

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 . 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.

SUBDIVISION 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: 2015-2016
1-004-064-497-2640103
RCS-NM HOLDINGS LLC
George Stone 4-20-16
 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

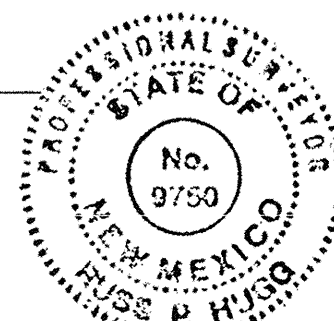
The purpose of this plat is to:

- 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 NUMBER: 1007050

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico 2-3-16
 Date

 New Mexico Gas Company 2/1/16
 Date

 QWest Corporation d/b/a CenturyLink QC 2-26-16
 Date

 Comcast 2/2/16
 Date

CITY APPROVALS:

City Surveyor 1/27/16
 Department of Municipal Development Date
 N/A 4-13-16
 Real Property Division Date
 N/A 4-13-16
 Environmental Health Department Date

 Traffic Engineering, Transportation Division 2-3-16
 Date

 ABCWJA 02/03/16
 Date

 Parks and Recreation Department 2-3-16
 Date

 AMAFCA 2-1-16
 Date

 City Engineer 2-3-16
 Date

 DRB Chairperson, Planning Department 4-13-16
 Date

DOC# 2016036138
 04/20/2016 02:48 PM Page: 1 of 5
 PLAT R: \$25.00 B: 2016C P: 0041 M. Toulouse Oliver, Bernalillo Cou

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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 infeasible 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.

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."

OWNER(S)

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

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

APS AGREEMENT

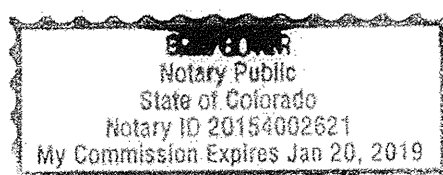
The Property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded in the office of the County Clerk of Bernalillo County, New Mexico on February 27, 2012 as Doc.# 2012019667.

ACKNOWLEDGMENT

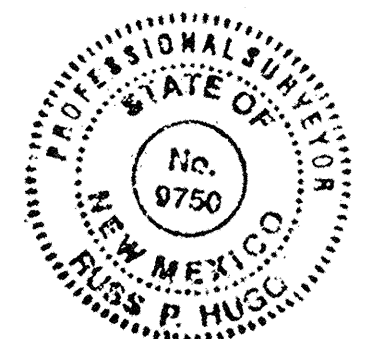
STATE OF Colorado
 COUNTY OF Boulder SS

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

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



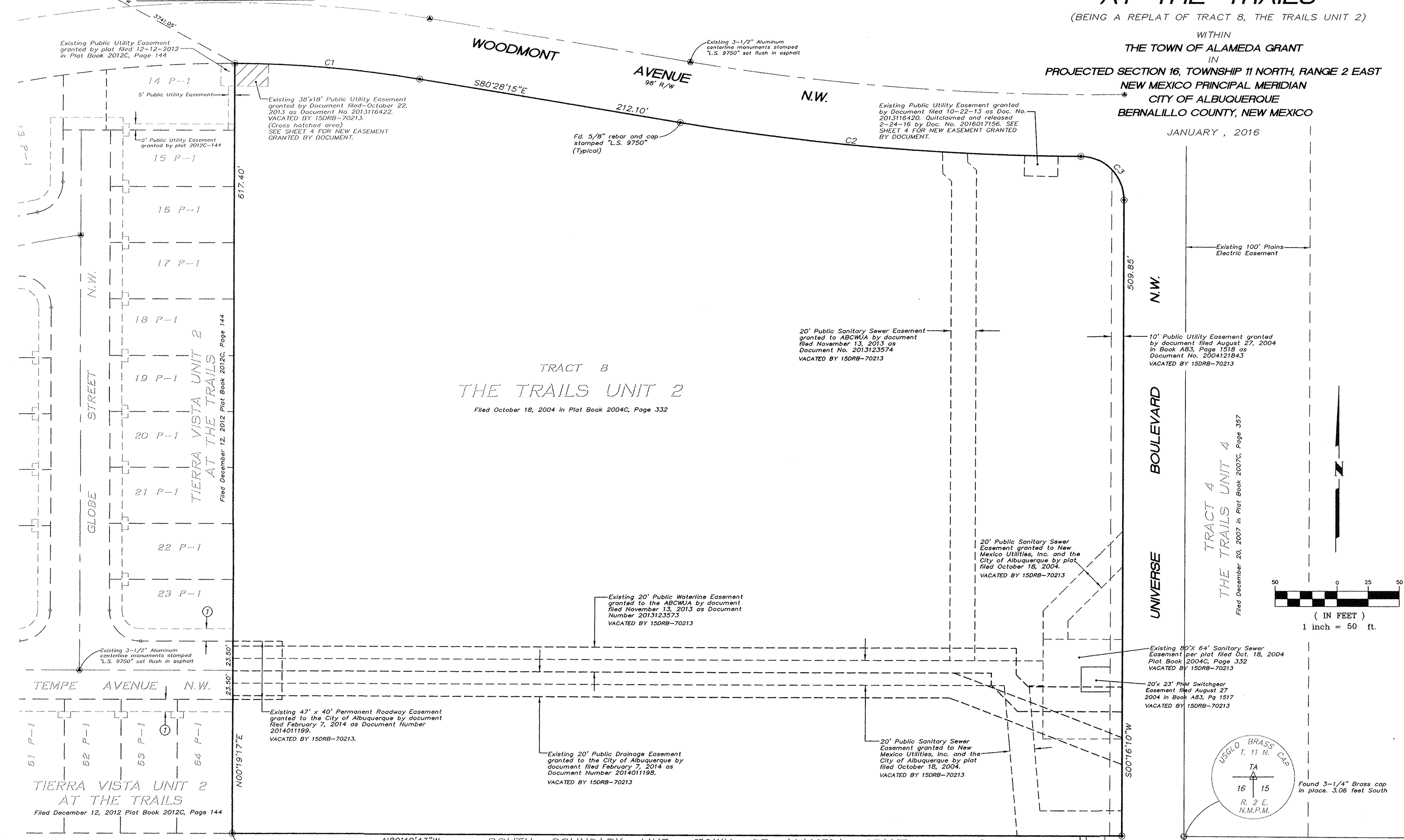
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JANUARY, 2016

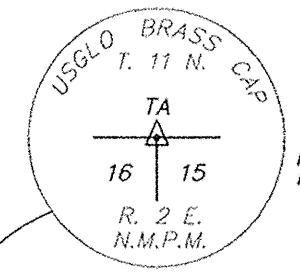
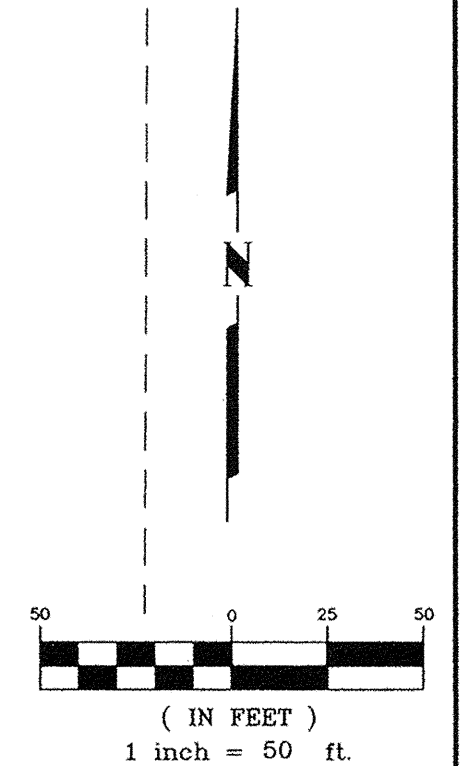
Albuquerque Control Survey Monument "UNION"
 New Mexico State Plane Coordinates, Central
 Zone (NAD 83) as published:
 Y= 1,523,503.475
 X= 1,493,655.030
 Ground to grid factor= 0.999664360
 Delta Alpha= -00'16"58.96"
 Elevation= 5524.950 (NAVD88)



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

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

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



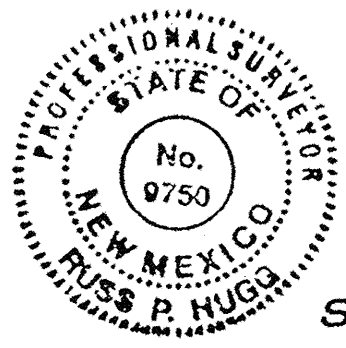
Found 3-1/4" Brass cap
 in place, 3.05 feet South

Found 5/8" Rebar and cap
 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.

- 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"



SHEET 3 OF 5

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

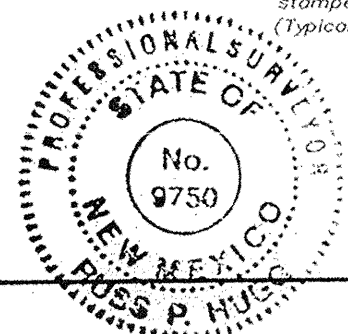
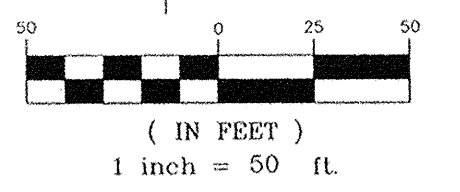
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 Delta Alpha= -00'16"58.96"
 Elevation= 5524.950 (NAVD88)

EASEMENT NOTES
 (A) = New 10' Public Utility Easement granted this plot.
 (B) = New 7' Public Utility Easement granted this plot.

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"



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

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

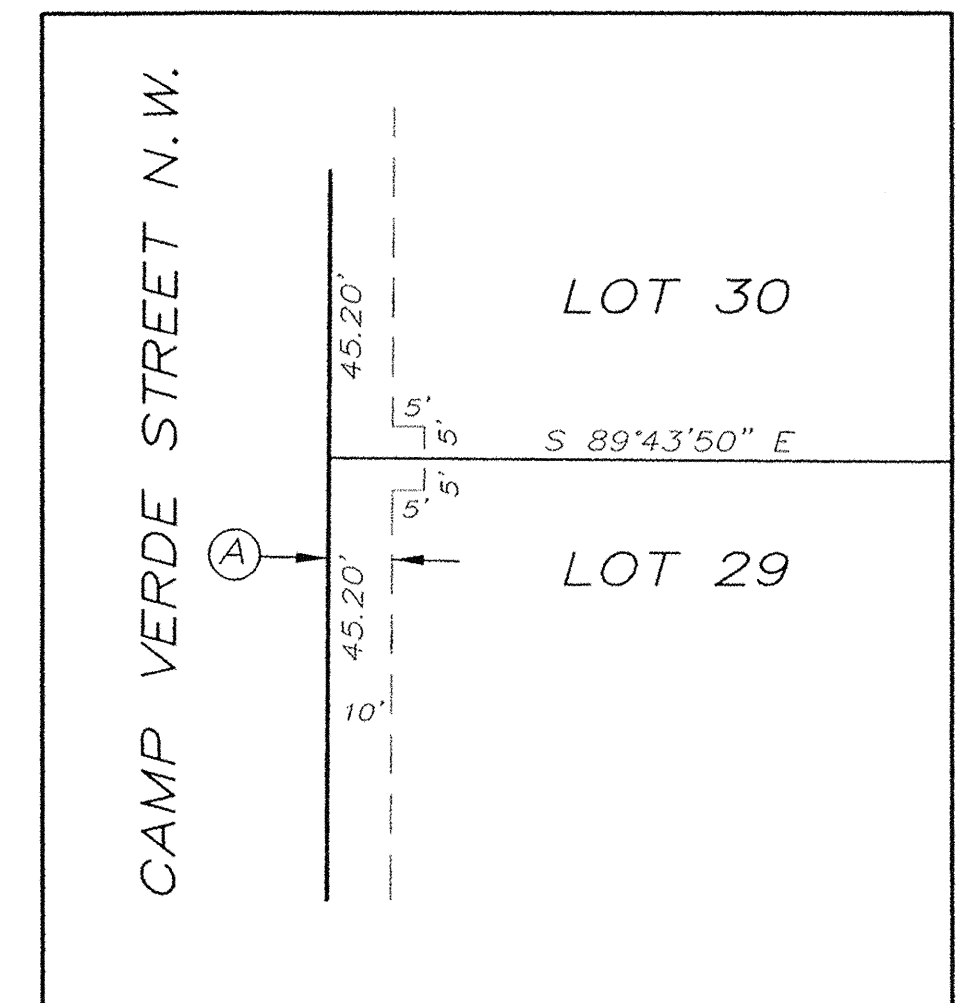
See Sheet 3 for Easement Descriptions

AVENIDA de JAMITO

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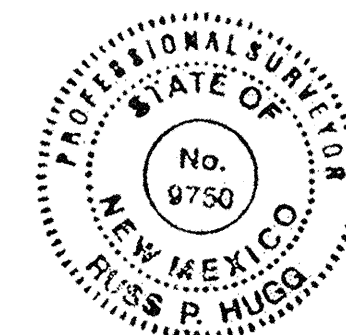
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	149.02'	951.00'	74.66'	148.87'	N84°57'35"W	8°58'41"
C2	324.01'	2049.00'	162.34'	323.67'	S85°00'03"E	9°03'37"
C3	54.86'	35.00'	34.88'	49.41'	N44°37'51"W	89°48'02"
C4	66.64'	951.00'	33.33'	66.62'	N82°28'42"W	4°00'53"
C5	82.38'	951.00'	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	18.93	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	46.48	S21°27'58"E
L21	18.97	S69°10'31"E
L22	43.24	S21°27'58"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

DOCH 2018036138
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 PLAT R: 825 00 8; 20160 P: 0041 M. Toulouse Oliver, Bernalillo Cour



SHEET 5 OF 5

SURV **TEK, INC.**

Consulting Surveyors

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