

SP3
~~PRELIMINARY PLAT~~
 APPROVED BY DRB
 ON _____

PROJECT NUMBER: 1004644
 Application Number: _____

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated January 19, 2006 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () 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 SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	_____	Date	_____
Water Utility Department	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
Solid Waste Management	_____	Date	_____
City Engineer	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

GENERAL NOTES

- THE SITE PLAN CONCEPT AND REQUIREMENTS HAVE BEEN BASED ON THE "TRAILS PHASE 1" SITE DEVELOPMENT PLAN FOR SUBDIVISION, DATED 10-22-03. PROJECT NUMBER 1002962, 03DRB-01530.
- EXISTING ZONING: RD - PROPOSED ZONING: NO CHANGE.
- LOT SIZE, SETBACKS AND WIDTHS FOR INDIVIDUAL SUBDIVISION PARCELS SHALL CONFORM TO THE R-T ZONING REGULATION.
- SEE ROADWAY SECTIONS FOR ROW WIDTH AND CURB AND GUTTER CONFIGURATION.
- AS DESCRIBED AND PERMITTED IN CHAPTER 23 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, OFF STREET PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE P-1 INTERMITTENT PARKING DESIGN STANDARDS. THIS IS APPLICABLE WHERE THE ROADWAY RIGHT-OF-WAY AND PAVEMENT WIDTHS WITHIN INDIVIDUAL SUBDIVISIONS EQUAL 46' AND 28' RESPECTIVELY.
- PEDESTRIAN ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC SIDEWALKS.
- VEHICULAR ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC STREETS.
- ALL INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 47' ROW W/ 28' F-F PAVEMENT SECTION.
- ENTRY ROADWAYS TO INDIVIDUAL SUBDIVISIONS ARE PROPOSED TO BE 68' ROW W/ DIVIDED ENTRY/EXIT DRIVE AISLES.
- SUBDIVISION LOT LAYOUTS DEPICTED ARE FOR GENERAL INFORMATION ONLY. EXACT LOT SIZE, CONFIGURATION, QUANTITY AND INTERNAL ROADWAY CONFIGURATION MAY VARY.
- THE MAXIMUM ON-LOT USEABLE OPEN SPACE REQUIREMENT WILL BE MET, PER THE R-D ZONE IN THE CITY COMPREHENSIVE ZONING CODE. THE REMAINING REQUIREMENTS HAVE BEEN MET PREVIOUSLY PER SECTION 14-16-3-8 DETACHED OPEN SPACE REGULATIONS.
- THIS SITE DEVELOPMENT PLAN PACKAGE DEPICTS THE PROPOSED DEVELOPMENT FOR "THE TRAILS" SUBDIVISION. MINOR MODIFICATION TO PARCEL BOUNDARIES AND/OR ROADWAY ALIGNMENTS MAY OCCUR FOLLOWING TECHNICAL REVIEW BY CITY STAFF. SUCH MODIFICATION, IF APPLICABLE, WILL BE ADDRESSED THROUGH THE CITY OF ALBUQUERQUE PLATTING PROCESS BY THE DEVELOPMENT REVIEW BOARD.
- WATER AND SEWER: A DEVELOPMENT AGREEMENT BETWEEN THE DEVELOPER AND NEW MEXICO UTILITIES INC. AND APPROVAL OF NEW MEXICO UTILITIES INC. TO SERVE THE DEVELOPMENT IS REQUIRED PRIOR TO PRELIMINARY PLAT APPROVAL. WATER AND SANITARY SEWER SERVICE TO SITE WILL BE COORDINATED WITH NEW MEXICO UTILITIES INC.
- PERIMETER WALLS: THE SUBDIVISION PERIMETER GARDEN WALL WILL BE DESIGNED AND SUBMITTED IN CONJUNCTION WITH THE PRELIMINARY PLAT.
- MAXIMUM BUILDING HEIGHT WILL BE 26 FEET IN COMPLIANCE WITH THE COMPREHENSIVE CITY ZONING CODE.
- THERE ARE CURRENTLY NO TRANSIT OPERATIONS IN THE VICINITY. TRANSIT MAY OCCUR AT A LATER DATE PER CITY OF ALBUQUERQUE TRANSIT.
- BICYCLE LANES ARE WITHIN WOODMONT AVE, AND RAINBOW BLVD ROADWAYS AS DETERMINED BY THE CITY OF ALBUQUERQUE DESIGN REVIEW COMMITTEE.

SITE DATA

TOTAL DEVELOPED AREA: 19.3582 AC.
 OPEN SPACE: _____ AC.
 PROPOSED DWELLING UNITS: 114
 ZONING: R-D

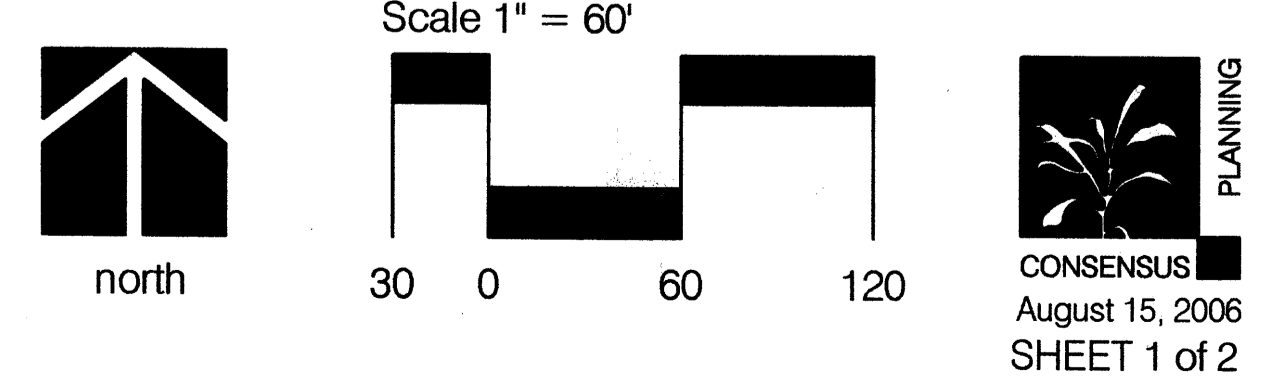
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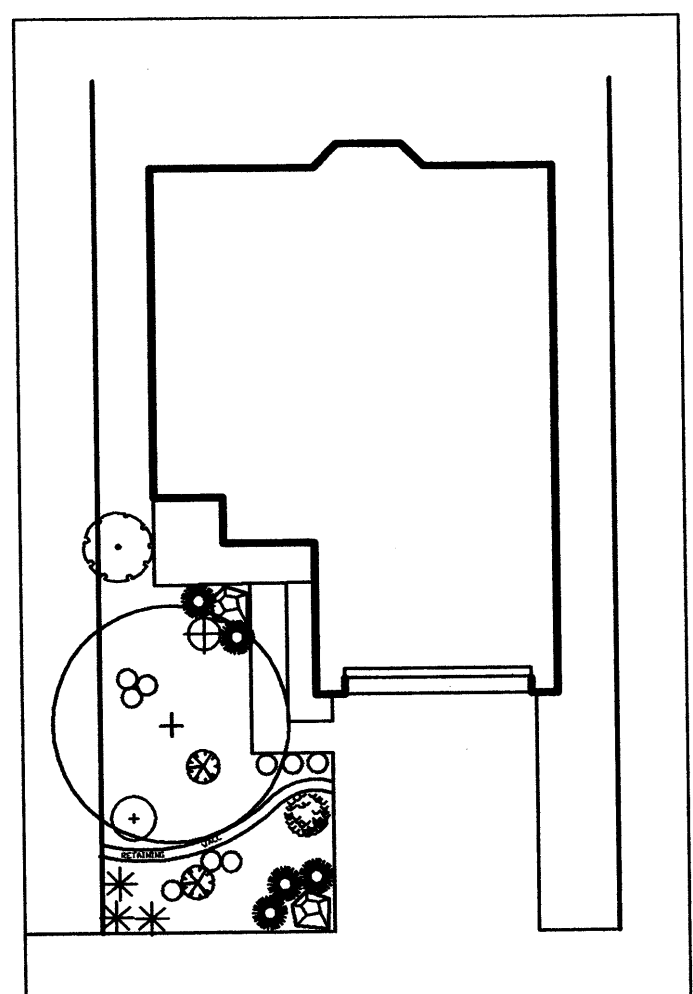
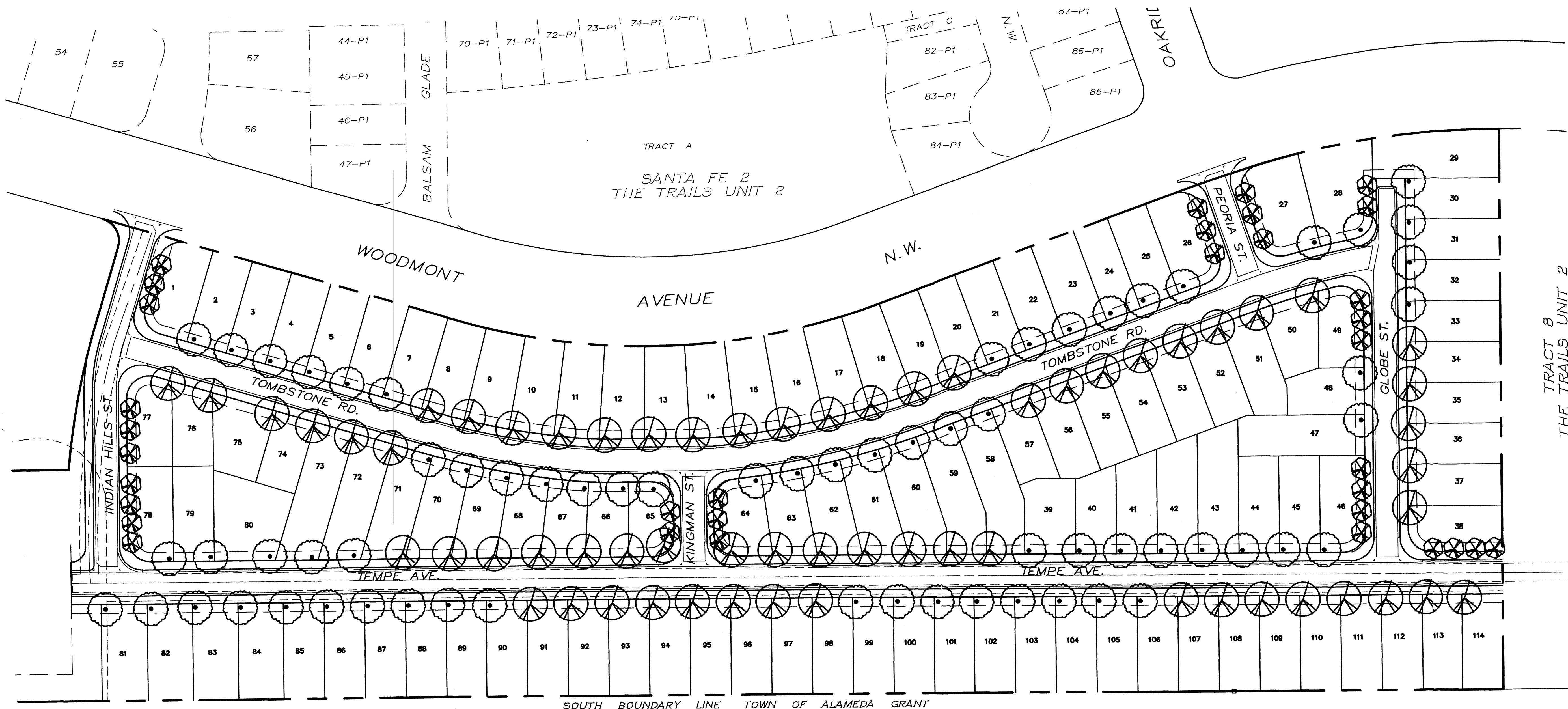
TRACT 9A OF THE TRAILS UNIT 2 WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE BRNALLILLO COUNTY, NEW MEXICO

Site Plan for RD
The Trails
Unit 9A

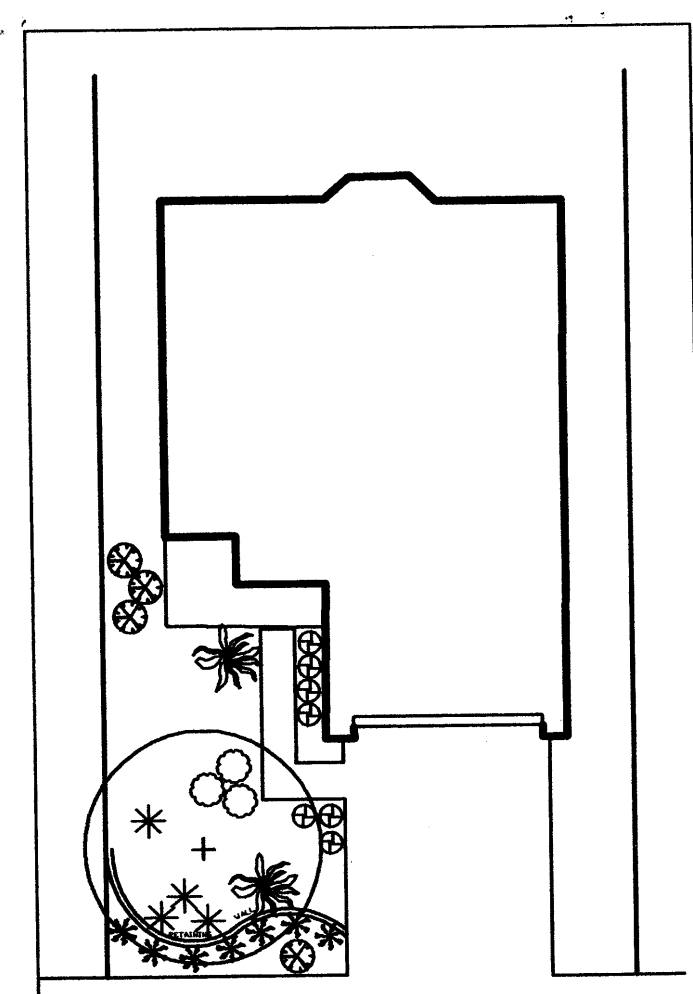
Prepared for:
 The Trails, LLC
 7007 Jefferson St. NE
 Albuquerque, NM 87109

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





CONCEPT A TYPICAL FRONT YARD



CONCEPT B TYPICAL FRONT YARD

TRACTS A, B, AND C
ANCIENT MESA

PLANT LIST			
COMMON NAME	BOTANICAL NAME	QTY.	SIZE (H x W)
STREET TREES			
Purple Robe Locust	<i>Robinia ambigua</i> 'Purple Robe'	20'	Cal. 20' X 25'
Modesto Ash	<i>Fraxinus velutina</i> 'Modesto'	20'	Cal. 15' X 15'
Raywood Ash	<i>Fraxinus oxycarpa</i> 'Raywood'	20'	Cal.
FRONT YARD PLANT LIST TYPICAL			
EVERGREEN TREES			
AUS Austrian Pine	<i>Pinus nigra</i>	6	Fl. Ht. 35' X 25'
TREES			
Desert Willow	<i>Chilopsis linearis</i>	20'	Cal. 20' X 25'
Hops Crabapple	<i>Malus 'Hops'</i>	20'	Cal. 20' X 15'
New Mexico Olive	<i>Forestiera neomexicana</i>	15	GAL. 15' X 15'
Newport Flowering Plum	<i>Prunus c. 'Newport'</i>	20'	Cal. 20' X 15'
Red Barron Crabapple	<i>Malus 'Red Barron'</i>	20'	Cal. 18' X 8'
Velvet Ash	<i>Fraxinus velutina</i>	20'	Cal. 40' X 40'
Raywood Ash	<i>Fraxinus oxycarpa</i> 'Raywood'	20'	Cal. 35' X 30'
CACTI / AGAVES / ALOES / YUCCAS			
Broadleaf Yucca	<i>Yucca baccata</i>	5	Gal. 4' X 5'
Cholla	<i>Opuntia</i> spp.	5	Gal. 5' X 5'
Ferry Agave	<i>Agave parryii</i>	5	Gal. 2' X 2'
Red Flowering Aloe	<i>Hesperaloe parviflora</i>	5	Gal. 3' X 4'
SHRUBS			
Blue Mist Spirea	<i>Caryopteris x. clandonensis</i>	5	Gal. 3' X 3'
Big Sage	<i>Artemisia tridentata</i>	5	Gal. 4' X 4'
Fringe Sage	<i>Artemisia frigida</i>	5	Gal. 18' X 18'
Russian Sage	<i>Perovskia atriplicifolia</i>	5	Gal. 5' X 5'
Trident Sage	<i>Salvia x 'Trident'</i>	5	Gal. 4' X 3'
Prostrate Rosemary	<i>Rosmarinus o. 'Prostratus'</i>	5	Gal. 5' X 5'
Turpentine Bush	<i>Ericameria laricifolia</i> 'Aguirre'	5	Gal. 2' X 3'



GRASSES			
Beargrass	<i>Nolina microcarpa</i>	5	Gal. 3' X 2'
Karl Forester Reed Grass	<i>Calamagrostis 'Karl Forester'</i>	5	Gal. 2' X 2'
Regal Mist Deergrass	<i>Muhlenbergia c. 'Regal Mist'</i>	5	Gal. 3' X 3'
Silver Feather Maiden Grass	<i>Miscanthus s. 'Silver Feather'</i>	5	Gal. 5' X 5'
Threadgrass	<i>Stipa tenuissima</i>	1	Gal. 3' X 3'
Yakushima Maiden Grass	<i>Miscanthus s. 'Yakushima'</i>	5	Gal. 2' X 2'
Pennisetum alopecuroides	<i>Fountain Grass</i>	5	Gal. 5' X 5'

- NOTES**
- All plants within 6' of curb must be maintained at a max. height of 3'.
 - Trees in sightlines and within 6' of a curb must have lower branches pruned up to 7'.
 - Boulders within 6' of curb may not exceed 8" in height, those within 12' may not exceed 16".

- GENERAL NOTES:**
- This plan is intended to comply with the Northwest Mesa Escarpment Plan.
 - Landscape design is conceptual. Landscape within ROW shall be finalized with preliminary plat submitted and construction documents.
 - All disturbed areas will be revegetated with native seed mix.

All shrub planting areas shall be top dressed with 3/4" Santa Fe Brown Rock Mulch and 2" - 4" Santa Ana Tan Cobble (3:1 ratio).

IRRIGATION SYSTEM
Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate trees, shrub and groundcover planting areas.

Irrigation shall be a complete underground system with trees to receive (5) 1/2 gph drip emitters and shrubs to receive (2) 1/2 gph drip emitters. drip and bubbler systems to be tied to 1/2" polytube with flush caps at each end. Run time per drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for Irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

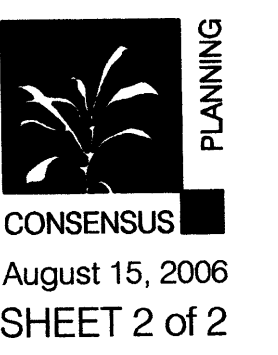
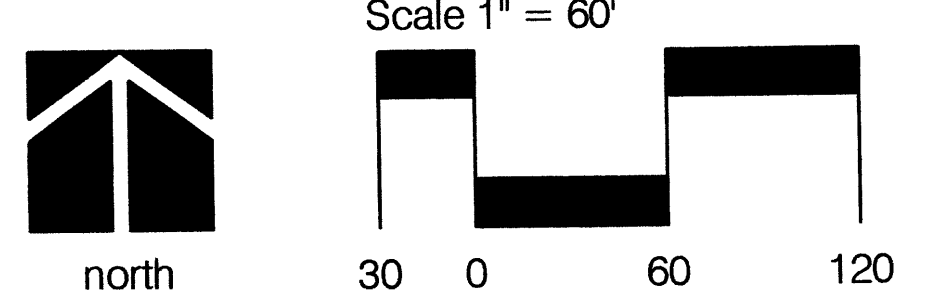
MAINTENANCE RESPONSIBILITY
Maintenance of the landscaping and irrigation system, including those areas within the public ROW, shall be the responsibility of the Home Owner's Association.

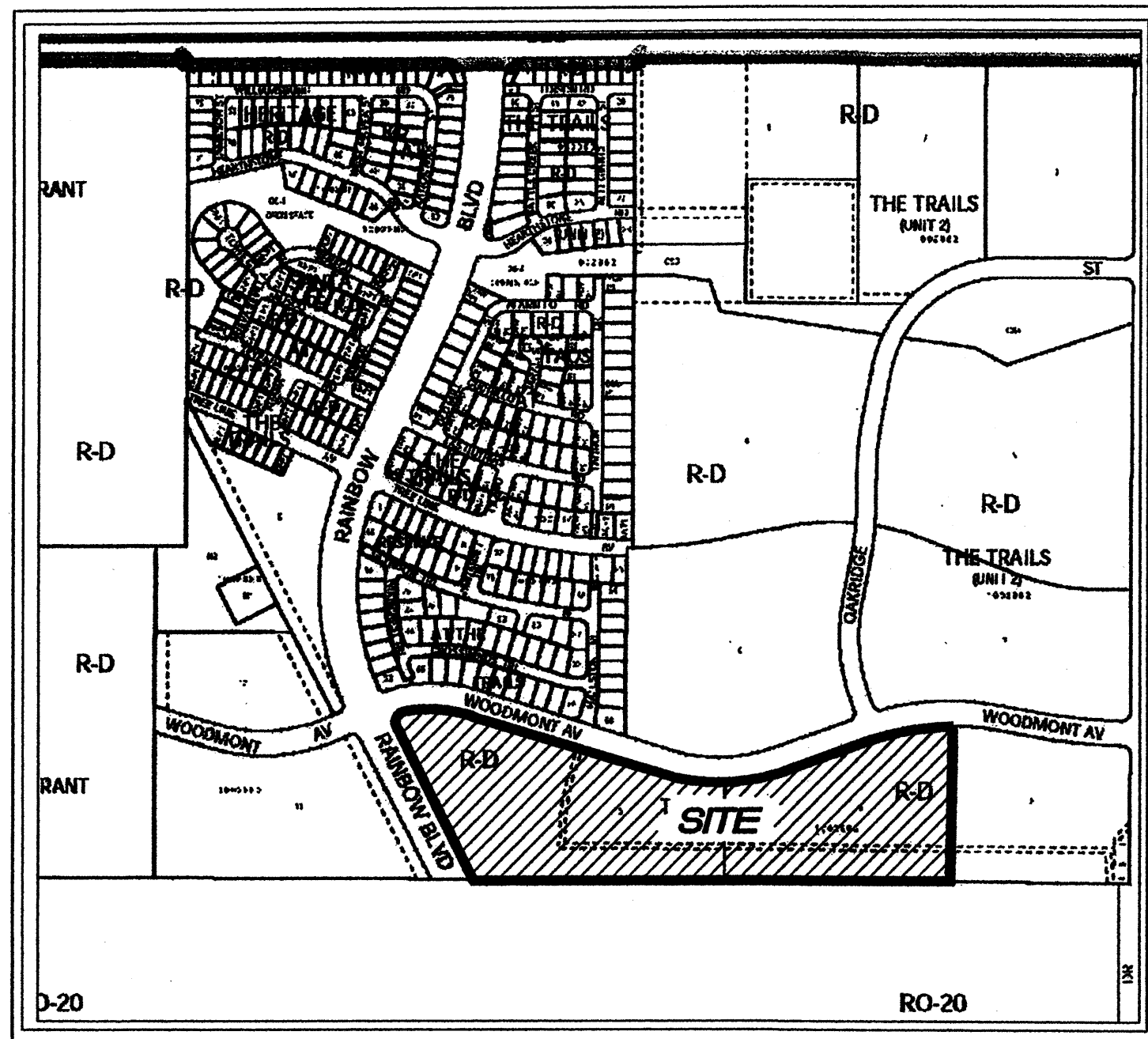
STATEMENT OF WATER WASTE
The Landscape Plan for this site shall limit the provision of high water use turf to a maximum of 20 percent of the required landscape area.

Conceptual Landscape Plan The Trails Unit 9

Prepared for:
The Trails, LLC
7007 Jefferson St. NE
Albuquerque, NM 87109

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





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 2005492003

SUBDIVISION DATA

- Total number of existing Tracts: 2
- Total number of Tracts created: 2
- Gross Subdivision acreage: 24.8677 acres.
- This property is currently zoned "R-D" per the City of Albuquerque Zone Atlas Page C-9, Dated April 22, 2005.

SHEET INDEX

- SHEET 1 OF 4 - Approvals, General Notes, Etc...
 SHEET 2 OF 4 - Legal Description, Free consent and dedication
 SHEET 3 OF 4 - Bulk Land Plat
 SHEET 4 OF 4 - New Public Drainage Easements granted

051362 .DWG

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:
 100906430322640101
 100906441422640102
 INVS DEVELOPMENT LTD CO
 [Signature] 3/7/06
 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 facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

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

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

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

PURPOSE OF PLAT:

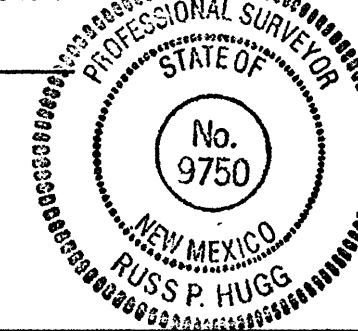
The purpose of this Plat is to:

- Eliminate the existing interior Tract line between Tracts 9 and 10 and divide into new Tracts 9-A and 10-A as shown hereon.
- Grant the public drainage easements as shown hereon

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
 Russ P. Hugg
 NMPS No. 9750
 December 16, 2005



**BULK LAND PLAT OF
 TRACTS 9-A AND 10-A
 THE TRAILS UNIT 2**

(BEING A REPLAT OF TRACTS 9 AND 10, 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

DECEMBER, 2005



PROJECT NUMBER: 1004644
 Application Number: 06 DRB-00063

PLAT APPROVAL

Utility Approvals:

[Signature] 1-06-06
 PNM Electric Services Date

[Signature] 1-06-06
 PNM Gas Services Date

[Signature] 3-3-06
 QWest Corporation Date

[Signature] 1-6-06
 Comcast Date

[Signature] 1-12-05
 New Mexico Utility 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] 1-9-06
 City Surveyor Date

N/A
 Real Property Division Date

N/A
 Environmental Health Department Date

[Signature] 2-08-06
 Traffic Engineering, Transportation Division Date

[Signature] 2/8/06
 Utilities Development Date

[Signature] 2/8/06
 Parks and Recreation Department Date

[Signature] 2/8/06
 AMAFCA Date

[Signature] 2/8/06
 City Engineer Date

[Signature] 3/7/06
 DRB Chairperson, Planning Department Date

SHEET 1 OF 4
SURVOTEK, INC.

Consulting Surveyors
 8584 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3388 Fax: 505-897-3377

**BULK LAND PLAT OF
TRACTS 9-A AND 10-A
THE TRAILS UNIT 2**

(BEING A REPLAT OF TRACTS 9 AND 10, 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

DECEMBER, 2005

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 Tracts 9 and 10, 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 9 AND 10, 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 24.8677 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "BULK LAND PLAT OF TRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public drainage easements as shown hereon to the City of Albuquerque 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(S)

LONGFORD THE TRAILS, LLC

By: David Murtagh 1/4/06
David Murtagh, Division President Date

TRAILS COMMUNITY ASSOCIATION, INC.

By: Tracy Murphy 1/5/06
Tracy Murphy, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 4th day of January, 2006, by, David Murtagh, Division President of The Trails, LLC.

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



ACKNOWLEDGEMENT

STATE OF NM
COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 5th day of January, 2006, by, Tracy Murphy, President of The Trails Community Association, Inc.

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



NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 9-A AND 10-A, THE TRAILS UNIT 2

The plat of TRACTS 9-A AND 10-A, THE TRAILS UNIT 2 has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

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

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

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

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

Note: There is a Notice of subdivision plat conditions for Tracts 9-A AND 10-A, The Trails Unit 2, filed in the office of the County Clerk of Bernalillo County, New Mexico on MARCH 7, 2006 in Book 4113, page 7633.



SHEET 2 OF 3

SURV TEK, INC.

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

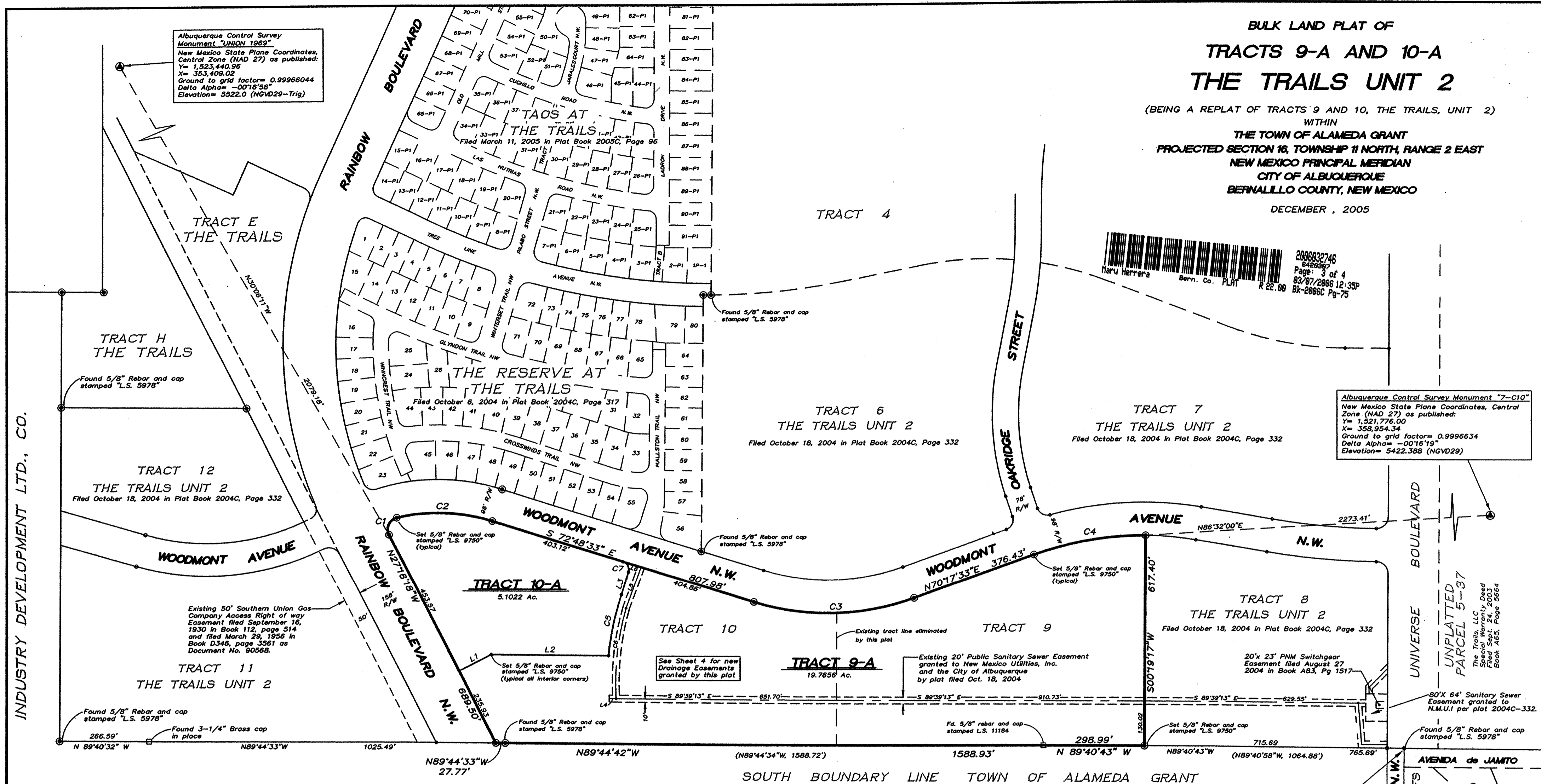
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DECEMBER, 2005



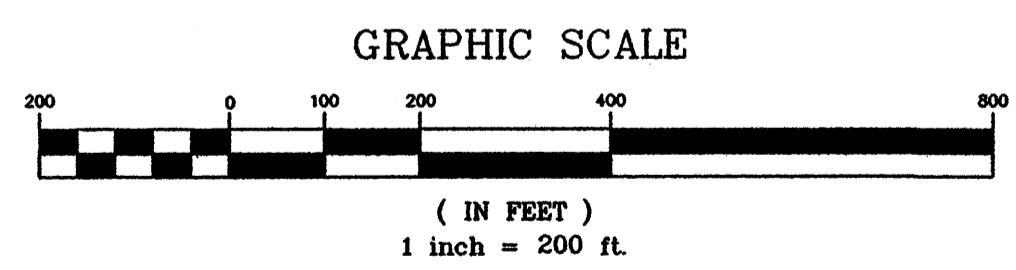
Albuquerque Control Survey Monument "Z-C10"
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X= 358,954.34
Ground to grid factor= 0.9996634
Delta Alpha= -00'16"19"
Elevation= 5422.388 (NGVD29)

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
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Elevation= 5522.0 (NGVD29-Trig)



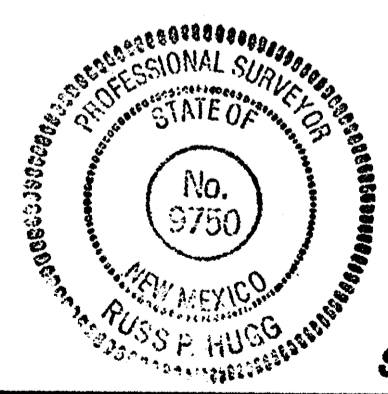
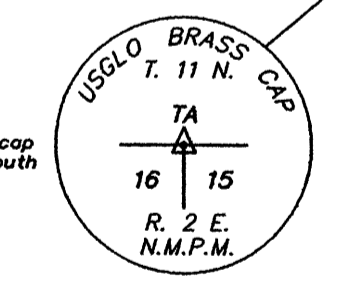
UNPLATTED LAND OF STATE OF NEW MEXICO

UNPLATTED LAND OF STATE OF NEW MEXICO



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	63.27'	35.00'	44.45'	55.00'	N24°30'46"E	103°34'08"
C2	285.78'	530.00'	146.45'	282.33'	S88°15'22"E	30°53'38"
C3	482.36'	749.00'	249.87'	474.06'	N88°44'30"E	36°53'54"
C4	336.25'	951.00'	169.90'	334.51'	S80°25'18"W	20°15'31"
C5	184.07'	825.00'	92.42'	183.69'	S11°57'23"W	12°47'02"
C6	268.64'	800.00'	135.60'	267.38'	S06°21'09"W	19°14'23"
C7	39.27'	25.00'	25.00'	35.35'	S27°48'32"E	90°00'00"
C8	132.14'	76.00'	89.97'	116.12'	N49°28'26"W	99°37'19"

LINE TABLE		
LINE	LENGTH	BEARING
L1	106.00'	N62°43'42"E
L2	345.48'	S89°39'13"E
L3	71.18'	N17°11'27"E
L4	20.00'	N89°39'13"W
L5	130.01'	N19°58'29"E
L6	31.33'	S72°48'33"E
L7	112.14'	S00°20'14"W
L8	67.07'	S90°00'00"E
L9	10.96'	N00°00'00"W
L10	21.79'	N80°42'54"E
L11	94.90'	N52°32'30"E
L12	84.75'	S00°20'14"W
L13	217.58'	N80°42'54"E

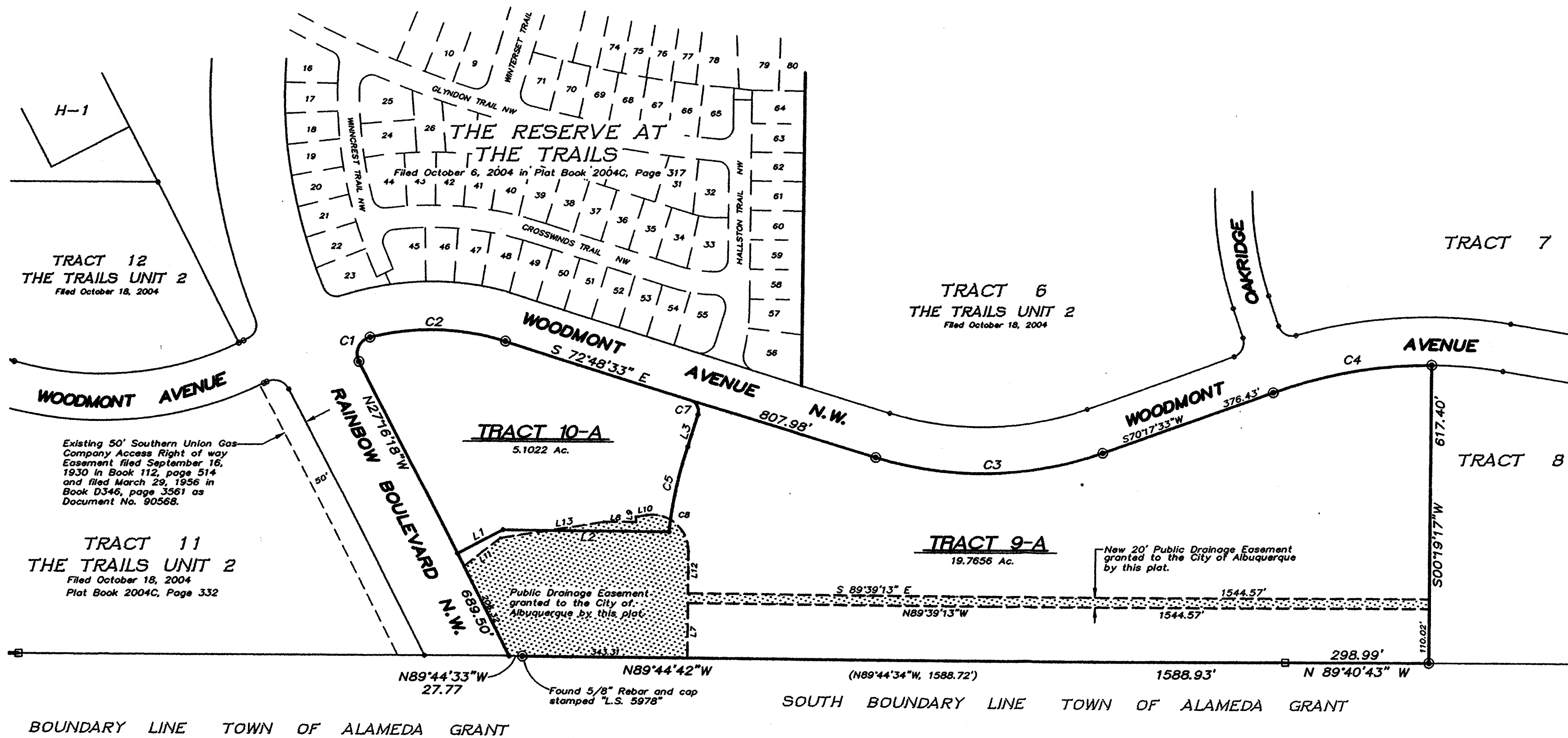
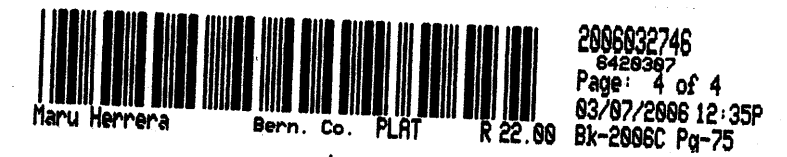


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Phone: 505-897-3366 Fax: 505-897-3377

BULK LAND PLAT OF
TRACTS 9-A AND 10-A
THE TRAILS UNIT 2

(BEING A REPLAT OF TRACTS 9 AND 10, 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

DECEMBER, 2005

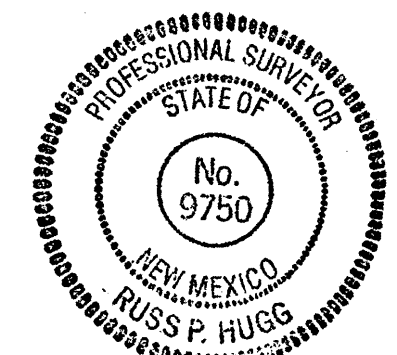


NEW PUBLIC DRAINAGE EASEMENTS

GRAPHIC SCALE



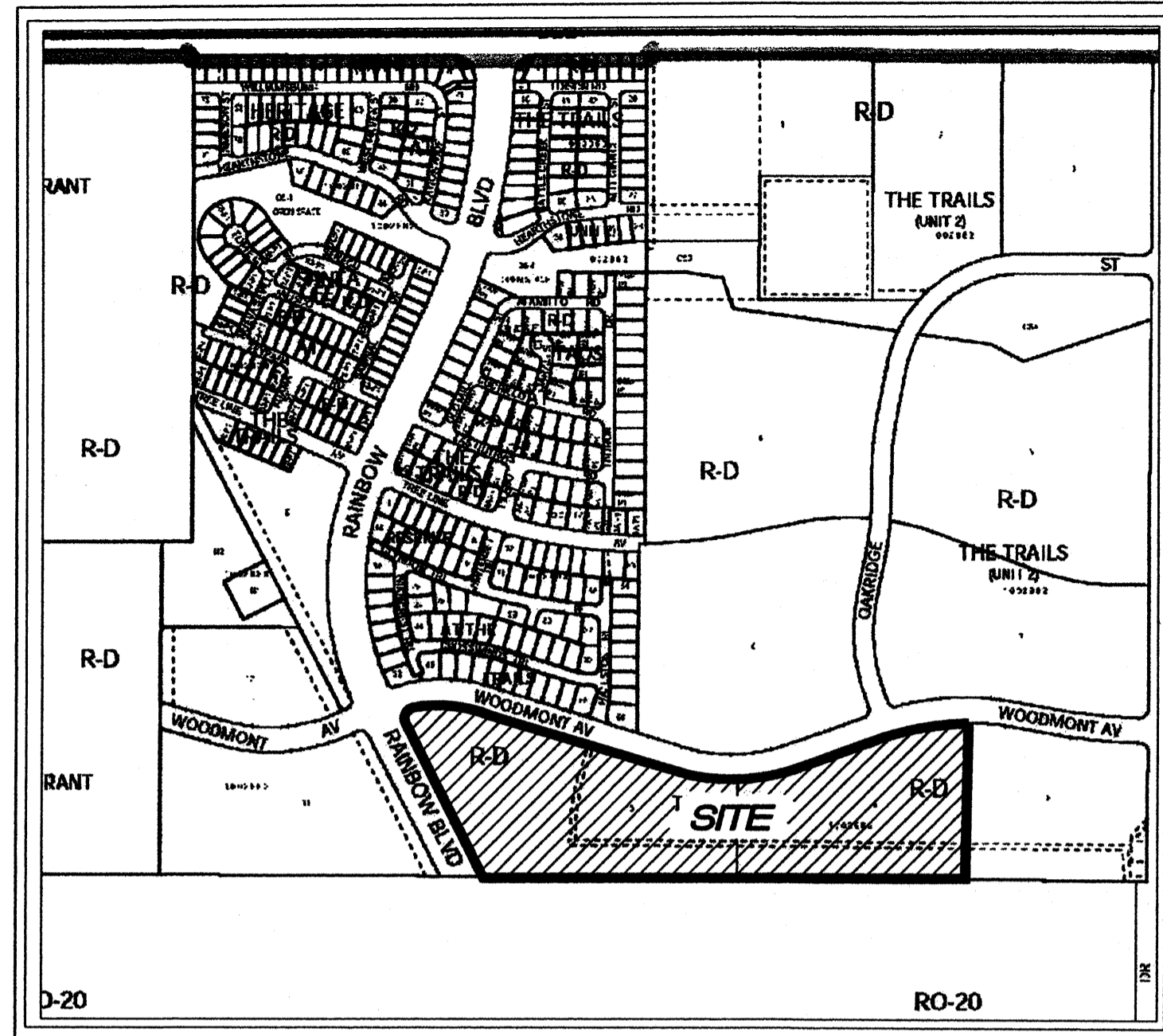
(IN FEET)
1 inch = 200 ft.



SHEET 4 OF 4

SURV+TEK, INC.

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



Vicinity Map
N. T. S.

GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
2. Distances are ground.
3. Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page C-9.
5. U.C.L.S. Log Number 2005492003

SUBDIVISION DATA

1. Total number of existing Tracts: 2
2. Total number of Tracts created: 2
3. Gross Subdivision acreage: 24.8677 acres.
4. This property is currently zoned "R-D" per the City of Albuquerque Zone Atlas Page C-9, Dated April 22, 2005.

SHEET INDEX

- SHEET 1 OF 4 - Approvals, General Notes, Etc...
- SHEET 2 OF 4 - Legal Description, Free consent and dedication
- SHEET 3 OF 4 - Bulk Land Plat
- SHEET 4 OF 4 - New Public Drainage Easements granted

051362 .DWG

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

- A. 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.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. 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.
- D. 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.
- E. New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

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

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

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

PURPOSE OF PLAT:

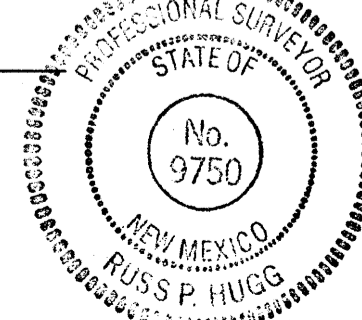
The purpose of this Plat is to:

- a. Eliminate the existing interior Tract line between Tracts 9 and 10 and divide into new Tracts 9-A and 10-A as shown hereon.
- b. Grant the public drainage easements as shown hereon

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
 Russ P. Hugg
 NMPS No. 9750
 December 16, 2005



BULK LAND PLAT OF
TRACTS 9-A AND 10-A
THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACTS 9 AND 10, 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

DECEMBER 2005
PRELIMINARY PLAT
APPROVED BY DRB
 ON 2-8-06

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

<i>Leah D. Muck</i>	1-06-06
PNM Electric Services	Date
<i>Leah D. Muck</i>	1-06-06
PNM Gas Services	Date
QWest Corporation	Date
<i>James Bonbon</i>	1-6-06
Comcast	Date
<i>[Signature]</i>	1-12-05
New Mexico Utilities	Date

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

City Approvals:

<i>[Signature]</i>	1-9-06
City Surveyor	Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SHEET 1 OF 4

SURVOTEK, INC.

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

**BULK LAND PLAT OF
TRACTS 9-A AND 10-A
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(BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS, UNIT 2)
WITHIN

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

DECEMBER, 2005

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 Tracts 9 and 10, 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 9 AND 10, 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 24.8677 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "BULK LAND PLAT OF TRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public drainage easements as shown hereon to the City of Albuquerque 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(S)

LONGFORD THE TRAILS, LLC

By: David Murtagh 1/4/06
David Murtagh, Division President Date

TRAILS COMMUNITY ASSOCIATION, INC.

By: Tracy Murphy 1/5/06
Tracy Murphy, President Date

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 9-A AND 10-A, THE TRAILS UNIT 2

The plat of TRACTS 9-A AND 10-A, THE TRAILS UNIT 2 has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

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

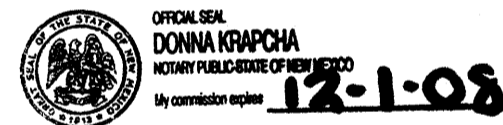
The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

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

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

Note: There is a Notice of subdivision plat conditions for Tracts 9-A AND 10-A, The Trails Unit 2, filed in the office of the County Clerk of Bernalillo County, New Mexico on _____, 2006 in Book _____, page _____.

ACKNOWLEDGEMENT



STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 4th
day of January, 2006, by, David Murtagh, Division
President of The Trails, LLC.

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

ACKNOWLEDGEMENT



STATE OF NM
COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 5th
day of January, 2006, by, Tracy Murphy, President of
The Trails Community Association, Inc.

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



SHEET 2 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

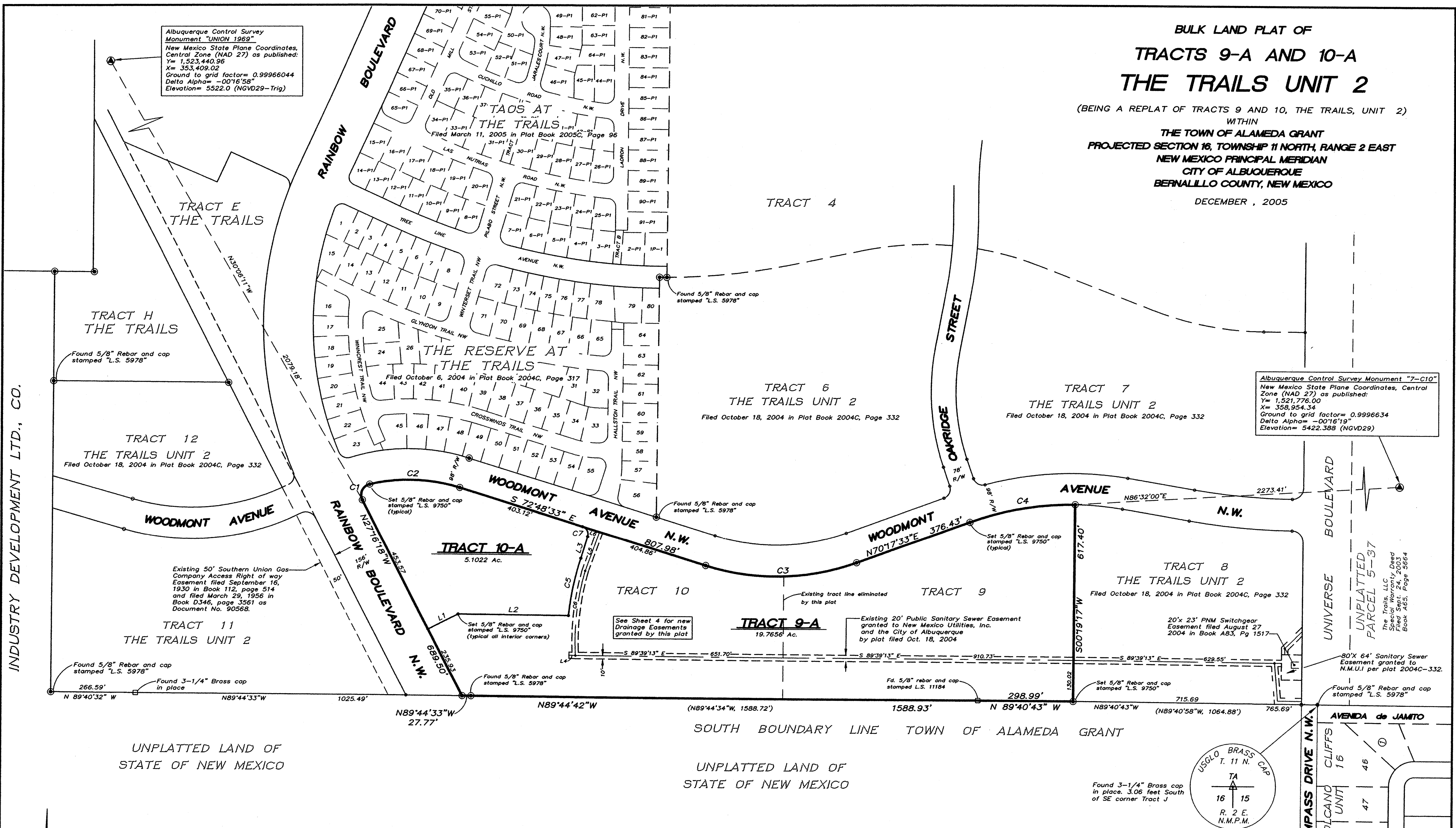
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BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2005

Albuquerque Control Survey Monument "UNION 1989"
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)

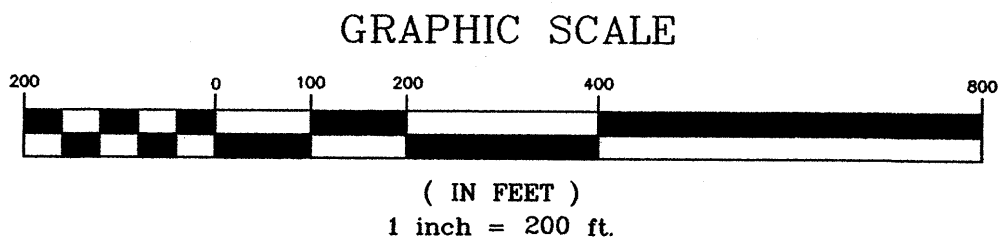
Albuquerque Control Survey Monument "7-C10"
New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
Y= 1,521,776.00
X= 358,954.34
Ground to grid factor= 0.9996634
Delta Alpha= -00'16"19"
Elevation= 5422.388 (NGVD29)

INDUSTRY DEVELOPMENT LTD., CO.



UNPLATTED LAND OF STATE OF NEW MEXICO

UNPLATTED LAND OF STATE OF NEW MEXICO

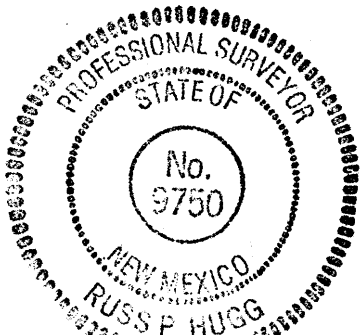
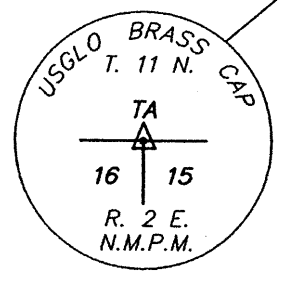


CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	63.27'	35.00'	44.45'	55.00'	N24°30'46"E	103°34'08"
C2	285.78'	530.00'	146.45'	282.33'	S88°15'22"E	30°53'38"
C3	482.36'	749.00'	249.87'	474.06'	N88°44'30"E	36°53'54"
C4	336.25'	951.00'	169.90'	334.51'	S80°25'18"W	20°15'31"
C5	184.07'	825.00'	92.42'	183.69'	S11°57'23"W	12°47'02"
C6	268.64'	800.00'	135.60'	267.38'	S06°21'09"W	19°14'23"
C7	39.27'	25.00'	25.00'	35.35'	S27°48'32"E	90°00'00"
C8	132.14'	76.00'	89.97'	116.12'	N49°28'26"W	99°37'19"

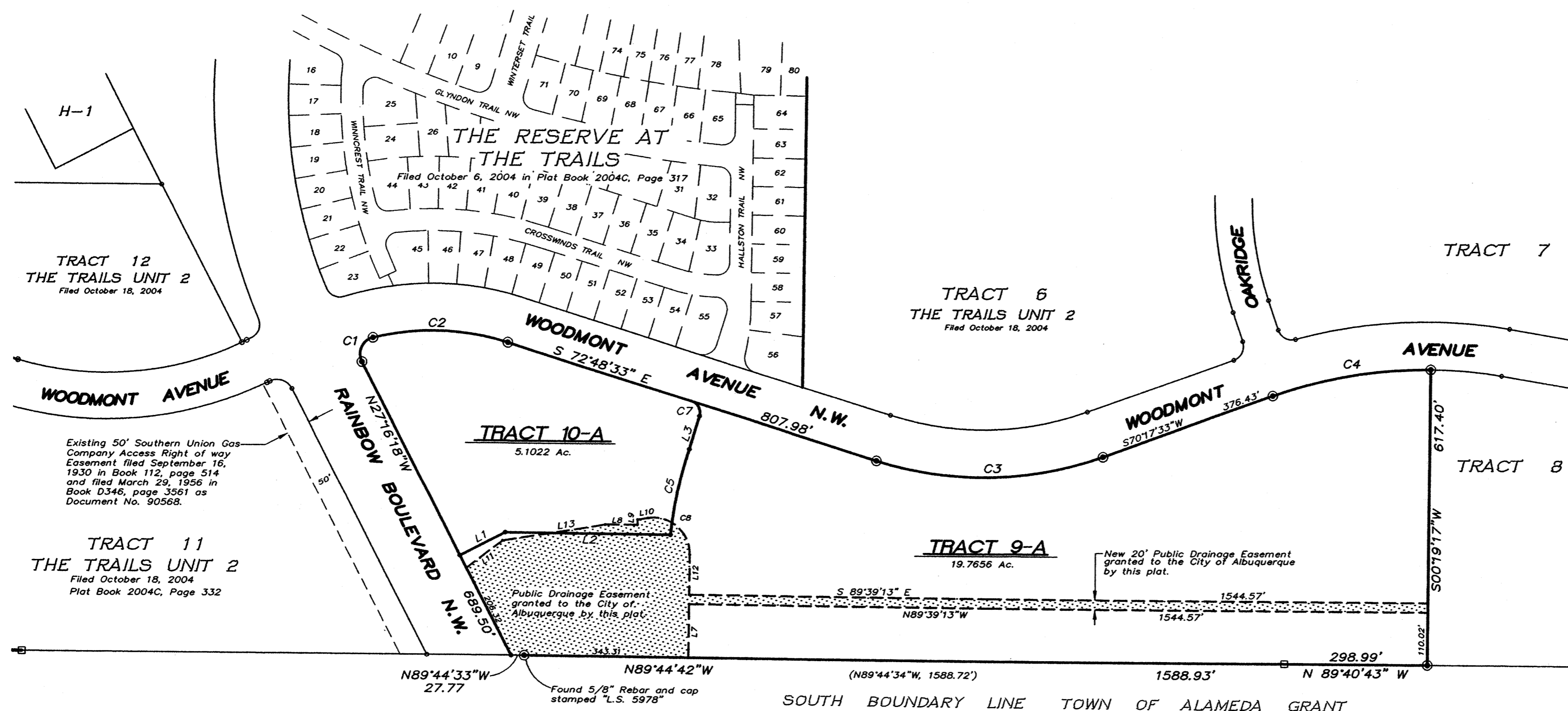
LINE TABLE

LINE	LENGTH	BEARING
L1	106.00'	N62°43'42"E
L2	345.48'	S89°39'13"E
L3	71.18'	N17°11'27"E
L4	20.00'	N89°39'13"W
L5	130.01'	N19°58'29"E
L6	31.33'	S72°48'33"E
L7	112.14'	S00°20'14"W
L8	67.07'	S90°00'00"E
L9	10.96'	N00°00'00"W
L10	21.79'	N80°42'54"E
L11	94.90'	N52°32'30"E
L12	84.75'	S00°20'14"W
L13	217.58'	N80°42'54"E



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DECEMBER, 2005



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

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

TRACT 10-A
 5.1022 Ac.

TRACT 6
 THE TRAILS UNIT 2
 Filed October 18, 2004

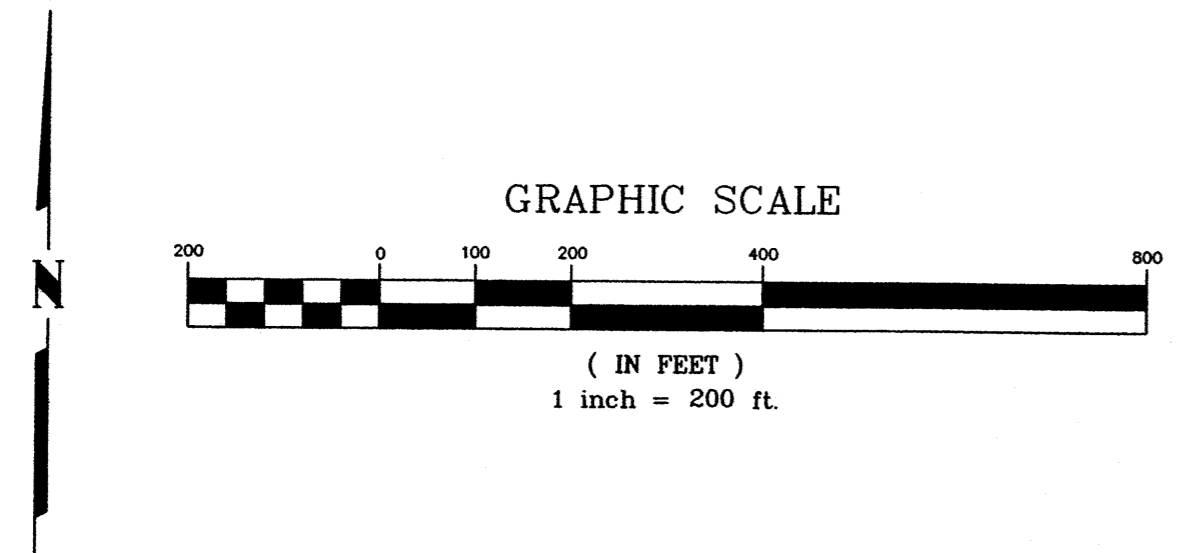
TRACT 9-A
 19.7656 Ac.

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

BOUNDARY LINE TOWN OF ALAMEDA GRANT

SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT

UNPLATTED LAND OF STATE OF NEW MEXICO



NEW PUBLIC DRAINAGE EASEMENTS

