

**VICINITY MAP**  
Not to Scale

**GENERAL NOTES**

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Plat bearings and distances do not differ from those shown on the plat of record filed October 18, 2004 in Plat Book 2004C, Page 332.
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 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.
- City of Albuquerque Zone Atlas Page C-9.

**SUBMISSION DATA**

- Total number of existing Tracts: 1
- Total number of Lots created: 58
- Public Street right of way dedicated by this plat 2.1272 Ac.
- Gross Subdivision acreage: 9.4850 acres.
- Mileage of streets created: 0.383 mile

**SHEET INDEX**

- SHEET 1 Approvals, General Notes, Purpose of plat
- SHEET 2 Legal Description, Free consent and dedication
- SHEET 3 Tract B boundary, Existing and Vacated Easements
- SHEET 4 New Lots, Streets and easements created
- SHEET 5 Curve and Line Tables

**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:

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

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

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

**DISCLAIMER**

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

**PURPOSE OF PLAT**

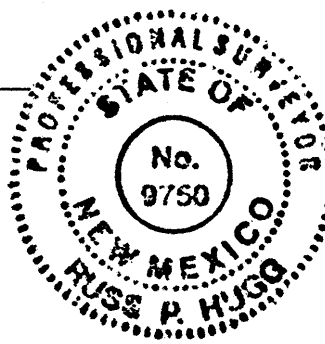
The purpose of this plat is to:

- Create 64 New Lots and dedicate the New Public Street right of ways as shown hereon.
- Grant the New Public Utility Easements as shown hereon.
- Show the Public Sanitary Sewer, Drainage and Waterline Easements VACATED by 15DRB-70213.
- Show the Public Utility Easements VACATED by 15DRB-70213.

**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 15, 2016



PLAT OF  
**TIERRA VISTA UNIT 3  
AT THE TRAILS**  
(BEING A REPLAT OF TRACT 8, 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  
JANUARY, 2016

PROJECT: 1007050  
DATE: 2-3-16  
APP: 16-70050  
REQUEST: FID

PROJECT NUMBER: 1007050

**PLAT APPROVAL**

**UTILITY APPROVALS:**

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
QWest Corporation d/b/a CenturyLink QC	Date
Comcast	Date

**CITY APPROVALS:**

<i>Soren M. Riemann</i> P.S. City Surveyor	1/22/16 Date
Department of Municipal Development	
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

PLAT OF  
**TIERRA VISTA UNIT 3**  
**AT THE TRAILS**  
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 WITHIN  
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**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 JANUARY, 2016

**LEGAL DESCRIPTION**

All of Tract 8, The Trails Unit 2, 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 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, as Document No. 2004146566.

**FREE CONSENT AND DEDICATION**

SURVEYED AND REPLATTED and now comprising "PLAT OF TIERRA VISTA UNIT 2 AT THE TRAILS (BEING A REPLAT OF TRACT 8, 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", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s). Said owner(s) and proprietor(s) do hereby dedicate the public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

**OWNER(S)**

RCS-NM HOLDINGS I, LLC, a Colorado limited liability company

By: Sharon K. Eshima  
 Sharon K. Eshima, Manager

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

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

**APS AGREEMENT**

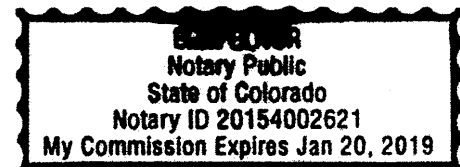
The Property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded in the office of the County Clerk of Bernalillo County, New Mexico on February 27, 2012 as Doc.# 2012019667.

**ACKNOWLEDGMENT**

STATE OF Colorado  
 COUNTY OF Boulder SS

The foregoing instrument was acknowledged before me this 20 day of JANUARY, 2016, by Sharon K. Eshima, Manager of RCS-NM Holdings I, LLC.

Erin Boyer My commission expires 1-20-2019  
 Notary Public



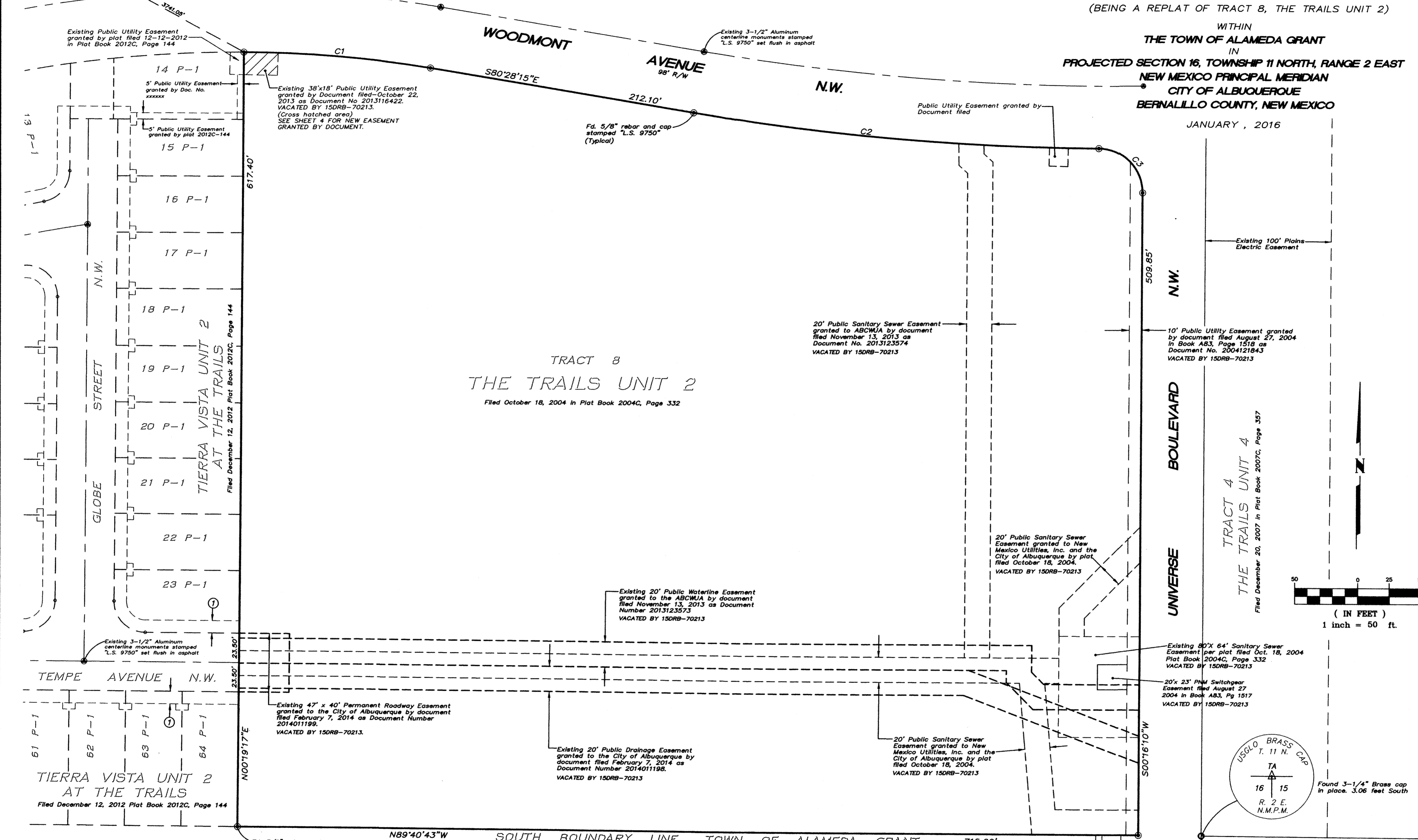
SHEET 2 OF 5

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

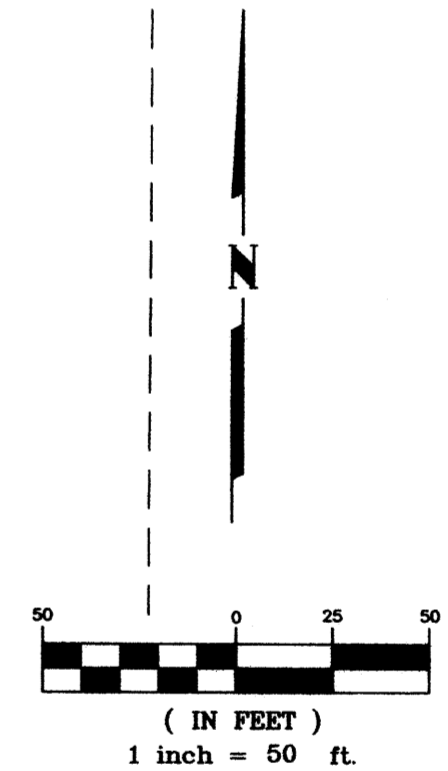
Albuquerque Control Survey Monument "UNION"  
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:  
 Y= 1,523,503.475  
 X= 1,493,655.030  
 Ground to grid factor= 0.999664360  
 Delta Alpha= -00'18"58.96"  
 Elevation= 5524.950 (NAVD88)

PLAT OF  
**TIERRA VISTA UNIT 3  
 AT THE TRAILS**  
 (BEING A REPLAT OF TRACT 8, THE TRAILS UNIT 2)

WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN  
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 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2016



TRACT 8  
**THE TRAILS UNIT 2**  
 Filed October 18, 2004 in Plat Book 2004C, Page 332



**PROPERTY CORNER LEGEND**  
 ● = Fd. 5/8" Rebar and cap stamped "L.S. 9750"  
 ○ = Fd. 3-1/2" Aluminum Monument set flush in the pavement stamped "L.S. 9750"

**EASEMENT LEGEND**  
 ① = Existing 10' Public Utility Easement granted by plat filed December 12, 2012 Plat Book 2012C, Page 144.  
 ② = Temporary 64' Right of Way granted by document filed 10-08-2002, Book A43, Page 260, Doc. No. 2002130618, and as shown on plat filed February 2, 2006, Plat Book 2006C, Page 40.



Existing 15' Sanitary Sewer Easement filed 4-21-2015, Doc# 2015032393  
 Existing 5' Sanitary Sewer Easement filed \_\_\_\_\_2015, Doc# 2015\_\_\_\_\_

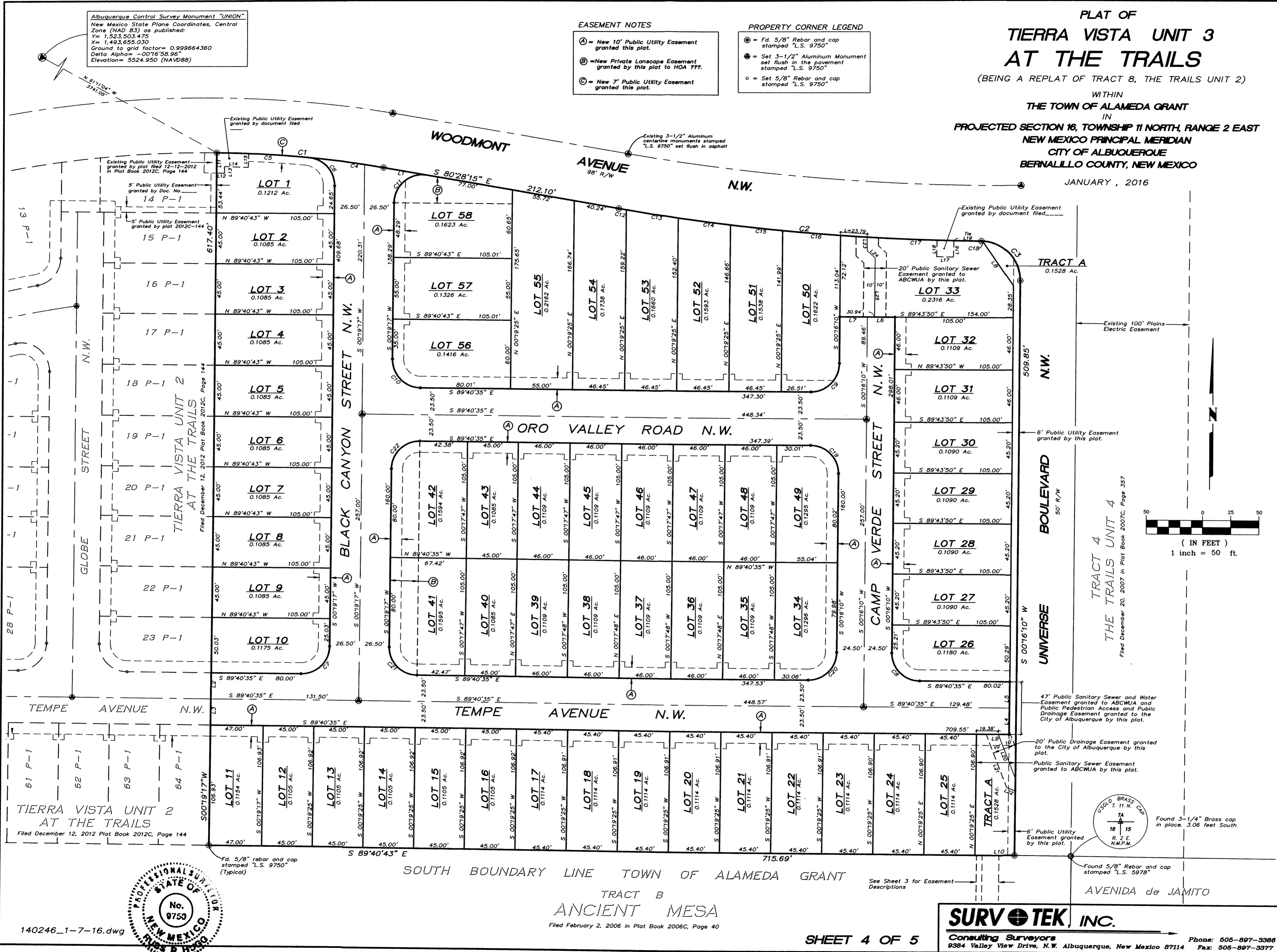
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 Ground to grid factor = 0.999664360  
 Delta Alpha = -00'16"58.96"  
 Elevation = 5524.950 (NAVD88)

EASEMENT NOTES  
 (A) = New 10' Public Utility Easement granted this plat.  
 (B) = New Private Landscape Easement granted by this plat to HOA ???.  
 (C) = New 7' Public Utility Easement granted this plat.

PROPERTY CORNER LEGEND  
 (●) = Fd. 5/8" Rebar and cap stamped "L.S. 9750"  
 (⊙) = Set 3-1/2" Aluminum Monument set flush in the pavement stamped "L.S. 9750"  
 (○) = Set 5/8" Rebar and cap stamped "L.S. 9750"

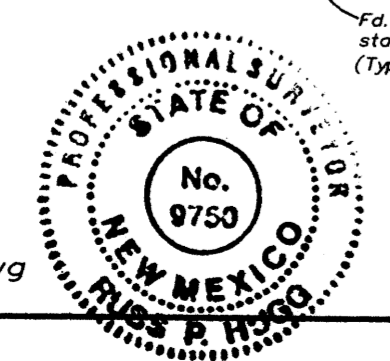
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 JANUARY, 2016



TIERRA VISTA UNIT 2  
 AT THE TRAILS  
 Filed December 12, 2012 Plat Book 2012C, Page 144

TRACT 4  
 THE TRAILS UNIT 4  
 Filed December 20, 2007 in Plat Book 2007C, Page 357

SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT  
 TRACT B  
 ANCIENT MESA  
 Filed February 2, 2006 in Plat Book 2006C, Page 40



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

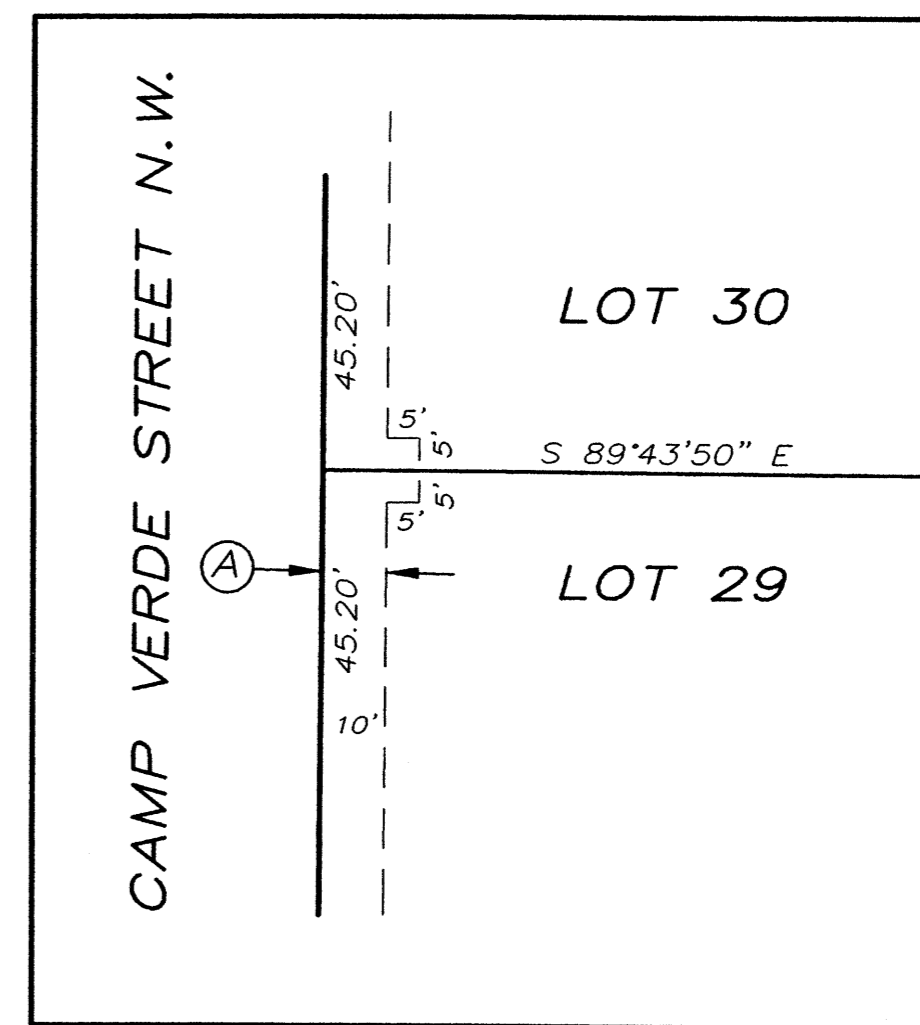
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SHEET 4 OF 5

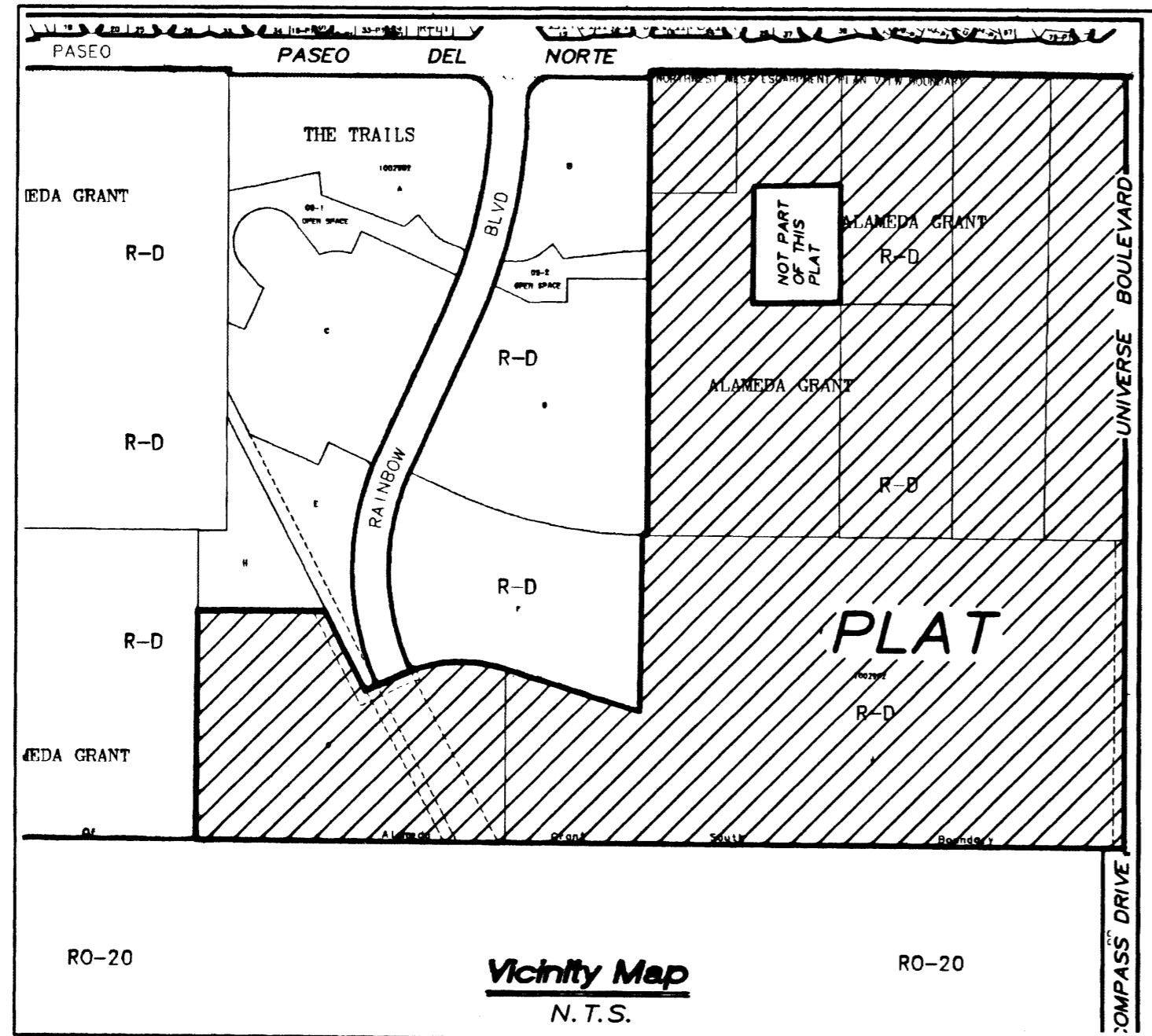
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 JANUARY , 2016

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	149.02'	951.00'	74.66'	148.87'	N84°57'35"W	8°58'41"
C2	324.01'	2049.00'	162.34'	323.67'	S85°00'03"E	9°03'37"
C3	54.86'	35.00'	34.88'	49.41'	N44°37'51"W	89°48'02"
C4	66.64'	951.00'	33.33'	66.62'	N82°28'42"W	4°00'53"
C5	82.38'	951.00'	41.22'	82.35'	N86°58'02"W	4°57'48"
C6	37.00'	25.00'	22.83'	33.72'	N42°04'56"W	84°48'25"
C7	39.27'	25.00'	25.00'	35.36'	N45°19'21"E	90°00'08"
C8	39.25'	25.00'	24.98'	35.34'	S44°42'13"E	89°56'45"
C9	39.29'	25.00'	25.02'	35.37'	N45°17'47"E	90°03'15"
C10	39.27'	25.00'	25.00'	35.35'	S44°40'29"E	89°59'31"
C11	43.29'	25.00'	29.38'	38.08'	S49°55'31"W	99°12'28"
C12	6.82'	2049.00'	3.41'	6.82'	S80°33'58"E	0°11'26"
C13	46.95'	2049.00'	23.47'	46.94'	S81°19'04"E	1°18'46"
C14	46.80'	2049.00'	23.40'	46.80'	S82°37'42"E	1°18'31"
C15	46.68'	2049.00'	23.34'	46.68'	S83°56'08"E	1°18'19"
C16	51.55'	2049.00'	25.78'	51.55'	S85°18'32"E	1°26'30"
C17	125.21'	2049.00'	62.63'	125.19'	S87°46'49"E	3°30'05"
C18	1.19'	28.71'	0.59'	1.19'	N88°26'45"W	2°22'27"
C19	39.25'	25.00'	24.98'	35.34'	N44°42'13"W	89°56'45"
C20	39.29'	25.00'	25.02'	35.37'	N45°17'47"E	90°03'15"
C21	39.27'	25.00'	25.00'	35.35'	S44°40'39"E	89°59'52"
C22	39.27'	25.00'	25.00'	35.35'	S45°19'14"W	89°59'53"

LINE TABLE		
LINE	LENGTH	BEARING
L1	39.14	S80°28'15"E
L2	23.50	S00°19'17"W
L3	23.50	S00°19'17"W
L4	23.50	N00°19'25"E
L5	19.50	N00°19'25"E
L6	24.50	S89°43'50"E
L7	24.50	S89°43'50"E
L8	48.22	S34°46'21"E
L9	13.93	S89°40'35"E
L10	20.00	S89°40'43"E
L11	18.09	S00°19'17"W
L12	7.00	S88°44'27"E
L13	5.88	N00°19'17"E
L14	20.99	S87°56'55"E
L15	12.43	N02°15'46"E
L16	14.50	S01°27'33"W
L17	15.00	N88°39'13"W
L18	14.50	N01°27'33"E
L19	24.30	S89°11'28"E
L20	42.11	S21°27'42"E
L21	50.50	S21°27'42"E
L22	8.20	S68°54'06"E
L23	12.02	S00°25'59"E
L24	9.47	S47°55'56"E
L25	52.39	S00°16'46"W



**EASEMENT DETAIL AT LOT LINES**  
 No Scale



**GENERAL NOTES**

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ( ).
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page C-9.
- U.C.L.S. Log Number 2004340101.
- No direct access to Paseo Del Norte or Universe Boulevard will be allowed.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus ( ). All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument - Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

**SUBDIVISION DATA**

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

**DISCLOSURE STATEMENT**

The purpose of this Bulkland Plat is to:

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

**TREASURERS CERTIFICATION**

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

\* See Attached upc's & Owners

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON THE FOLLOWING:  
 FIRST CITY OWNER OF RECORD: 18 Oct 04  
 Date: 18 Oct 04  
 Bernalillo County Treasurer

**PUBLIC UTILITY EASEMENTS**

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

- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

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

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

**DISCLAIMER**

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

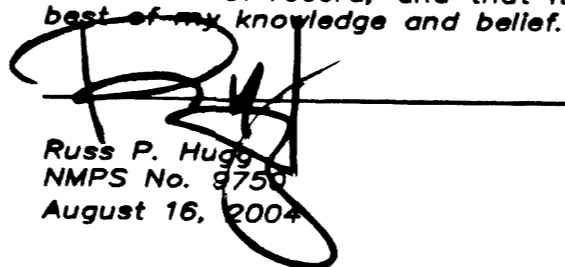
**SHEET INDEX**

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

**SURVEYORS CERTIFICATION**

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

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



BULK LAND PLAT OF  
**THE TRAILS UNIT 2**  
 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS)  
 WITHIN  
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 IN  
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2004



PROJECT NUMBER: 1002962  
 Application Number: 04-DRB-01322

**PLAT APPROVAL**

Utility Approvals:

<u>Leonard D. Mark</u>	<u>10-15-04</u>
PNM Electric Services	Date
<u>Leonard D. Mark</u>	<u>10-15-04</u>
PNM Gas Services	Date
<u>Dave R. Muller</u>	<u>10-11-04</u>
QWest Corporation	Date
<u>Rita Erickson</u>	<u>9-2-04</u>
Comcast	Date
<u>[Signature]</u>	<u>9-2-04</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>[Signature]</u>	<u>8-25-04</u>
City Surveyor	Date
<u>N/A</u>	<u>9/22/04</u>
Real Property Division	Date
<u>N/A</u>	<u>9/22/04</u>
Environmental Health Department	Date
<u>[Signature]</u>	<u>9-22-04</u>
Traffic Engineering, Transportation Division	Date
<u>Ryan A. Shea</u>	<u>9-22-04</u>
Utilities Development	Date
<u>Christine Sandford</u>	<u>9/22/04</u>
Parks and Recreation Department	Date
<u>Bradley D. Bryhan</u>	<u>9/22/04</u>
AMAFCA	Date
<u>Bradley D. Bryhan</u>	<u>9/22/04</u>
City Engineer	Date
<u>Sharon Matson</u>	<u>10/19/04</u>
DRB Chairperson, Planning Department	Date

SHEET 1 OF 6

**SURVOTEK, INC.**  
 Consulting Surveyors  
 6645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-5366 Fax: 505-897-5377

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Alameda Grant in projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising the following: All of Tracts G and J of the Trails as the same are shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS (A REPLAT OF A PORTION OF TRACT 4, BLACK RANCH), ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 15, 2003 in Plat Book 2003C, Page 375; All of those unplatted parcels of land situate within the Town of Alameda Grant in projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico as described in those certain Warranty Deeds filed in the office of the County Clerk of Bernalillo County, New Mexico on: October 15, 2003 in Book A66, page 3165; August 17, 2003 in Book A65, page 697; September 24, 2003 in Book A65, page 5666; September 17, 2003 in Book A65, page 695; December 15, 2003 in Book A70, page 1736; September 17, 2003 in Book A65, page 694; July 8, 2004 in Book A80, page 5429 and July 2, 2003 in Book A59, page 5015 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Coordinate System, Central Zone (NAD 27) grid bearings and ground distances as follows:

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

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

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

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

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

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

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

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

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

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

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

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

N 89° 40' 43" W, 1064.88 feet to the 6-1/2 mile marker on said Southerly Boundary of the Town of Alameda Grant (a 3-1/4" brass cap found in place); Thence,

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

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

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

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

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

Said parcel contains 189.6538 acres, more or less.

**EXCEPTING THEREFROM:**

That certain parcel of land situate within the Town of Alameda Grant in projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising All of that certain unplatted parcel of land as described in that certain Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on: January 1, 2000 in Book A1, page 4988 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Coordinate System, Central Zone (NAD 27) grid bearings and ground distances as follows:

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

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

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

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

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

Said parcel contains 5.0520 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising, "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional and new street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

**OWNER(S)**

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

By James R. Baker 10.6.04  
James R. Baker, Division President Date

THE TRAILS COMMUNITY ASSOCIATION, INC.

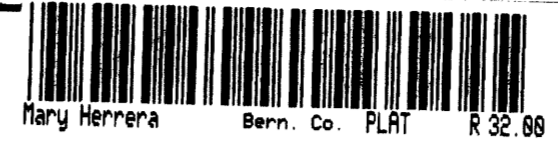
By Tracy Murphy 10.7.04  
Tracy Murphy, President Date

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

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

Alvin Jean Sanchez My commission expires 3-19-07  
Notary Public



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6189963  
Page: 2 of 6  
10/18/2004 03:52P  
Bk-2694C Pg-332

**BULK LAND PLAT OF  
THE TRAILS UNIT 2**  
(BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS)  
WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2004

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

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

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

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

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

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

Note: There is a Notice of subdivision plat conditions for Tracts 1 thru 12 and OS-3 and OS-4, The Trails Unit 2, filed in the office of the County Clerk of Bernalillo County, New Mexico on October 18, 2004 in Book A85, page 6187.

**BLANKET EASEMENT NOTES**

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

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

**ACKNOWLEDGEMENT**

STATE OF Nevada  
COUNTY OF Clark SS  
The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of October, 2004, by Tracy Murphy, President of The Trails Community Association, Inc.

Crystal House My commission expires 5/5/07  
Notary Public

SHEET 2 OF 6  
**SURV TEK, INC.**  
Consulting Surveyors  
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
Professional Surveyor Seal: STATE OF NEW MEXICO, No. 9750, Expires 5/5/07

# BULK LAND FLAT OF THE TRAILS UNIT 2

(BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS)

WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO AUGUST, 2004

Albuquerque Central Survey Monument "TOWN 1999" New Mexico State Plane Coordinates, Central Zone (NAD 27) as published: Y= 1,523,440.96 X= 353,409.02 Ground to grid factors: 0.9998044 Delta Alpha = -001'30" Elevation = 5522.0 (NGVD29 - Tm)

Albuquerque Central Survey Monument "2-810" New Mexico State Plane Coordinates, Central Zone (NAD 27) as published: Y= 1,527,975.48 X= 357,543.73 Ground to grid factors: 0.9998034 Delta Alpha = -001'30" Elevation = 5428.35 (NGVD29)

## PASEO DEL NORTE

S 89°48'21" E (Variable with right of way) 2058.47' PROJECTED SECTION 9 9 10 PROJECTED SECTION 10

TRACT A THE TRAILS

TRACT B THE TRAILS

TRACT OS-2

TRACT C THE TRAILS

TRACT D THE TRAILS

TRACT E THE TRAILS

TRACT H THE TRAILS

TRACT F THE TRAILS

TRACT G THE TRAILS

TRACT J THE TRAILS

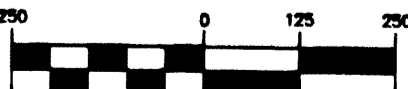
UNPLATTED LAND OF INDUSTRY DEVELOPMENT LTD., CO.

UNPLATTED LAND OF STATE OF NEW MEXICO

SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT

UNPLATTED LAND OF STATE OF NEW MEXICO

GRAPHIC SCALE



( IN FEET ) 1 inch = 250 ft.

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

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

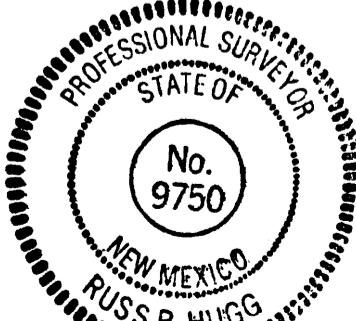
Note: See Sheets 4 and 5 for additional Existing Easements and New Easements to be granted by this plat.

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

SOURCE BAPTIST CHURCH FILED: MAY 17, 1999 (BK 9907, PG. 4853)



2804146566 6186963 Page: 3 of 6 18/18/2004 03:52P BK-2804C Pg-332



**SURVITEK, INC.**

Consulting Surveyors 6645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

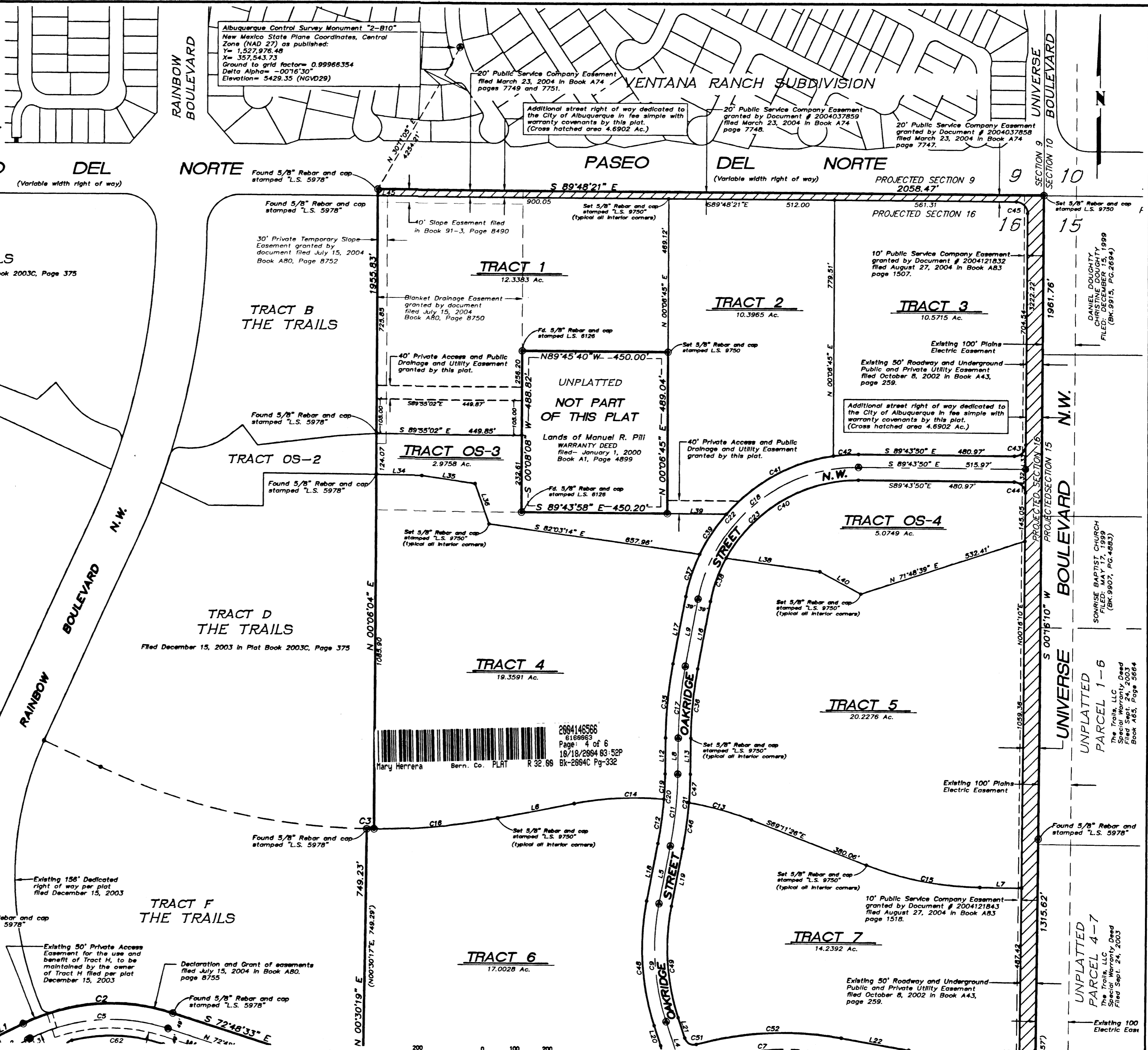
Phone: 505-897-3388 Fax: 505-897-3377



# BULK LAND PLAT OF THE TRAILS UNIT 2

(BEING A REPLAT OF TRACTS G AND J, THE TRAILS  
AND UNPLATTED DEED PARCELS)

WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO PASEO  
DEL NORTE  
AUGUST, 2004



Albuquerque Control Survey Monument "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= 0.9996044  
Delta Alpha= -00'16.58"  
Elevation= 5522.0 (NGVD29-Trig)

Albuquerque Control Survey Monument "2-B10"  
New Mexico State Plane Coordinates, Central  
Zone (NAD 27) as published:  
Y= 1,527,976.48  
X= 357,543.73  
Ground to grid factor= 0.99966354  
Delta Alpha= -00'16.30"  
Elevation= 5429.35 (NGVD29)

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

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

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

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

Set 5/8" Rebar and cap  
stamped "L.S. 9750"  
(typical all interior corners)

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

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

TRACT B  
THE TRAILS

TRACT 1  
12.3383 Ac.

TRACT 2  
10.3965 Ac.

TRACT 3  
10.5715 Ac.

TRACT OS-1

TRACT OS-2  
2.9758 Ac.

TRACT OS-3

TRACT OS-4  
5.0749 Ac.

TRACT C  
THE TRAILS

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

TRACT 4  
19.3591 Ac.

TRACT 5  
20.2276 Ac.

TRACT E  
THE TRAILS

TRACT H  
THE TRAILS

TRACT F  
THE TRAILS

TRACT 6  
17.0028 Ac.

TRACT 7  
14.2392 Ac.

TRACT 12  
5.3585 Ac.

2884146566  
6189893  
Page 4 of 6  
18/18/2884 83-52P  
Mary Herrera Bern. Co. PLRT R 32.89 BK-2884C Pg-332

DANIEL DOUGHTY  
CHRISTINE DOUGHTY  
FILED: DECEMBER 15, 1999  
(BK-39153, PG-2689)

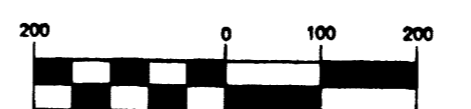
SOMERISE BAPTIST CHURCH  
FILED: MAY 14, 1983  
(BK-3907, PG-4-483)

UNPLATTED  
PARCEL 1-6  
The Trails, LLC  
Filed Sept. 24, 2003  
Book A65, Page 566#

UNPLATTED  
PARCEL 4-7  
The Trails, LLC  
Filed Sept. 24, 2003  
Book A65, Page 566#

D OF  
VT LTD., CO.

SEE SHEET 5 OF 6



( IN FEET )  
1 inch = 200 ft.

SHEET 4 OF 6

**SURV TEK, INC.**

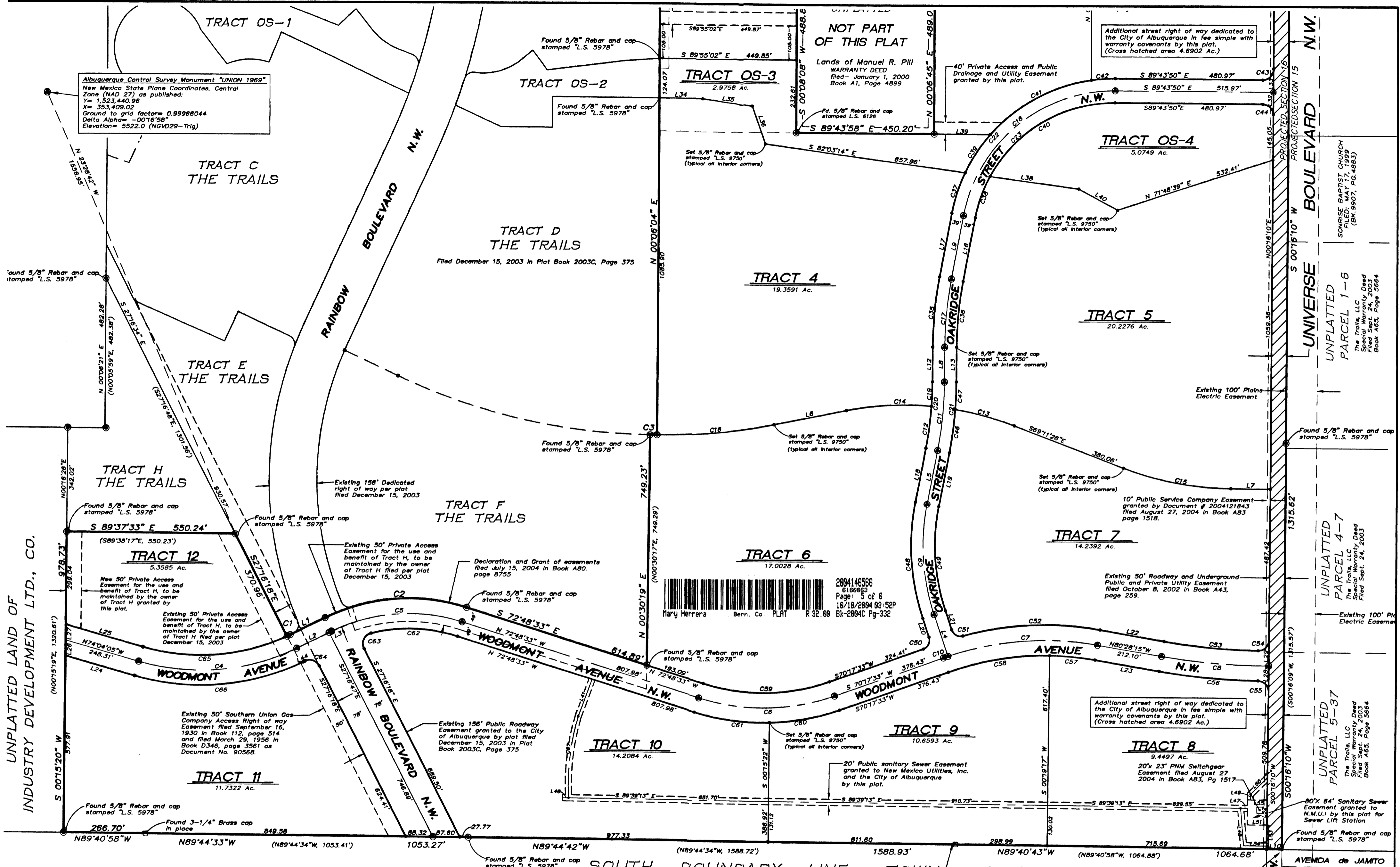
Consulting Surveyors  
6645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3368  
Fax: 505-897-3377

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 = 0.99986044  
 Delta Alpha = -00'15"58"  
 Elevation = 5522.0 (NGVD29-Trig)

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

NOT PART OF THIS PLAT  
 Lands of Manuel R. Pili  
 WARRANTY DEED  
 filed - January 1, 2000  
 Book A1, Page 4859



UNPLATTED LAND OF INDUSTRY DEVELOPMENT LTD., CO.

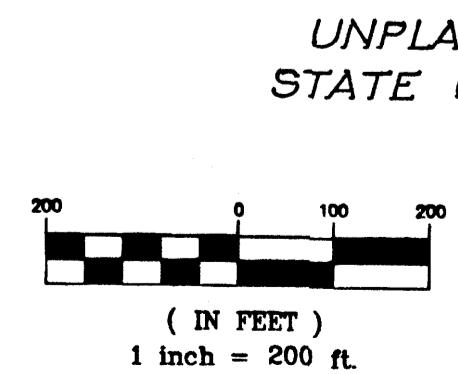
SONRISE BAPTIST CHURCH  
 FILED: MAY 17, 1999  
 (BK.9007, PG.4883)

UNPLATTED PARCEL 1-6  
 The Trails, LLC  
 Special Warranty Deed  
 Filed Sept. 24, 2003  
 Book A65, Page 5064

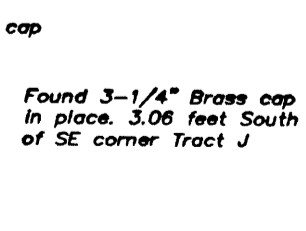
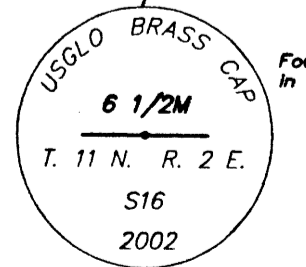
UNPLATTED PARCEL 4-7  
 The Trails, LLC  
 Special Warranty Deed  
 Filed Sept. 24, 2003

UNPLATTED PARCEL 5-8  
 The Trails, LLC  
 Special Warranty Deed  
 Filed Sept. 24, 2003  
 Book A65, Page 5064

**BULK LAND PLAT OF THE TRAILS UNIT 2**  
 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS)  
 WITHIN THE TOWN OF ALAMEDA GRANT  
 IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2004



UNPLATTED LAND OF STATE OF NEW MEXICO



**SURV+TEK, INC.**  
 Consulting Surveyors

6645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-5566 Fax: 505-897-5377

BULK LAND PLAT OF  
**THE TRAILS UNIT 2**  
 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS  
 AND UNPLATTED DEED PARCELS)  
 WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN  
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2004

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	11.45'	672.00'	5.72'	11.45'	N64°24'38"E	0°58'34"
C2	474.25'	628.00'	249.08'	463.06'	S85°33'24"W	43°16'06"
C3	22.80'	2000.00'	11.40'	22.80'	S89°49'00"E	0°39'11"
C4	528.64'	721.00'	276.83'	516.88'	N84°55'38"E	42°00'34"
C5	437.25'	579.00'	229.64'	426.93'	S85°33'24"W	43°16'06"
C6	450.80'	700.00'	233.53'	443.05'	N88°44'30"E	36°53'54"
C7	494.53'	1000.00'	252.43'	489.51'	S85°21'43"W	28°20'05"
C8	350.97'	2000.00'	175.94'	350.52'	S85°29'53"E	10°03'16"
C9	362.69'	700.00'	185.51'	358.64'	S03°57'45"E	29°41'11"
C10	15.74'	1000.00'	7.87'	15.74'	S70°44'36"W	0°54'07"
C11	221.79'	1200.00'	111.21'	221.48'	N05°35'09"E	10°35'24"
C12	136.54'	1161.00'	68.35'	136.46'	S07°30'41"W	6°44'18"
C13	200.90'	1000.00'	100.79'	200.56'	N74°56'46"W	11°30'39"
C14	278.67'	1000.00'	140.25'	277.77'	N86°50'22"E	15°58'01"
C15	358.49'	1000.00'	181.19'	356.57'	S79°27'38"E	20°32'24"
C16	384.49'	2000.00'	192.84'	383.90'	N84°21'51"E	11°00'53"
C17	219.10'	1200.00'	109.86'	218.80'	S05°31'17"W	10°27'41"
C18	693.92'	500.00'	415.97'	639.56'	S50°30'39"W	79°31'03"
C19	78.05'	1161.00'	39.04'	78.03'	S02°13'00"W	03°51'06"
C20	214.59'	1061.00'	107.60'	214.28'	N05°35'09"E	10°35'24"
C21	229.00'	1239.00'	114.83'	228.68'	S05°35'09"W	10°35'24"
C22	748.05'	539.00'	448.42'	689.44'	S50°30'39"E	79°31'03"
C23	639.79'	461.00'	383.53'	589.67'	S50°30'39"W	79°31'03"
C24	88.48'	578.00'	44.32'	88.39'	N68°18'40"E	8°46'13"
C25	Deleted					
C26	Deleted					
C27	Deleted					
C28	Deleted					
C29	Deleted					
C30	Deleted					
C31	Deleted					
C32	Deleted					
C33	Deleted					
C34	Deleted					
C35	226.22'	1239.00'	113.43'	225.91'	S05°31'17"W	10°27'41"
C36	211.98'	1161.00'	106.29'	211.69'	S05°31'17"W	10°27'41"
C37	137.94'	539.00'	69.35'	137.56'	S18°05'01"W	14°39'47"
C38	142.75'	461.00'	71.95'	142.18'	N19°37'22"E	17°44'29"
C39	149.64'	539.00'	75.31'	149.16'	S33°22'07"W	15°54'25"
C40	497.05'	461.00'	275.72'	473.32'	N59°22'53"E	61°46'34"
C41	381.94'	539.00'	199.39'	374.00'	S61°37'21"W	40°36'03"
C42	78.52'	539.00'	39.33'	78.45'	S86°05'46"W	8°20'48"
C43	54.98'	35.00'	35.00'	49.50'	N45°16'10"E	90°00'00"
C44	54.98'	35.00'	35.00'	49.50'	N44°43'50"W	90°00'00"
C45	55.02'	35.00'	35.05'	49.53'	N44°46'05"W	90°04'31"
C46	141.74'	1239.00'	70.95'	141.66'	N07°36'12"E	6°33'16"
C47	87.27'	1239.00'	43.65'	87.25'	N02°18'30"E	4°02'08"
C48	382.89'	739.00'	195.85'	378.62'	S03°57'45"E	29°41'11"
C49	342.48'	661.00'	175.18'	338.66'	S03°57'45"E	29°41'11"
C50	46.65'	30.00'	29.53'	42.09'	N25°44'36"E	89°05'53"
C51	45.20'	30.00'	28.14'	41.05'	S61°58'20"E	86°20'01"
C52	451.64'	1049.00'	229.37'	448.16'	S87°11'42"W	24°40'06"
C53	307.92'	1951.00'	154.28'	307.60'	S84°59'32"E	9°02'34"
C54	55.11'	35.00'	35.13'	49.59'	N45°22'41"E	90°13'01"
C55	54.86'	35.00'	34.88'	49.41'	N44°37'51"W	89°48'02"
C56	324.01'	2049.00'	162.34'	323.67'	S85°00'03"E	9°03'37"
C57	149.02'	951.00'	74.66'	148.87'	N84°57'35"W	8°58'41"
C58	336.25'	951.00'	169.90'	334.51'	S80°25'18"W	20°15'31"
C59	419.24'	651.00'	217.18'	412.04'	N88°44'30"E	36°53'54"
C60	233.13'	749.00'	117.51'	232.19'	N79°12'33"E	17°50'00"
C61	249.23'	749.00'	125.78'	248.08'	S82°20'30"E	19°03'54"
C62	285.78'	530.00'	146.45'	282.33'	N88°15'22"W	30°53'38"
C63	63.27'	35.00'	44.45'	55.00'	S24°30'46"W	103°34'08"
C64	54.25'	35.00'	34.28'	48.98'	N71°40'28"W	88°48'21"
C65	481.26'	672.00'	251.47'	471.05'	N85°24'55"E	41°02'00"
C66	564.57'	770.00'	295.65'	552.01'	N84°55'38"E	42°00'34"
C67	268.64'	800.00'	135.60'	267.38'	S06°21'09"W	19°14'23"

LINE TABLE		
LINE	LENGTH	BEARING
L1	126.54'	N63°55'21"E
L2	126.54'	S63°55'21"W
L3	8.72'	N63°55'21"E
L4	141.45'	N18°48'20"W
L5	179.63'	S10°52'50"W
L6	240.99'	S78°51'21"W
L7	129.13'	S89°43'50"E
L8	110.76'	N00°17'27"E
L9	208.92'	S10°45'07"W
L10	50.00'	N89°40'43"W
L11	50.03'	S17°18'38"E
L12	110.76'	N00°17'27"E
L13	110.76'	N00°17'27"E
L14	446.14'	S27°16'18"E
L15	186.95'	S63°55'34"W
L16	208.92'	S10°45'07"W
L17	208.92'	S10°45'07"W
L18	179.63'	S10°52'50"W
L19	179.63'	S10°52'50"W
L20	63.40'	N18°48'20"W
L21	64.66'	N18°48'20"W
L22	212.10'	N80°28'15"W
L23	212.10'	N80°28'15"W
L24	234.56'	N74°04'05"W
L25	262.06'	N74°04'05"W
L26	50.89'	N00°15'20"E
L27	50.89'	N00°15'20"E
L28	84.18'	N00°16'10"E
L29	83.82'	N00°16'10"E
L30	Deleted	
L31	Deleted	
L32	74.00'	N00°16'10"E
L33	74.00'	N00°16'10"E
L34	140.39'	S89°54'08"E
L35	167.26'	S81°59'57"E
L36	129.67'	S19°31'15"E
L37	Deleted	
L38	292.28'	S82°03'14"E
L39	183.29'	S89°44'24"E
L40	143.83'	S62°09'00"E
L41	130.01'	N19°58'29"E
L42	Deleted	
L43	Deleted	
L44	6.33'	S63°55'20"W
L45	20.00'	N00°06'04"E
L46	20.00'	N89°39'13"W
L47	22.03'	S89°39'13"E
L48	120.23'	S04°49'15"E
L49	18.74'	N00°00'00"W
L50	76.85'	N45°00'00"E
L51	64.00'	S89°43'50"E
L52	80.00'	N00°16'10"E
L53	77.23'	N00°16'10"E
L54	75.36'	S89°40'43"E
L55	54.00'	S89°40'50"E



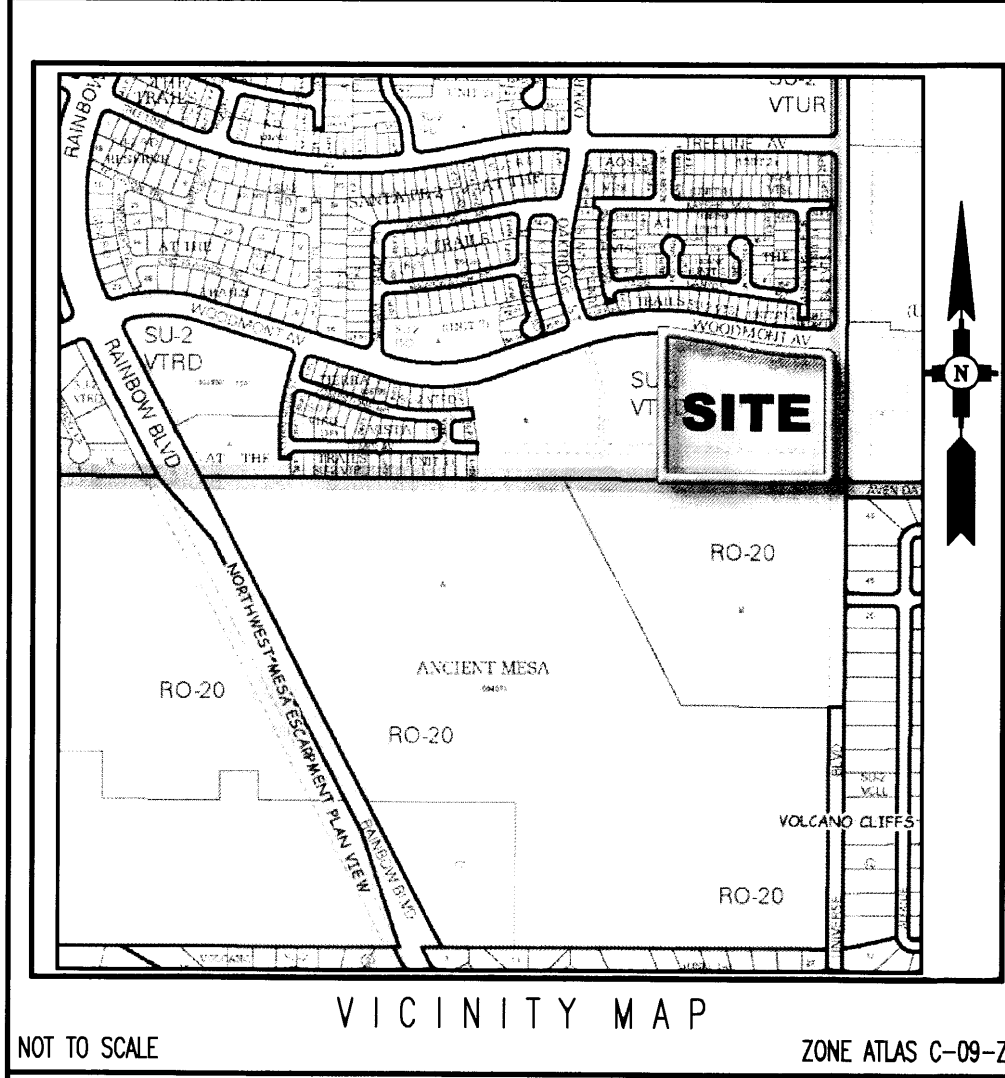
# SITE DEVELOPMENT PLAN FOR SUBDIVISION TIERRA VISTA UNIT 3

**LEGAL DESCRIPTION**  
 Tract 8, The Trails Unit 2 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 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", filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 18, 2004, in Plat Book 2004C, Page 332, as Document No. 2004146566.

- GENERAL NOTES**
- EXISTING ZONING: SU-2, VTRD, VOLCANO TRAILS RESIDENTIAL DEVELOPING AREA  
 PROPOSED ZONING: SU-2, VTRD, VOLCANO TRAILS RESIDENTIAL DEVELOPING AREA  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
  - PROPOSED ACREAGE: 9.45 AC  
 NUMBER OF LOTS: 58  
 PROPOSED DENSITY: 6.14 DU/AC
  - MIN. LOT DIMENSIONS:  
 MINIMUM LOT AREA: 45' X 105'  
 4,725 SQFT
  - ALL STREETS, 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.
  - NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO WOODMONT AVENUE AND UNIVERSE BLVD.
  - APPLICABLE PLANS: VOLCANO TRAILS SECTOR DEVELOPMENT PLAN, WESTSIDE STRATEGIC PLAN
  - MAXIMUM BUILDING HEIGHT: CONFORM TO VOLCANO TRAILS SECTOR DEVELOPMENT PLAN
  - SETBACKS: CONFORM TO VOLCANO TRAILS SECTOR DEVELOPMENT PLAN WHICH PROVIDES OPTIONS FOR TYPE OF RESIDENTIAL UNIT.

**SITE DATA**

ZONE ATLAS NO.	C-09-2
ZONING	SU-2, VTRD
MILES OF FULL WIDTH STREETS CREATED	0.38 MILES
NO. OF EXISTING LOTS	1
NO. OF LOTS CREATED	58
NO. OF HOA TRACTS CREATED	1



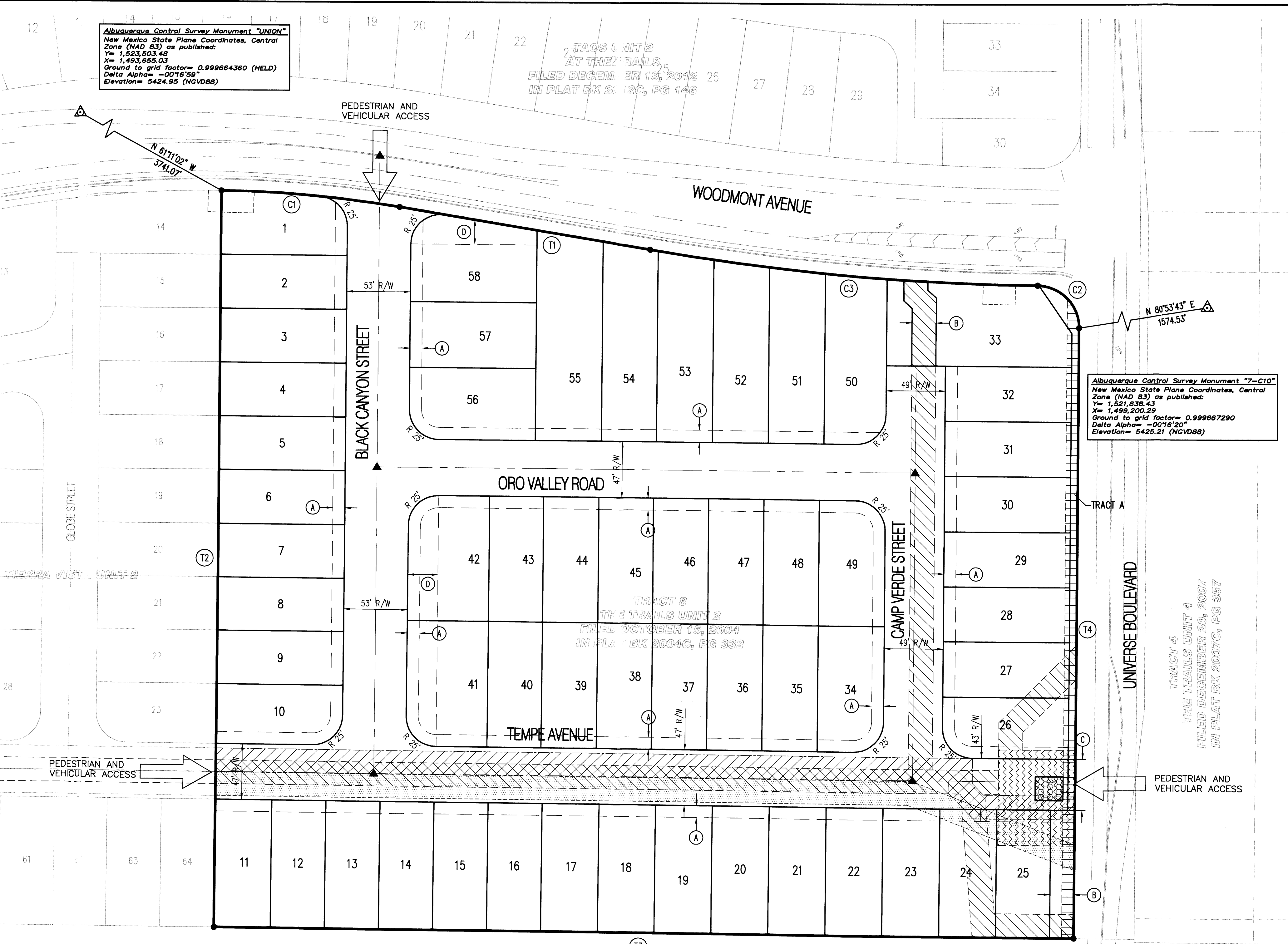
NOT TO SCALE ZONE ATLAS C-09-2

**BOUNDARY CURVE TABLE**

ID	ARC	RADIUS	DELTA	TANGENT
C1	149.02'	951.00'	08°58'41"	74.66'
C2	54.86'	35.00'	89°48'02"	34.88'
C3	324.01'	2049.00'	09°03'37"	162.34'

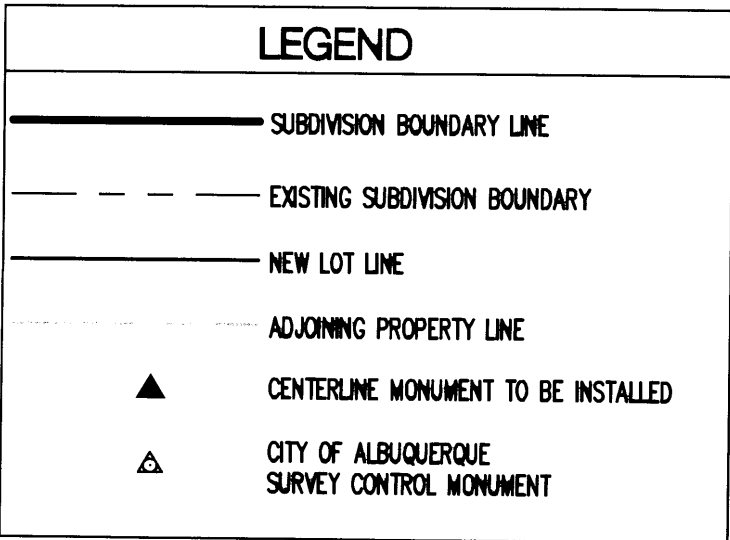
**BOUNDARY TANGENT TABLE**

ID	BEARING	LENGTH
T1	N80°28'15"W	212.10'
T2	S00°19'17"W	617.40'
T3	S89°41'02"E	715.69'
T4	N00°16'10"E	509.79'

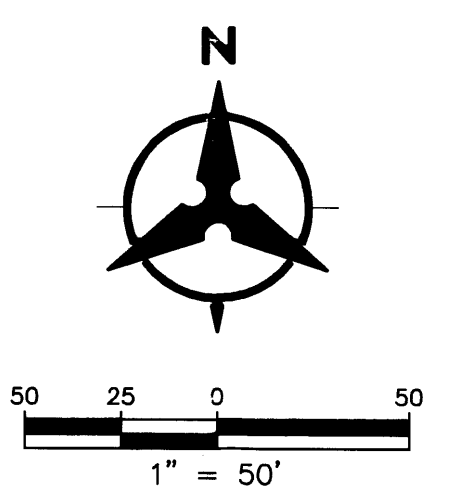


TRACT 8  
 ANCIENT MESA  
 FILED FEBRUARY 2, 2006  
 IN PLAT BK 2006C, PG 40

- KEYED NOTES**
- (A) 10' PUBLIC UTILITY EASEMENT
  - (B) 20' SANITARY SEWER EASEMENT
  - (C) 43' SEWER, WATER, STORM DRAIN AND PEDESTRIAN ACCESS EASEMENT
  - (D) LANDSCAPE EASEMENT



- EXISTING 20'x23' PNM SWITCHGEAR EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 20' PUBLIC DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 80'x64' SANITARY SEWER EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 20' PUBLIC SANITARY SEWER EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 20' PUBLIC WATERLINE EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 10' DRY UTILITY EASEMENT TO BE VACATED WITH THIS PLAT

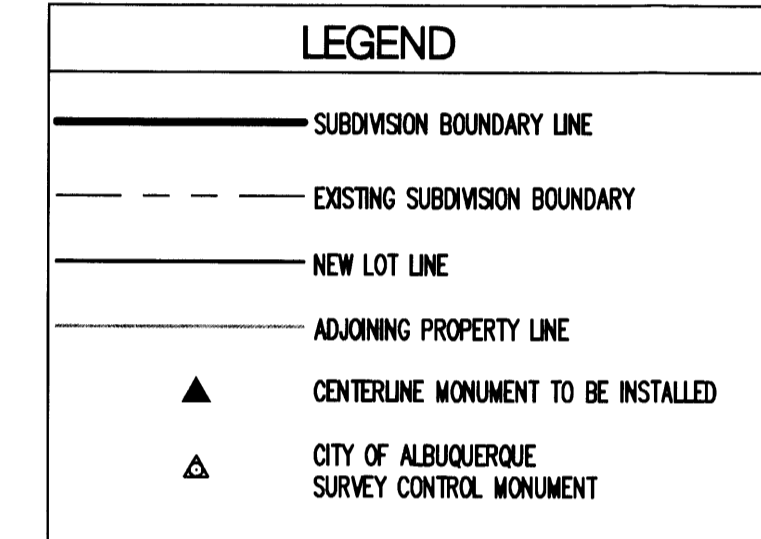
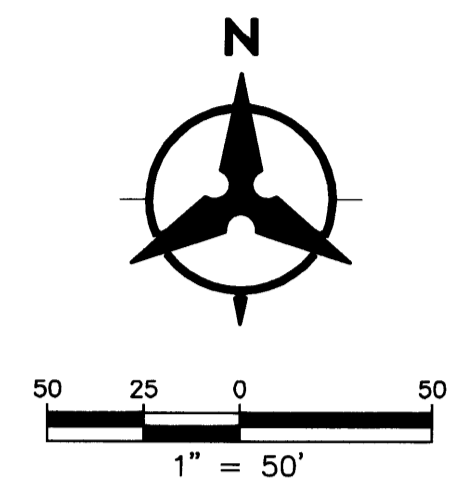


PROJECT NUMBER: \_\_\_\_\_  
 Application Number: \_\_\_\_\_  
 This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decision are satisfied.  
 Is an Infrastructure 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 Authority	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



# CONCEPTUAL LANDSCAPE PLAN FOR TIERRA VISTA UNIT 3



- KEYED NOTES**
- (A) 10' PUBLIC UTILITY EASEMENT
  - (B) 20' SANITARY SEWER EASEMENT
  - (C) 43' SEWER, WATER, STORM DRAIN AND PEDESTRIAN ACCESS EASEMENT
  - (D) LANDSCAPE EASEMENT

**PLANT LIST:**

COMMON NAME	BOTANICAL NAME	SIZE	WATER USE
<b>FRONT YARD PLANT LIST TYPICAL</b>			
<b>EVERGREEN TREES</b>			
AUSTRIAN PINE	PINUS NIGRA	6 FT. HT.	MEDIUM
<b>TREES</b>			
DESERT WILLOW	CHLOPSIS LINEARIS	2.0' CAL	LOW+
GOLDENRAIN TREE	KOELREUTERIA PANICULATA	2.0' CAL	MEDIUM
NEW MEXICO OLIVE	FORESTERA NEOMEXICANA	15 GAL	LOW
NEWPORT FLOWERING PLUM	PRUNUS C. NEWPORT	2.0' CAL	MEDIUM
WESTERN REDBUD	CERIS OCCIDENTALIS	2.0' CAL	MEDIUM
RAYWOOD ASH	FRAXINUS OXYCARPA 'RAYWOOD'	2.0' CAL	MEDIUM+
<b>CACTI / AGAVES / ALOES / YUCCAS</b>			
BROADLEAF YUCCA	YUCCA BACCATA	5 GAL	LOW
PARRY AGAVE	AGAVE PARRYII	5 GAL	LOW
RED FLOWERING ALOE	HESPERALOE PARVIFLORA	5 GAL	LOW+
<b>SHRUBS</b>			
BLUE MIST SPIREA	CARYOPTERIS X. CLANDONENSIS	5 GAL	MEDIUM
BIG SAGE	ARTEMISIA TRIDENTATA	5 GAL	LOW
WESTERN SAND CHERRY	PRUNUS BESSEYI	5 GAL	MEDIUM
CHERRY SAGE	SALVIA GREGGI	5 GAL	LOW
PROSTRATE ROSEMARY	ROSMARINUS O. 'PROSTRATUS'	5 GAL	LOW+
TURPENTINE BUSH	ERICAMERIA LARICIFOLIA 'AGUIRRE'	5 GAL	LOW+
<b>GRASSES</b>			
BEARGRASS	NOLINA MICROCARPA	5 GAL	LOW+
KARL FOERSTER REED GRASS	CAJAMAGROSTIS 'KARL FOERSTER'	5 GAL	MEDIUM
REGAL MIST DEERGRASS	MULLENBERGIA C. 'REGAL MIST'	5 GAL	MEDIUM
SILVER FEATHER MAIDEN GRASS	MISCANTHUS S. 'SILVER FEATHER'	5 GAL	MEDIUM+
THREADGRASS	NASSELLA TENUISSIMA	1 GAL	LOW+
YAKUSHIMA MAIDEN GRASS	MISCANTHUS S. 'YAKUSHIMA'	5 GAL	MEDIUM+
FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	5 GAL	MEDIUM

- GENERAL NOTES:**
- THIS PLAN IS INTENDED TO COMPLY WITH THE VOLCANO TRAILS SECTOR DEVELOPMENT.
  - LANDSCAPE DESIGN IS CONCEPTUAL.
  - ALL DISTURBED AREAS WILL BE REVEGETATED WITH NATIVE SEED MIX.
  - FRONT YARD LANDSCAPING SHALL CONSIST OF 1 TREE AND 9 SHRUBS, GRASSES AND/OR CACTI MINIMUM FROM LIST ABOVE. INTERMIX AND VARY FROM YARD TO YARD.
  - COMMON AREA LANDSCAPING: USE A VARIETY OF MATERIAL TYPES (TREES, SHRUBS AND/OR CACTI) AS SHOWN IN QUANTITIES DEPICTED IN PLAN VIEW FROM LIST ABOVE.
- ALL SHRUB PLANTING AREAS SHALL BE TOP DRESSED WITH 3/4" SANTA FE BROWN ROCK MULCH AND 2"-4" SANTA ANA TAN CORBBLE (8:1 RATIO). MINIMUM DEPTH OF MULCH SHALL BE 3".
- NO TREES TO BE PLANTED IN UTILITY EASEMENTS

**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 TREE, SHRUB AND GROUNDCOVER PLANTING AREAS.

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (6) 2.0 GPH DRIP EMITTERS AND SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS.

RUN TIME PER DRIP VALVE WILL BE APPROXIMATELY 60 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.

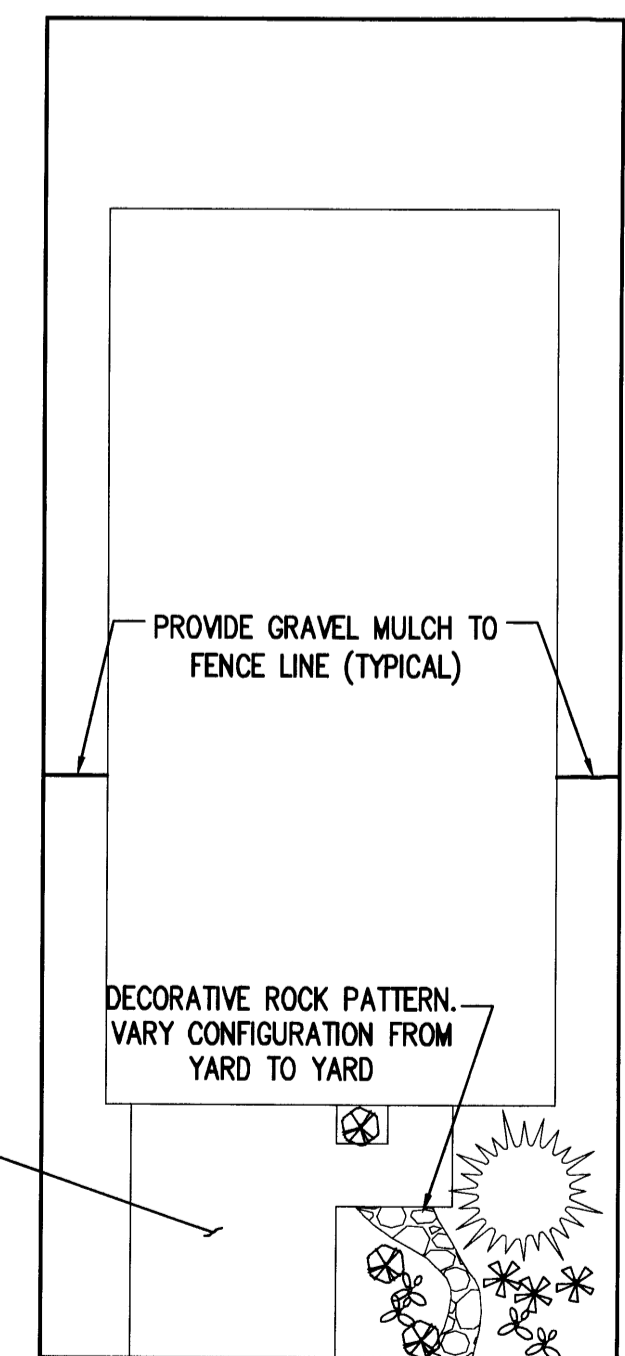
IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

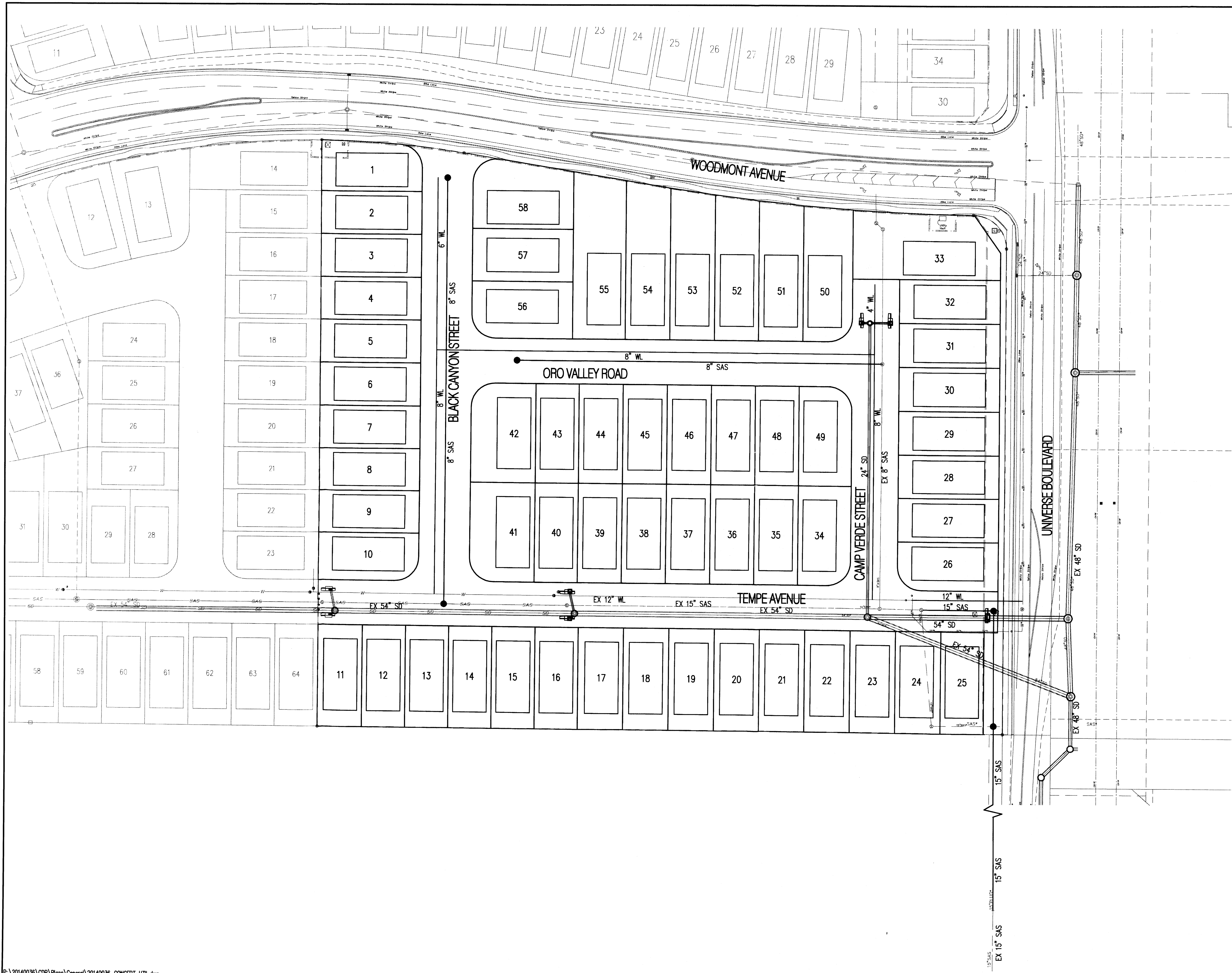
**MAINTENANCE RESPONSIBILITY:**

MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE HOME OWNER.

**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.



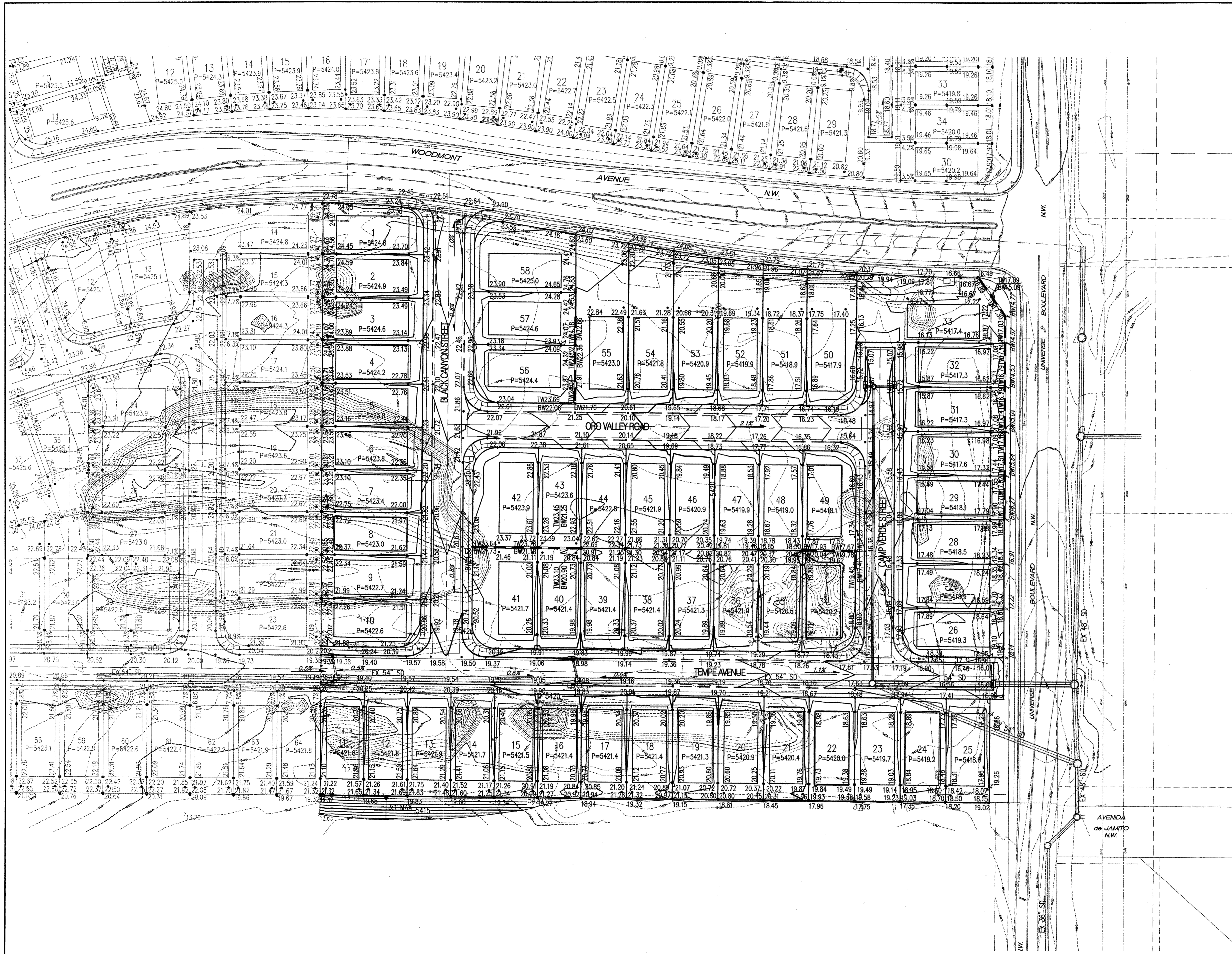


**Bohannon & Huston**  
 www.bhinc.com 800.877.5332

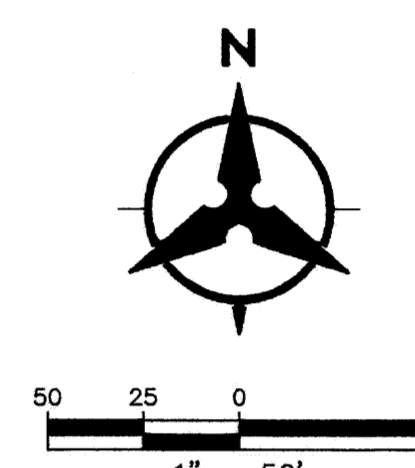
<b>CITY OF ALBUQUERQUE</b> <b>PUBLIC WORKS DEPARTMENT</b>			
<b>TIERRA VISTA UNIT 3 at the TRAILS</b> <b>CONCEPTUAL UTILITY PLAN</b>			
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
XXXXX	C-09-Z	1	X

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		FIELD NOTES	BY	DATE	CONTRACTOR	DATE	DATE
		NO.			INSPECTOR'S	DATE	DATE
					FIELD BY	DATE	DATE
					VERIFICATION BY	DATE	DATE
					CONNECTED BY	DATE	DATE
					MICROFILM INFORMATION	DATE	DATE
					RECORDED BY	DATE	NO.
REVISIONS		REMARKS		By		DATE	
DESIGN						DATE: 11/13	
						DATE: 11/13	
						DATE: 11/13	

P:\20140036\CDP\Plans\General\20140036\_CONCEPT\_UTIL.dwg  
 March 20, 2014 - 1:20pm



- 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
  - PROPOSED STORM DRAIN MANHOLE
  - PROPOSED STORM DRAIN INLET

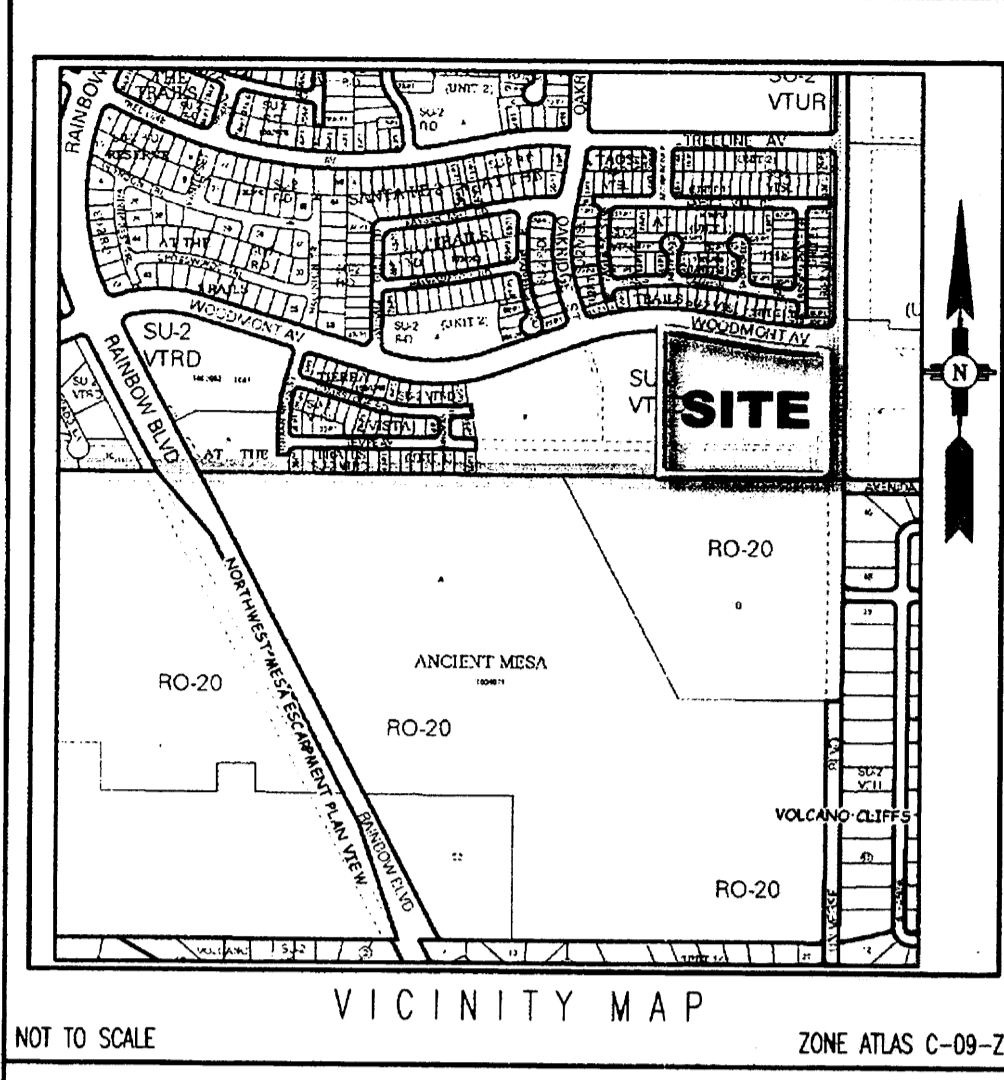
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACS BRASS TABLET STAMPED "7-C10"	DATE	NO.	BY	REVISIONS	By
WORK BY	DATE	GEOGRAPHIC POSITION (NAD 83)	DATE			DESIGN	
FIELD ASSISTANCE BY	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE				
FIELD INSPECTION BY	DATE	X = 1,499,200.29 Y = 1,521,836.43	DATE				
DESIGNED BY	DATE	GROUND-TO-GRID FACTOR = 0.999667290	DATE				
DRAWN BY	DATE	Δa = -00'16"20"	DATE				
CHECKED BY	DATE	NAD 1988 ELEVATION = 5425.21	DATE				
RECORDED BY	DATE						
NO.							

**Bohannon & Huston**  
www.bhinc.com 800.877.5332

**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**  
**TIERRA VISTA UNIT 3 at the TRAILS**  
**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	1	

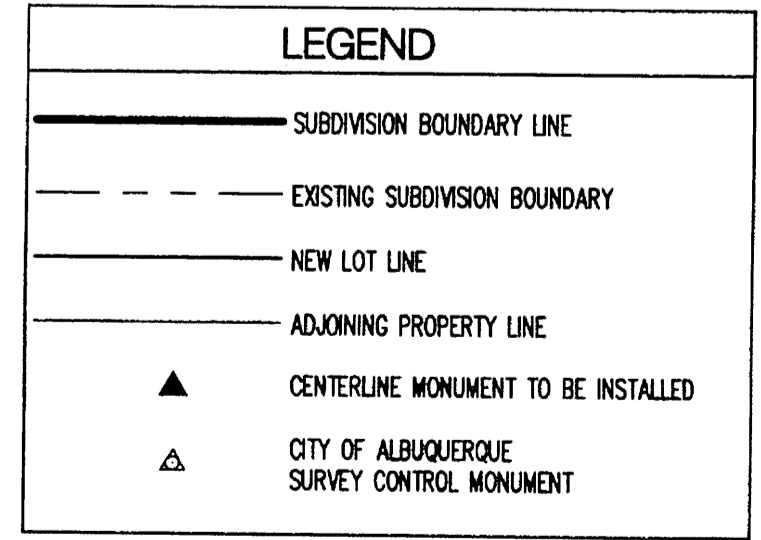
PRELIMINARY PLAT FOR  
**TIERRA VISTA UNIT 3**  
 LOTS 1-58 & TRACT A  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2014



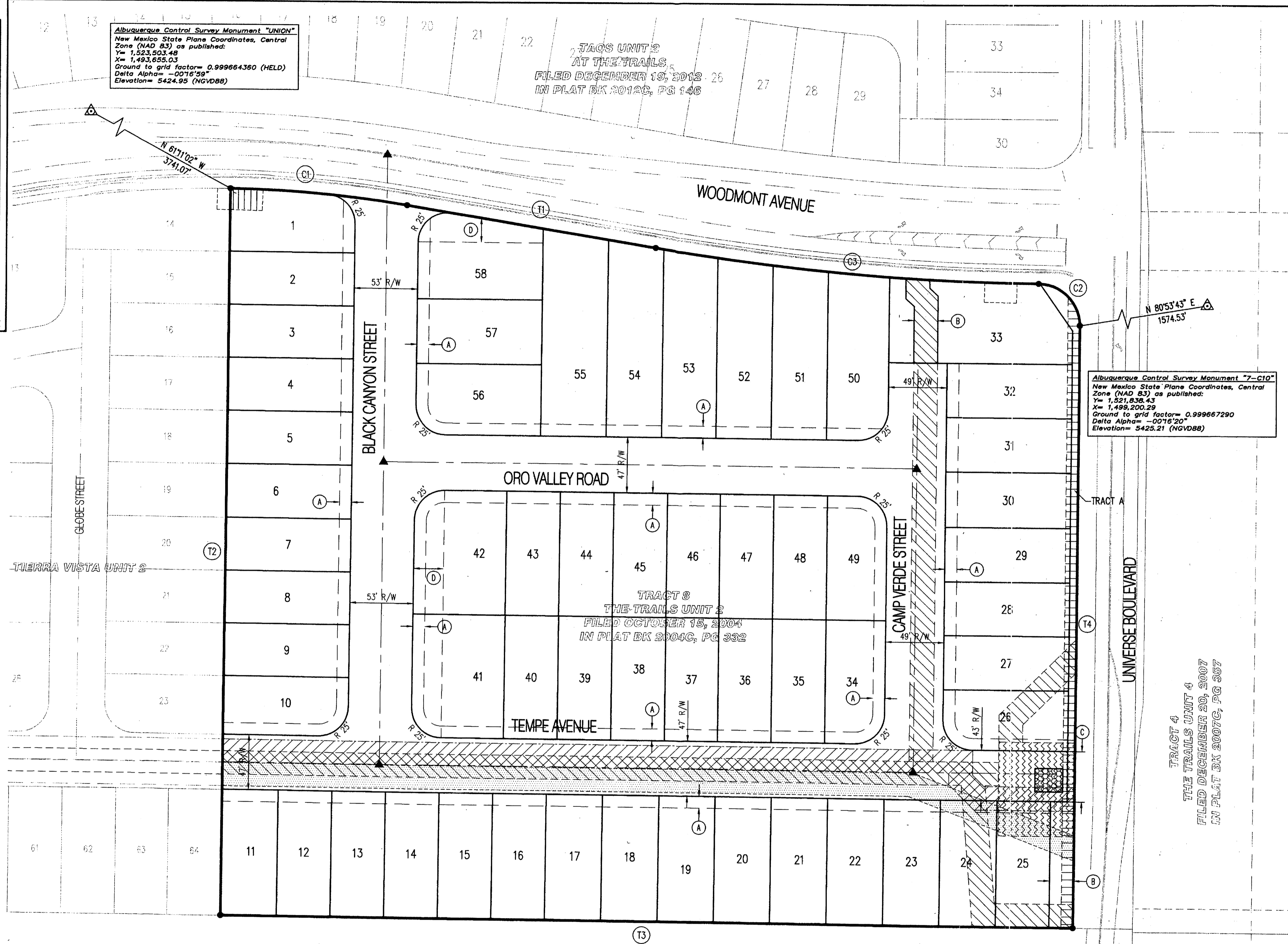
ID	ARC	RADIUS	DELTA	TANGENT
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C2	54.86'	35.00'	89°48'02"	34.88'
C3	324.01'	2049.00'	09°03'37"	162.34'

ID	BEARING	LENGTH
T1	N80°28'15"W	212.10'
T2	S00°19'17"W	617.40'
T3	S89°41'02"E	715.69'
T4	N00°16'10"E	509.79'

- KEYED NOTES**
- (A) 10' PUBLIC UTILITY EASEMENT
  - (B) 20' SANITARY SEWER EASEMENT
  - (C) 43' SEWER, WATER, STORM DRAIN AND PUBLIC PEDESTRIAN ACCESS EASEMENT
  - (D) LANDSCAPE EASEMENT



- EXISTING 20'x23' PNM SWITCHGEAR EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 20' PUBLIC DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 80'x64' SANITARY SEWER EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 20' PUBLIC SANITARY SEWER EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 20' PUBLIC WATERLINE EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 10' DRY UTILITY EASEMENT TO BE VACATED WITH THIS PLAT
- PORTION OF EXISTING 18'x38' DRY UTILITY EASEMENT TO BE VACATED WITH THIS PLAT



**LEGAL DESCRIPTION**

Tract 8, The Trails Unit 2 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 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", filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 18, 2004, in Plat Book 2004C, Page 332, as Document No. 2004146566.

- GENERAL NOTES**
- EXISTING ZONING: SU-2, VIRO, VOLCANO TRAILS RESIDENTIAL DEVELOPING AREA  
 PROPOSED ZONING: SU-2, VIRO, VOLCANO TRAILS RESIDENTIAL DEVELOPING AREA
  - PROPOSED ACREAGE: 9.45 AC  
 NUMBER OF LOTS: 58  
 PROPOSED DENSITY: 6.14 DU/AC
  - MIN. LOT DIMENSIONS: 45' X 105'  
 MINIMUM LOT AREA: 4,725 SQFT
  - ALL STREETS, 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.
  - NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO WOODMONT AVENUE AND UNIVERSE BLVD.

**SITE DATA**

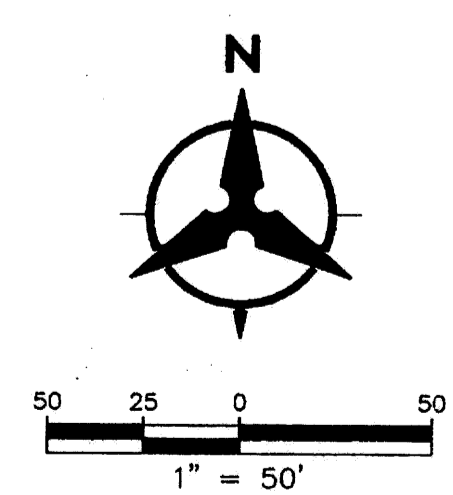
ZONE ATLAS NO.	C-09-2
ZONING	SU-2, VIRO
MILES OF FULL WIDTH STREETS CREATED	0.38 MILES
NO. OF EXISTING LOTS	1
NO. OF LOTS CREATED	58
NO. OF HOA TRACTS CREATED	1

- 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

*Dail P. Acosta* 3/20/14  
 CITY SURVEYOR DATE

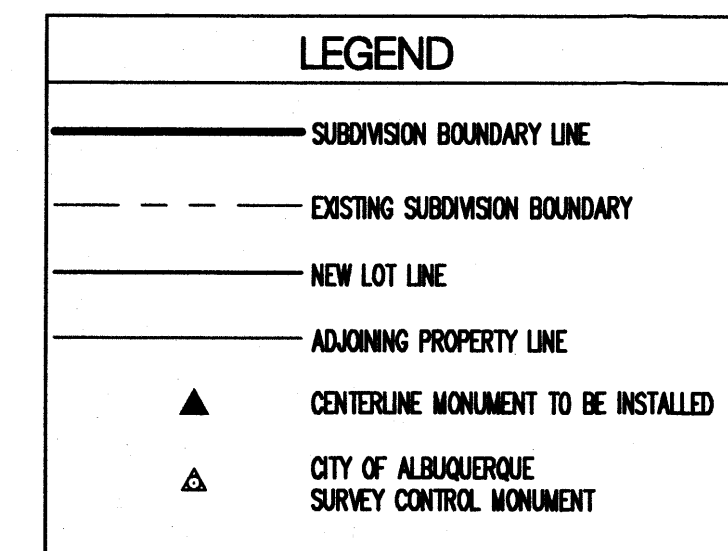
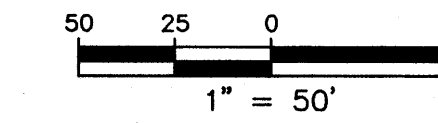
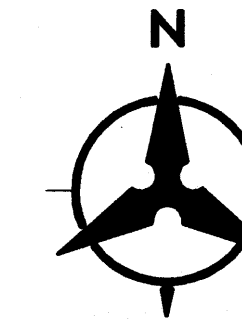
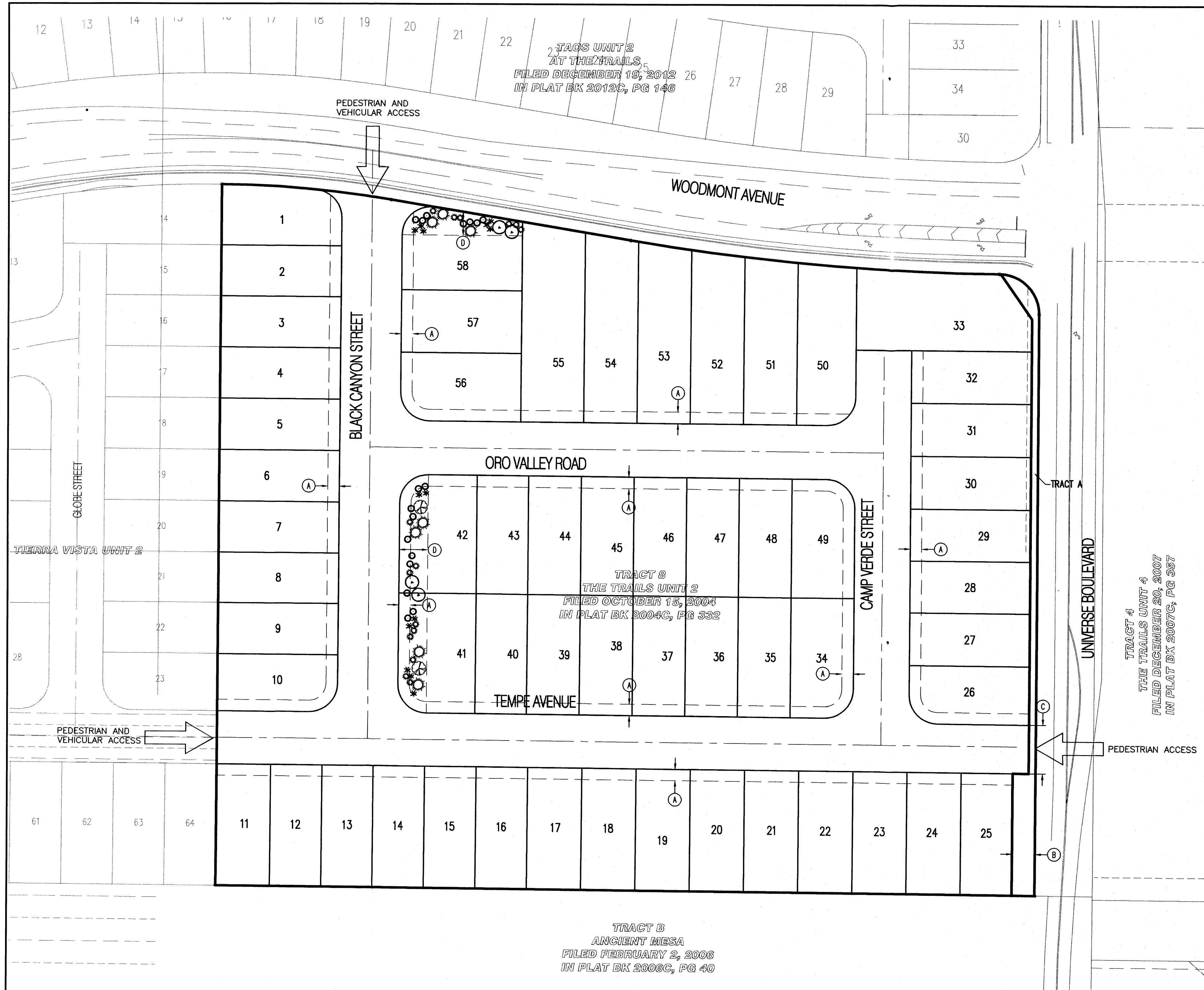
*Brian Paul* 3.19.14  
 BRIAN PAUL DATE  
 VICE PRESIDENT, RCS-TRAILS TRACT 8, LLC





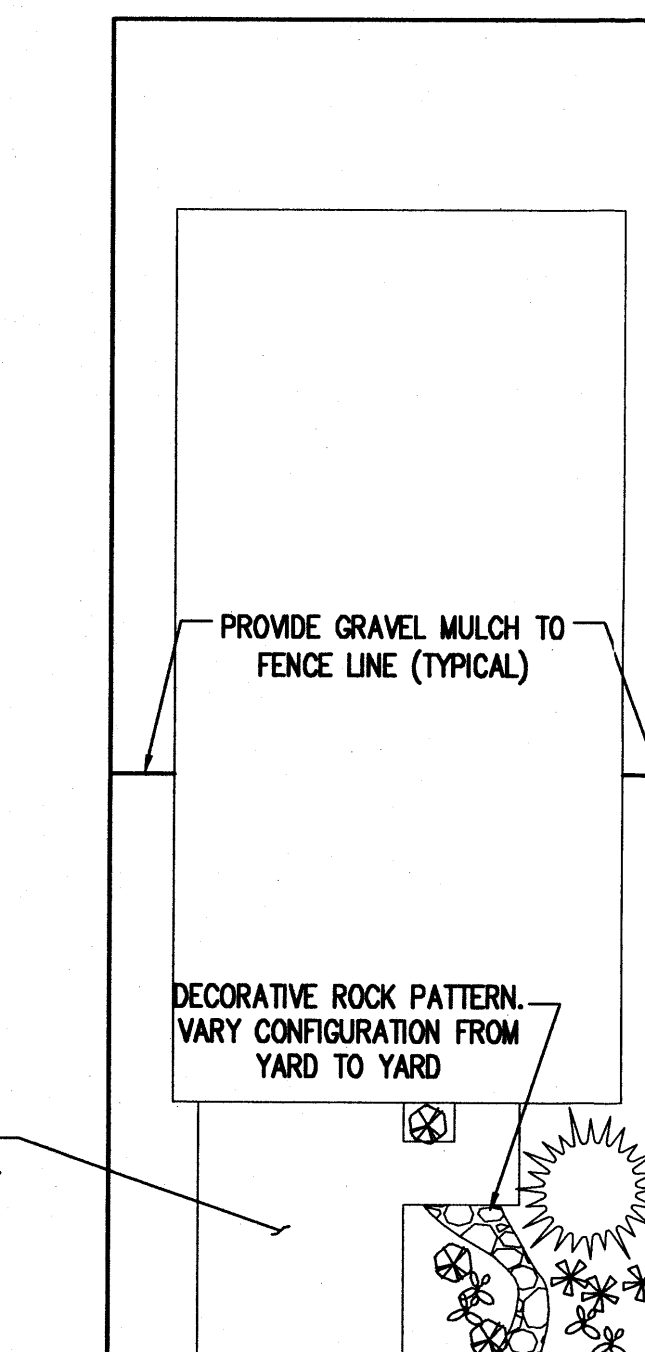


# CONCEPTUAL LANDSCAPE PLAN FOR TIERRA VISTA UNIT 3



### KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT
- (B) 20' SANITARY SEWER EASEMENT
- (C) 43' SEWER, WATER, STORM DRAIN AND PEDESTRIAN ACCESS EASEMENT
- (D) LANDSCAPE EASEMENT



### PLANT LIST:

COMMON NAME	BOTANICAL NAME	SIZE	WATER USE
<b>FRONT YARD PLANT LIST TYPICAL</b>			
<b>EVERGREEN TREES</b>			
AUSTRIAN PINE	PINUS NIGRA	6 FT. HT.	MEDIUM
<b>TREES</b>			
DESERT WILLOW	CHILOPSIS LINEARIS	2.0' CAL	LOW+
GOLDENRAIN TREE	FORELITERIA PANICULATA	2.0' CAL	MEDIUM
NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	15 GAL	LOW
NEWPORT FLOWERING PLUM	PRUNUS C. NEWPORT	2.0' CAL	MEDIUM
WESTERN REDBUD	CERCIS OCCIDENTALIS	2.0' CAL	MEDIUM
RAYWOOD ASH	FRAXINUS OXYCARPA RAYWOOD	2.0' CAL	MEDIUM+
<b>CACTI / AGAVES / ALOES / YUCCAS</b>			
BROADLEAF YUCCA	YUCCA BACCATA	5 GAL	LOW
PARRY AGAVE	AGAVE PARRYII	5 GAL	LOW
RED FLOWERING ALOE	HESPERALOE PARVIFLORA	5 GAL	LOW+
<b>SHRUBS</b>			
BLUE MIST SPIREA	CARYOPTERIS X. CLANDONENSIS	5 GAL	MEDIUM
BIG SAGE	ARTEMISIA TRIDENTATA	5 GAL	LOW
WESTERN SAND CHERRY	PRUNUS BESSEYI	5 GAL	MEDIUM
CHERRY SAGE	SALVIA GREGGI	5 GAL	LOW
PROSTRATE ROSEMARY	ROSMARINUS O. PROSTRATUS	5 GAL	LOW+
TURPENTINE BUSH	ERICAMERIA LARICIFOLIA 'AGUIRRE'	5 GAL	LOW+
<b>GRASSES</b>			
BEARGRASS	NOLINA MICROCARPA	5 GAL	LOW+
KARL FOERSTER REED GRASS	CALAMAGROSTIS 'KARL FOERSTER'	5 GAL	MEDIUM
REGAL MIST DEERGRASS	MUHLENBERGIA C. 'REGAL MIST'	5 GAL	MEDIUM
SILVER FEATHER MAIDEN GRASS	MISCANTHUS S. 'SILVER FEATHER'	5 GAL	MEDIUM+
THREADGRASS	MASELLA TENUSSIMA	1 GAL	LOW+
'YAKUSHIMA' MAIDEN GRASS	MISCANTHUS S. 'YAKUSHIMA'	5 GAL	MEDIUM+
FOUNTAIN GRASS	PENISETUM ALOPECUROIDES	5 GAL	MEDIUM

### GENERAL NOTES:

1. THIS PLAN IS INTENDED TO COMPLY WITH THE VOLCANO TRAILS SECTOR DEVELOPMENT.
2. LANDSCAPE DESIGN IS CONCEPTUAL.
3. ALL DISTURBED AREAS WILL BE REVEGETATED WITH NATIVE SEED MIX.
4. FRONT YARD LANDSCAPING SHALL CONSIST OF 1 TREE AND 9 SHRUBS, GRASSES AND/OR CACTI MINIMUM FROM LIST ABOVE. INTERMIX AND VARY FROM YARD TO YARD.
5. COMMON AREA LANDSCAPING: USE A VARIETY OF MATERIAL TYPES (TREES, SHRUBS AND/OR CACTI) AS SHOWN IN QUANTITIES DEPICTED IN PLAN VIEW FROM LIST ABOVE.
6. LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

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). MINIMUM DEPTH OF MULCH SHALL BE 3".

NO TREES TO BE PLANTED IN UTILITY EASEMENTS

### 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 TREE, SHRUB AND GROUND COVER PLANTING AREAS.

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (6) 2.0 GPH DRIP EMITTERS AND SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS.

RUN TIME PER DRIP VALVE WILL BE APPROXIMATELY 60 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.

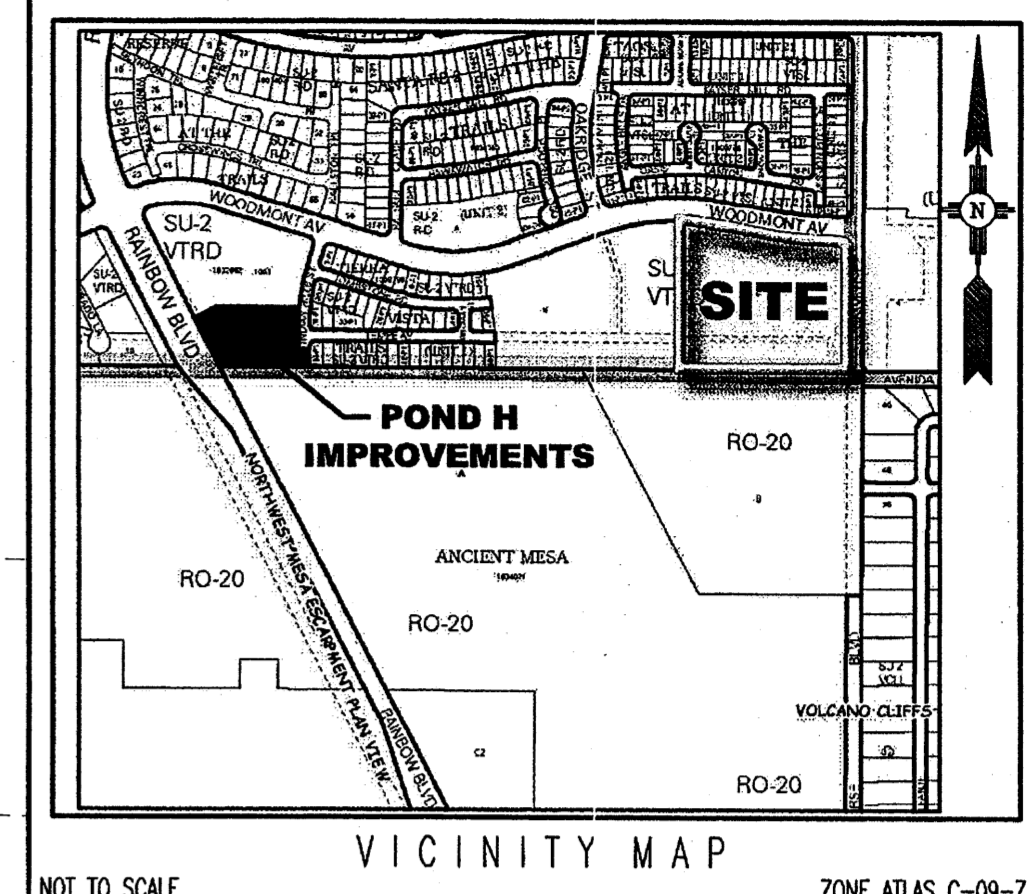
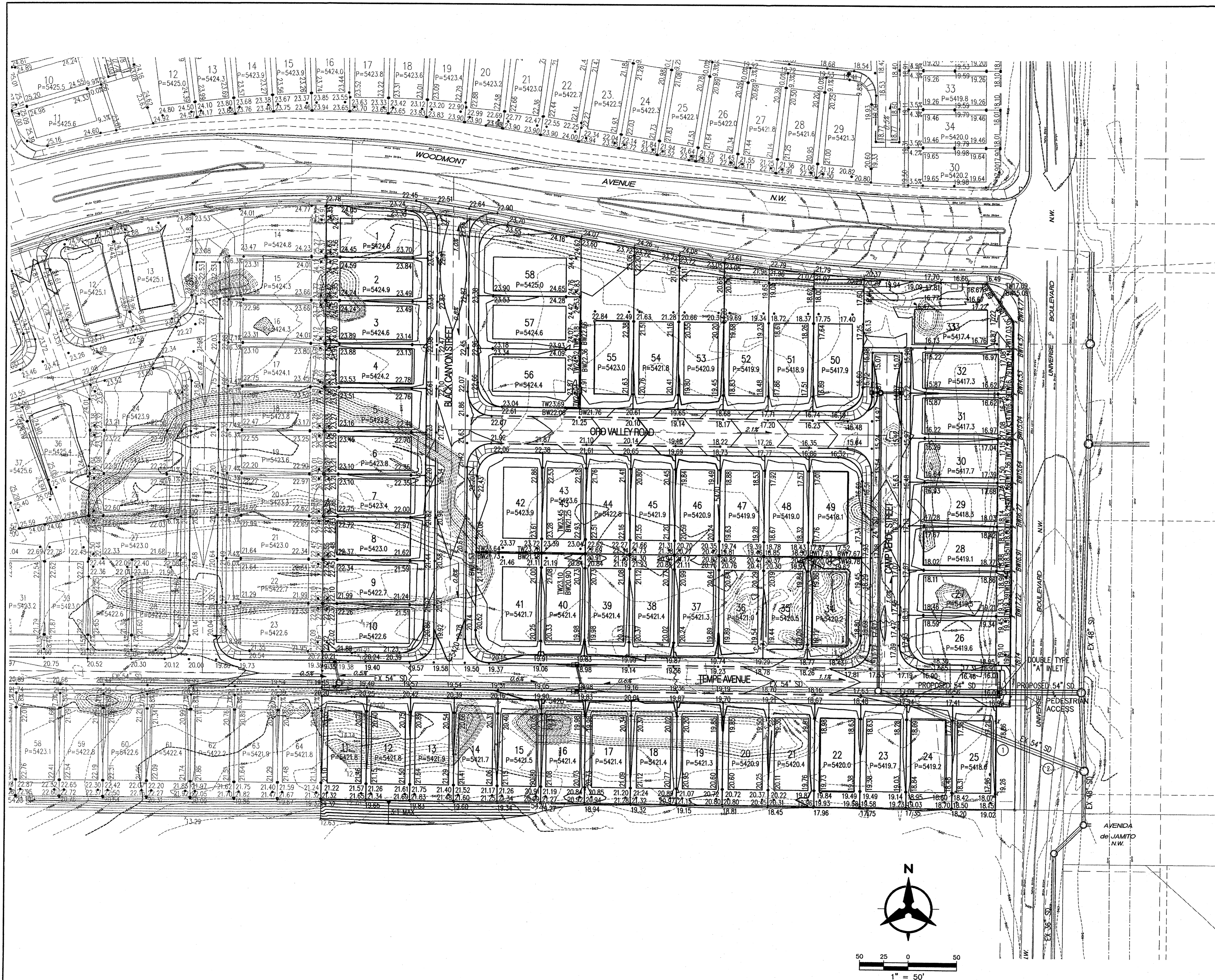
IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

### MAINTENANCE RESPONSIBILITY:

MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE HOME OWNER.

### 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.



- GENERAL NOTES**
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.
  - 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.
  - 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.
  - ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
  - BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
  - 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
  - PROPOSED STORM DRAIN MANHOLE
  - PROPOSED STORM DRAIN INLET
  - HIGH POINT

- KEYED NOTES**
- REMOVE EXISTING 54" RCP STORM DRAIN FROM EXISTING MANHOLE AT THE INTERSECTION OF TEMPE AVENUE AND CAMP VERDE STREET TO THE BACK OF CURB ON THE WEST SIDE OF UNIVERSE BOULEVARD.
  - EXISTING 54" RCP STORM DRAIN UNDER UNIVERSE BOULEVARD CURB AND PAVEMENT SHALL EITHER BE REMOVED OR PLUGGED AND GROUTED IN PLACE WITH LEAN FILL MATERIAL.

**Bohannon & Huston**  
www.bhinc.com 800.877.5332

<b>CITY OF ALBUQUERQUE</b> <b>PUBLIC WORKS DEPARTMENT</b>	
<b>TIERRA VISTA UNIT 3 at the TRAILS</b> GRADING AND DRAINAGE PLAN	
Design Review Committee	City Engineer Approval
City Project No. XXXXXX	Zone Map No. C-09-Z
Sheet 1	Of 1

AS-BUILT INFORMATION	
CONTRACTOR	DATE
STAMPED BY	DATE
INSPECTOR	DATE
FIELD SUPERVISOR	DATE
REVISIONS	DATE
CORRECTED BY	DATE
MICROFILM INFORMATION	DATE
RECORDED BY	DATE
NO.	NO.

BENCH MARKS	
CONTRACTOR	DATE
STAMPED BY	DATE
INSPECTOR	DATE
FIELD SUPERVISOR	DATE
REVISIONS	DATE
CORRECTED BY	DATE
MICROFILM INFORMATION	DATE
RECORDED BY	DATE
NO.	NO.

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	

ENGINEER'S SEAL	
DATE: 11/13	DATE: 11/13
DESIGNED BY: SJS	CHECKED BY: SJS
DRAWN BY: DTH	DATE: 11/13
REVISIONS	DATE: 11/13
NO.	DATE: 11/13
DATE	
BY	
REMARKS	

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April 23, 2014 - 10:23am

# SITE DEVELOPMENT PLAN FOR SUBDIVISION TIERRA VISTA UNIT 3

## LEGAL DESCRIPTION

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## GENERAL NOTES

- EXISTING ZONING: SU-2, VTRD, VOLCANO TRAILS RESIDENTIAL DEVELOPING AREA  
PROPOSED ZONING: SU-2, VTRD, VOLCANO TRAILS RESIDENTIAL DEVELOPING AREA  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL.
- PROPOSED ACREAGE: 9.45 AC  
NUMBER OF LOTS: 58  
PROPOSED DENSITY: 6.14 DU/AC
- MIN. LOT DIMENSIONS: 45' X 105'  
MINIMUM LOT AREA: 4,725 SQFT
- ALL STREETS, 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.
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO WOODMONT AVENUE AND UNIVERSE BLVD.
- APPLICABLE PLANS: VOLCANO TRAILS SECTOR DEVELOPMENT PLAN, WESTSIDE STRATEGIC PLAN
- MAXIMUM BUILDING HEIGHT: CONFORM TO VOLCANO TRAILS SECTOR DEVELOPMENT PLAN
- SETBACKS: CONFORM TO VOLCANO TRAILS SECTOR DEVELOPMENT PLAN WHICH PROVIDES OPTIONS FOR TYPE OF RESIDENTIAL UNIT.

## SITE DATA

ZONE ATLAS NO.	C-09-2
ZONING	SU-2, VTRD
MILES OF FULL WIDTH STREETS CREATED	0.38 MILES
NO. OF EXISTING LOTS	1
NO. OF LOTS CREATED	58
NO. OF HOA TRACTS CREATED	1

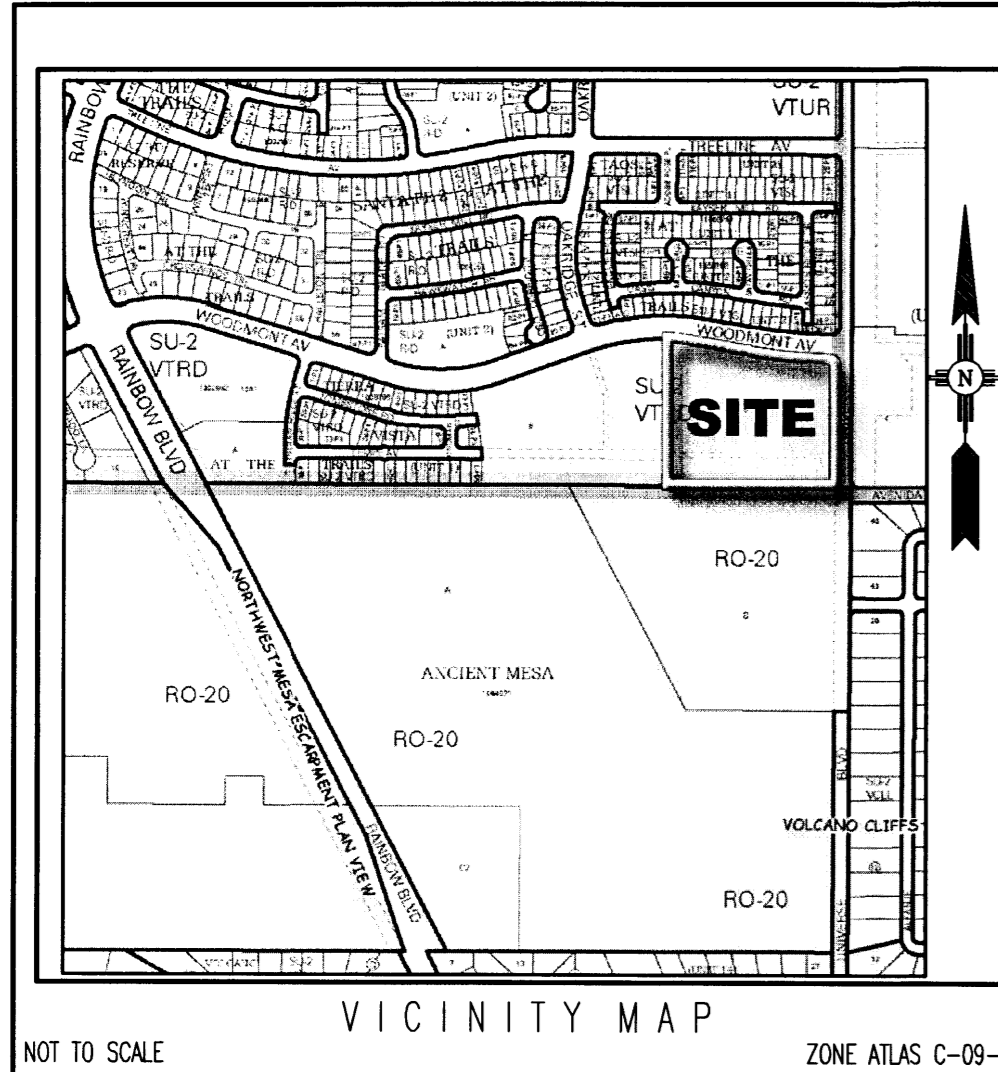
PROJECT NUMBER: \_\_\_\_\_  
Application Number: \_\_\_\_\_

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ 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 ORC 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 Authority	Date _____
Parks and Recreation Department	Date _____
City Engineer	Date _____
Solid Waste Management	Date _____
DRB Chairperson, Planning Department	Date _____



NOT TO SCALE

ID	ARC	RADIUS	DELTA	TANGENT
C1	149.02'	951.00'	08°58'41"	74.66'
C2	54.86'	35.00'	89°48'02"	34.88'
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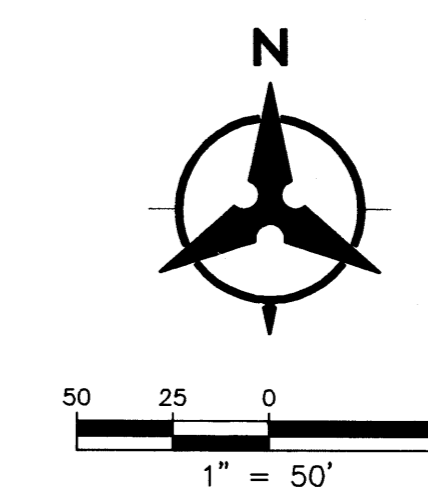
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	SUBDIVISION BOUNDARY LINE
	EXISTING SUBDIVISION BOUNDARY
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

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## LOTS 23 - 27

SUBDIVISION OF LOTS 23 - 27 SUBJECT TO REMOVAL OF EXISTING SANITARY SEWER LIFT STATION AND FORCE MAIN, CONSTRUCTION OF SANITARY SEWER OUTFALL DOWN UNIVERSE BLVD. & RELOCATION OF EXISTING 54" STORM DRAIN AND 12" WATERLINE IN TEMPE AVE.



# SITE DEVELOPMENT PLAN FOR SUBDIVISION TIERRA VISTA UNIT 3

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APD PLANS CHECKING OFFICE  
APPROVED APPROVED ACCESS  
SIGNATURE & DATE

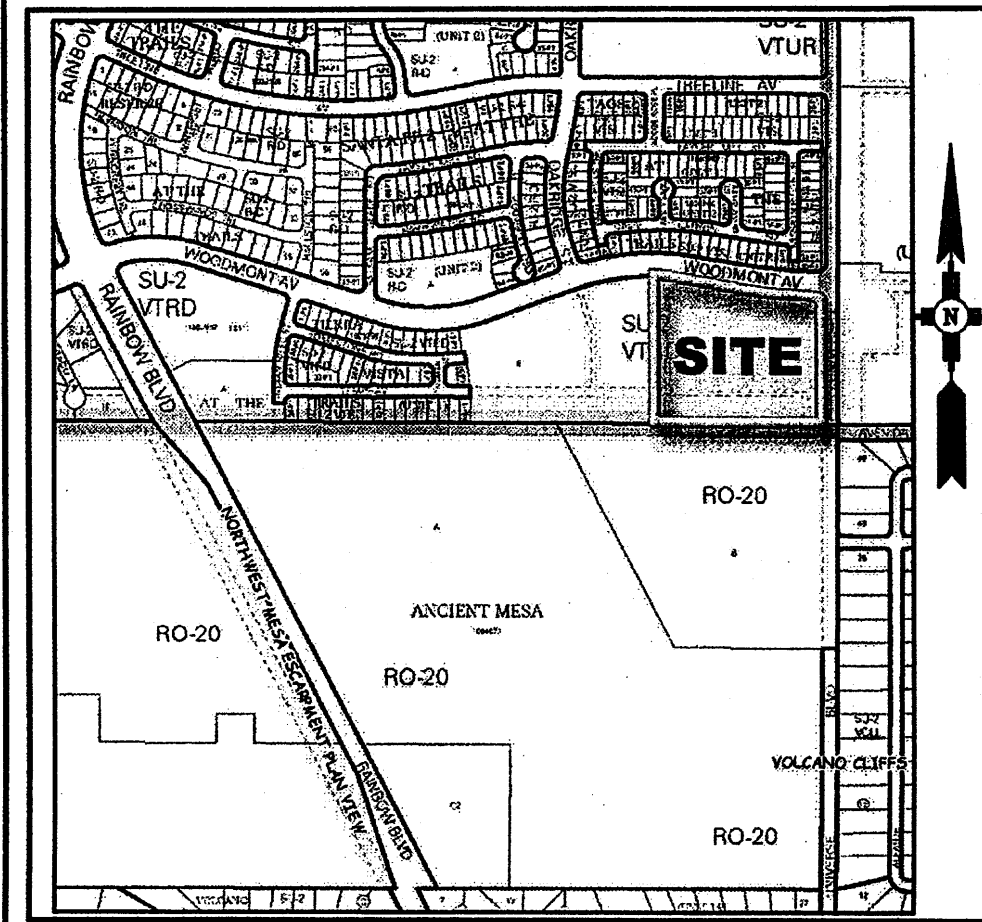
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NOT TO SCALE VICINITY MAP ZONE ATLAS C-09-Z

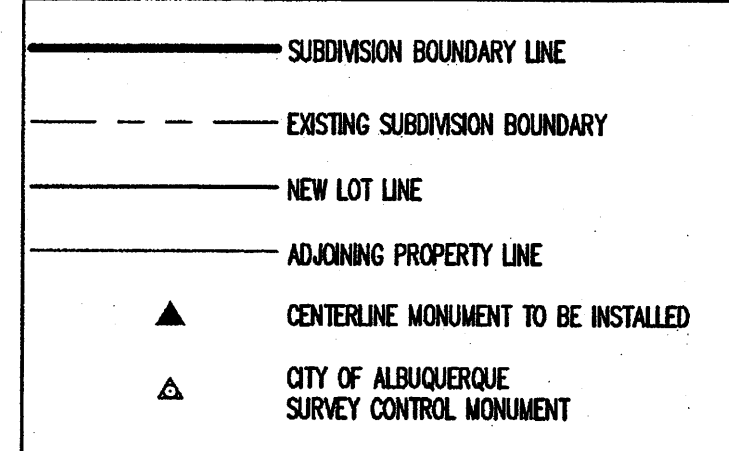
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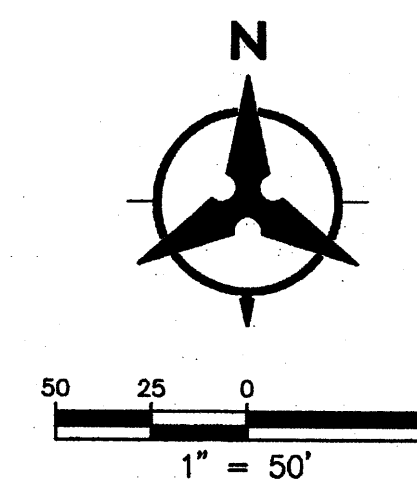
## LEGEND



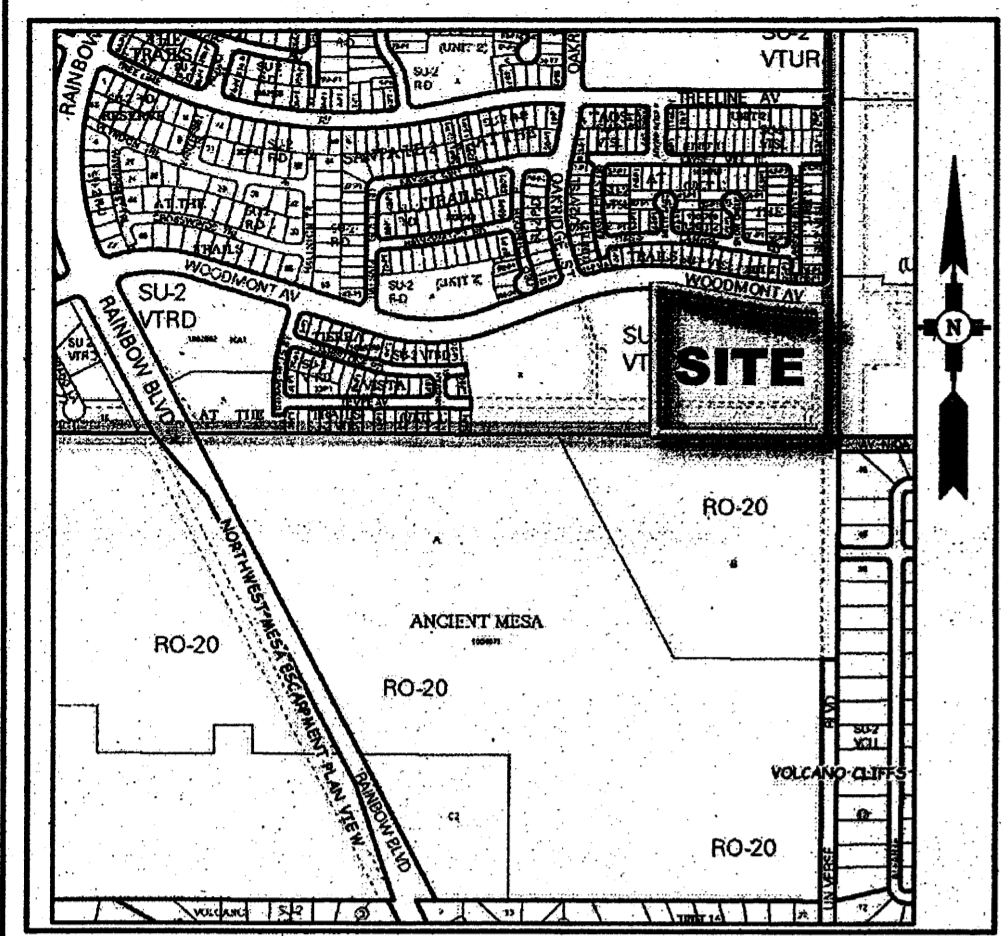
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PRELIMINARY PLAT FOR  
**TIERRA VISTA UNIT 3**  
 LOTS 1-22, 28-58 TRACTS A-C  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2014



NOT TO SCALE ZONE ATLAS C-09-Z

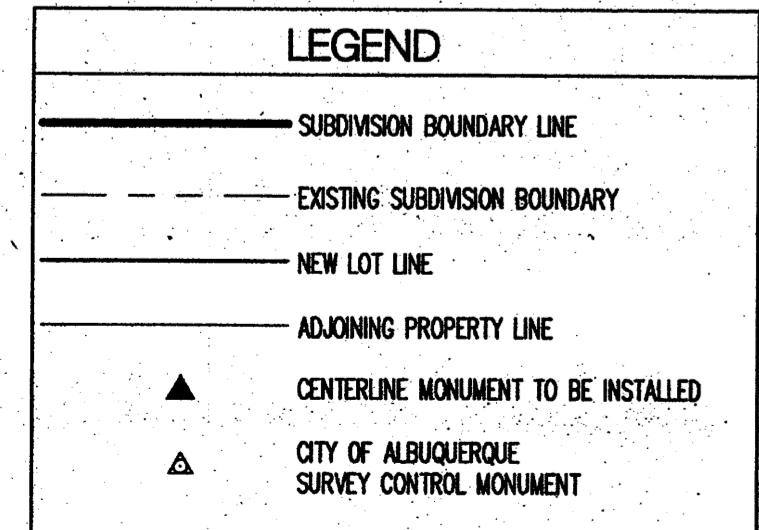
**BOUNDARY CURVE TABLE**

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C1	149.02'	951.00'	08°58'41"	74.66'
C2	54.86'	35.00'	89°48'02"	34.88'
C3	324.01'	2049.00'	09°03'37"	162.34'

**BOUNDARY TANGENT TABLE**

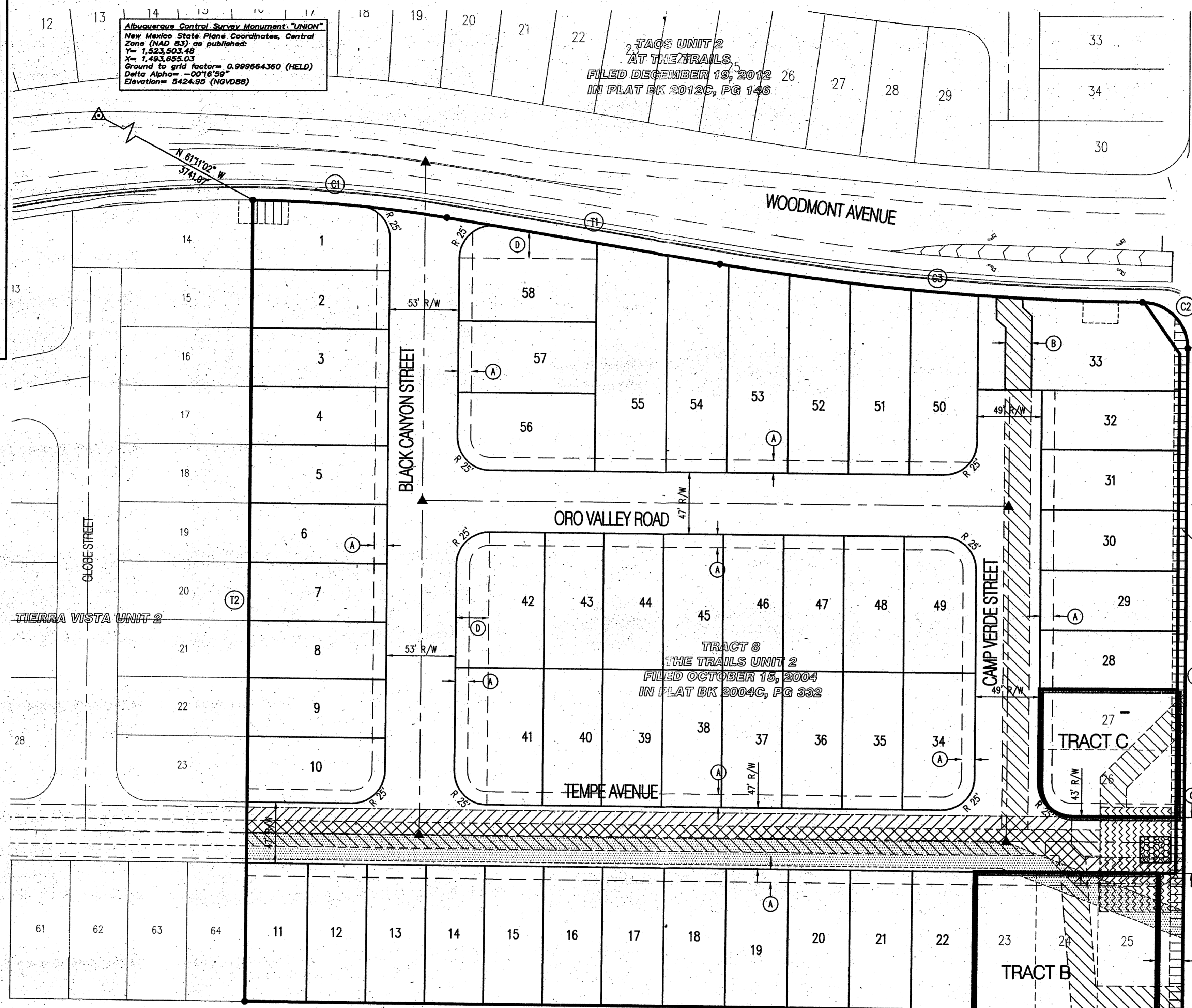
ID	BEARING	LENGTH
T1	N80°28'15"W	212.10'
T2	S00°19'17"W	617.40'
T3	S89°41'02"E	715.69'
T4	N00°16'10"E	509.79'

- KEYED NOTES**
- (A) 10' PUBLIC UTILITY EASEMENT
  - (B) 20' SANITARY SEWER EASEMENT
  - (C) 43" SEWER, WATER, STORM DRAIN AND PUBLIC PEDESTRIAN ACCESS EASEMENT
  - (D) LANDSCAPE EASEMENT



- EXISTING 20'x23' PNM SWITCHGEAR EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 20' PUBLIC DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 80'x64' SANITARY SEWER EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 20' PUBLIC SANITARY SEWER EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 20' PUBLIC WATERLINE EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 10' DRY UTILITY EASEMENT TO BE VACATED WITH THIS PLAT
- PORTION OF EXISTING 18'x38' DRY UTILITY EASEMENT TO BE VACATED WITH THIS PLAT

**LOTS 23 - 27**  
 TRACT B (LOTS 23-25) & TRACT C (LOTS 26-27) TO BE SUBDIVIDED BY SEPARATE PLAT ONCE EXISTING SANITARY SEWER LIFT STATION IS REMOVED AND NEW SEWER OUTFALL DOWN UNIVERSE BOULEVARD, NEW 54" STORM CONNECTION IN TEMPE AVENUE TO UNIVERSE BOULEVARD AND 12" WATER LINE CONNECTION IN TEMPE AVENUE TO UNIVERSE BOULEVARD ARE CONSTRUCTED.



**Albuquerque Control Survey Monument "7-C10"**  
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:  
 Y= 1,521,638.43  
 X= 1,499,200.29  
 Ground to grid factor= 0.999667290  
 Delta Alpha= -00°16'20"  
 Elevation= 5425.21 (NGVD88)

**Albuquerque Control Survey Monument "UNION"**  
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:  
 Y= 1,523,503.48  
 X= 1,493,655.03  
 Ground to grid factor= 0.999664360 (HELD)  
 Delta Alpha= -00°16'59"  
 Elevation= 5426.95 (NGVD88)

**LEGAL DESCRIPTION**  
 Tract 8, The Trails Unit 2 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 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", filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 18, 2004, in Plat Book 2004C, Page 332, as Document No. 2004146566.

- GENERAL NOTES**
- EXISTING ZONING: SU-2, VTRO, VOLCANO TRAILS RESIDENTIAL DEVELOPING AREA  
 PROPOSED ZONING: SU-2, VTRO, VOLCANO TRAILS RESIDENTIAL DEVELOPING AREA
  - PROPOSED ACREAGE: 9.45 AC  
 NUMBER OF LOTS: 53  
 PROPOSED DENSITY: 6.14 DU/AC
  - MIN. LOT DIMENSIONS: 45' X 105'  
 MINIMUM LOT AREA: 4,725 SQFT
  - ALL STREETS, 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.
  - NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO WOODMONT AVENUE AND UNIVERSE BLVD.

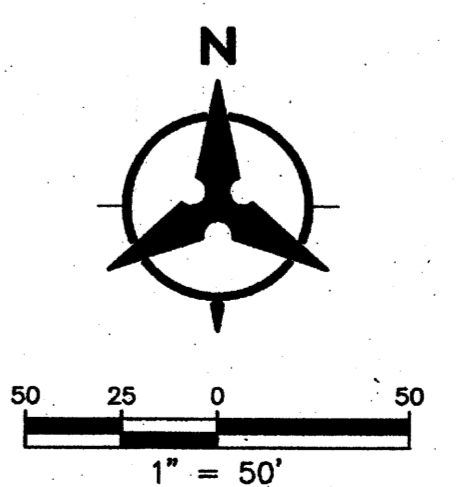
**SITE DATA**

ZONE ATLAS NO.	C-09-Z
ZONING	SU-2, VTRO
MILES OF FULL WIDTH STREETS CREATED	0.38 MILES
NO. OF EXISTING LOTS	1
NO. OF LOTS CREATED	53
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 PC'S, PTS, 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.

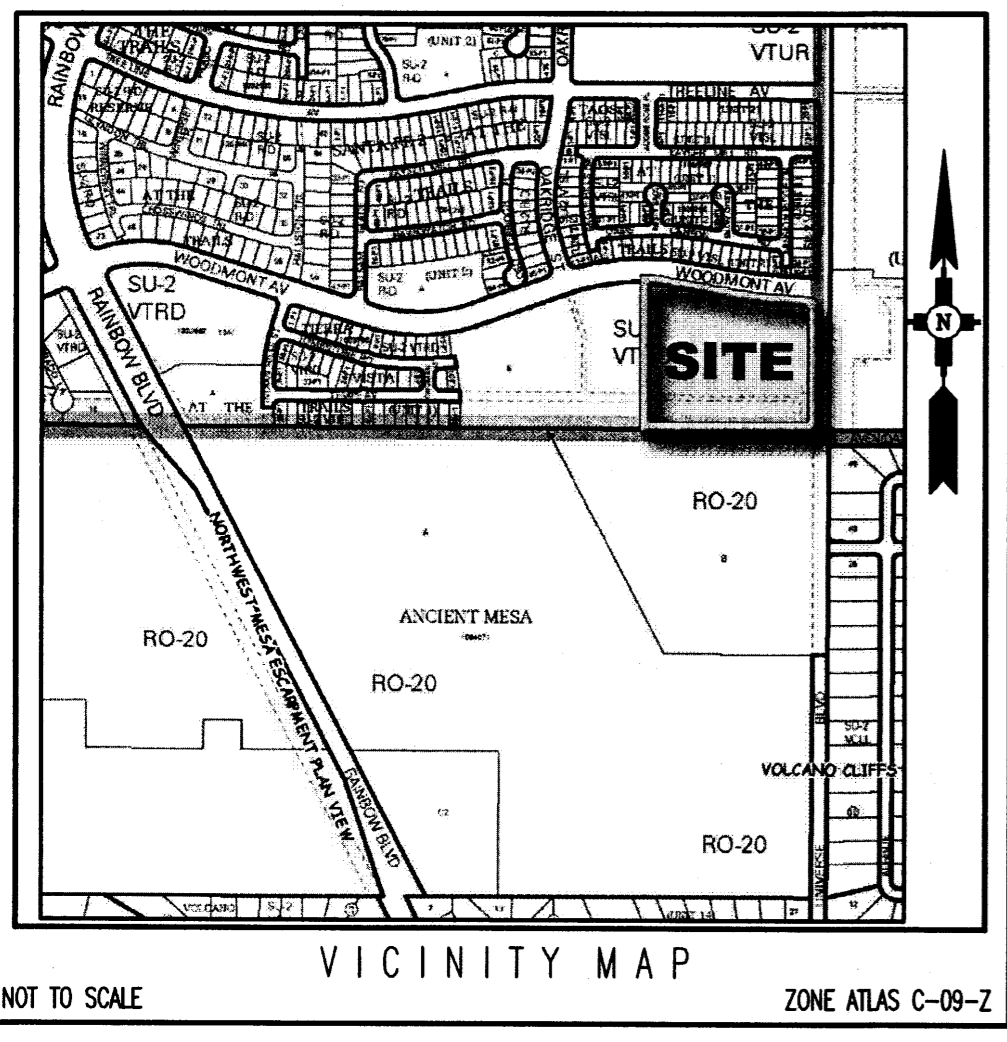
APPROVED  
*David P. Acosta* 4-24-14  
 CITY SURVEYOR DATE

*Brian Paul* 4-23-14  
 BRIAN PAUL DATE  
 VICE PRESIDENT, RCS-TRAILS TRACT 8, LLC



RECEIVED  
MAY 02 2014  
LAND DEVELOPMENT SECTION

# SITE DEVELOPMENT PLAN FOR SUBDIVISION TIERRA VISTA UNIT 3



Albuquerque Control Survey Monument "UNION"  
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:  
X= 1,523,503.48  
Y= 1,493,553.03  
Ground to grid factor= 0.999664380 (HELD)  
Delta Alpha= -00'16"59"  
Elevation= 5424.93 (NGVD83)

TRACT 2  
AT THE TRAILS  
FILED DECEMBER 19, 2012  
IN PLAT BK 2012C, PG 146

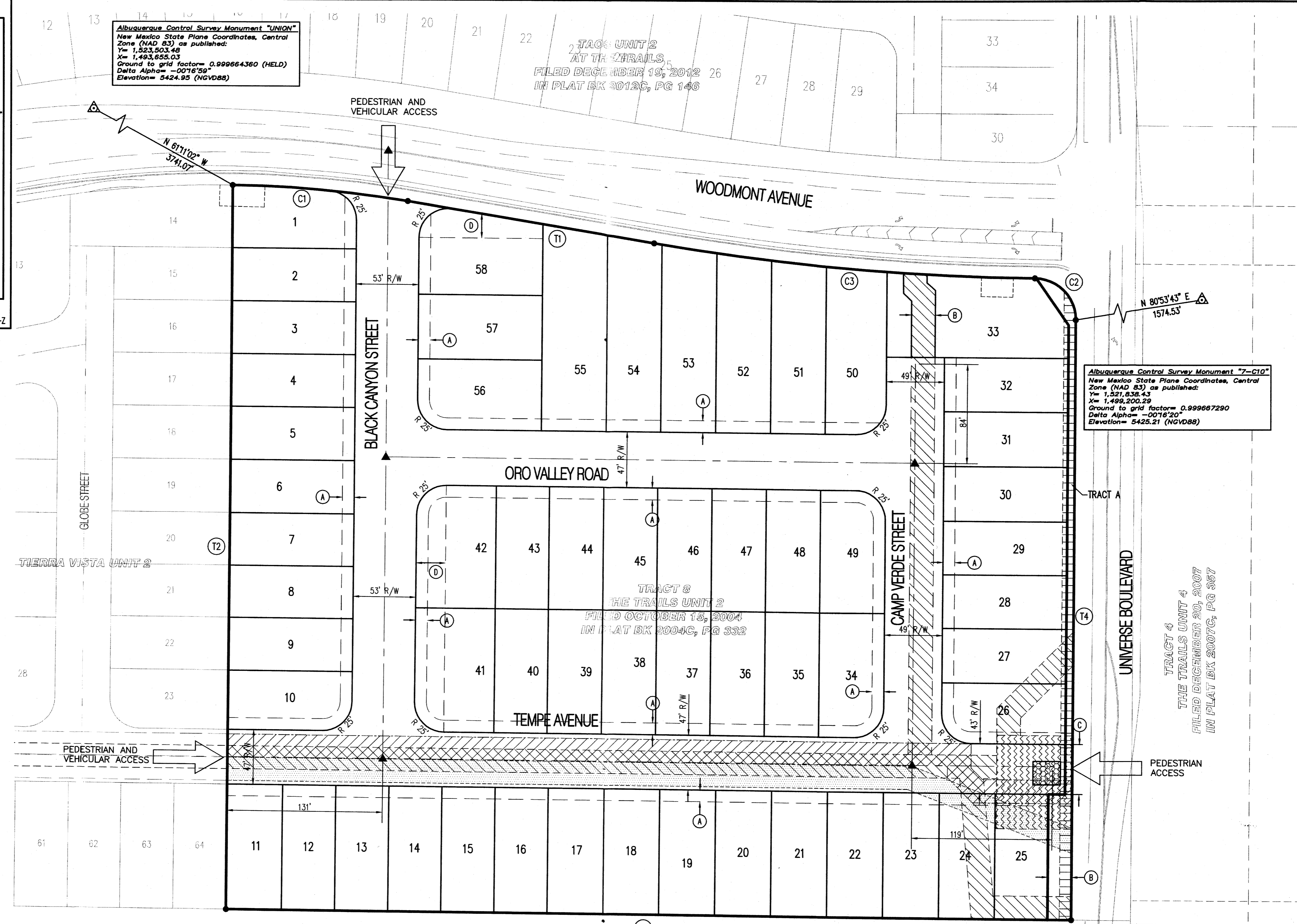
Albuquerque Control Survey Monument "7-610"  
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:  
X= 1,521,838.43  
Y= 1,499,200.29  
Ground to grid factor= 0.999667280  
Delta Alpha= -00'16"20"  
Elevation= 5426.21 (NGVD83)

BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	149.02'	951.00'	08°58'41"	74.66'
C2	54.86'	35.00'	89°48'02"	34.88'
C3	324.01'	2049.00'	09°03'37"	162.34'

BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	N80°28'15"W	212.10'
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**LEGAL DESCRIPTION**  
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- GENERAL NOTES**
- EXISTING ZONING: SU-2, VTRO, VOLCANO TRAILS RESIDENTIAL DEVELOPING AREA  
PROPOSED ZONING: SU-2, VTRO, VOLCANO TRAILS RESIDENTIAL DEVELOPING AREA  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
  - PROPOSED ACREAGE: 9.45 AC  
NUMBER OF LOTS: 58  
PROPOSED DENSITY: 6.14 DU/AC
  - MIN. LOT DIMENSIONS: 45' X 105'  
MINIMUM LOT AREA: 4,725 SQFT
  - ALL STREETS, 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.
  - NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO WOODMONT AVENUE AND UNIVERSE BLVD.
  - APPLICABLE PLANS: VOLCANO TRAILS SECTOR DEVELOPMENT PLAN, WESTSIDE STRATEGIC PLAN
  - MAXIMUM BUILDING HEIGHT: CONFORM TO VOLCANO TRAILS SECTOR DEVELOPMENT PLAN
  - SETBACKS: CONFORM TO VOLCANO TRAILS SECTOR DEVELOPMENT PLAN WHICH PROVIDES OPTIONS FOR TYPE OF RESIDENTIAL UNIT.

**SITE DATA**

ZONE ATLAS NO.	C-09-Z
ZONING	SU-2, VTRO
MILES OF FULL WIDTH STREETS CREATED	0.38 MILES
NO. OF EXISTING LOTS	1
NO. OF LOTS CREATED	58
NO. OF HOA TRACTS CREATED	1

- KEYED NOTES**
- (A) 10' PUBLIC UTILITY EASEMENT
  - (B) 20' SANITARY SEWER EASEMENT
  - (C) 43' SEWER, WATER, STORM DRAIN AND PEDESTRIAN ACCESS EASEMENT
  - (D) LANDSCAPE EASEMENT

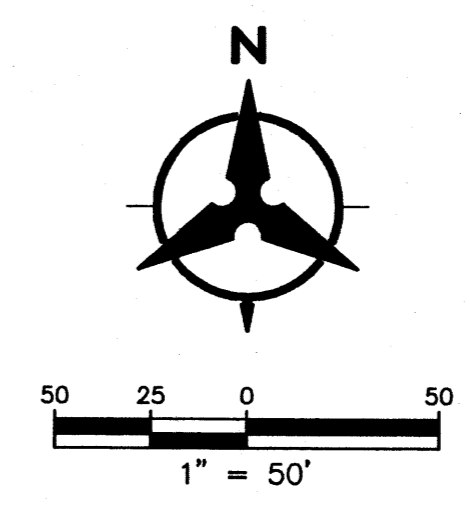
**LEGEND**

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

- EXISTING 20'x23' PNM SWITCHGEAR EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 20' PUBLIC DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 80'x64' SANITARY SEWER EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 20' PUBLIC SANITARY SEWER EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 20' PUBLIC WATERLINE EASEMENT TO BE VACATED WITH THIS PLAT
- EXISTING 10' DRY UTILITY EASEMENT TO BE VACATED WITH THIS PLAT

TRACT B  
ANCIENT MESA  
FILED FEBRUARY 2, 2006  
IN PLAT BK 2006C, PG 40

**LOTS 23-27**  
SUBDIVISION OF LOTS 23 - 27 SUBJECT TO REMOVAL OF EXISTING SANITARY SEWER LIFT STATION AND FORCE MAIN, CONSTRUCTION OF SANITARY SEWER OUTFALL DOWN UNIVERSE BLVD. & RELOCATION OF EXISTING 54" STORM DRAIN AND 12" WATERLINE IN TEMPE AVE.



PROJECT NUMBER: \_\_\_\_\_  
Application Number: \_\_\_\_\_

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ 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 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 SIGNOFF APPROVAL:

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

