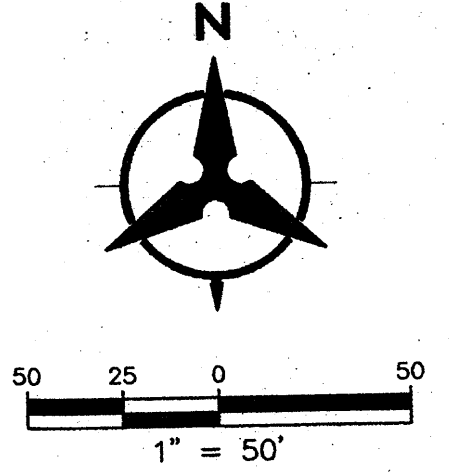
- KEYED NOTES
- (A) EXISTING 10' PUBLIC UTILITY EASEMENT
 - (B) 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
 - (C) EXISTING PUBLIC PEDESTRIAN ACCESS EASEMENT
 - (D) EXISTING 20' PUBLIC DRAINAGE EASEMENT
 - (E) EXISTING 25' PUBLIC SANITARY SEWER AND PUBLIC DRAINAGE EASEMENT.
 - (F) EXISTING 30' PUBLIC SANITARY SEWER, WATER, PUBLIC DRAINAGE AND PUBLIC PEDESTRIAN ACCESS EASEMENT.
 - (G) TRACT LINE ELIMINATED WITH THIS PLAT

LEGEND

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



PRELIMINARY PLAT FOR
VALLE VISTA UNIT 2
LOTS 1-19 & TRACTS
A2A, A2B, B
JUNE 2014



LEGAL DESCRIPTION
Lots 5-10 and 15-18, Valle Vista at The Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the correction plat entitled "VALLE VISTA AT THE TRAILS UNIT 2 WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 21, 2007, in Plat Book 2007C, Page 165, as Document No. 2007091303 & Lot 10 & Tract A2, Valle Vista Unit 1 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF VALLE VISTA UNIT 1 (LOTS 1-10 & TRACTS A1, A2 & B), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on _____, in Plat Book _____, Page _____, as Document No. _____.

- GENERAL NOTES**
- EXISTING ZONING: SU-2, RD, TRAILS RESIDENTIAL DEVELOPING AREA
PROPOSED ZONING: SU-2, RD, TRAILS RESIDENTIAL DEVELOPING AREA
 - PROPOSED ACREAGE: 6.32 AC
NUMBER OF LOTS: 19
PROPOSED DENSITY: 5.37 DU/AC
 - MIN. LOT DIMENSIONS: 45' X 95'
MINIMUM LOT AREA: 4,275 SQFT
 - ALL UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
 - LOT SETBACKS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN.
 - TRACTS A2A AND A2B SHALL CONTAIN PRIVATE STREET RIGHT OF WAY. STREET IMPROVEMENTS TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.
 - ALL PRIVATE STREET RIGHT OF WAY (TRACTS A2A AND A2B) SHALL HAVE A PUBLIC SANITARY SEWER, WATER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE.
 - NO LOTS SHALL HAVE DIRECT ACCESS TO WOODMONT AVENUE.
 - TRACT B TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC. AND TO BE SUBDIVIDED AS PART OF VALLE VISTA UNIT 3.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	SU-2, RD
MILES OF FULL WIDTH STREETS CREATED	0.23 MILES
NO. OF EXISTING TRACTS	12
NO. OF LOTS CREATED	19
NO. OF HOA TRACTS CREATED	3

- SURVEY NOTES:**
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.S, P.TS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (▲) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 8752".
 - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
 - DISTANCES SHALL BE GROUND DISTANCES.
 - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED
D. P. Acosta 6-10-14
CITY SURVEYOR DATE
L. M. Otero 6/9/14
LAWRENCE OTERO DATE
OWNER, LOT 5
Kelly Calhoun 6/9/14
KELLY CALHOUN DATE
MANAGER, WOODMONT-PASEO, LLC
Kelly Calhoun 6/9/14
KELLY CALHOUN DATE
PRESIDENT, THE TRAILS COMMUNITY ASSOCIATION INC.



BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	38.48'	24.50'	89°59'10"	24.49'
C2	39.28'	25.00'	90°00'50"	25.01'
C3	207.45'	770.00'	15°26'12"	104.36'
C4	9.63'	71.50'	07°43'00"	4.82'
C5	92.72'	919.50'	05°46'40"	46.40'
C6	94.57'	71.50'	75°46'56"	55.64'

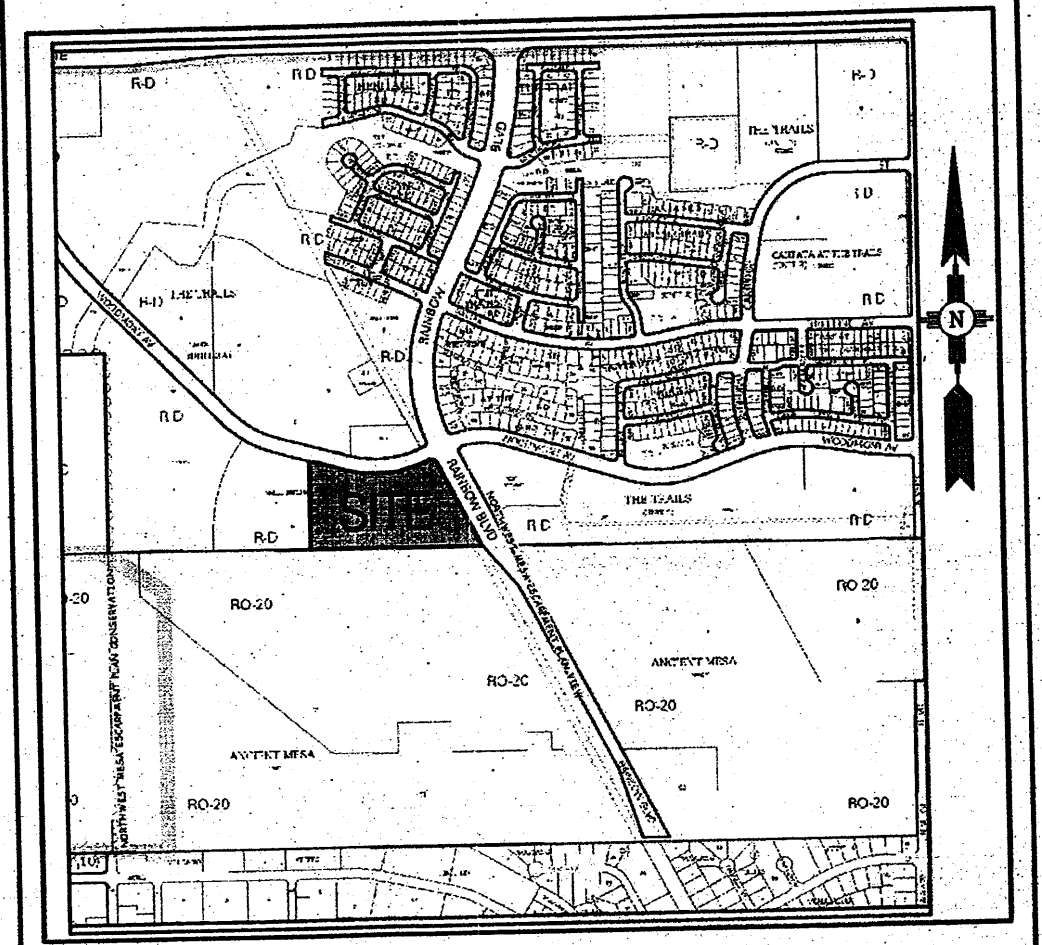
BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	S53°01'03"W	26.89'
T2	S00°15'20"W	60.25'
T3	S09°29'40"W	90.31'
T4	S00°15'20"W	126.11'
T5	S00°16'10"W	47.00'
T6	N89°17'41"W	10.31'
T7	S00°15'20"W	74.57'
T8	S89°40'58"E	286.70'
T9	S89°44'33"E	793.63'
T10	N27°16'48"W	153.93'
T11	S89°46'06"E	170.25'
T12	S27°04'01"E	210.94'

Albuquerque Control Survey Monument "UNION"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
N=1,523,503.475
E=1,493,655.030
Ground to grid factor= 0.999664360
Delta Alpha= -00'16"58.96
Elevation= 5524.950

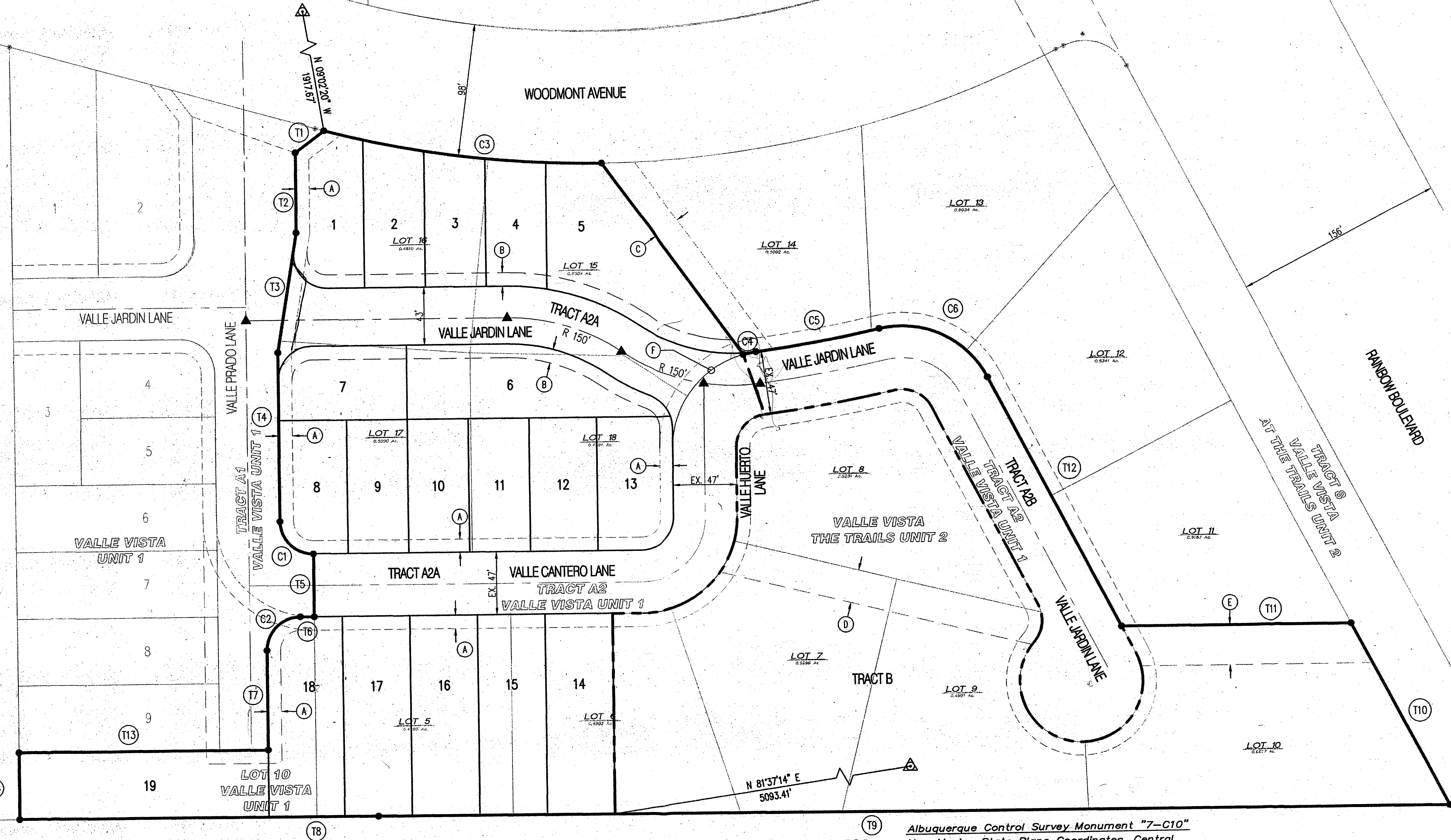
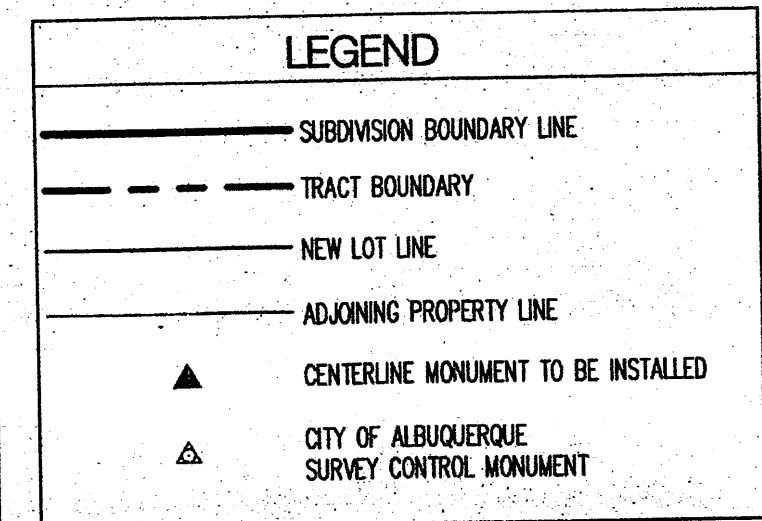
TRACT OS-3
THE TRAILS UNIT 3A
FILED: 12/21/07, BK: 2007C, PG: 0352

TRACT 9
THE TRAILS UNIT 3A
FILED: DECEMBER 21, 2007
PLAT BOOK 2007C, PG. 0352



NOT TO SCALE VICINITY MAP ZONE ATLAS C-09-Z

- KEYED NOTES**
- (A) EXISTING 10' PUBLIC UTILITY EASEMENT
 - (B) 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
 - (C) EXISTING 20' PUBLIC DRAINAGE EASEMENT
 - (D) EXISTING 25' PUBLIC SANITARY SEWER AND PUBLIC DRAINAGE EASEMENT.
 - (E) EXISTING 30' PUBLIC PEDESTRIAN ACCESS EASEMENT UNIT 3.
 - (F) TRACT LINE ELIMINATED WITH THIS PLAT

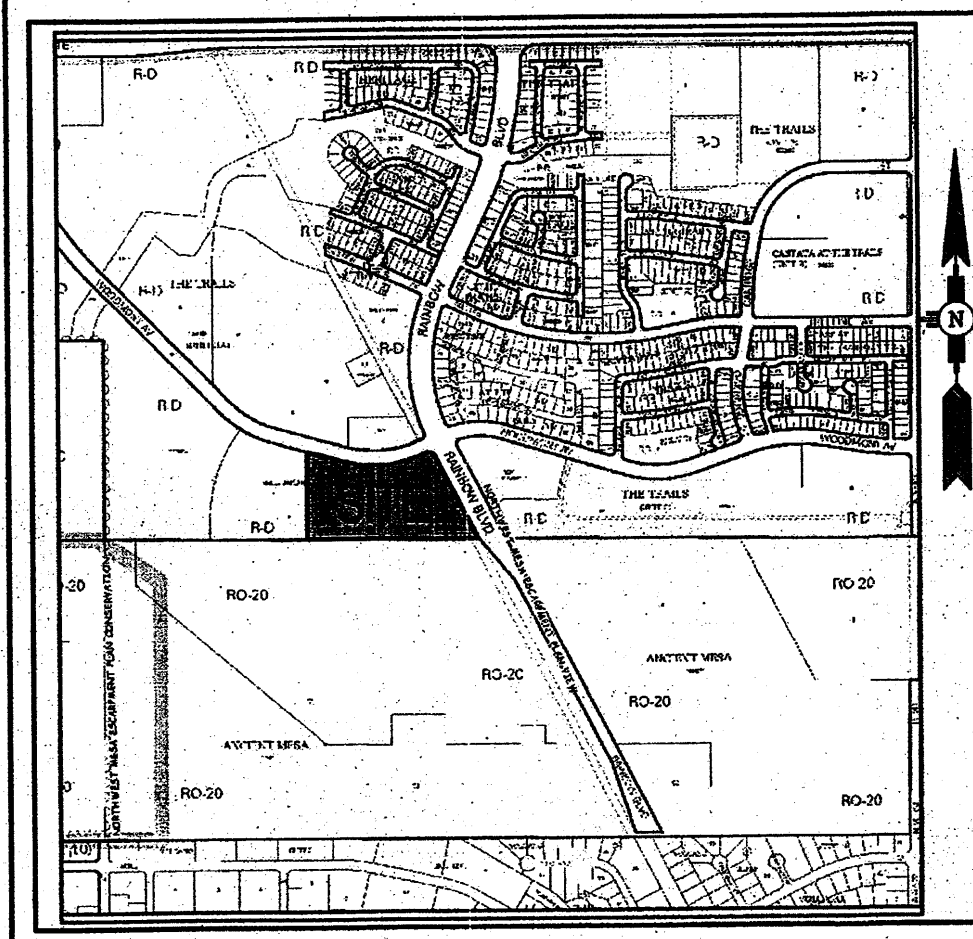


TRACT C-1, ANCIENT MESA
FILED: FEB. 21, 2006, BK: 2006C, 31

Albuquerque Control Survey Monument "7-C10"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
Y= 1,521,838.43
X= 1,499,200.29
Ground to grid factor= 0.999667290
Delta Alpha= -00'16"20"
Elevation= 5425.21 (NGVD88)

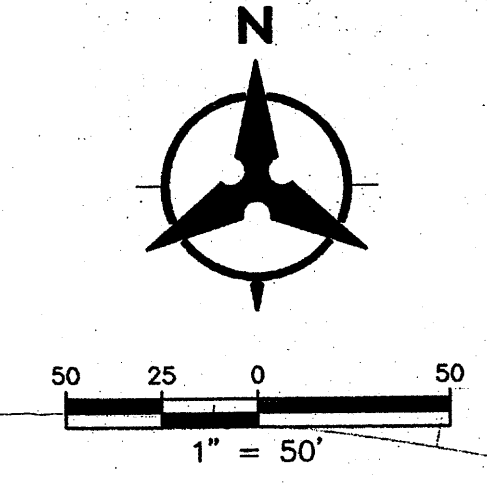
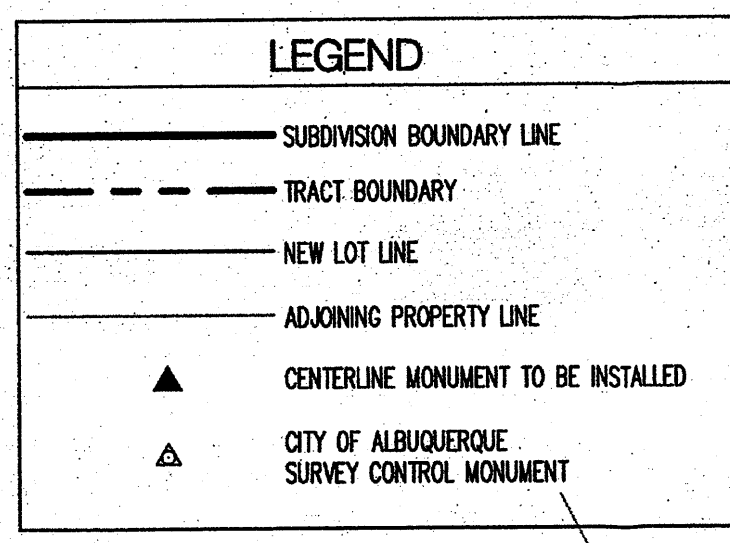
PRELIMINARY PLAT FOR
VALLE VISTA UNIT 3
LOTS 1-23 & TRACTS
A2B1, A2B2 AND B-E
JUNE 2014

LEGAL DESCRIPTION
Lots 11-14, Valle Vista at The Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the correction plat entitled "VALLE VISTA AT THE TRAILS UNIT 2 WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 21, 2007, in Plat Book 2007C, Page 168, as Document No. 2007091303 & Tracts B and A2B, Valle Vista Unit 2 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF VALLE VISTA UNIT 2 (LOTS 1-18 & TRACTS A2A, A2B & B), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on _____, in Plat Book _____, Page _____, as Document No. _____.



VICINITY MAP
ZONE ATLAS C-09-Z
NOT TO SCALE

- KEYED NOTES**
- (A) EXISTING 10' PUBLIC UTILITY EASEMENT
 - (B) 10' PUBLIC UTILITY EASEMENT
 - (C) EXISTING 10' PUBLIC UTILITY EASEMENT TO BE VACATED WITH THE RECORDING OF THIS PLAT.
 - (D) EXISTING 25' PUBLIC SANITARY SEWER AND PUBLIC DRAINAGE EASEMENT.
 - (E) EXISTING 30' PUBLIC SANITARY SEWER, WATER, PUBLIC DRAINAGE AND PUBLIC PEDESTRIAN ACCESS EASEMENT.
 - (F) PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 15
 - (G) TRACT LINE ELIMINATED WITH THIS PLAT
 - (H) EXISTING 20' PUBLIC DRAINAGE EASEMENT
 - (J) PORTION OF EXISTING PUBLIC SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO BE VACATED, WITH RECORDING OF THIS PLAT.



BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	341.19'	770.00'	25°23'17"	173.44'
C2	35.35'	24.50'	82°39'34"	21.55'
C3	112.31'	71.50'	90°00'00"	71.50'

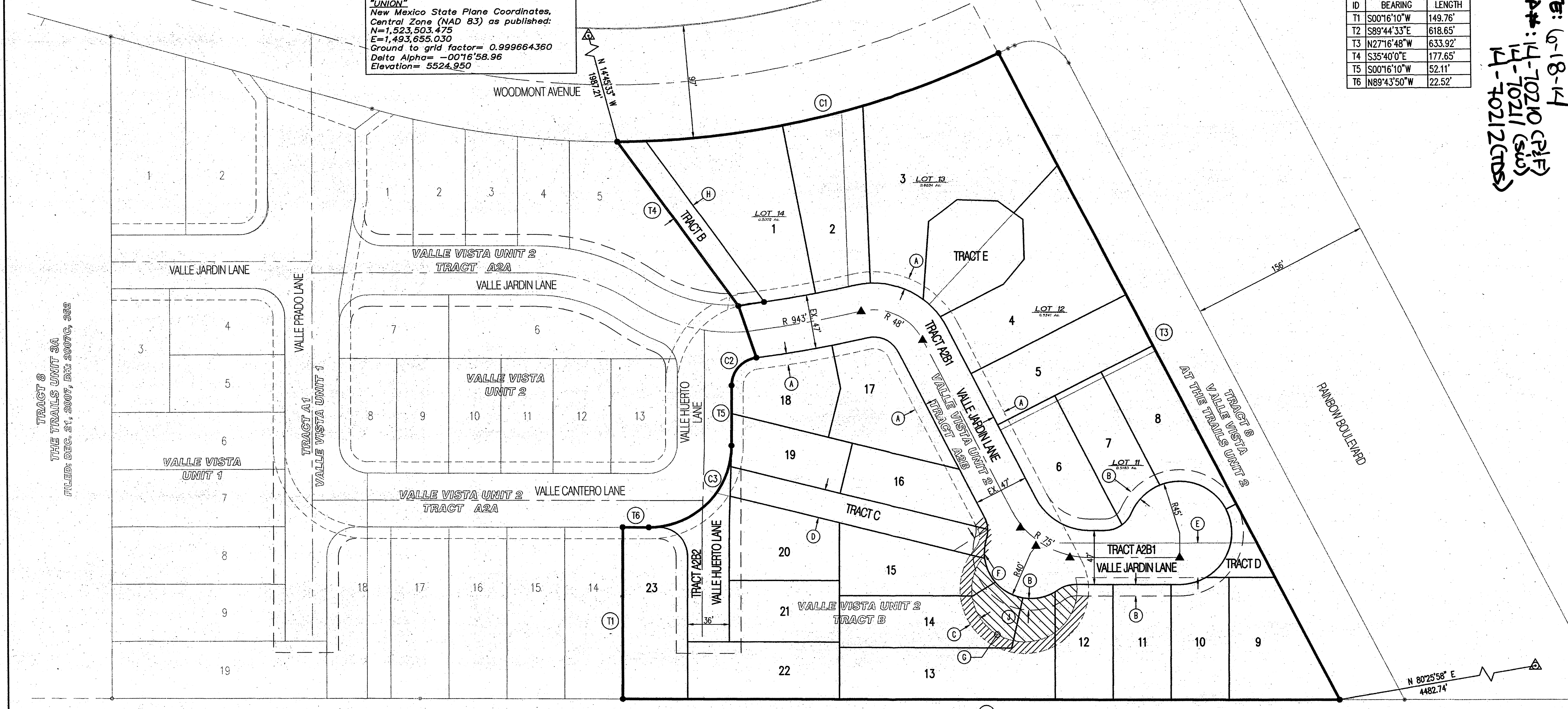
BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	S00°16'10"W	149.76'
T2	S89°44'33"E	618.65'
T3	N27°16'48"W	633.92'
T4	S35°40'0"E	177.65'
T5	S00°16'10"W	52.11'
T6	N88°43'50"W	22.52'

TRACT 9
THE TRAILS UNIT 3A
FILED: DECEMBER 21, 2007
PLAT BOOK 2007C, PG. 0362

Albuquerque Control Survey Monument
"UNION"
New Mexico State Plane Coordinates,
Central Zone (NAD 83) as published:
N=1,523,503.475
E=1,493,655.030
Ground to grid factor= 0.999664360
Delta Alpha= -00°16'58.96
Elevation= 5524.950

TRACT OS-3
THE TRAILS UNIT 3A
FILED: 12/21/07, BK: 2007C, PG: 0362



- GENERAL NOTES**
- EXISTING ZONING: SU-2, RD, TRAILS RESIDENTIAL DEVELOPING AREA
PROPOSED ZONING: SU-2, RD, TRAILS RESIDENTIAL DEVELOPING AREA
 - PROPOSED ACREAGE: 5.15 AC
NUMBER OF LOTS: 23
PROPOSED DENSITY: 4.47 DU/AC
 - MIN. LOT DIMENSIONS:
MINIMUM LOT AREA: 45' X 95'
4,275 SQFT
 - ALL UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
 - LOT SETBACKS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN.
 - TRACTS A2B1 AND A2B2 SHALL CONTAIN PRIVATE STREET RIGHT OF WAY. STREET IMPROVEMENTS TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.
 - ALL PRIVATE STREET RIGHT OF WAY (TRACTS A2B1 AND A2B2) SHALL HAVE A PUBLIC SANITARY SEWER, WATER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE.
 - NO LOTS SHALL HAVE DIRECT ACCESS TO WOODMONT AVENUE.
 - TRACT B-E TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.
 - TRACT D IS SUBJECT TO A BLANKET PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOTS 9 & 10.
 - TRACT E IS SUBJECT TO A BLANKET PRIVATE ACCESS AND LANDSCAPE EASEMENT.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	SU-2, RD
MILES OF FULL WIDTH STREETS CREATED	0.11 MILES
NO. OF EXISTING TRACTS	6
NO. OF LOTS CREATED	23
NO. OF HOA TRACTS CREATED	6

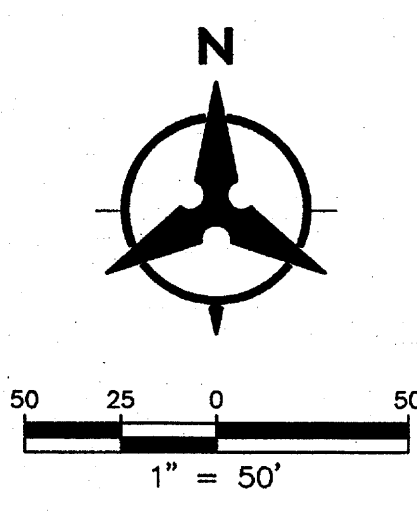
- SURVEY NOTES:**
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (▲) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 9750".
 - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
 - DISTANCES SHALL BE GROUND DISTANCES.
 - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED
D. P. Agate 6-10-14
CITY SURVEYOR DATE
Kelly Calhoun DATE 6/7/14
KELLY CALHOUN
MANAGER, WOODMONT-PASEO, LLC
Kelly Calhoun DATE 6/7/14
KELLY CALHOUN
PRESIDENT, THE TRAILS COMMUNITY ASSOCIATION INC.



Albuquerque Control Survey Monument "7-C10"
New Mexico State Plane Coordinates, Central
Zone (NAD 83) as published:
Y= 1,521,838.43
X= 1,499,200.29
Ground to grid factor= 0.999667290
Delta Alpha= -00°16'20"
Elevation= 5425.21 (NGVD88)

PROJECT #: 1004606
 DATE: 6-18-14
 APP#: 14-70210 (P/F)
 14-70211 (S/S)
 14-70212 (T/S)

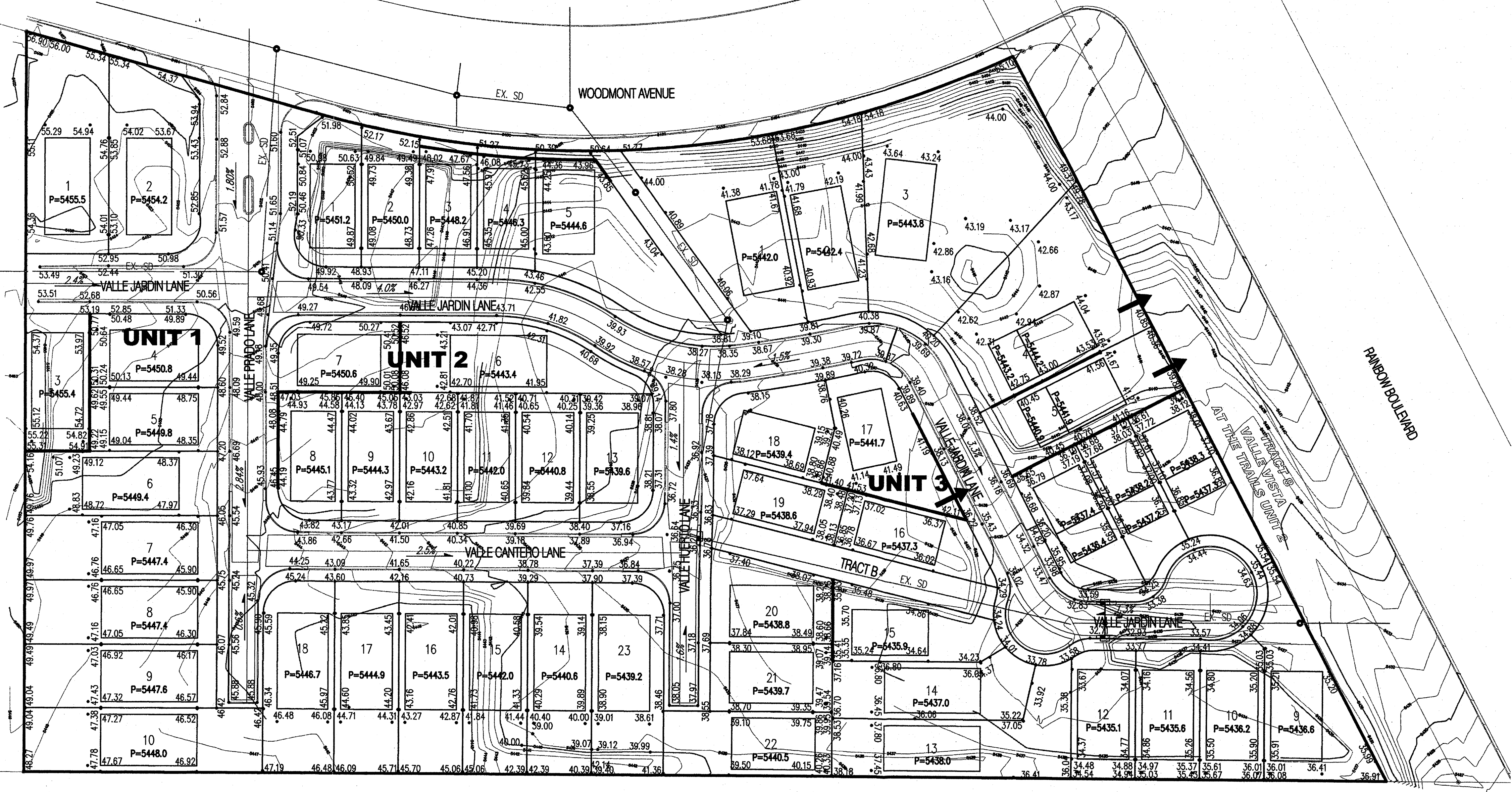


TRACT 9
 THE TRAILS UNIT 3A
 FILED: DECEMBER 21, 2007
 PLAT BOOK 2007C, PG. 0352

TRACT OS-3
 THE TRAILS UNIT 3A
 FILED: 12/21/07, BK: 2007C, PG: 0352

TRACT 8
 THE TRAILS UNIT 3A
 FILED: DEC. 21, 2007, BK: 2007C, 382

TRACT G-1, ANCIENT MESA
 FILED: FEB. 21, 2008, BK: 2008C, 31



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

- LEGEND**
- 91.62 PROPOSED SPOT ELEVATION
 - × 92.46 EXISTING SPOT ELEVATION (GRID & TC)
 - EXISTING CURB & GUTTER
 - PROPOSED MOUNTABLE CURB & GUTTER
 - PROPOSED STANDARD CURB & GUTTER
 - 5470 EXISTING CONTOUR W/ INDEX ELEVATION
 - FLOW ARROW
 - PROPOSED RETAINING WALL
 - PROPOSED SLOPE
 - PROPOSED STORM DRAIN
 - ⊙ PROPOSED STORM DRAIN MANHOLE
 - ⊙ PROPOSED STORM DRAIN INLET
 - HIGH POINT
 - WALL DRAIN

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACS MONUMENT STAMPED "UNION"	DATE	NO.	BY		No. Date REVISIONS DESIGN
INSPECTOR'S FIELD VERIFICATION BY	DATE	GEOGRAPHIC POSITION (NAD 83)	DATE	DATE	By		
FIELD VERIFICATION BY	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE	DATE	DATE: 11/13	DATE: 11/13	DATE: 11/13
EXPECTED BY	DATE	N = 1,523,503.475 E = 1,493,665.030	DATE	DATE	DESIGNED BY: SJS	DRAWN BY: DTH	CHECKED BY: SJS
MICROFILM INFORMATION	DATE	GROUND-TO-GRID FACTOR = 0.999694360	DATE	DATE			
RECORDED BY	DATE	Δax = -001'58.96"	DATE	DATE			
	NO.	NAVD 1988 ELEVATION = 5524.950	DATE	DATE			

Bohannan & Huston
 www.bhinc.com 800.877.5332

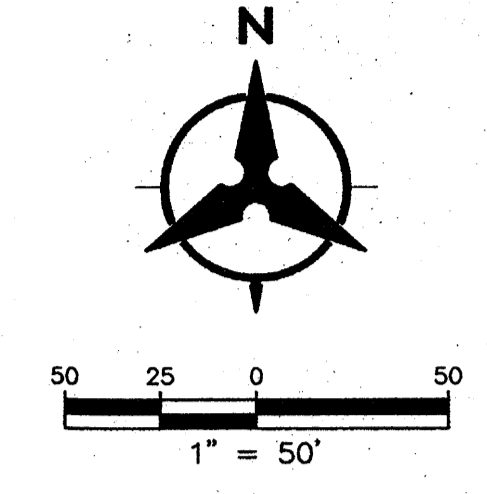
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
 VALLE VISTA UNITS 1, 2 & 3
 GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of	
XXXXXX	C-09-Z	1	2	

P:\20150018\CDP\Plans\General\Pre-Plan\20150018_GP01.dwg
 May 15, 2014 - 7:26pm

PROJECT #: 100-4606
 DATE: 6-18-14
 APP #: 14-70207 (P/F)
 14-70208 (S/W)
 14-70209 (TDS)

PRELIMINARY PLAT FOR
 VALLE VISTA UNIT 2
 LOTS 1-19 & TRACTS
 A2A, A2B, B
 JUNE 2014



LEGAL DESCRIPTION
 Lots 5-10 and 15-18, Valle Vista at The Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the correction plat entitled "VALLE VISTA AT THE TRAILS UNIT 2 WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 21, 2007, in Plat Book 2007C, Page 166, as Document No. 2007091303 & Lot 10 & Tract A2, Valle Vista Unit 1 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF VALLE VISTA UNIT 1 (LOTS 1-10 & TRACTS A1, A2 & B), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on _____ in Plat Book _____, Page _____, as Document No. _____.

- GENERAL NOTES**
- EXISTING ZONING: SU-2, RD, TRAILS RESIDENTIAL DEVELOPING AREA
 PROPOSED ZONING: SU-2, RD, TRAILS RESIDENTIAL DEVELOPING AREA
 - PROPOSED ACREAGE: 6.32 AC
 NUMBER OF LOTS: 19
 PROPOSED DENSITY: 5.37 DU/AC
 - MIN. LOT DIMENSIONS: 45' X 95'
 MINIMUM LOT AREA: 4,275 SQFT
 - ALL UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
 - LOT SETBACKS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN.
 - TRACTS A2A AND A2B SHALL CONTAIN PRIVATE STREET RIGHT OF WAY. STREET IMPROVEMENTS TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.
 - ALL PRIVATE STREET RIGHT OF WAY (TRACTS A2A AND A2B) SHALL HAVE A PUBLIC SANITARY SEWER, WATER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE.
 - NO LOTS SHALL HAVE DIRECT ACCESS TO WOODMONT AVENUE.
 - TRACT B TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC. AND TO BE SUBDIVIDED AS PART OF VALLE VISTA UNIT 3.

SITE DATA

ZONE ATLAS NO.	C-09-2
ZONING	SU-2, RD
MILES OF FULL WIDTH STREETS CREATED	0.23 MILES
NO. OF EXISTING TRACTS	12
NO. OF LOTS CREATED	19
NO. OF HOA TRACTS CREATED	3

- SURVEY NOTES:**
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PCS, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 9750".
 - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
 - DISTANCES SHALL BE GROUND DISTANCES.
 - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED
D. P. Acosta 6-10-14
 CITY SURVEYOR DATE
L. M. Otero 6/9/14
 LAWRENCE OTERO DATE
 OWNER, LOT 5
Keegan 6/9/14
 KELLY CALHOUN DATE
 MANAGER, WOODMONT-PASEO, LLC
Keegan 6/9/14
 KELLY CALHOUN DATE
 PRESIDENT, THE TRAILS COMMUNITY ASSOCIATION, INC.

BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	38.48'	24.50'	89°59'10"	24.49'
C2	39.28'	25.00'	90°00'50"	25.01'
C3	207.45'	770.00'	15°26'12"	104.36'
C4	9.63'	71.50'	07°43'00"	4.82'
C5	92.72'	919.50'	05°46'40"	46.40'
C6	94.57'	71.50'	75°46'56"	55.64'

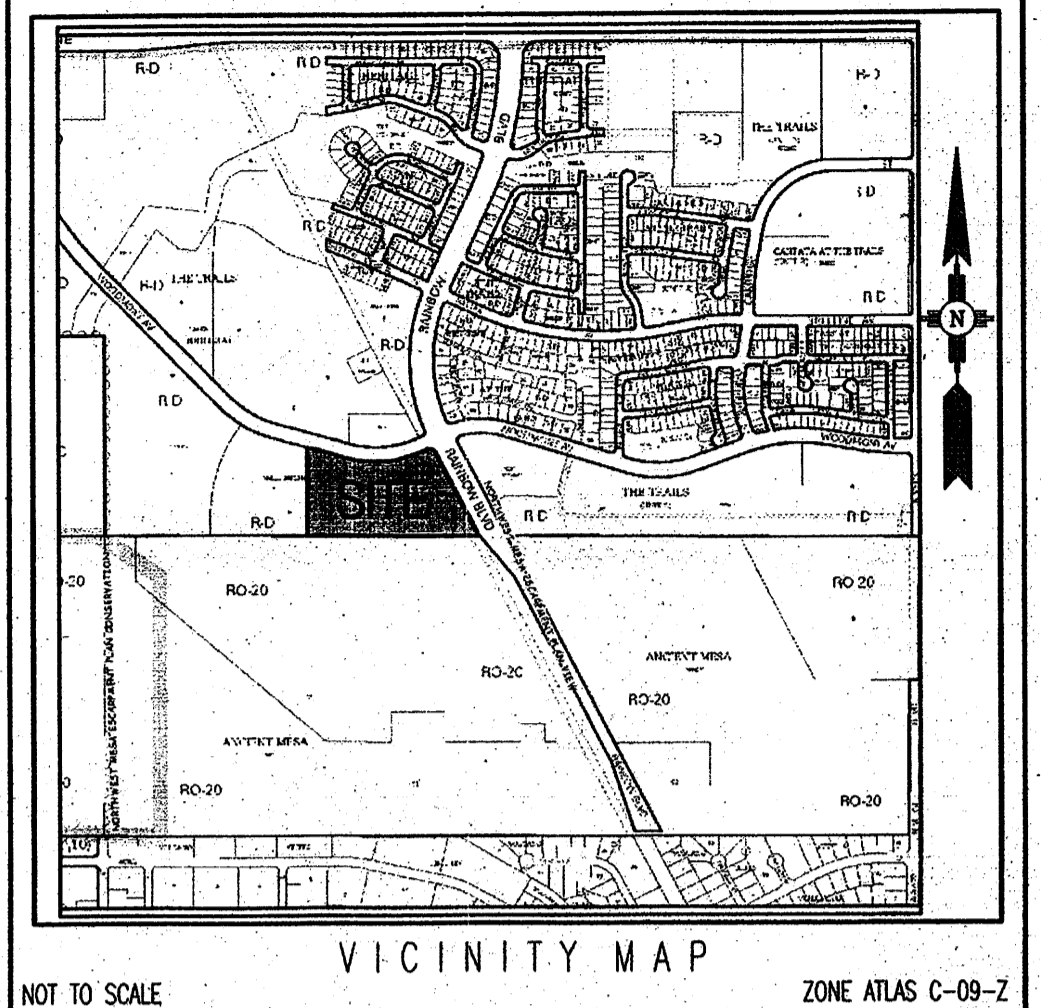
BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	S53°01'03"W	26.89'
T2	S00°15'20"W	60.25'
T3	S09°29'40"W	90.31'
T4	S00°15'20"W	126.11'
T5	S00°16'10"W	47.00'
T6	N89°17'41"W	10.31'
T7	S00°15'20"W	74.57'
T8	S89°40'58"E	266.70'
T9	S89°44'33"E	793.63'
T10	N27°16'48"W	153.93'
T11	S89°46'05"E	170.25'
T12	S27°04'01"E	210.94'

Albuquerque Control Survey Monument "UNION"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 N=1,523,503.475
 E=1,493,655.030
 Ground to grid factor= 0.999664360
 Delta Alpha= -00°16'58.96"
 Elevation= 5524.950

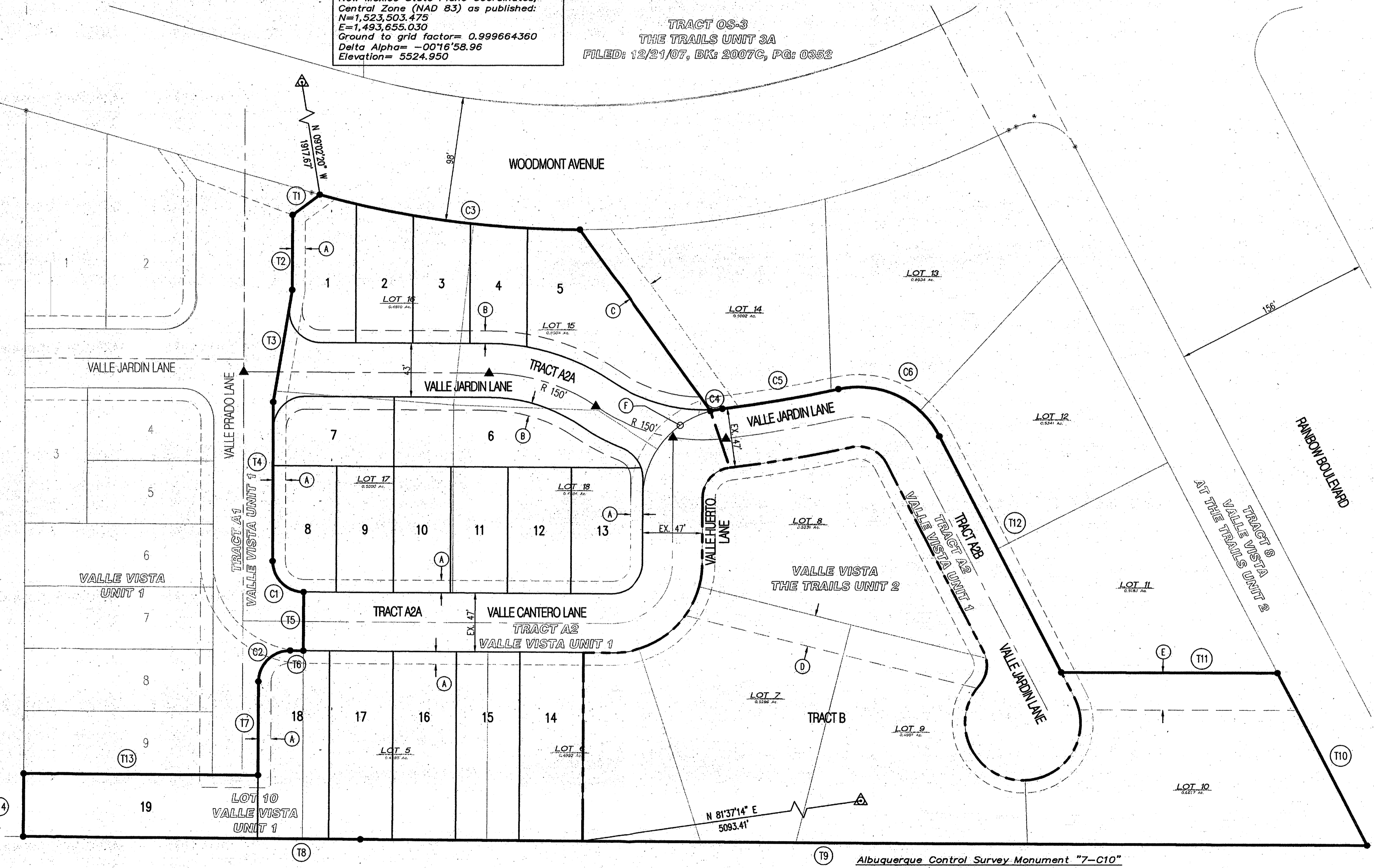
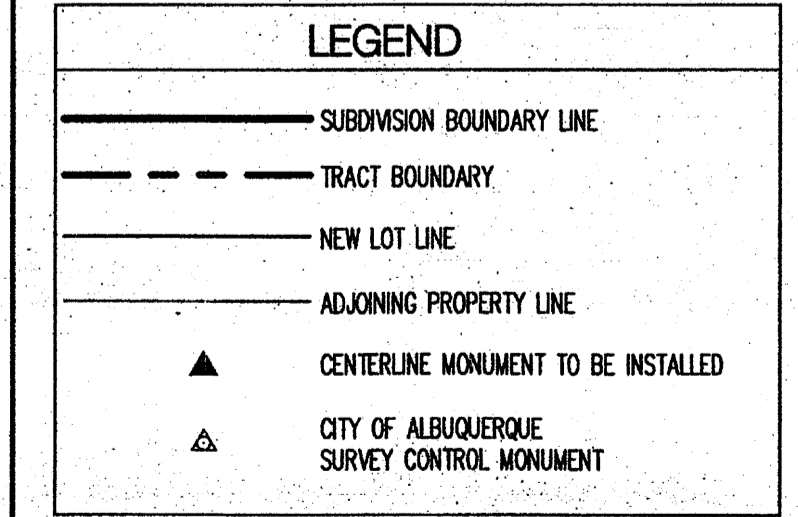
TRACT OS-3
 THE TRAILS UNIT 3A
 FILED: 12/21/07, BK: 2007C, PG: 0362

TRACT 9
 THE TRAILS UNIT 3A
 FILED: DECEMBER 21, 2007
 PLAT BOOK 2007C, PG. 0352



NOT TO SCALE ZONE ATLAS C-09-2

- KEYED NOTES**
- (A) EXISTING 10' PUBLIC UTILITY EASEMENT
 - (B) 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
 - (C) EXISTING 20' PUBLIC DRAINAGE EASEMENT
 - (D) EXISTING 25' PUBLIC SANITARY SEWER AND PUBLIC DRAINAGE EASEMENT.
 - (E) EXISTING 30' PUBLIC PEDESTRIAN ACCESS EASEMENT UNIT 3.
 - (F) TRACT LINE ELIMINATED WITH THIS PLAT

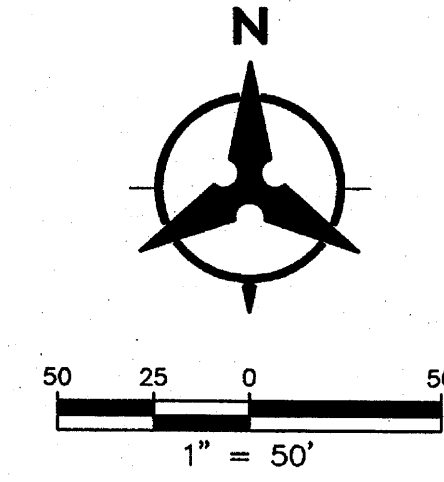


Albuquerque Control Survey Monument "7-C10"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 Y= 1,521,838.43
 X= 1,499,200.29
 Ground to grid factor= 0.999667290
 Delta Alpha= -00°16'20"
 Elevation= 5425.21 (NGVD88)

TRACT C-1, ANCIENT MESA
 FILED: FEB. 21, 2008, BK: 2008C, 31



PROJECT #: 1004606
 DATE: 6-18-14
 APP #: H-70207 (P/F)
 H-70208 (S/W)
 H-70209 (T/D)



TRACT 9
 THE TRAILS UNIT 3A
 FILED: DECEMBER 21, 2007
 PLAT BOOK 2007C, PG. 0352

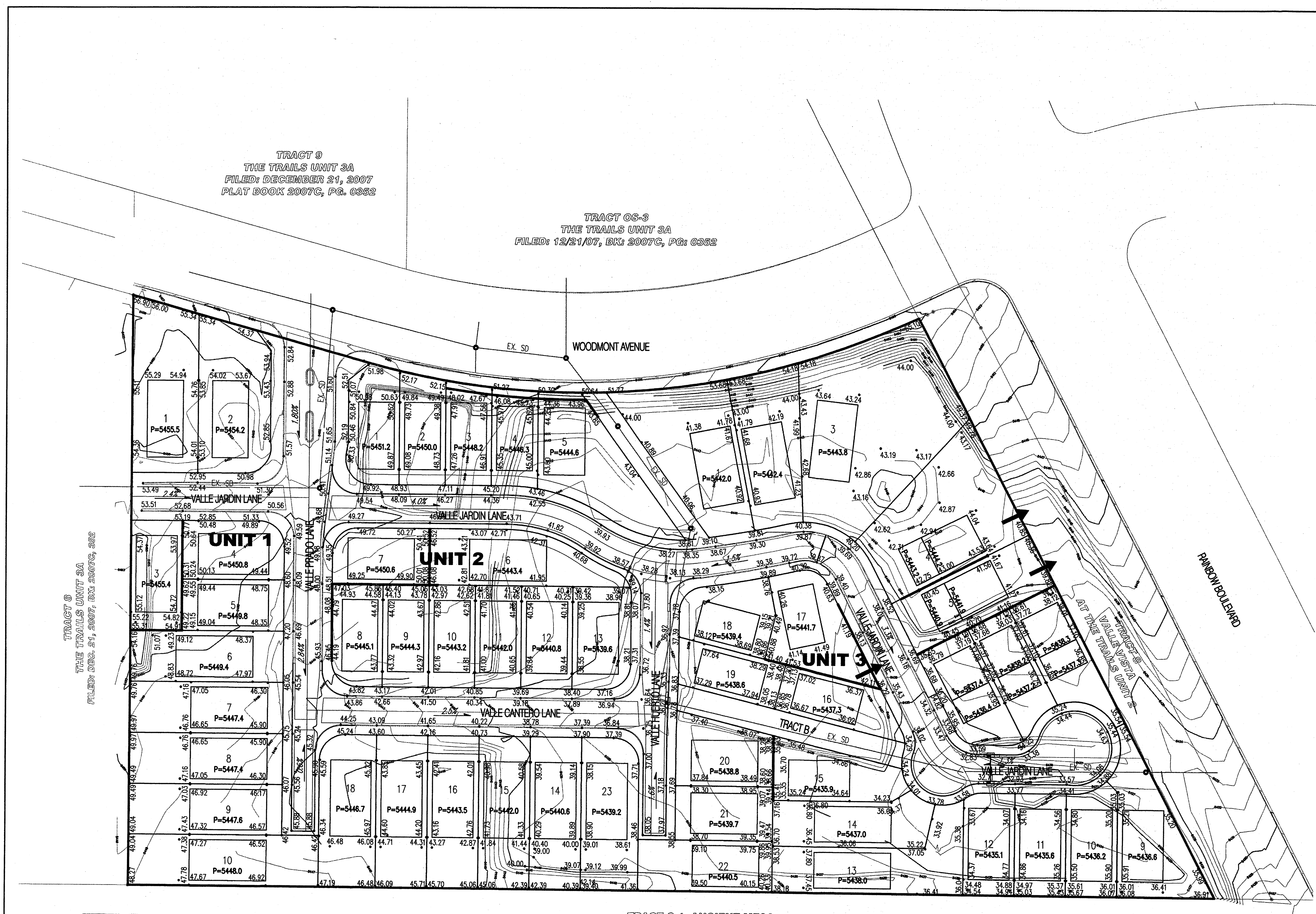
TRACT OS-3
 THE TRAILS UNIT 3A
 FILED: 12/21/07, BK: 2007C, PG: 0352

GENERAL NOTES

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

LEGEND

- 91.62 PROPOSED SPOT ELEVATION
- × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
- ══ EXISTING CURB & GUTTER
- ══ PROPOSED MOUNTABLE CURB & GUTTER
- ══ PROPOSED STANDARD CURB & GUTTER
- 5470 EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- ▬ PROPOSED RETAINING WALL
- ▬ PROPOSED SLOPE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- ▬ HIGH POINT
- ➔ WALL DRAIN



AS-BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTED BY	DATE
ACCEPTANCE BY	DATE
DRAWING BY	DATE
RECORDED BY	DATE
MICROFILM INFORMATION	
NO.	DATE

BENCH MARKS	
CONTRACTOR	DATE
INSPECTED BY	DATE
ACCEPTANCE BY	DATE
DRAWING BY	DATE
RECORDED BY	DATE
NO.	DATE

SURVEY INFORMATION	
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE

ENGINEER'S SEAL	
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE

Bohannan & Huston
 www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

VALLE VISTA UNITS 1, 2 & 3 GRADING AND DRAINAGE PLAN

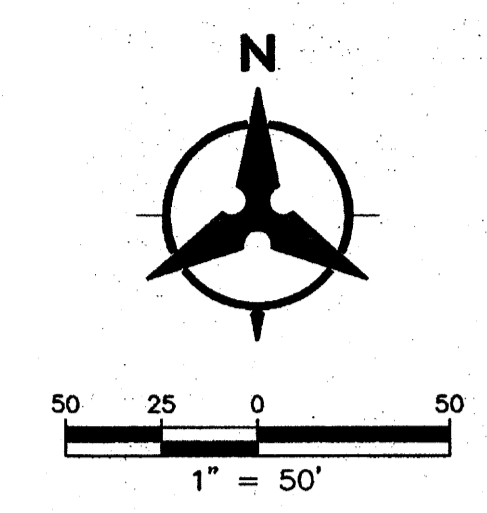
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. XXXXXX	Zone Map No. C-09-Z	Sheet 1	Of 2
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P:\20150018\CDP\Plans\General\Pre-Plot\20150018_GP01.dwg
 May 15, 2014 - 7:26pm

PROJECT #: 10041006
 DATE: 6-18-14
 APP #: 14-70204 (PH)
 14-70205 (SUD)
 14-70206 (TDS)

PRELIMINARY PLAT FOR
 VALLE VISTA UNIT 1
 LOTS 1-10 & TRACTS
 A1 & A2
 JUNE, 2014



LEGAL DESCRIPTION

Lots 1-4 and Tract A, Valle Vista at The Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the correction plat entitled "VALLE VISTA AT THE TRAILS UNIT 2 WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 21, 2007, in Plat Book 2007C, Page 168, as Document No. 2007091303.

GENERAL NOTES

- EXISTING ZONING: SU-2, RD, TRAILS RESIDENTIAL DEVELOPING AREA
 PROPOSED ZONING: SU-2, RD, TRAILS RESIDENTIAL DEVELOPING AREA
- PROPOSED ACREAGE: 3.65 AC
 NUMBER OF LOTS: 10
 PROPOSED DENSITY: 3.96 DU/AC
- MIN. LOT DIMENSIONS: 45' X 95'
 MINIMUM LOT AREA: 4,275 SQFT
- ALL UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
- LOT SETBACKS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN.
- TRACTS A1 AND A2 SHALL CONTAIN PRIVATE STREET RIGHT OF WAY. STREET IMPROVEMENTS TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.
- ALL PRIVATE STREET RIGHT OF WAY (TRACTS A1 AND A2) SHALL HAVE A PUBLIC SANITARY SEWER, WATER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE.
- NO LOTS SHALL HAVE DIRECT ACCESS TO WOODMONT AVENUE.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	SU-2, RD
MILES OF FULL WIDTH STREETS CREATED	0.29 MILES
NO. OF EXISTING TRACTS	5
NO. OF LOTS CREATED	10
NO. OF HOA TRACTS CREATED	2

SURVEY NOTES:

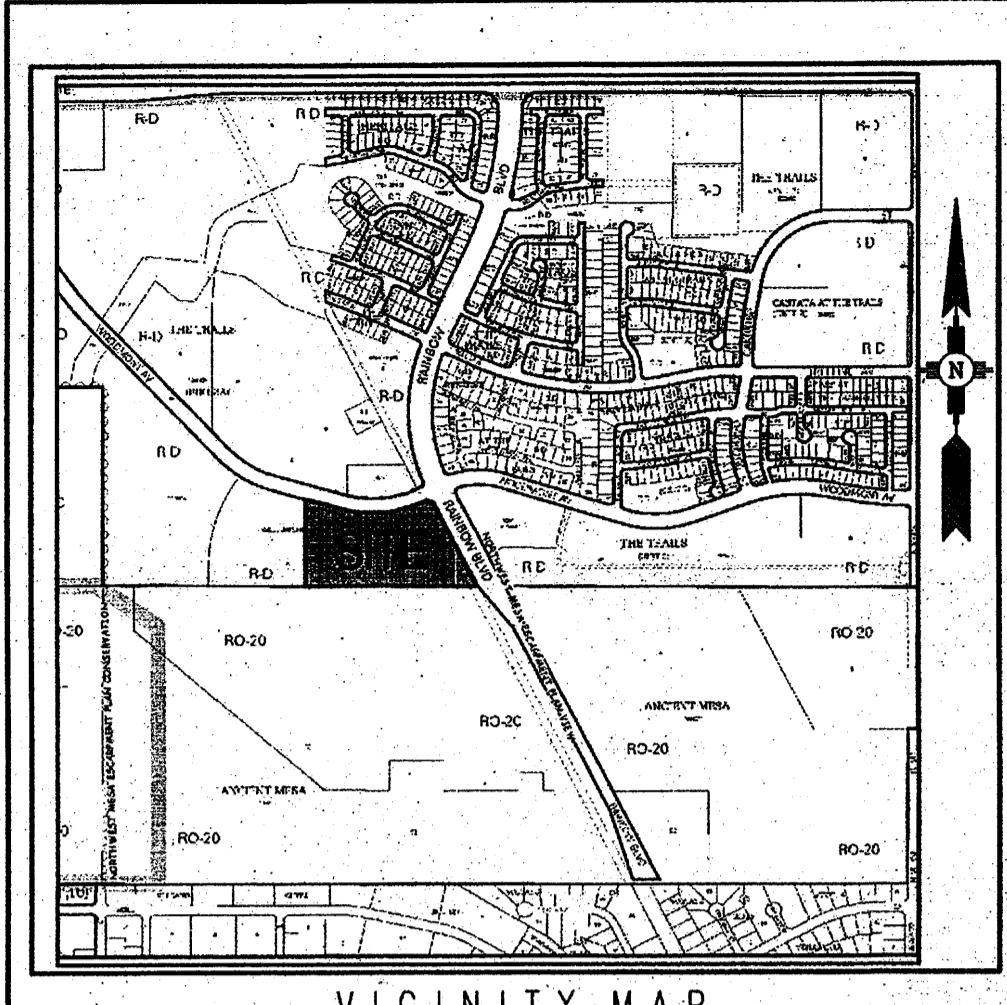
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE. CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 9756".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASES OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

Dale P. Asstler 6-10-14
 CITY SURVEYOR DATE

Kelly Calhoun 6/9/14
 KELLY CALHOUN, MANAGER, WOODMONT-PASEO, LLC DATE

Kelly Calhoun 6/9/14
 KELLY CALHOUN, PRESIDENT, THE TRAILS COMMUNITY ASSOCIATION, INC. DATE



Albuquerque Control Survey Monument "UNION"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 N=1,523,503.475
 E=1,493,655.030
 Ground to grid factor= 0.999664360
 Delta Alpha= -00'16"58.96
 Elevation= 5524.950

TRACT 8
 THE TRAILS UNIT 3A
 FILED: DECEMBER 21, 2007
 PLAT BOOK 2007C, PG. 0352

BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	6.82'	770.00'	00'30'27"	3.41'
C2	112.31'	71.50'	90'00'00"	71.50'
C3	35.35'	24.50'	82'39'34"	21.55'
C4	97.46'	966.50'	05'46'40"	48.77'
C5	32.40'	24.50'	75'46'56"	19.07'
C6	29.16'	24.50'	68'11'47"	16.59'
C7	197.10'	45.50'	248'11'47"	---
C8	94.57'	71.50'	75'46'56"	55.64'
C9	92.72'	919.50'	05'46'40"	46.40'
C10	103.15'	71.50'	82'39'34"	62.88'
C11	38.48'	24.50'	90'00'00"	24.50'
C12	38.48'	24.50'	89'59'10"	24.49'

BOUNDARY TANGENT TABLE

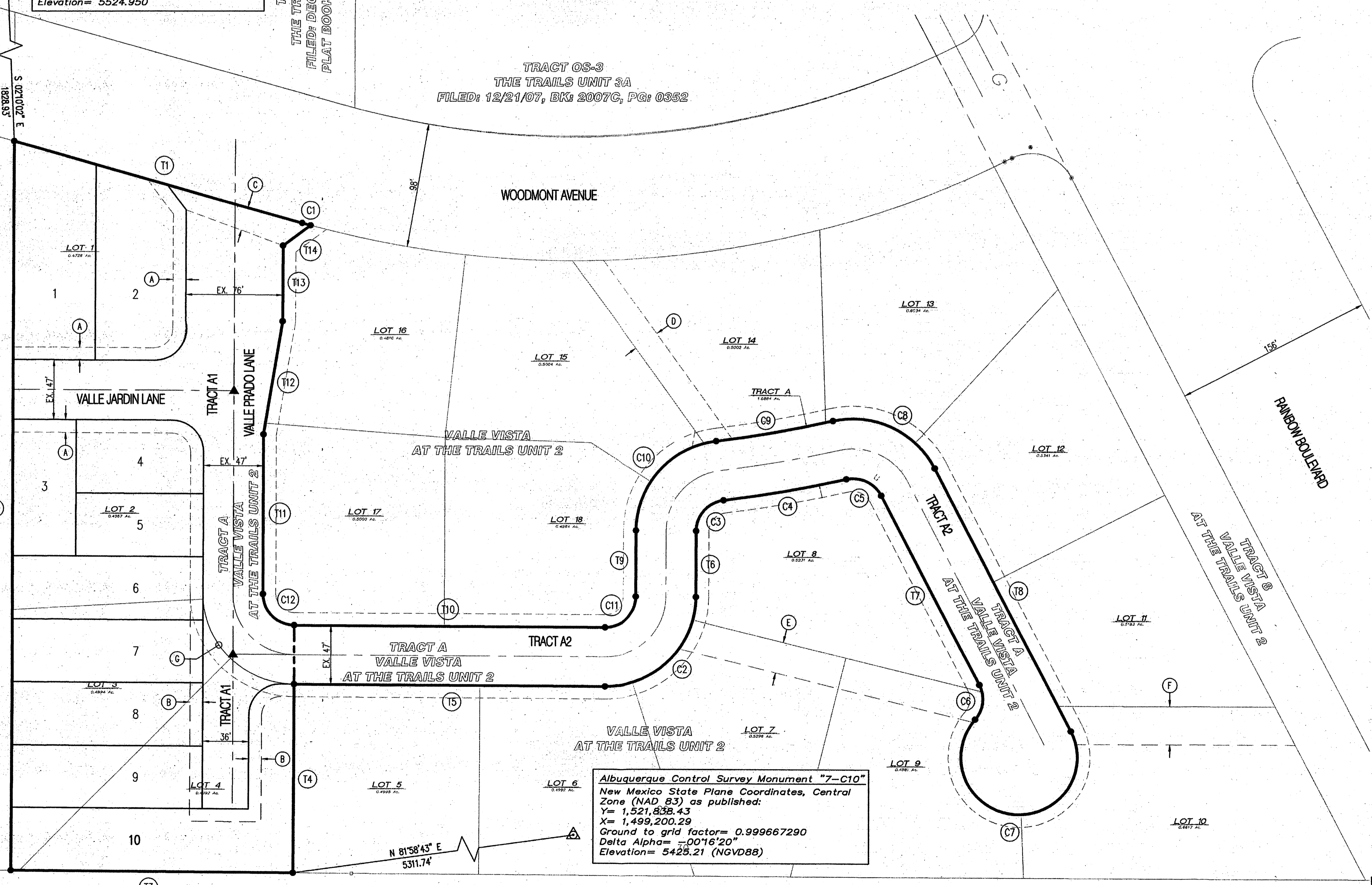
ID	BEARING	LENGTH
T1	N74°04'05"W	234.56'
T2	S00°15'20"W	577.91'
T3	S89°40'58"E	220.95'
T4	N00°16'10"E	149.68'
T5	S89°43'50"E	243.26'
T6	N00°16'10"E	52.11'
T7	S27°04'01"E	168.15'
T8	N27°04'01"W	233.14'
T9	S00°16'10"W	52.11'
T10	N89°43'50"W	243.26'
T11	N00°15'20"E	126.11'
T12	N09°29'40"E	90.31'
T13	N00°15'20"E	60.25'
T14	N53°01'03"E	26.89'

KEYED NOTES

- (A) EXISTING 10' PUBLIC UTILITY EASEMENT
- (B) 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- (C) EXISTING PUBLIC PEDESTRIAN ACCESS EASEMENT
- (D) EXISTING 20' PUBLIC DRAINAGE EASEMENT
- (E) EXISTING 25' PUBLIC SANITARY SEWER AND PUBLIC DRAINAGE EASEMENT.
- (F) EXISTING 30' PUBLIC SANITARY SEWER, WATER, PUBLIC DRAINAGE AND PUBLIC PEDESTRIAN ACCESS EASEMENT.
- (G) TRACT LINE ELIMINATED WITH THIS PLAT

LEGEND

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

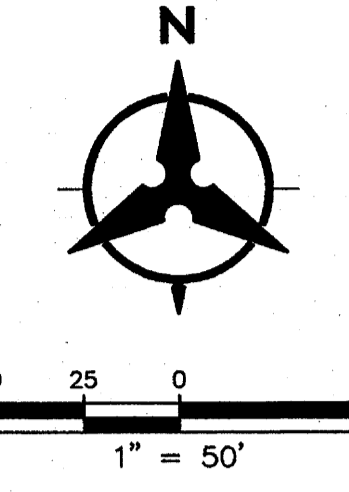


Albuquerque Control Survey Monument "7-C10"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 Y= 1,521,838.43
 X= 1,499,200.29
 Ground to grid factor= 0.999667290
 Delta Alpha= -00'16"20"
 Elevation= 5426.21 (NGVD88)

TRACT C-1, ANCIENT MESA
 FILED: FEB. 21, 2008, BK: 2008C, 31



PROJECT #: 1004606
 DATE: 6-18-14
 APP #: 14-70204 (PIF)
 14-70205 (SIS)
 14-70206 (TDS)



TRACT 9
 THE TRAILS UNIT 3A
 FILED: DECEMBER 21, 2007
 PLAT BOOK 2007C, PG. 0352


TRACT OS-3
 THE TRAILS UNIT 3A
 FILED: 12/21/07, BK: 2007C, PG: 0352

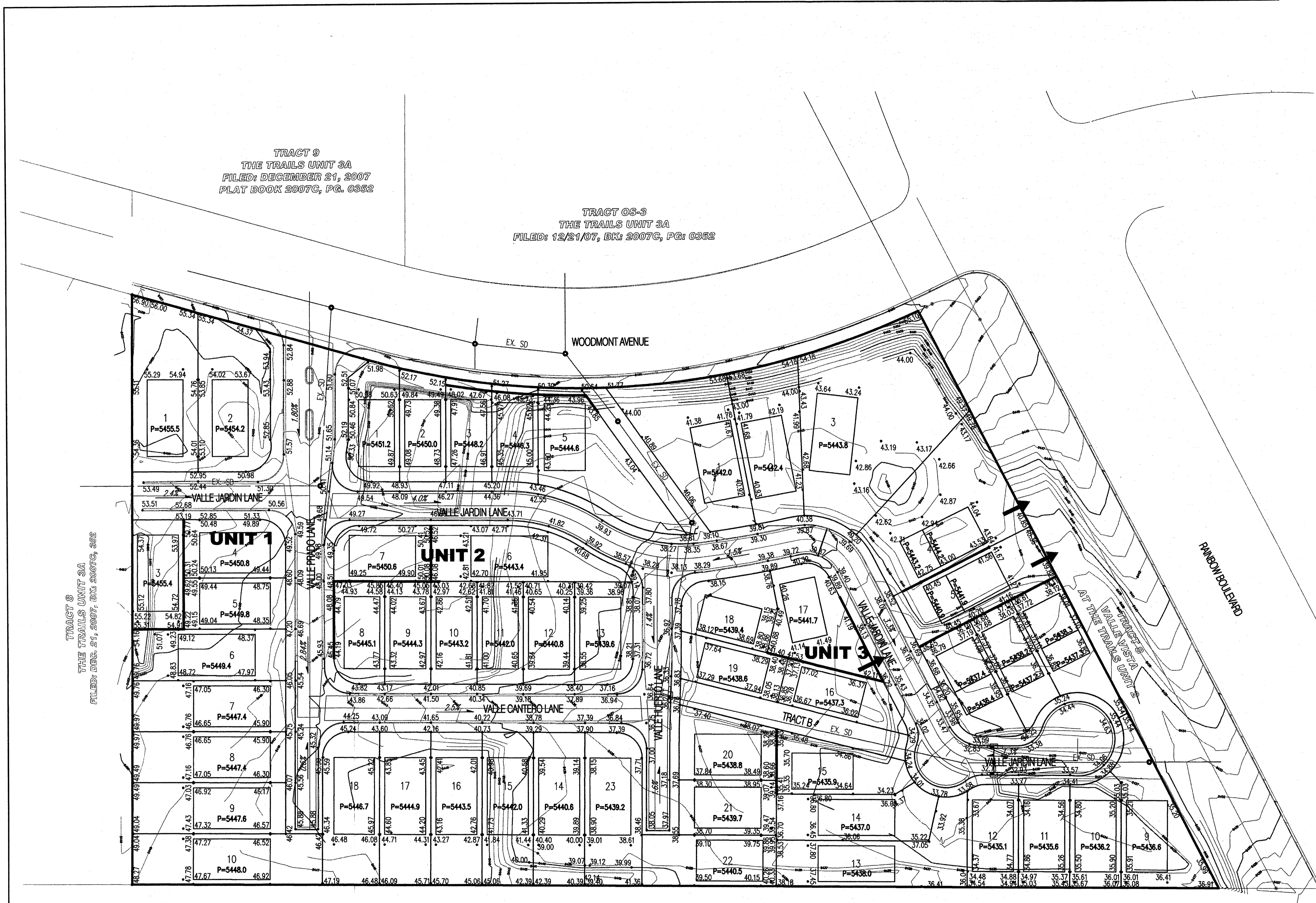
GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
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3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
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LEGEND

- 91.62 PROPOSED SPOT ELEVATION
- × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- 5470 EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- PROPOSED RETAINING WALL
- PROPOSED SLOPE
- PROPOSED STORM DRAIN
- ⊙ PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- HIGH POINT
- WALL DRAIN

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY		REMARKS REVISIONS DESIGN
INSPECTOR	DATE	INSPECTOR	DATE	NO.	BY		
FIELD	DATE	FIELD	DATE	NO.	BY	No. Date By	DATE: 11/13 DATE: 11/13 DATE: 11/13
FIELD	DATE	FIELD	DATE	NO.	BY	No. Date By	Designed By: SJS Drawn By: DTH Checked By: SJS



TRACT C-1, ANCIENT MESA
 FILED: FEB. 21, 2006, BK: 2006C, 31

Bohannan & Huston
 www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

VALLE VISTA UNITS 1, 2 & 3
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
XXXXXX	C-09-Z	1	2

P:\20150018\CDP\Plans\General\Pre-Plat\20150018_GPO1.dwg
 May 15, 2014 - 7:26pm

PLAT OF
VALLE VISTA
AT THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACT 11, THE TRAILS UNIT 2)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2006

PROJECT NUMBER: 1004606

Application Number: 06DRB-01354

PLAT APPROVAL

Utility Approvals:

<i>[Signature]</i> PNM Gas and Electric Services	<u>2-3-06</u> Date
<i>[Signature]</i> QWest Corporation	<u>2-10-06</u> Date
<i>[Signature]</i> Comcast	<u>2-9-06</u> Date
<i>[Signature]</i> New Mexico Utilities	<u>2-2-06</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:
[Signature]
 City Surveyor 9/12/06
 Date

[Signature]
 Traffic Engineering/Transportation Division 10-11-06
 Date

[Signature]
 Utilities Development 10-11-06
 Date

[Signature]
 Parks and Recreation Department 10/11/06
 Date

[Signature]
 AMAFCA 10/11/06
 Date

[Signature]
 City Engineer 10/11/05
 Date

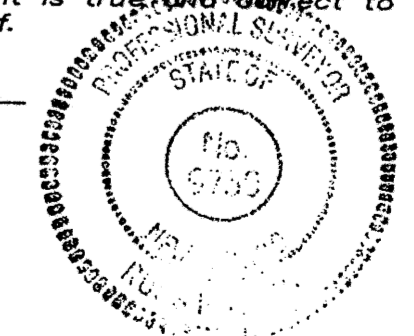
[Signature]
 DRB Chairperson, Planning Department 10/16/06
 Date

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, correct to the best of my knowledge and belief.

[Signature]

Russ P. Hugg
 NMPS No. 9750
 January 17, 2006



TREASURERS CERTIFICATION

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

Valle Vista at the Trails
1-009-064-183225-302-01
[Signature] 10-11-06
 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.



DEDICATION

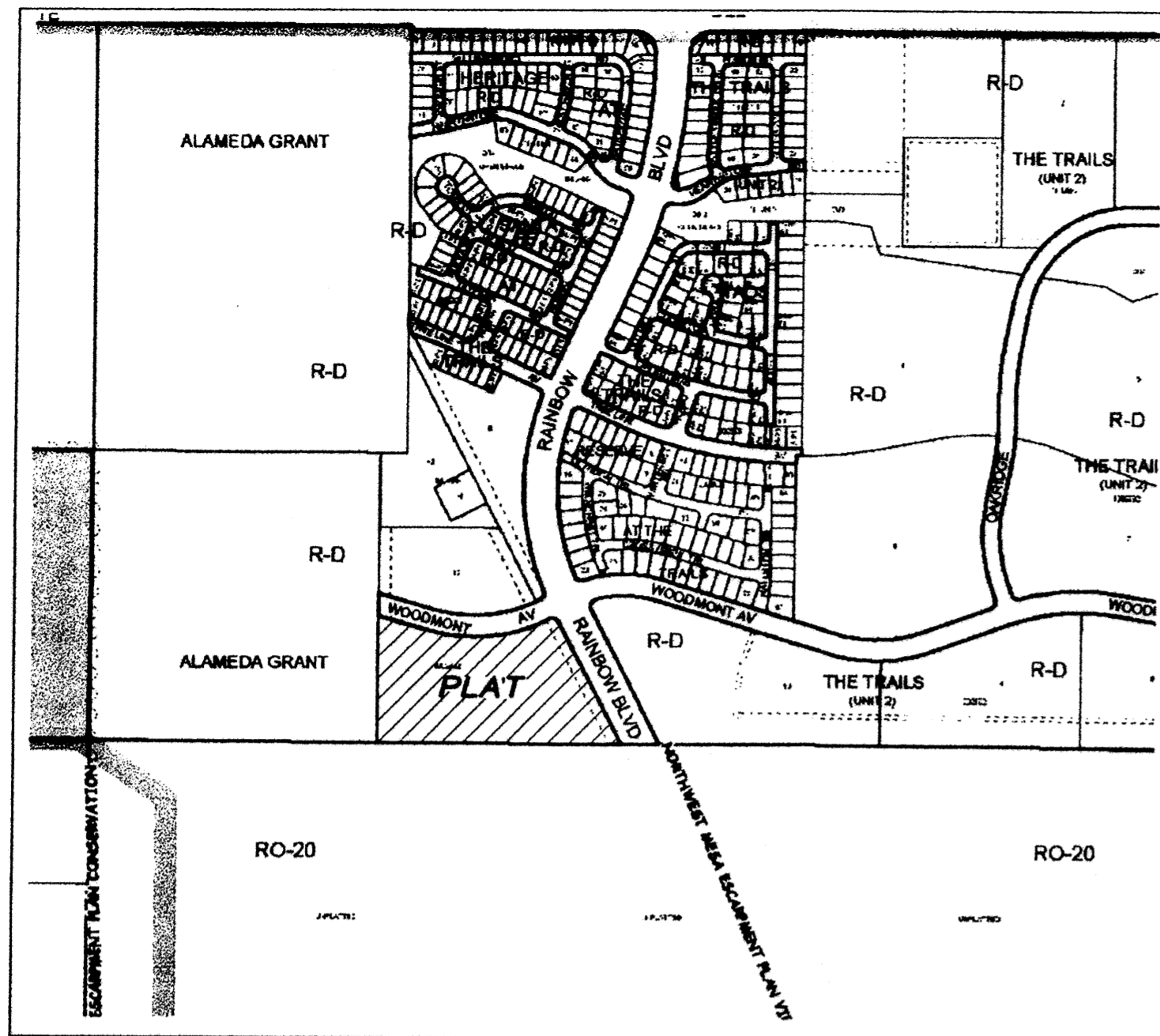
- Tracts A and B as shown hereon are hereby conveyed to The Trails Community Association, Inc. in fee simple by this plat. Said Tracts A and B are to be maintained by The Trails Community Association, Inc.
- Tract B is to be landscaped per the approved landscaping plan and will be maintained by The Trails Community Association, Inc.
- Tract A is hereby conveyed to The Trails Community Association, Inc. in fee simple and shall contain all of the private street right of way (Valle Prado Place and Valle Jardin Road N.W.). Said Tract D will be maintained by The Trails Community Association, Inc.
- Within all Private street right of ways (Tract A) as shown hereon, a Public Sanitary Sewer, Water and Drainage Easement is hereby granted to the City of Albuquerque by this plat.
- The named public utilities as shown and acknowledged on Sheet 1, shall have the right to cross said private streets (Tract A) at the locations as shown on the approved construction plans, and shall have the right to reasonably access said crossings for maintenance purposes.

Doc# 2007091303

Plot #: 0092555 Page: 1 of 3 06/21/2007 03:58 PM
 PLAT R 17.00 BK 2006 P. 0168 M. Toulouse, Bernalillo County

NOTE:

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8(A)(3).



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 2006381108
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus (). All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 2
- Total number of Lots created: 18
- Total number of Parcel created: 0
- Total mileage of full width streets created: 0.27 mile.
- Gross Subdivision acreage: 11.7322 acres
- This property is currently zoned "SU-2 Suburban Residential Large Lot (SRLL) per the Volcano Heights Sector Development Plan (VHSDP).

PURPOSE OF PLAT:

The purpose of this Plat is to:

- Create the 18 residential lots and 2 tracts as shown hereon.
- Grant the new public and private utility easements as shown hereon.

DISCLOSURE STATEMENT - The sole purpose of this "Correction Plat" is to correct the areas for Lots 1, 16, 17 and Tract B, Line Table Tag "L7", and Curve Table Tags "C8" and "C42"

PLAT OF VALLE VISTA AT THE TRAILS UNIT 2

(BEING A REPLAT OF TRACT 11, THE TRAILS UNIT 2)

WITHIN

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

JANUARY, 2006

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tract 11, of 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, New Mexico on October 18, 2004 in Plat Book 2004C, Page 332.

Said parcel contains 11.7322 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "PLAT OF VALLE VISTA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT 11, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant 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

THE TRAILS, LLC LONGFOOT GROUP, INC., MANAGER

By: Kelly Murtagh 9/11/06 Kelly Murtagh, Vice President Date Murtagh

TRAILS COMMUNITY ASSOCIATION, INC.

By: Tracy Murphy 9-8-06 Tracy Murphy, President Date

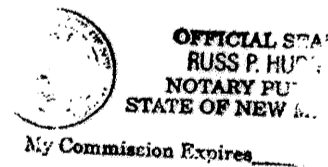
ACKNOWLEDGEMENT

STATE OF NEW MEXICO COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 11th day of SEPTEMBER, 2006, by Kelly Galbreath, Vice President of The Trails, LLC.

Notary Public signature

2/24/2009 My commission expires



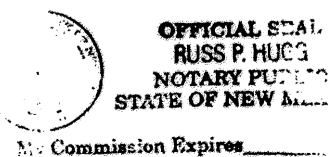
ACKNOWLEDGEMENT

STATE OF NEW MEXICO COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 8th day of SEPTEMBER, 2006, by Tracy Murphy, President of The Trails Community Association, Inc.

Notary Public signature

2/24/2009 My commission expires



LINE TABLE table with columns: LINE, LENGTH, BEARING. Rows L1 through L11.

CORRECTED L7 50.39' S02°08'18"E

CURVE TABLE

Large table with columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD, CHORD BEARING, DELTA. Rows C1 through C44.

CORRECTED C8 6.82' 770.00' 3.41' 6.82' S74°19'18"E 0°30'27" CORRECTED C42 123.53' 770.00' 61.90' 123.40' S79°10'17"E 9°11'30"



SHEET 2 OF 3

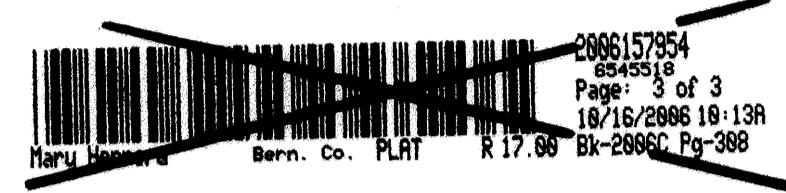
SURVOTEK, INC.

Consulting Surveyors 9364 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3368 Fax: 505-897-3377

PLAT OF VALLE VISTA AT THE TRAILS UNIT 2

(BEING A REPLAT OF TRACT 11, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2006

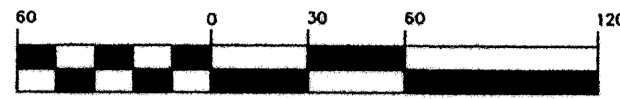


TRACT 10 THE TRAILS UNIT 2

Filed October 18, 2004 in Plat Book 2004C, Page 332

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)

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

TRACT 12 THE TRAILS UNIT 2

Filed October 18, 2004 in Plat Book 2004C, Page 332

UNPLATTED LAND OF INDUSTRY DEVELOPMENT LTD., CO.

WOODMONT

N.W.

AVENUE

156' R/W

RAINBOW BOULEVARD

N.W.

156' R/W

LOT 1

0.4726 Ac.

VALLE JARDIN LANE N.W.

LOT 16

0.4810 Ac.

LOT 14

0.5002 Ac.

TRACT A

Private Streets See Dedication Notes on Sheet 1

LOT 13

0.6034 Ac.

LOT 15

0.5004 Ac.

LOT 12

0.5341 Ac.

LOT 2

0.4967 Ac.

TRACT A

Private Streets See Dedication Notes on Sheet 1

LOT 17

0.5001 Ac.

LOT 18

0.4984 Ac.

LOT 8

0.5231 Ac.

LOT 11

0.5183 Ac.

LOT 3

0.4994 Ac.

VALLE PRADO LANE N.W.

LOT 7

0.5296 Ac.

LOT 9

0.4981 Ac.

LOT 10

0.6617 Ac.

LOT 4

0.4992 Ac.

LOT 5

0.4995 Ac.

LOT 6

0.4992 Ac.

SOUTH

BOUNDARY

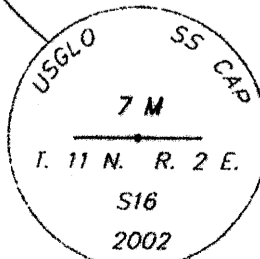
TOWN OF

ALAMEDA

GRANT

TRACT C ANCIENT MESA

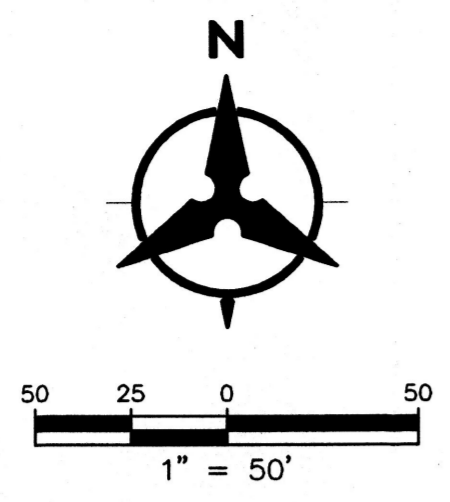
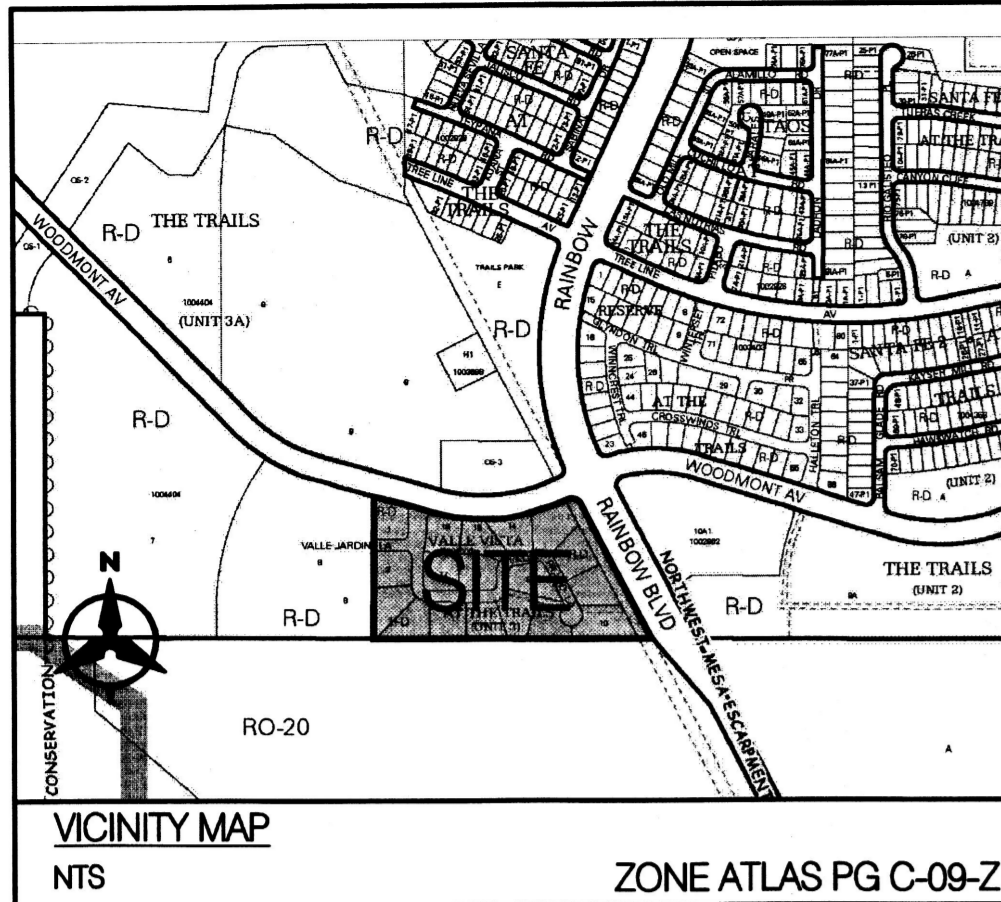
Filed February 2, 2006 in Plat Book 2006C, Page 40



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 3 SURV TEK, INC.

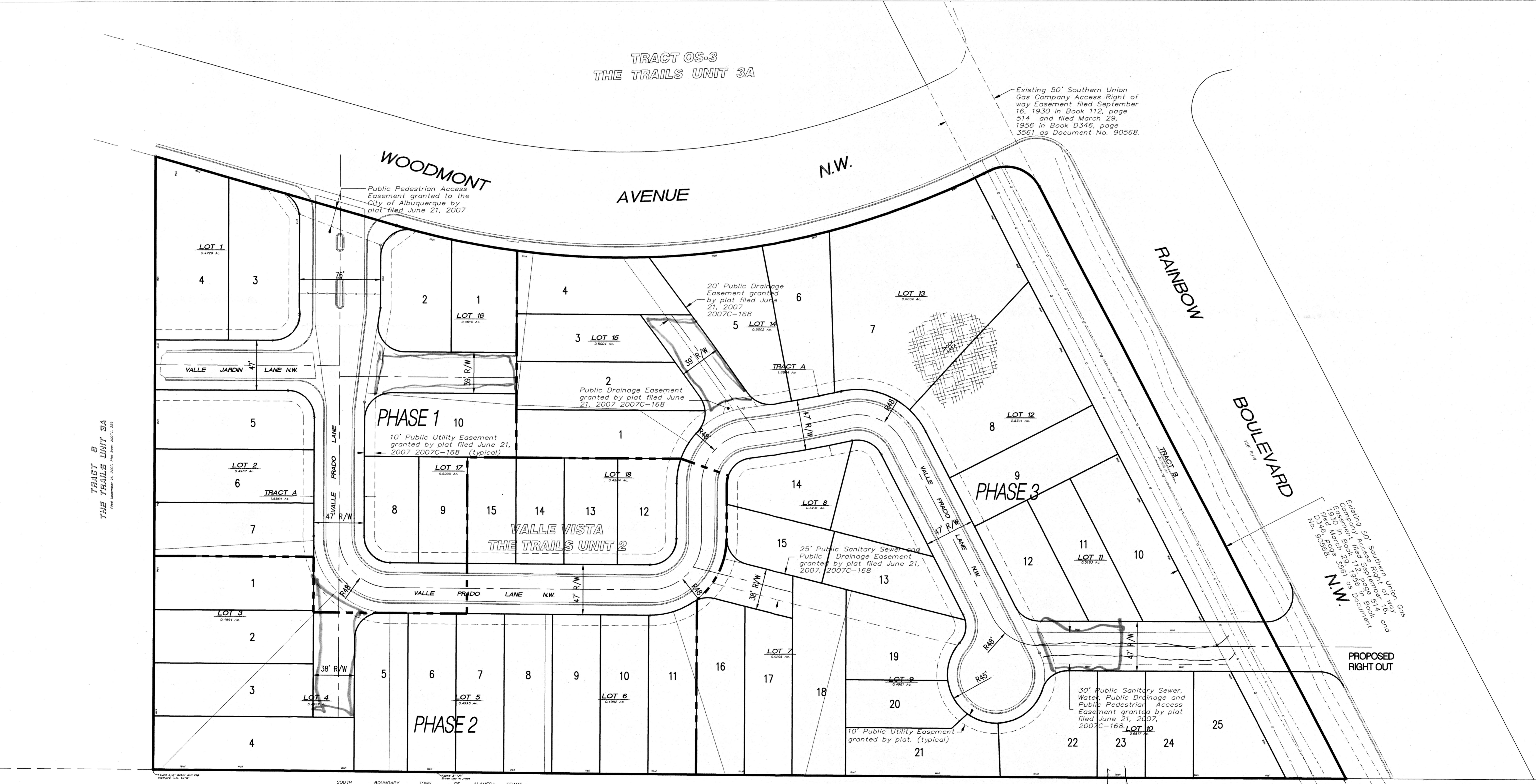
Consulting Surveyors Phone: 505-897-3366 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377



- NOTES:
1. ACREAGE: 11.00 AC.
 2. NUMBER OF LOTS: 50
 3. ZONING: RD

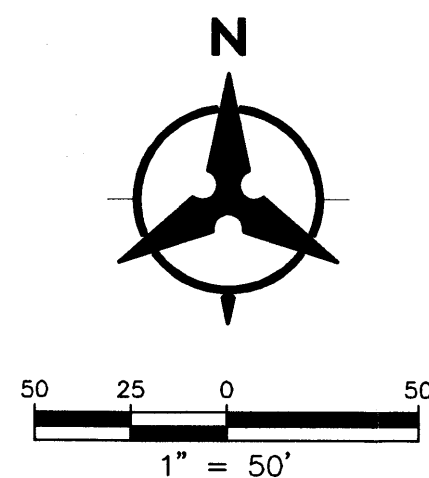
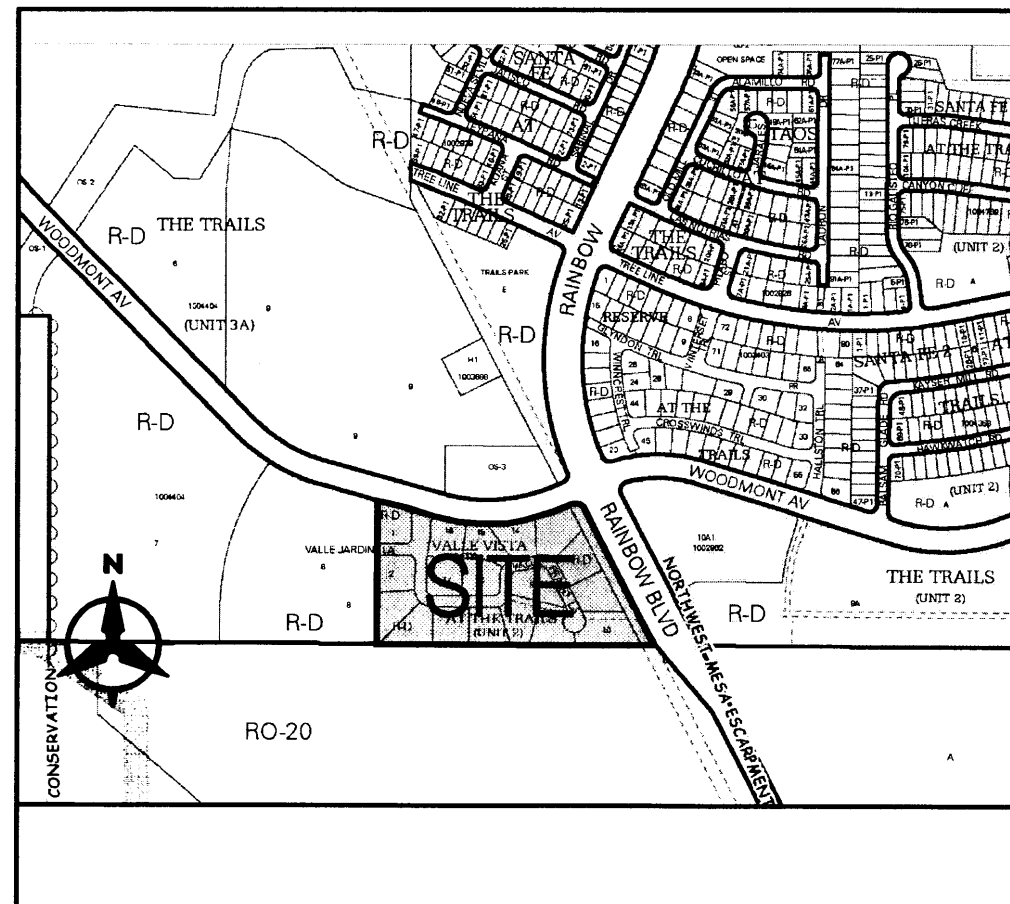
PROJECT #: 1004606
DATE: 4-30-14
APP#: 14-7011(SK)

SKETCH PLAT FOR
VALLE VISTA
at the TRAILS UNIT 2
BEING A REPLAT OF
LOTS 1-18
VALLE VISTA
at the TRAILS UNIT 2



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.

Established by 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.



- NOTES:
1. ACREAGE: 11.00 AC.
 2. NUMBER OF LOTS: 51
 3. ZONING: RD

PROJECT #: 100-1606
 DATE: 5-21-14
 APP #: 14-TORS6 (SK)

SKETCH PLAT FOR
 VALLE VISTA
 at the TRAILS UNIT 2
 BEING A REPLAT OF
 LOTS 1-18
 VALLE VISTA
 at the TRAILS UNIT 2

