

May 28, 2015

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Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

Re: Tierra Vista Unit 3 at the Trails – Preliminary Plat, Vacation of Public Easement and Sidewalk Deferral/Waiver (DRB 1007050)

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) preliminary plat review and comment are copies of the following information:

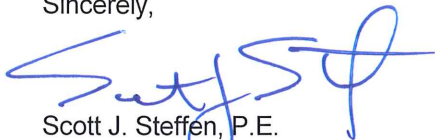
- Application for Development Review
- Twenty-four (24) copies of each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List
- Six (6) copies of Sidewalk Deferral and Waiver (Exhibit B)
- Twenty-four (24) copies of Vacation Action Exhibit (Exhibit C)
- Certificate of No Effect
- Letter from the Office of Neighborhood Coordination
- DR/WS and TIS forms
- Three (3) copies of the perimeter wall plan (Exhibit D)
- Zone Atlas Map
- Submittal Fees

This preliminary plat is being represented to the Development Review Board for the purpose of obtaining City review and approval. Proposed is a subdivision of Tract 8 at the Trails Unit 2, consisting of 58 single-family residential lots and 1 HOA tract on approximately 9.5 acres. The site is located east of the Tierra Vista Unit 2 Subdivision, west of Universe Boulevard and south of Woodmont Avenue. The site can be accessed from Woodmont Avenue and Tempe Avenue in Tierra Vista Unit 2. The land is currently zoned SU-2, Volcano Trails Residential Developing (VTRD).

The preliminary plat, vacation of public easements and sidewalk deferral/waiver were approved by DRB on May 7, 2014. The previous approvals have expired and this resubmittal is identical to what was previously approved. In addition, a Site Development Plan was approved on May 7, 2015 and the Grading and Drainage Plan was approved on May 5, 2014.

Please place these items on the DRB Agenda to be heard on June 24, 2015. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Scott J. Steffen, P.E.  
Vice President  
Community Development & Planning

Enclosures

cc: Hugh Floyd, Floyd Development Services

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Bohannon Huston, Inc (Scott Steffen) PHONE: (505) 823-1000  
 ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: RCS Trails Tract 8, LLC (Brian Paul) PHONE: (303) 533-1615  
 ADDRESS: 371 Centennial Parkway Suite 200 FAX: \_\_\_\_\_  
 CITY: Louisville STATE CO ZIP 80027 E-MAIL: bpaul@realcapitalsolutions.com  
 Proprietary interest in site: Owner List all owners: RCS Trails Tract 8, LLC

DESCRIPTION OF REQUEST: Preliminary Plat, Vacation of Public Easement, Temporary Deferral of Sidewalk Construction, Sidewalk Waiver

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. Tract 8 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: The Trails Unit 2  
 Existing Zoning: SU-2 Volcano Trails Residential Developing (VTRD) Proposed zoning: SU-2 VTRD MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C9 UPC Code: 100906449722640103

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 1007050 14DRB-70080-70084

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 58 Total area of site (acres): 9.45

LOCATION OF PROPERTY BY STREETS: On or Near: Woodmont Avenue  
 Between: Oakridge Street and Universe Boulevard

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE [Signature] DATE 5/28/15  
 (Print) SCOTT STEFFEN Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____

Hearing date \_\_\_\_\_

Project # \_\_\_\_\_

Planner signature / date \_\_\_\_\_

**FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING**

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**Preliminary plat approval expires after one year.**

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

**Amended preliminary plat approval expires after one year.**

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

**(Temporary sidewalk deferral extension use FORM-V)**

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

SCOTT J STEFFEN  
Applicant name (print)  
Scott J Steffen 5/28/15  
Applicant signature/ date



Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers	_____	_____
	_____	_____
	_____	_____

\_\_\_\_\_ Planner signature / date  
\_\_\_\_\_ Project #

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
    - \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
    - \_\_\_ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
    - \_\_\_ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
  - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
    - \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
    - \_\_\_ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the request
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
    - \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
    - \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
    - \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the deferral or extension
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
  - VACATION OF RECORDED PLAT (DRB29)**
    - \_\_\_ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
    - \_\_\_ Letter of authorization from the grantors and the beneficiaries (private easement only)
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

  
 \_\_\_\_\_  
 Applicant name (print)  
  
 \_\_\_\_\_  
 Applicant signature / date



Form revised 4/07

<input type="checkbox"/> Checklists complete	Application case numbers
<input type="checkbox"/> Fees collected	_____ - _____ - _____
<input type="checkbox"/> Case #s assigned	_____ - _____ - _____
<input type="checkbox"/> Related #s listed	_____ - _____ - _____

\_\_\_\_\_ Planner signature / date  
 \_\_\_\_\_ Project #

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

**LEGAL DESCRIPTION**

Tract B, 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 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, VTRD
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:**

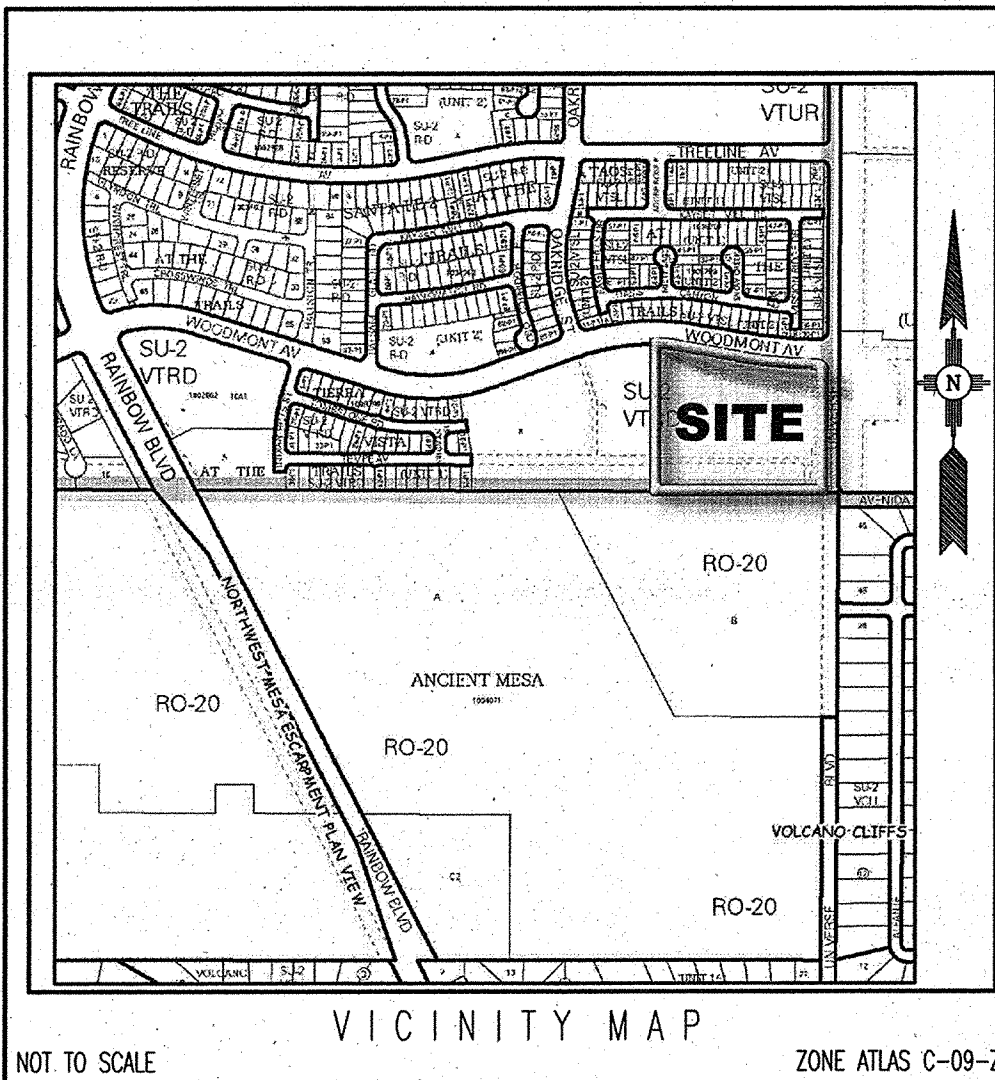
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (†) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED,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

APPROVED

*Dail P. Acosta* 4-24-14  
 CITY SURVEYOR DATE

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

**Bohannon & Huston**



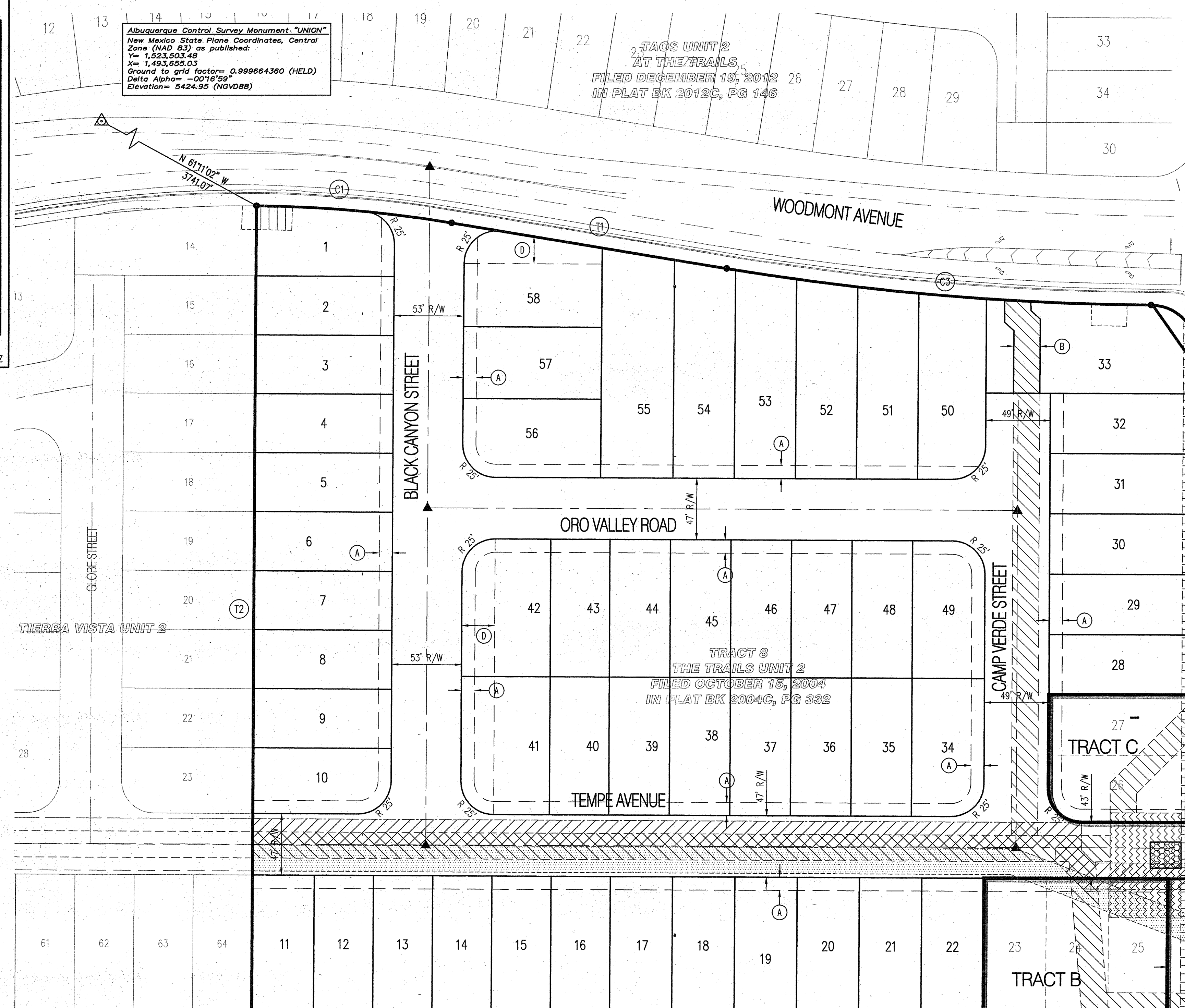
NOT TO SCALE VICINITY MAP ZONE ATLAS C-09-Z

**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'



**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

**LEGEND**

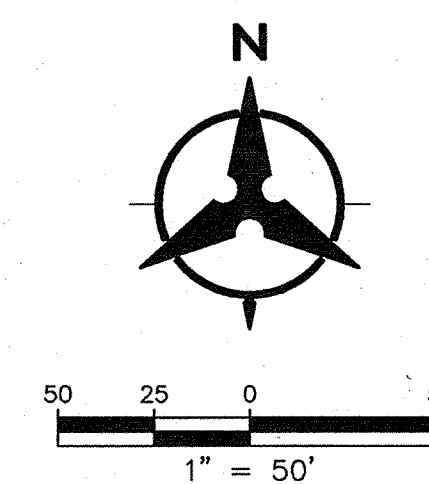
	SUBDIVISION BOUNDARY LINE
	EXISTING SUBDIVISION BOUNDARY
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

	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

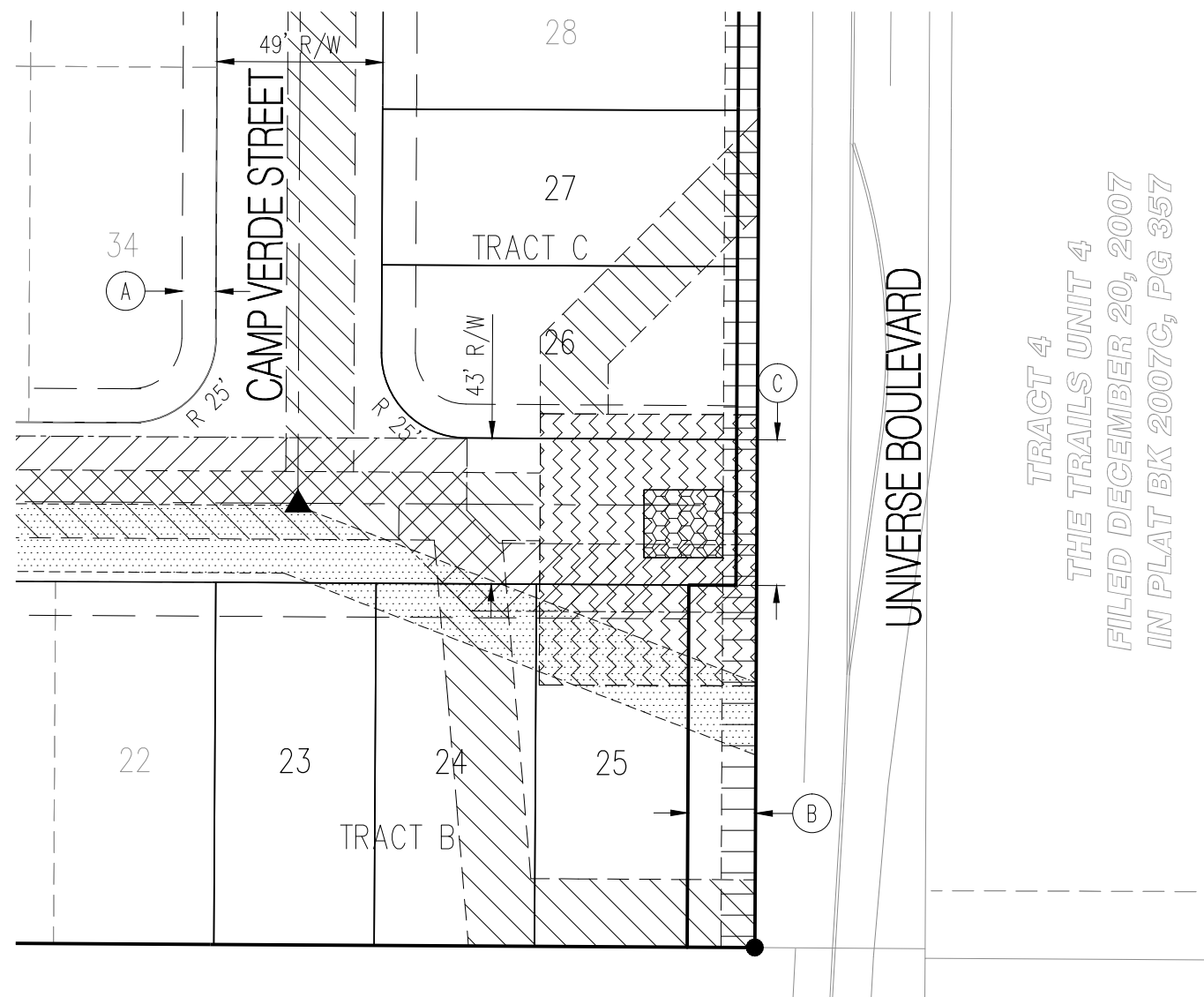
	EXISTING 10' DRY UTILITY EASEMENT TO BE VACATED WITH THIS PLAT
	PORTION OF EXISTING 18'x38' DRY UTILITY EASEMENT TO BE VACATED WITH THIS PLAT

**LOTS 23-27**

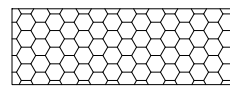
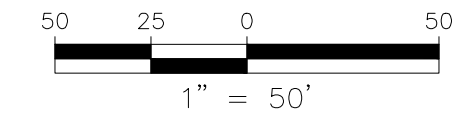
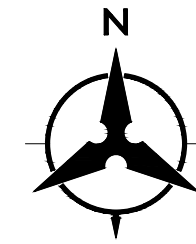
TRACT B (LOTS 23-25) & TRACT C (LOTS 26-27) TO BE SUBDIVIDED BY SEPARATE PLAT ONCE EXISTING SANITARY SEWER LIFT STATION IS REMOVED AND NEW SEWER OUTFALL DOWN UNIVERSE BOULEVARD, NEW 54" STORM CONNECTION IN TEMPE AVENUE TO UNIVERSE BOULEVARD AND 12" WATER LINE CONNECTION IN TEMPE AVENUE TO UNIVERSE BOULEVARD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



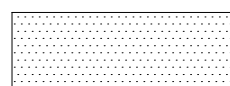
TIERRA VISTA UNIT 3  
PRELIMINARY PLAT  
DETAIL OF LOTS 23 - 27



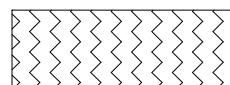
TRACT 4  
THE TRAILS UNIT 4  
FILED DECEMBER 20, 2007  
IN PLAT BK 2007C, PG 357



EXISTING 20'x23' PNM SWITCHGEAR EASEMENT TO BE VACATED WITH THIS PLAT



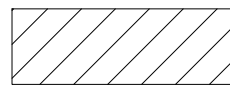
EXISTING 20' PUBLIC DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT



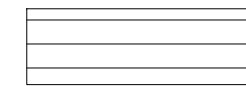
EXISTING 80'x64' SANITARY SEWER EASEMENT TO BE VACATED WITH THIS PLAT



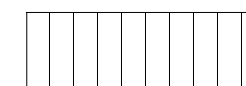
EXISTING 20' PUBLIC SANITARY SEWER EASEMENT TO BE VACATED WITH THIS PLAT



EXISTING 20' PUBLIC WATERLINE EASEMENT TO BE VACATED WITH THIS PLAT



EXISTING 10' DRY UTILITY EASEMENT TO BE VACATED WITH THIS PLAT

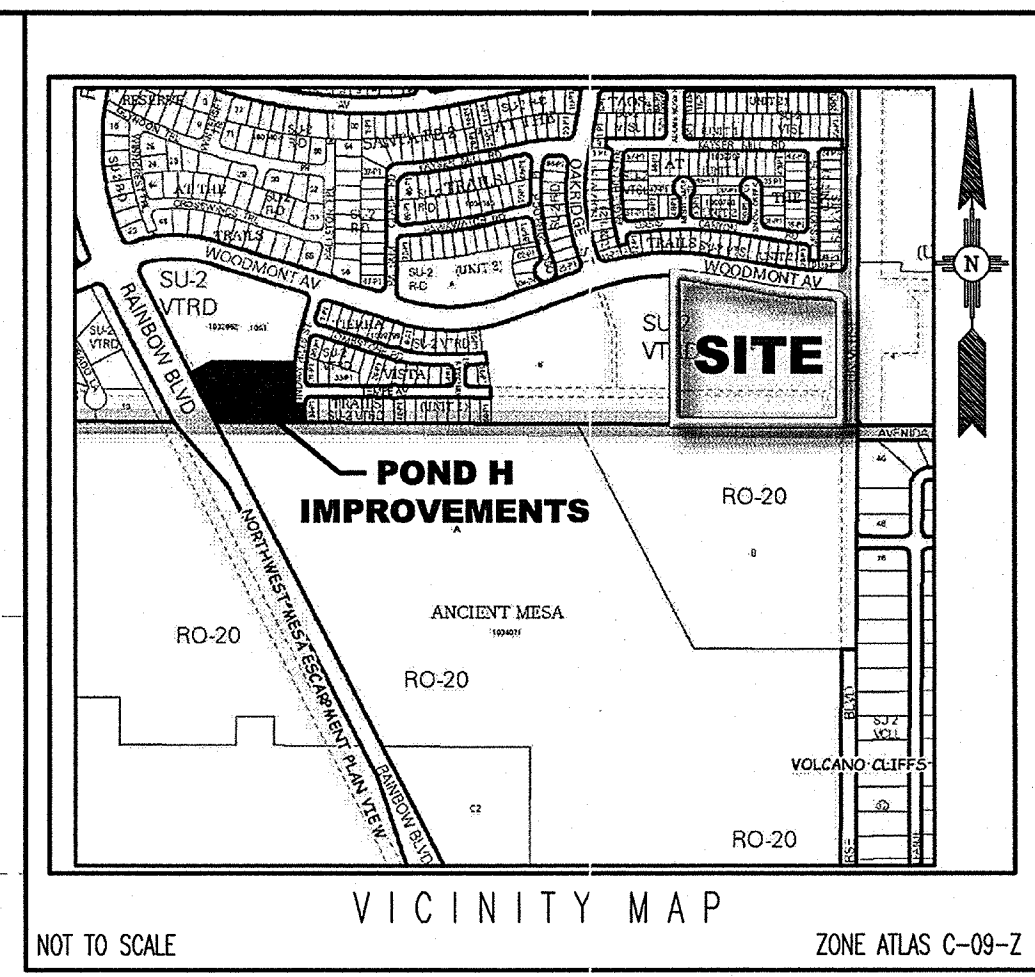
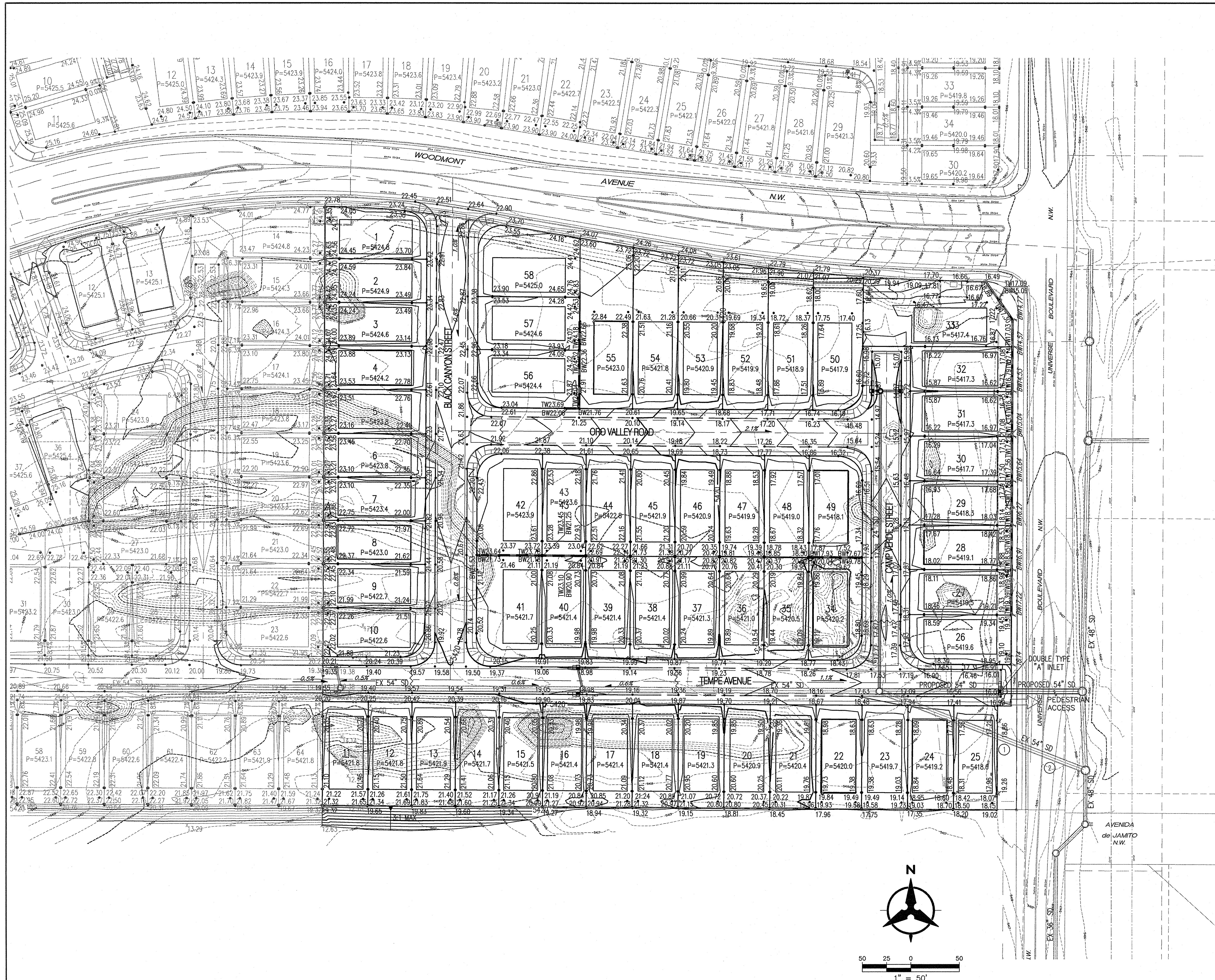


PORTION OF EXISTING 18'x38' DRY UTILITY EASEMENT TO BE VACATED WITH THIS PLAT

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.





- 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 AND 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 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

**CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT**

**TIERRA VISTA UNIT 3 at the TRAILS GRADING AND DRAINAGE PLAN**

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

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACS BRASS TABLET STAMPED "7-C10"	DATE	NO.	BY	REVISIONS	By
MARK SHOWN BY	DATE	GEOGRAPHIC POSITION (NAD 83)	DATE			DESIGN	
ACCEPTANCE BY	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE				
FIELD BY	DATE	X = 1,499,200.29 Y = 1,821,838.43	DATE				
REVISIONS	DATE	GROUND-TO-GRID FACTOR = 0.999667290	DATE				
		ΔΔ = -00'16"20"	DATE				
		NAD 1988 ELEVATION = 5425.21	DATE				
			DATE				

P:\20140036\CDP\Plans\General\20140036\_GP.dwg  
April 23, 2014 - 10:23am

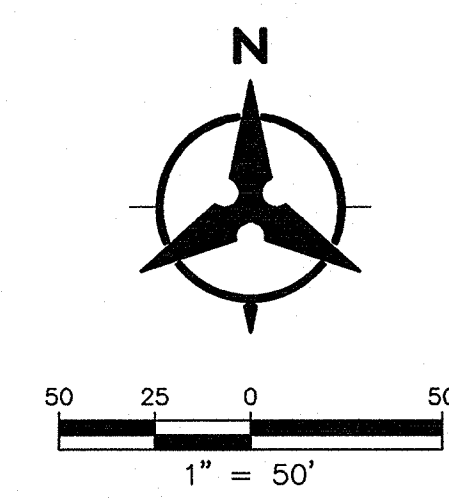


Figure 12

INFRASTRUCTURE LIST

EXHIBIT 'A'  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**TIERRA VISTA UNIT 3 AT THE TRAILS  
(REPLAT OF TRACT 8 AT THE TRAILS UNIT 2)**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

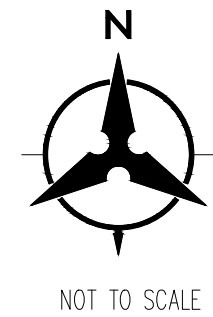
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PAVING</b>									
		32' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	BLACK CANYON STREET	WOODMONT AVENUE	TEMPE AVENUE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	ORO VALLEY ROAD	BLACK CANYON STREET	CAMP VERDE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CAMP VERDE STREET	TEMPE AVENUE	ORO VALLEY ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON EAST SIDE*	CAMP VERDE STREET	ORO VALLEY ROAD	STUB STREET (END)	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TEMPE AVENUE	WEST BOUNDARY	CAMP VERDE STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES * WITH 4' SIDEWALK CONNECTION TO UNIVERSE BOULEVARD	TEMPE AVENUE	CAMP VERDE STREET	STUB STREET (END)	/	/	/
* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT									
<b>PUBLIC STORM DRAIN IMPROVEMENTS</b>									
		18" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	VARIOUS LOCATIONS IN TEMPE AVENUE	TIE TO EXISTING 54" STORM DRAIN IN TEMPE AVENUE	/	/	/
		18" - 24" DIA	RCP W/ MH & INLETS	CAMP VERDE STREET	ORO VALLEY ROAD	TEMPE AVENUE	/	/	/
		54" DIA	RCP W/ MH & INLETS	TEMPE AVENUE	CAMP VERDE STREET	UNIVERSE BLVD	/	/	/
		54" DIA	REMOVE/ABANDON EXISTING RCP STORM DRAIN	TEMPE AVENUE	CAMP VERDE STREET	UNIVERSE BLVD	/	/	/
			MODIFY POND H INLET AND OUTLET PER APRIL 2014 AMENDED TRAILS, UNITS 1-3 DMP	POND H	WEST END OF TEMPE AVENUE		/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						



SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PUBLIC WATERLINE IMPROVEMENTS</b>									
		EX 12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BLACK CANYON STREET	TEMPE AVENUE	ORO VALLEY ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BLACK CANYON STREET	ORO VALLEY ROAD	LOT 1	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ORO VALLEY ROAD	BLACK CANYON STREET	CAMP VERDE STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CAMP VERDE STREET	TEMPE AVENUE	ORO VALLEY ROAD	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CAMP VERDE STREET	ORO VALLEY ROAD	STUB STREET (END)	/	/	/
<b>PUBLIC SANITARY SEWER IMPROVEMENTS</b>									
		EX 8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CAMP VERDE STREET	BUILT UNDER COA 730084		/	/	/
		EX 15" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	BUILT UNDER COA 730084		/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BLACK CANYON STREET	TEMPE AVENUE	LOT 1	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ORO VALLEY ROAD	LOT 42	CAMP VERDE STREET	/	/	/
		15" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	UNIVERSE BLVD	TEMPE AVENUE	APPROX 1050' SOUTH TO EXIST 15" SAS @ VVHS	/	/	/
		15" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TEMPE AVENUE	LOT 24	UNIVERSE BLVD	/	/	/
* REMOVE, SALVAGE AND DISPOSE EXISTING SANITARY SEWER LIFT STATION									

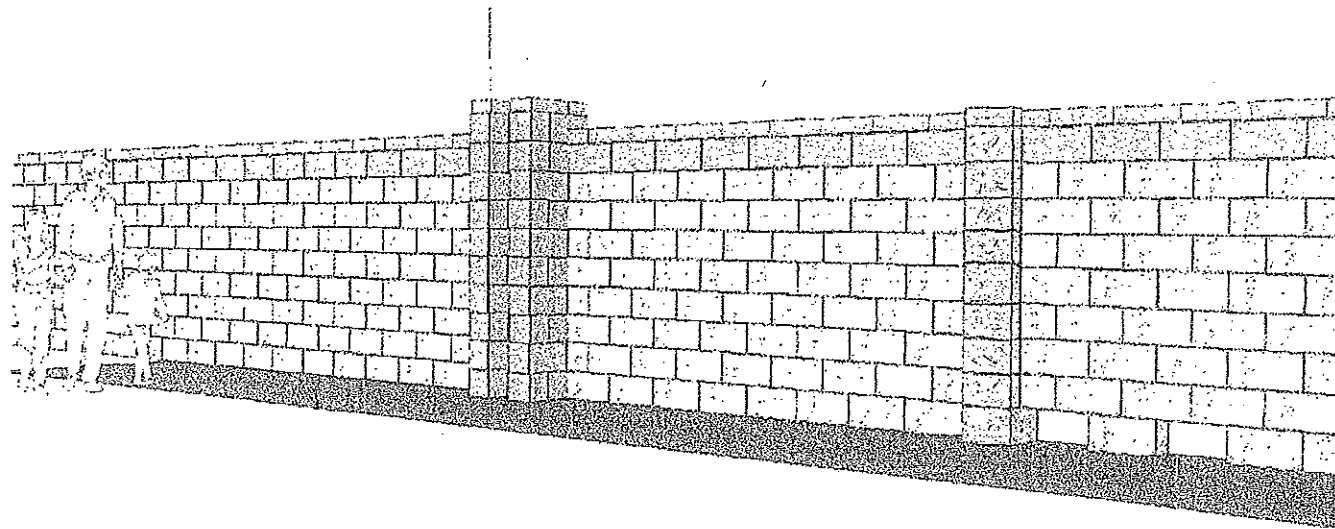


EXHIBIT "D"  
 Tierra Vista UNIT 3  
 WALL EXHIBIT  
 05/28/15

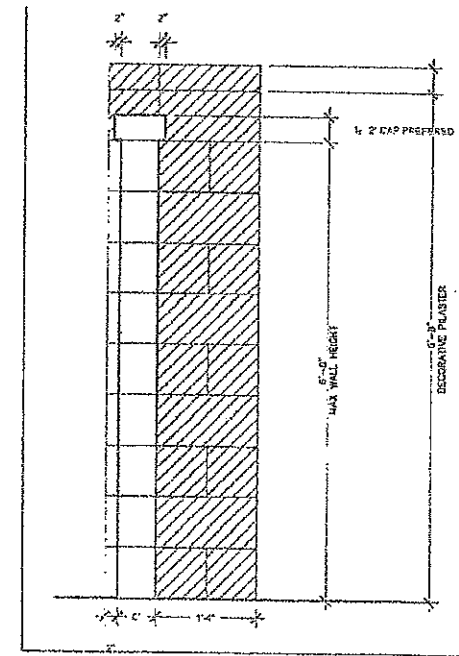


— — — — — LOCATION OF PERIMETER WALL

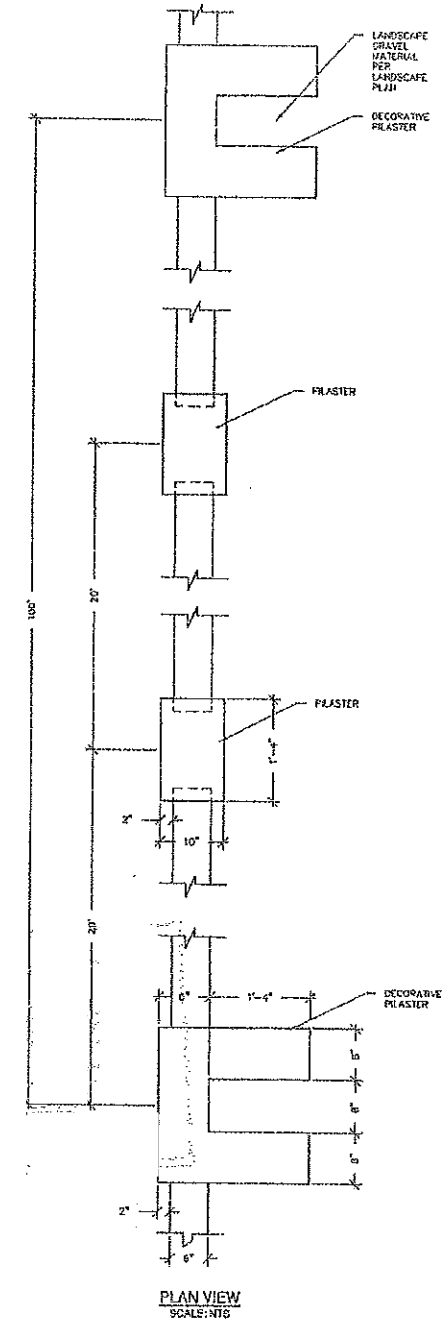




PERSPECTIVE WALL RENDERING  
SCALE: NTS

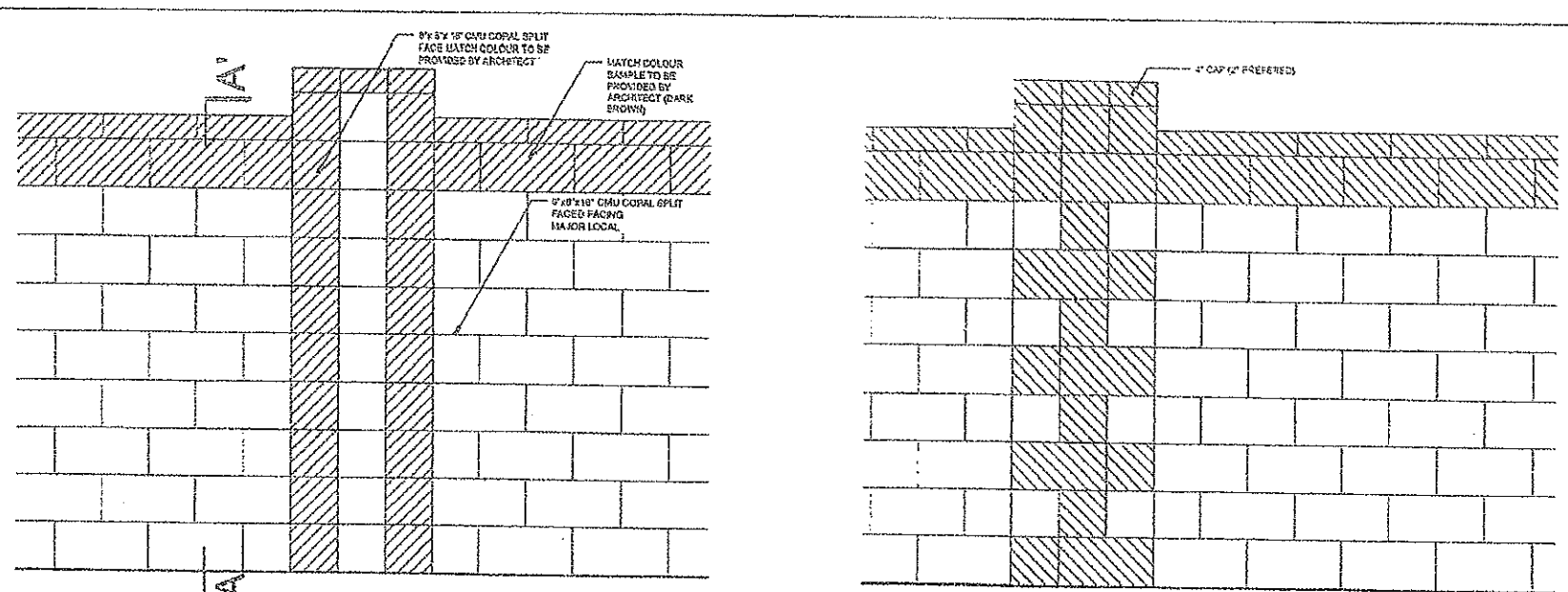


WALL CROSS SECTION  
VIEW A-A  
SCALE: NTS



PLAN VIEW  
SCALE: NTS

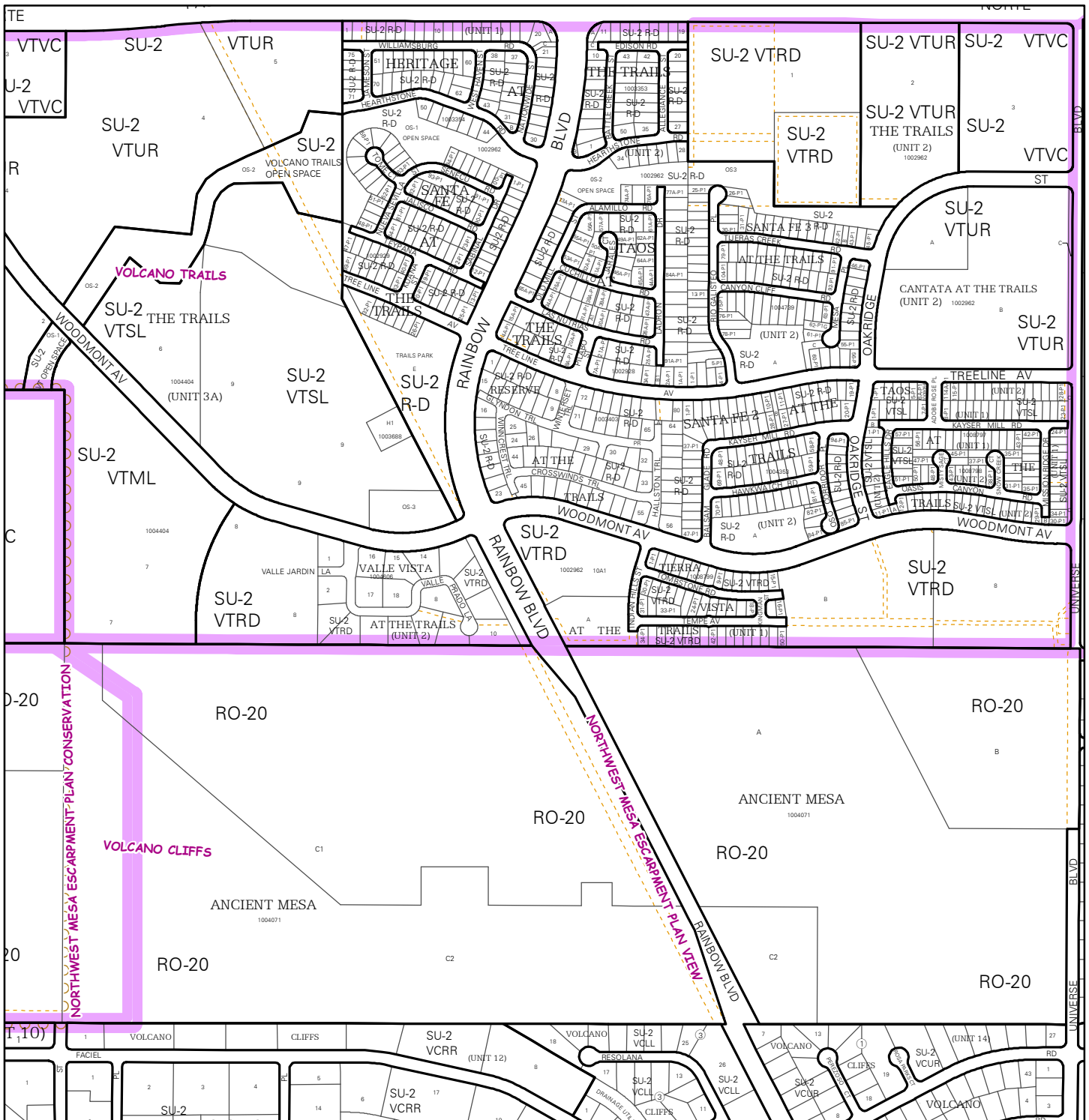
NEAREST INTERSECTION:  
WOODMONT AVE /  
OAKRIDGE STREET  
  
ZONE ATLAS:  
C-9-Z



WALL ELEVATION  
SCALE: NTS

TIERRA VISTA UNIT 3  
TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY
DESIGN	SJS	WCEA NO. X5218109	DATE JULY 2006	
DRAWN	RM	PROJECT NO.	SHEET NO.	
CHECK	SJS	N/A	1 OF 2	



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-09-Z**

Selected Symbols

- SECTOR PLANS
- Escarpment
- Design Overlay Zones
- 2 Mile Airport Zone
- City Historic Zones
- Airport Noise Contours
- H-1 Buffer Zone
- Wall Overlay Zone
- Petroglyph Mon.



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

May 26, 2015

Scott Steffen  
Bohannan Huston Inc.  
7500 Jefferson NE/87109  
Phone: 505-823-1000/Fax: 505-798-7988  
E-mail: [ssteffen@bhinc.com](mailto:ssteffen@bhinc.com)

Dear Scott:

Thank you for your inquiry of **May 26, 2015** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) TRACT 8 AT THE TRAILS, UNIT 2 LOCATED ON WOODMONT AVENUE NW BETWEEN OAKRIDGE STREET NW AND UNIVERSE BOULEVARD NW** zone map **C-9**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

### **VOLCANO CLIFFS PROPERTY OWNERS ASSOC.**

Dave Heil, 160 Itasca Rd., Rio Rancho, NM/87124 228-7189 (c)  
Blake Thompson, 3009 Palo Alto NE/87111 328-3117 (c)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

**Stephani I. Winklepleck**

Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**LETTERS MUST BE SENT TO BOTH  
CONTACTS OF EACH NA/HOA FOR THIS  
PLANNING DEPARTMENT SUBMITTAL**

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

May 27, 2015

Dave Heil  
160 Itasca Road  
Rio Rancho, NM 87124

Re: Preliminary Plat Approval and Vacation of Public Easements, Tierra Vista Unit 3

Dear Mr. Heil:

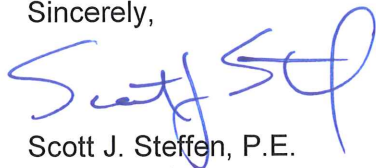
The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION.

This letter is to advise you that Bohannon Huston, Inc., agent for RCS Trails Tract 8, LLC, is seeking approval for a Preliminary Plat and Vacation of Public Easements for Tierra Vista Unit 3. See the attached Zone Atlas Page for the project location. The preliminary plat and vacation of public easements was previously approved by the City's Development Review Board (DRB) on May 7, 2014. Those approvals have expired. The current request is identical to what was approved by DRB a year ago.

Tierra Vista Unit 3 is a proposed 58-lot residential subdivision to the east of Tierra Vista Unit 2, south of Woodmont Avenue, west of Universe Boulevard and north of undeveloped land owned by the State Land Office. The project will be developed in one phase. Public easements were granted for backbone sewer, storm drain and water infrastructure to serve the Trails Development. The backbone infrastructure will be located within public rights-of-way dedicated by the Tierra Vista Unit 3 plat. Therefore, the public easements are no longer required.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Scott J. Steffen, P.E.  
Vice President  
Community Development and Planning Group

Enclosure

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

May 27, 2015

Blake Thompson  
3009 Palo Alto NE  
Albuquerque, NM 87111

Re: Preliminary Plat Approval, Vacation of Public Easements & Vacation of Public Rights of Way (ROWs), Montecito West Units 1 and 2

Dear Mr. Thompson:

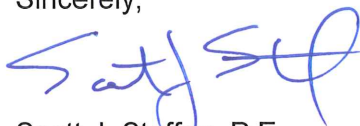
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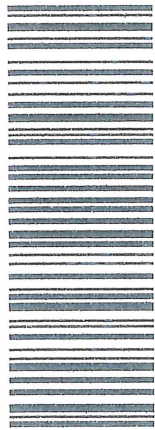
Sincerely,



Scott J. Steffen, P.E.  
Vice President  
Community Development and Planning Group

Enclosure





7010 1870 0000 2738 5207  
 7010 1870 0000 2738 5207

PS Form 3800, August 2006 See Reverse for Instructions  
 Sent To: Blake Thompson  
 Street, Apt. No., or PO Box No.: 3009 Palo Alto N.E.  
 City, State, ZIP+4: Albuquerque, NM 87111

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

OFFICIAL MAIL  
 For delivery information visit our website at www.usps.com  
 U.S. Postal Service™  
 CERTIFIED MAIL™ RECEIPT  
 (Domestic Mail Only; No Insurance Coverage Provided)



Bohannan & Huston

NEED TO COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Blake Thompson  
 3009 Palo Alto N.E.  
 Albuquerque, NM 87111

COMPLETE THIS SECTION ON DELIVERY

A. Signature  X  
 Agent  
 Addressee

B. Received by (Printed Name) \_\_\_\_\_  
 C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  
 Registered  
 Insured Mail  
 Express Mail  
 Return Receipt for Merchandise  
 C.O.D.  
 4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from service label)  
 PS Form 3811, February 2004

7010 1870 0000 2738 5207  
 Domestic Return Receipt

102595-02-M-1540





7010 1870 0000 2738 5191  
 7010 1870 0000 2738 5191



PS Form 3800, August 2006 See Reverse for Instructions  
 Street, Apt. No., or PO Box No. **160 ITASCA ROAD**  
 City, State, ZIP+4 **RIO RANCHO NM 87124**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

**OFFICIAL USE**  
 For delivery information visit our website at www.usps.com®  
**U.S. Postal Service™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

**ohannan & Huston**  
**COMPLETE THIS SECTION**  
 Items 1, 2, and 3. Also complete Restricted Delivery if desired. name and address on the reverse can return the card to you. s card to the back of the mailpiece, front if space permits.  
 Addressed to:  
**HEIL**

**COMPLETE THIS SECTION ON DELIVERY**  
 A. Signature  Agent  
**X**  Addressee  
 B. Received By (Printed Name)  Agent  
 C. Date of Delivery  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

**160 ITASCA ROAD**  
**RIO RANCHO, NM**  
**87124**

2. Article Number (Transfer from service label) **7010 1870 0000 2738 5191**  
 PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.  
 4. Restricted Delivery? (Extra Fee)  Yes

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: RCS Trails Tract 8, LLC DATE OF REQUEST: 05/28/15 ZONE ATLAS PAGE(S): C-09

**CURRENT:**

ZONING SU-2 VTRD  
PARCEL SIZE (AC/SQ. FT.) 9.5 ac

**LEGAL DESCRIPTION:**

LOT OR TRACT # 8 BLOCK # \_\_\_\_\_  
SUBDIVISION NAME Trails Unit 2

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ]  
ZONE CHANGE [ ]: From \_\_\_\_\_ To \_\_\_\_\_  
SECTOR, AREA, FAC, COMP PLAN [ ]  
AMENDMENT (Map/Text) [ ]

**SITE DEVELOPMENT PLAN:**

SUBDIVISION\* [X] AMENDMENT [ ]  
BUILDING PERMIT [ ] ACCESS PERMIT [ ]  
BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [ ]  
NEW CONSTRUCTION [X]  
EXPANSION OF EXISTING DEVELOPMENT [ ]

**GENERAL DESCRIPTION OF ACTION:**

# OF UNITS: 58  
BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

**Note:** changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

(To be signed upon completion of processing by the Traffic Engineer)

**Planning Department, Development & Building Services Division, Transportation Development Section -**  
2<sup>ND</sup> Floor West, 600 2<sup>nd</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

**TRAFFIC IMPACT STUDY (TIS) REQUIRED:** YES [ ] NO [ ] BORDERLINE [ ]

**THRESHOLDS MET?** YES [ ] NO [ ] **MITIGATING REASONS FOR NOT REQUIRING TIS:** PREVIOUSLY STUDIED: [ ]  
Notes:

**If a TIS is required:** a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

\_\_\_\_\_  
TRAFFIC ENGINEER

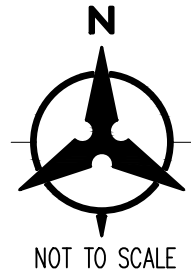
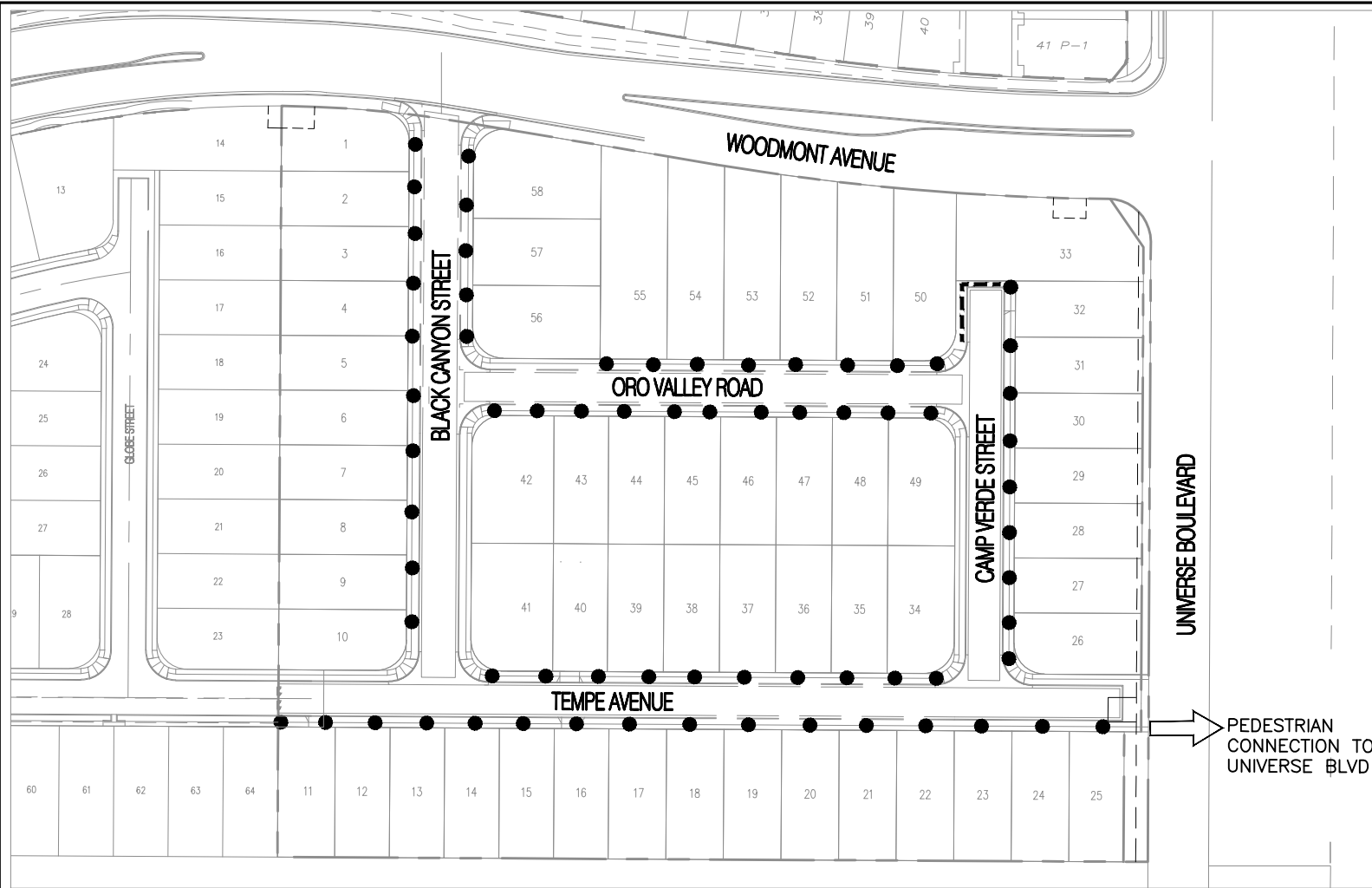
\_\_\_\_\_  
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED \_\_\_/\_\_\_/\_\_\_  
-FINALIZED \_\_\_/\_\_\_/\_\_\_

\_\_\_\_\_  
TRAFFIC ENGINEER

\_\_\_\_\_  
DATE



PEDESTRIAN CONNECTION TO UNIVERSE BLVD

**REVISED EXHIBIT "B"**  
**TIERRA VISTA UNIT 3**  
**at the TRAILS**

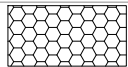
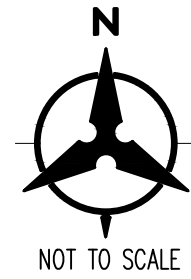
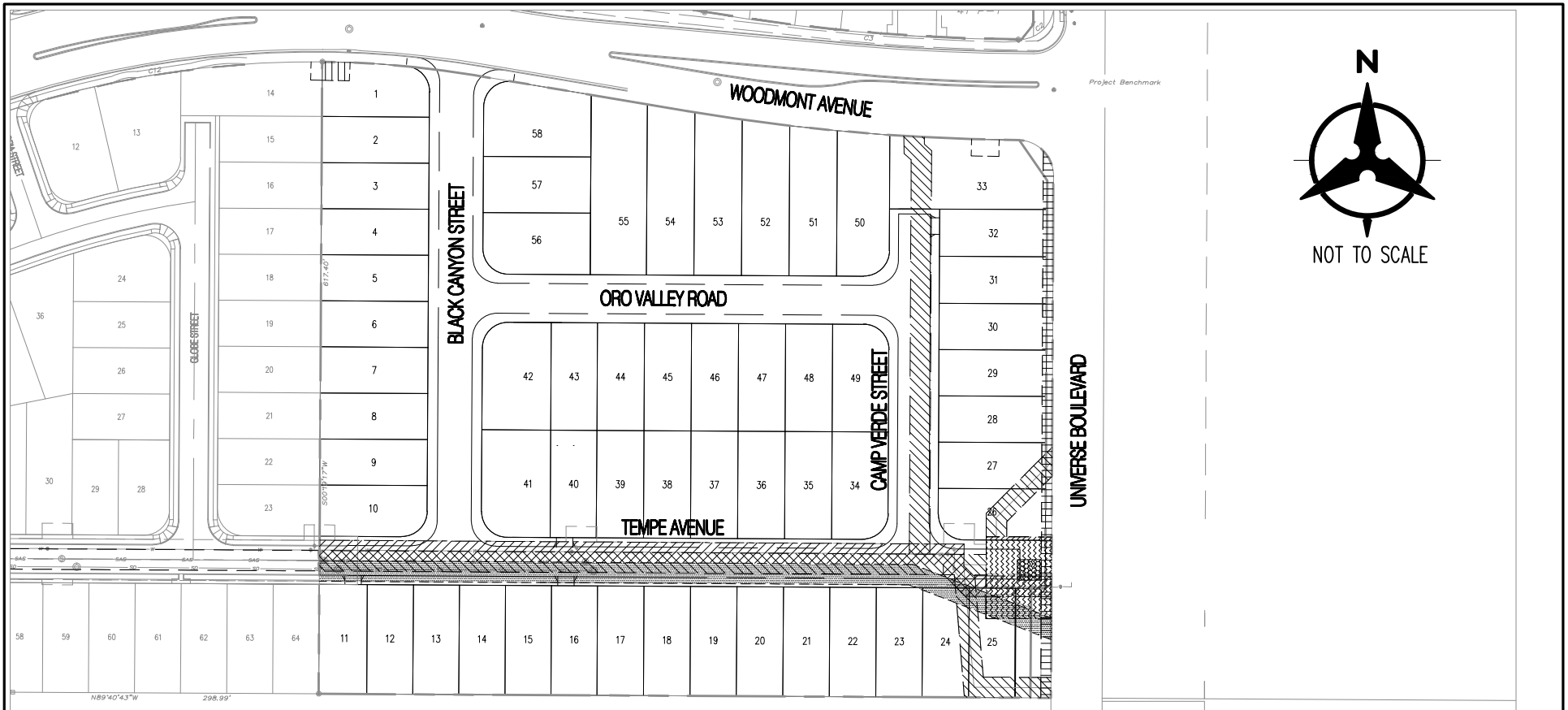
**SIDEWALK DEFERRAL/WAIVER EXHIBIT**  
**05/28/2015**



DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

WAIVED sidewalks are requested





EXISTING 20'x23' PNM SWITCHGEAR EASEMENT TO BE VACATED WITH THIS PLAT. (TRAILS UNIT 2 BULK PLAT) EASEMENT IS NO LONGER REQUIRED AS SEWER LIFT STATION IS BEING REMOVED.



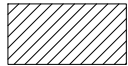
EXISTING 20' PUBLIC DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT. (DOCUMENT A) STORM DRAIN WILL BE LOCATED WITHIN PUBLIC RIGHT-OF-WAY WITH THE PROPOSED SUBDIVISION.



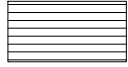
EXISTING 80'x64' SANITARY SEWER EASEMENT TO BE VACATED WITH THIS PLAT. (TRAILS UNIT 2 BULK PLAT) SEWER LIFT STATION TO BE REMOVED WITH THIS DEVELOPMENT AND REPLACED WITH OFFSITE SEWER OUTFALL TO THE SOUTH IN UNIVERSE BOULEVARD.



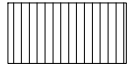
EXISTING 20' PUBLIC SANITARY SEWER EASEMENT TO BE VACATED WITH THIS PLAT. (TRAILS UNIT 2 BULK PLAT & B) SEWER WILL BE LOCATED WITHIN PUBLIC RIGHT-OF-WAY WITH THE PROPOSED SUBDIVISION.



EXISTING 20' PUBLIC WATERLINE EASEMENT TO BE VACATED WITH THIS PLAT. (DOCUMENT C) WATER WILL BE LOCATED WITHIN PUBLIC RIGHT-OF-WAY WITH THE PROPOSED SUBDIVISION.



EXISTING 10' PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT. PUE SERVES THE SEWER LIFT STATION. NO LONGER REQUIRED AS LIFT STATION IS BEING REMOVED.



PORTION OF EXISTING 18'x38' DRY UTILITY EASEMENT TO BE VACATED WITH THIS PLAT. (DOCUMENT D) NEW EASEMENT TO BE GRANTED TO SERVE TIERRA VISTA UNITS 2 AND 3.

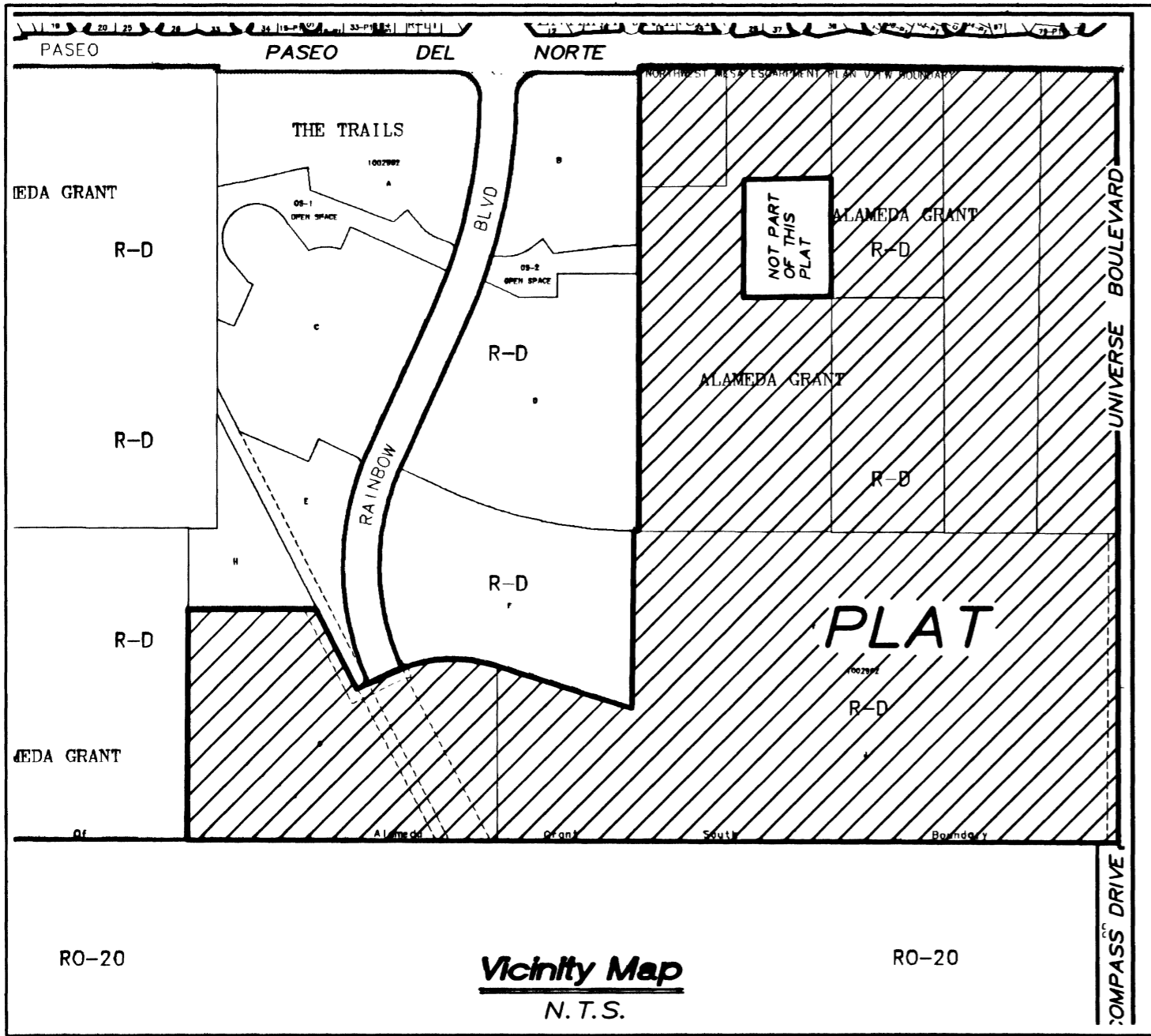
**EXHIBIT "C"**

**TIERRA VISTA UNIT 3 at the TRAILS**

**VACATION EXHIBIT**

**05/28/2015**

**Bohannon  Huston**



**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.

**SUBMISSION 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 UPC # \_\_\_\_\_  
 BERNALILLO COUNTY CLERK OF RECORD  
 18 Oct 04  
 Date COUNTY TREASURER'S OFFICE

**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.

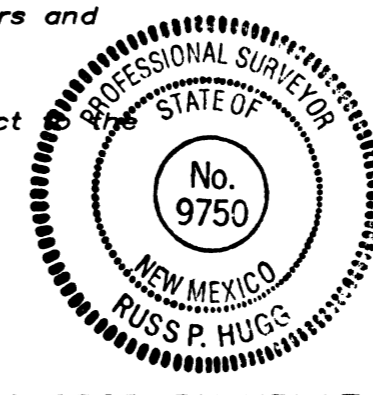
**SHEET INDEX**

- 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 Ordinance; 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 THE TOWN OF ALAMEDA GRANT

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

AUGUST, 2004



PROJECT NUMBER: 1002962  
 Application Number: 04DRB-01322

**PLAT APPROVAL**

Utility Approvals:

<u>Leonard D. Mark</u> PNM Electric Services	10-15-04 Date
<u>Leonard D. Mark</u> PNM Gas Services	10-15-04 Date
<u>Dave R Muller</u> QWest Corporation	10-11-04 Date
<u>Rita E. Erickson</u> Comcast	9-2-04 Date
<u>[Signature]</u> New Mexico Utilities	9-2-04 Date

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

City Approvals:

<u>[Signature]</u> City Surveyor	8-25-04 Date
<u>N/A</u> Real Property Division	9/22/04 Date
<u>N/A</u> Environmental Health Department	9/22/04 Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	9-22-04 Date
<u>Roger A. Hugg</u> Utilities Development	9-22-04 Date
<u>Christine Sandford</u> Parks and Recreation Department	9/22/04 Date
<u>Bradley D. Brigham</u> AMAFCA	9/22/04 Date
<u>Bradley D. Brigham</u> City Engineer	9/22/04 Date
<u>Sharon Matson</u> DRB Chairperson, Planning Department	10/18/04 Date

**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 Control 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 Northwesterly along said Southerly Boundary of the Town of Alameda Grant for the following four (4) courses:

N 89° 40' 43" W, 1064.68 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

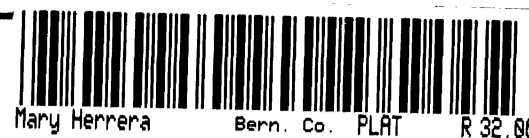
**ACKNOWLEDGEMENT**

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.

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



2004146566  
616883  
Page: 2 of 6  
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Bk-2004C 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 16, 2004 in Book A85, page 6157.

**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

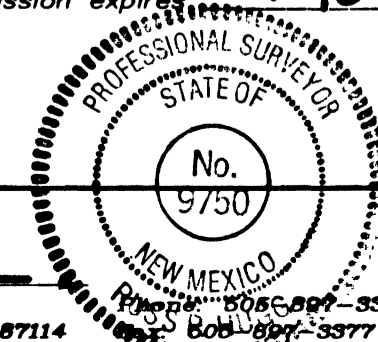
The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of October, 2004, by Tracy Murphy, President of The Trails Community Association, Inc.

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

SHEET 2 OF 6

**SURV TEK, INC.**

Consulting Surveyors  
6645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366  
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 AUGUST, 2004

Albuquerque Control Survey Monument "2-810" New Mexico State Plane Coordinates, Central Zone (NAD 27) as published: Y= 1,527,976.48 X= 357,543.73 Ground to grid factor= 0.99998354 Delta Alpha= -0016'30" Elevation= 5428.35 (NGVD29)

Albuquerque Control Survey Monument "UNION 1989" New Mexico State Plane Coordinates, Central Zone (NAD 27) as published: Y= 1,523,409.06 X= 353,409.02 Ground to grid factor= 0.99998044 Delta Alpha= -0015'53" Elevation= 5522.0 (NGVD29-11g)

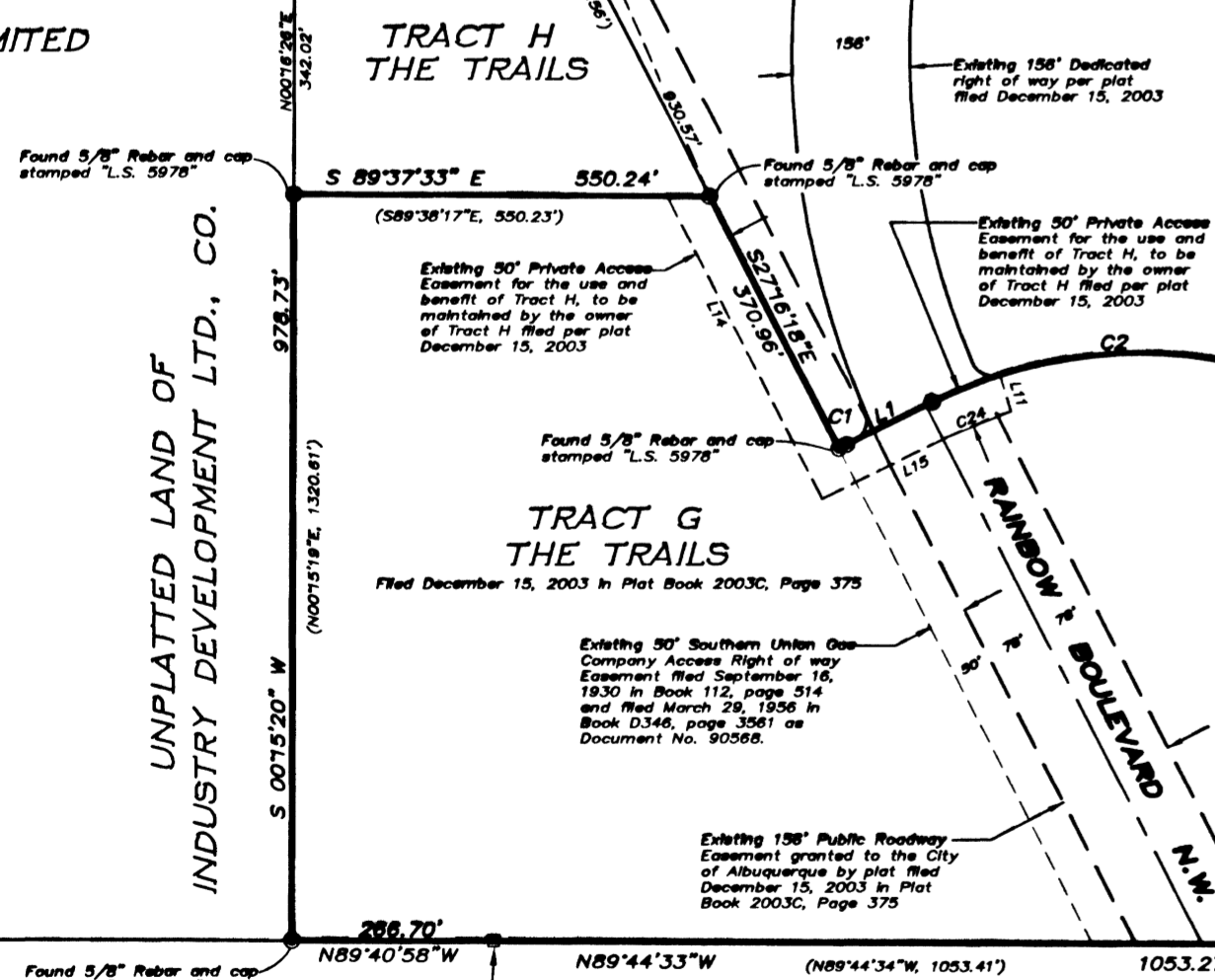
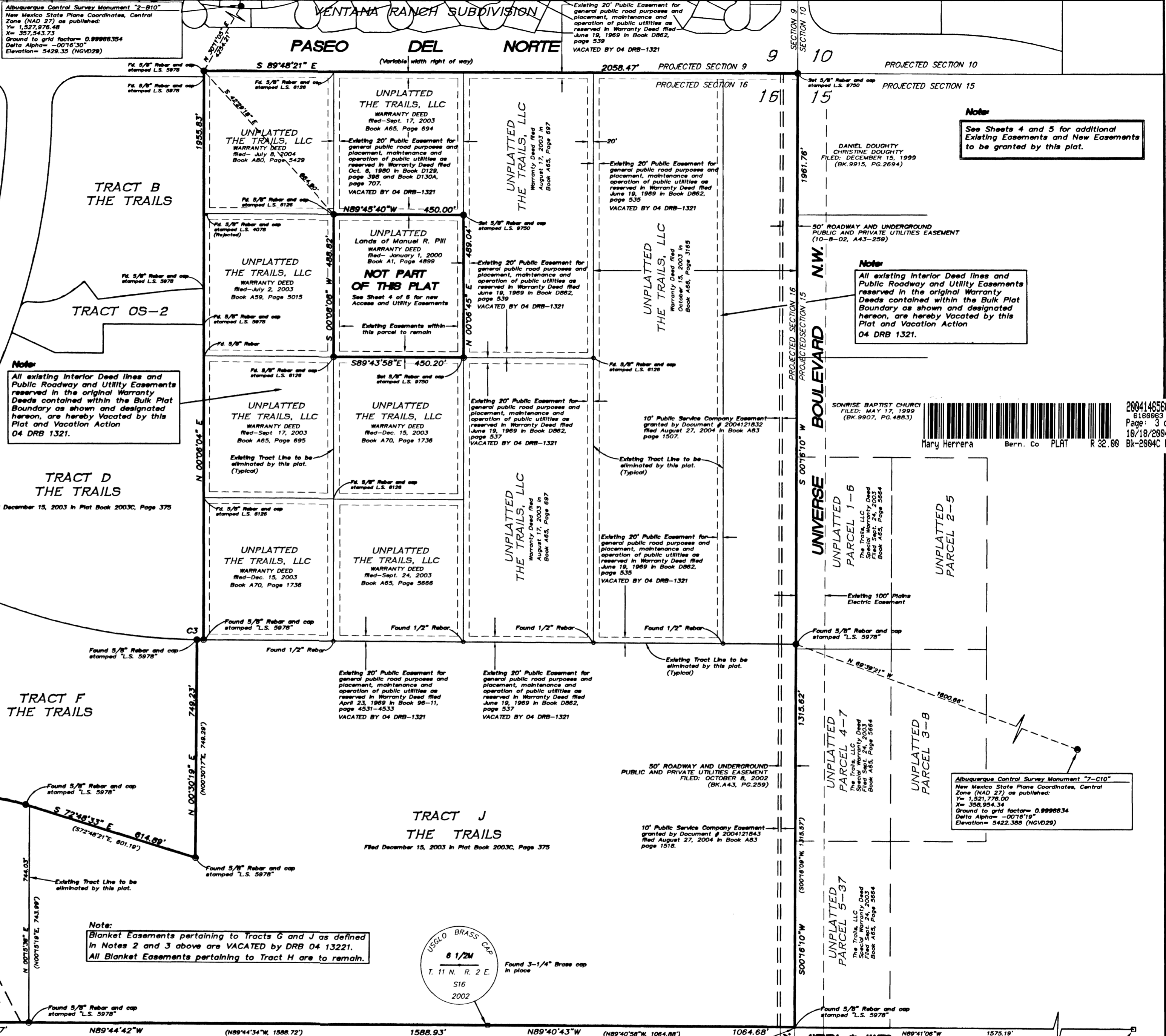
**Note:** All existing interior Deed lines and Public Roadway and Utility Easements reserved in the original Warranty Deeds contained within the Bulk Plat Boundary as shown and designated hereon, are hereby Vacated by this Plat and Vacation Action 04 DRB 1321.

**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.

**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.

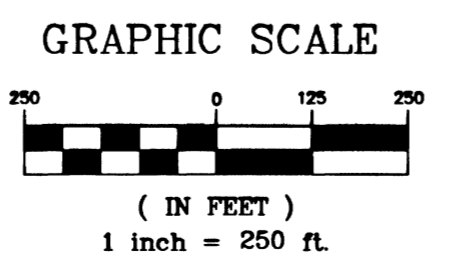


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Page: 3 of 6  
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Bk-2684C Pg-332

Mary Herrera Bern. Co. PLAT R 32.09 Bk-2684C Pg-332

USGLO BRASS CAP  
6 1/2M  
T. 11 N. R. 2 E.  
S16  
2002

USGLO BRASS CAP  
6M  
T. 11 N. R. 2 E.  
S15  
2002

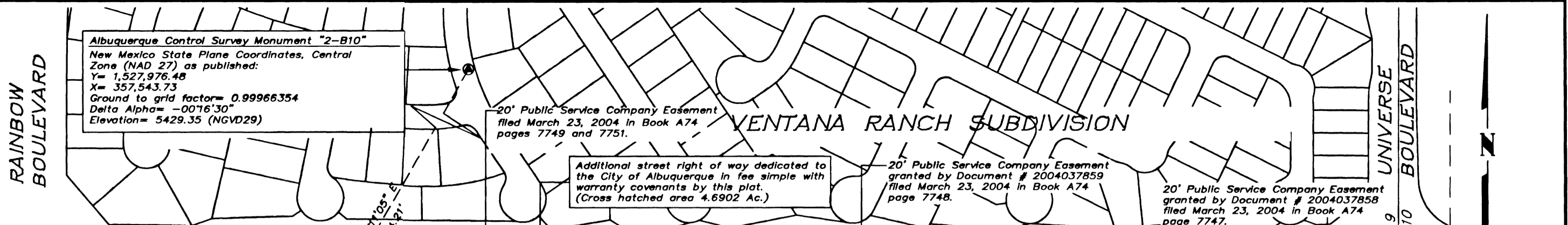
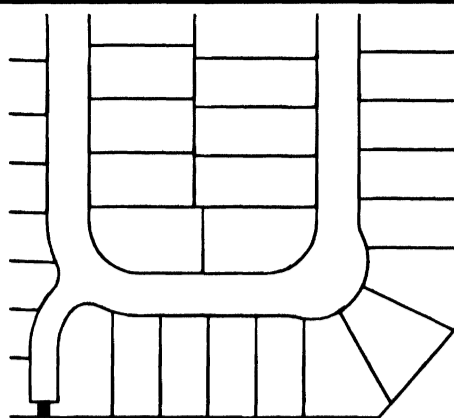




**BULK LAND PLAT OF  
THE TRAILS UNIT 2**  
(BEING A REPLAT OF TRACTS G AND J, THE TRAILS  
AND UNPLATTED DEED PARCELS)

WITHIN  
THE TOWN OF ALAMEDA GRANT

IN  
PROJECTED SECTION 10, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO PASEO DEL NORTE  
AUGUST, 2004



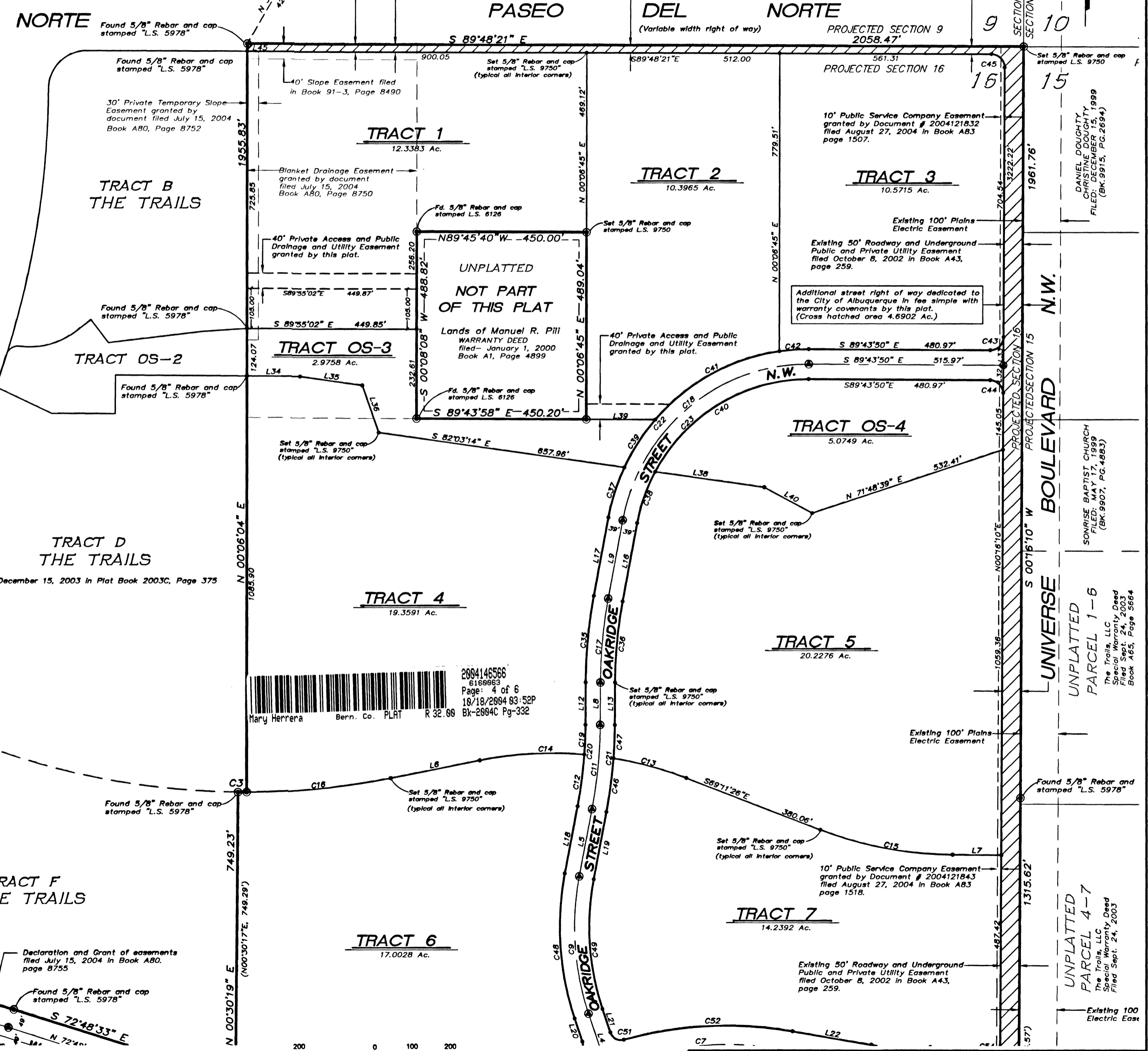
Albuquerque Control Survey Monument "2-B10"  
New Mexico State Plane Coordinates, Central  
Zone (NAD 27) as published:  
Y= 1,527,976.46  
X= 357,543.73  
Ground to grid factor= 0.99966354  
Delta Alpha= -00'16"30"  
Elevation= 5429.35 (NGVD29)

20' Public Service Company Easement  
filed March 23, 2004 in Book A74  
pages 7749 and 7751.

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.

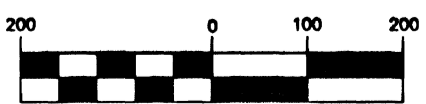
20' Public Service Company Easement  
granted by Document # 2004037858  
filed March 23, 2004 in Book A74  
page 7747.



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

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6169863  
Page: 4 of 6  
10/18/2004 03:52P  
Bk-2004C Pg-332

Mary Herrera  
Berr. Co. PLRT  
R 32.00



( IN FEET )  
1 inch = 200 ft.

SEE SHEET 5 OF 6

**SURVOTEK, INC.**  
Consulting Surveyors

5645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377

SHEET 4 OF 6

7 OF  
VT LTD., CO.

DANIEL DOUGHTY,  
CHRISTINE DOUGHTY  
FILED: MAR 14, 1999  
(BK: 9915, PG: 2694)

SONRISE BAPTIST CHURCH  
FILED: MAR 14, 1999  
(BK: 9907, PG: 466)

UNPLATTED  
PARCEL 1-6  
The Trails, LLC  
Special Warranty Deed  
Filed Sept. 24, 2003  
Book 465, Page 5664

UNPLATTED  
PARCEL 4-7  
The Trails, LLC  
Special Warranty Deed  
Filed Sept. 24, 2003  
Book 465, Page 5664

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

NOT PART OF THIS PLAT

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.)

Lands of Manuel R. Pili  
 WARRANTY DEED  
 filed- January 1, 2000  
 Book A1, Page 4899

Found 5/8" Rebar and cap stamped L.S. 6126

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

40' Private Access and Public Drainage and Utility Easement granted by this plat.

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

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

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

UNPLATTED LAND OF INDUSTRY DEVELOPMENT LTD., CO.

SOWISE BAPTIST CHURCH  
 FILED: MAY 17, 1999  
 (BK-9907, PG-4683)

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  
 Book A65, Page 5064

UNPLATTED PARCEL 5-37  
 The Trails, LLC  
 Special Warranty Deed  
 Filed Sept. 24, 2003  
 Book A65, Page 5064

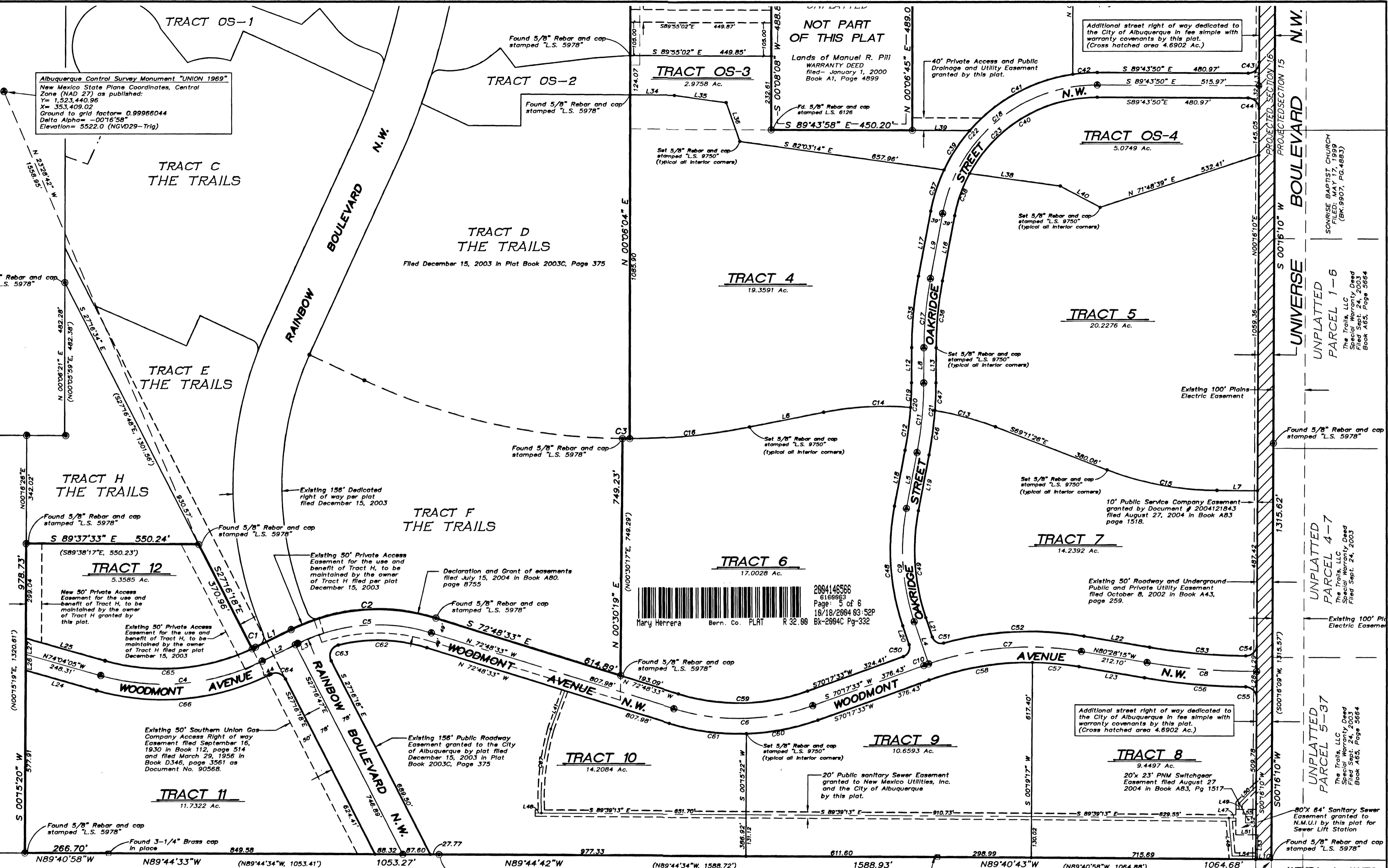
80'x 64' Sanitary Sewer Easement granted to N.M.U. by this plat for Sewer Lift Station

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

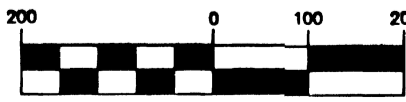
Found 5/8" Rebar and cap stamped "L.S. 5978"

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

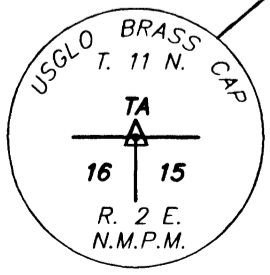
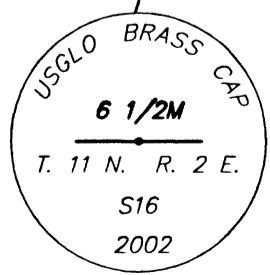
Found 5/8" Rebar and cap stamped "L.S. 5978"



Mary Herrera Bern. Co. PLAT R 32.00  
 2004146566  
 6166663  
 Page: 5 of 6  
 18/18/2004 03:52P  
 Bk-2804C Pg-332



( IN FEET )  
 1 inch = 200 ft.



**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

**SURVOTEK, INC.**

Consulting Surveyors  
 6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366  
 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**  
 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'	275.77'	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

Mary Herrera Bern. Co. PLAT R 32.00  
 2004146566  
 6166663  
 Page: 6 of 6  
 10/18/2004 03:52P  
 BK-2004C Pg-332



730074

PERMANENT EASEMENT

12-18-2013

Grant of Permanent Easement, between RCS-NM HOLDINGS I, LLC ("Grantor"), whose address is 371 Centennial Parkway, Suite 200, Louisville, Colorado 80027 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, NM, 87103.

Subject to existing rights of record, Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of storm sewer, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY OF ALBUQUERQUE:

By: [Signature]

Bryan Wolfe, City Engineer

Date: 12/18/2013

[Signature]  
12-18-13

GRANTOR: RCS-NM HOLDINGS I, LLC

By [signature]: [Signature]

Name [print]: BRANN PAUL

Title: Vice President

Date: 10.31.13

Doc# 2014011198

02/07/2014 01:08 PM Page 1 of 4  
EASE R \$25.00 H Toulouse Oliver, Bernalillo County

B.A.

GRANTOR'S NOTARY

STATE OF COLORADO)

) ss

COUNTY OF BOULDER)

This instrument was acknowledged before me on 31<sup>st</sup> day of October, 2013,  
by Brian Paul (name), Vice President (title)  
of PCS-NM Holdings I, LLC (entity), a Colorado (i.e. a  
New Mexico) corporation, on behalf of the corporation.

(SEAL)

  
Notary Public  
My Commission Expires: 5-29-16

CARLA DI GREGORIO  
NOTARY PUBLIC - STATE OF COLORADO  
Notary Identification #20124033034  
My Commission Expires 5/29/2016

(EXHIBIT "A" ATTACHED)

LEGAL DESCRIPTION

An Easement within Tract 8 of Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 18, 2004 in Plat Book 2004C, Page 332 more particularly described as follows:

An easement Twenty (20) feet in width, being ten (10) feet on each side of the following described centerline:

BEGINNING at a point on the Westerly line of said Tract 8, also being a point on the Easterly line of Tract 9-A, of the Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TTRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 7, 2006 in Plat Book 2006C, Page 75 whence (1) the Southwest corner of said Tract 8 bears S 00° 19' 17" W, 120.02 feet distant and (2) the Albuquerque Control Survey Monument "7-C10" bears N 74° 23' 08" E, 2359.16 feet distant; Thence running as a centerline:

S 89° 39' 13" E , 577.90 feet to a point; Thence,

S 68° 54' 06" E , 147.30 feet to a point on the Westerly right of way line of Universe Boulevard N.W. and the terminus of the centerline herein described.



TRACT B  
THE TRAILS UNIT 2

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

Scale 1" = 70'



Albuquerque Control Survey Monument "7-C10"

20' Public Sanitary Sewer Easement granted to New Mexico Utilities and the City of Albuquerque by plat filed October 18, 2004.

20' x 23' PNM Switchgear Easement filed August 27, 2004 in Book AD3, Pg 1517

Existing 80% 64" Sanitary Sewer Easement as per plat filed Oct. 18, 2004 Plat Book 2004C, Page 332

20' Public Sanitary Sewer Easement granted to New Mexico Utilities and the City of Albuquerque by plat filed October 18, 2004.

20' Public Drainage Easement

Point of BEGINNING

N 74° 23' 08" E

2359.16'

577.90'

10'

S 89° 39' 13" E

577.90'

120.02'

N00°19'17"E

617.40'

TRACT 9-A

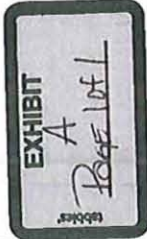
N89°40'43"W 298.99'

N89°40'43"W

715.69'

TRACT B  
ANCIENT MESA

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



730074

PERMANENT EASEMENT

12-18-2013

Grant of Permanent Easement, between RCS-NM HOLDINGS I, LLC ("Grantor"), whose address is 371 Centennial Parkway, Suite 200, Louisville, Colorado 80027 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, NM, 87103.

Subject to existing rights of record, Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of storm sewer, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY OF ALBUQUERQUE:

By: [Signature]

Bryan Wolfe, City Engineer

Date: 12/18/2013

[Signature]  
12/18/13

GRANTOR: RCS-NM HOLDINGS I, LLC

By [signature]: [Signature]

Name [print]: BRIAN PAUL

Title: Vice President

Date: 10.31.13

Doc# 2014011198

02/07/2014 01:08 PM Page 1 of 4  
EASE R \$25.00 M Toulouse Oliver, Bernalillo County

B.A.



GRANTOR'S NOTARY

STATE OF COLORADO)

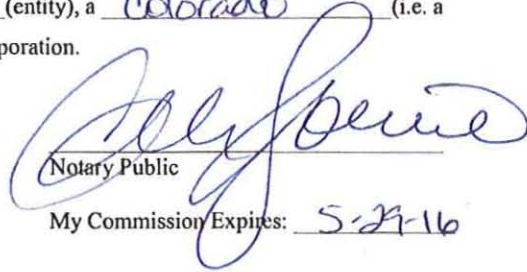
) ss

COUNTY OF BOULDER)

This instrument was acknowledged before me on 31<sup>st</sup> day of October, 2013,  
by Brian Paul (name), Vice President (title)  
of RCS-NM Holdings I, LLC (entity), a Colorado (i.e. a  
New Mexico) corporation, on behalf of the corporation.

(SEAL)

CARLA DI GREGORIO  
NOTARY PUBLIC - STATE OF COLORADO  
Notary Identification #20124033034  
My Commission Expires 5/29/2016

  
Notary Public  
My Commission Expires: 5-29-16

(EXHIBIT "A" ATTACHED)

LEGAL DESCRIPTION

An Easement within Tract 8 of Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATED 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 more particularly described as follows:

An easement Twenty (20) feet in width, being ten (10) feet on each side of the following described centerline:

BEGINNING at a point on the Westerly line of said Tract 8, also being a point on the Easterly line of Tract 9-A, of the Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TTRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 7, 2006 in Plat Book 2006C, Page 75 whence (1) the Southwest corner of said Tract 8 bears S 00° 19' 17" W, 120.02 feet distant and (2) the Albuquerque Control Survey Monument "7-C10" bears N 74° 23' 08" E, 2359.16 feet distant; Thence running as a centerline:

S 89° 39' 13" E , 577.90 feet to a point; Thence,

S 68° 54' 06" E , 147.30 feet to a point on the Westerly right of way line of Universe Boulevard N.W. and the terminus of the centerline herein described.



TRACT B  
THE TRAILS UNIT 2

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

Scale 1" = 70'



TRACT 9-A

617.40'

20' Public Sanitary Sewer Easement granted to New Mexico Utilities, Inc. and the City of Albuquerque by plat filed October 18, 2004.

120.02'

N00°19'17"E

20' Public Drainage Easement granted to the City of Albuquerque by plat filed March 7, 2005 in Plat Book 2005C, page 75.

N89°40'43"W 298.99'

Albuquerque Control Survey Monument "7-C10"

20' Public Sanitary Sewer Easement granted to New Mexico Utilities, Inc. and the City of Albuquerque by plat filed October 18, 2004.

20' x 23' PNM Switchgear Easement granted August 27, 2004 in Book ADJ, Pg 1517  
Existing 80' x 64' Sanitary Sewer Easement per plat filed Oct. 18, 2004 Plat Book 2004C, Page 332

20' Public Sanitary Sewer Easement granted to New Mexico Utilities, Inc. and the City of Albuquerque by plat filed October 18, 2004.

715.69'

TRACT B  
ANCIENT MESA

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

N89°40'43"W

Point of BEGINNING

N74°23'10.8"E

2,359.16'

10'

10'

20' Public Drainage Easement

S 89°39'13"E

577.90'

67.52'

N00°16'10"E

509.78'

UNIVERSE BOULEVARD N.W.

**SURV+TEK, INC.**

Consulting Surveyors  
9384 Valley view Drive N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3365  
Fax: 505-897-3377



Bernalillo County, NM  
One Civic Plaza NW  
P.O. Box 542  
Albuquerque, NM 87102

Receipt: 0533349

Product	Name	Extended
EASE	Easement	\$25.00
	# Pages	4
	Document #2014011198	
	# Of Entries	0
	In Person/Interested Person	false

---

Total \$25.00

Tender (Check) \$25.00

Check#13032

Paid EASTERLING

By CONSULATANTS

Thank You!

2/7/14 1:08 PM jusanchez

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**PERMANENT EASEMENT**

Grant of Permanent Easement, by RCS-NM Holdings I, LLC ("Grantor"), whose address is 371 Centennial Parkway, Suite 200 Louisville, CO 80027, to the **Albuquerque Bernalillo County Water Utility Authority**, a New Mexico political subdivision ("Water Authority"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the Water Authority an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary sewer lines and facilities (collectively "Public Water and Sewer Lines"), together with the right to remove trees, shrubs, undergrowth and any other obstacles upon the Property if the Water Authority determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs or places any improvements or encroachments (collectively "Improvements") within or upon the Property, the Water Authority has the right to enter upon the Property at any time to inspect, install, maintain, repair, modify, replace or remove (collectively "Work") the Public Water and Sewer Lines as the Water Authority deems necessary or appropriate. If the Work affects any Improvements, the Water Authority shall not be financially liable or otherwise responsible for replacing, rebuilding or repairing the Improvements. If, in the opinion of the Water Authority, the Work could endanger the structural integrity or otherwise damage the Improvements, the Grantor shall, at his own expense, take whatever protective measures the Grantor deems necessary or appropriate to safeguard the Improvements.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any interest therein, and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the Water Authority and its successors and assigns until terminated.

GRANTOR  
RCS-NM HOLDINGS I, LLC

Acknowledged:  
Albuquerque Bernalillo County  
Water Utility Authority

By: Brian Paul Vice President  
[name] [and title if for a company]

By: Alan Pater  
Engineer 11/13/13

Date: 11-6-13

Signature: Brian Paul

Doc# 2013123574

11/13/2013 03:14 PM Page: 1 of 5  
EASE R:\$25.00 M. Toulouse Oliver, Bernalillo County



[corporate acknowledgment]

STATE OF Colorado )  
 ) ss  
COUNTY OF Boulder )

This instrument was acknowledged before me on this 6<sup>th</sup> day of November, 2013, by Brian Paul [name], Vice President [title] of PCS-NC Holdings, LLC [company name], a LLC [type of entity], on behalf of said company.

  
Notary Public

My Commission Expires:

5-29-16

CARLA DI GREGORIO  
NOTARY PUBLIC - STATE OF COLORADO  
Notary Identification #20124033034  
My Commission Expires 5/29/2016

[acknowledgement for individual]

STATE OF \_\_\_\_\_ )  
 ) ss  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_ [name].

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

LEGAL DESCRIPTION

An Easement within Tract 8 of Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 18, 2004 in Plat Book 2004C, Page 332 more particularly described as follows:

An easement Twenty (20) feet in width, being ten (10) feet on each side of the following described centerline:

BEGINNING at a point on curve on the Northerly line of said Tract 8, a point on curve on the Southerly right of way line of Woodmont Avenue N.W. whence (1) the North-Northwest return of said Tract 8 bears S 88° 06' 47" E, 101.42 feet distant (2) the Albuquerque Control Survey Monument "7-C10" bears N 82° 53' 50" E, 1703.84 feet distant; Thence running as a centerline:

S 00° 25' 59" E , 12.02 feet to a point; Thence,

S 47° 55' 56" E , 9.47 feet to a point; Thence,

S 00° 16' 46" W , 389.50 feet to the terminus of the centerline herein described.



EXHIBIT "A"

Asphalt Path

WOODMONT AVENUE N.W.

Albuquerque Control Survey Monument "7-C10"

Point of BEGINNING

N82°53'50"E

1703.84'

C3

C1

C4

C2

L1

L2

10' Public Service Co. Easement granted by Document # 2004121843 filed August 27, 2004 in Book A83 page 1518.

20' Sanitary Sewer Easement

509.85'

UNIVERSE BOULEVARD N.W.

TRACT 8  
THE TRAILS UNIT 2

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

S 00°16'46" W

20' Public Sanitary Sewer Easement granted to New Mexico Utilities, Inc. and the City of Albuquerque by plat filed October 18, 2004.

Existing 80'X 64' Sanitary Sewer Easement per plat filed Oct. 18, 2004 Plat Book 2004C, Page 332

20' Public Sanitary Sewer Easement granted to New Mexico Utilities, Inc. and the City of Albuquerque by plat filed October 18, 2004.

S 00°16'10" W

Scale 1" = 60'

N 89°40'43" W

715.69'



LINE TABLE		
LINE	LENGTH	BEARING
L1	12.02	S00°25'59"E
L2	9.47	S47°55'56"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	324.01'	2049.00'	162.34'	323.67'	S85°00'03"E	9°03'37"
C2	54.86'	35.00'	34.88'	49.41'	N44°37'51"W	89°48'02"
C3	222.58'	2049.00'	111.40'	222.47'	S83°34'58"E	6°13'27"
C4	101.43'	2049.00'	50.72'	101.42'	S88°06'47"E	2°50'10"

**PERMANENT EASEMENT**

Grant of Permanent Easement, by RCS-NM HOLDINGS I, LLC ("Grantor"), whose address is 371 Centennial Parkway, Suite 200 Louisville, CO 80027, to the **Albuquerque Bernalillo County Water Utility Authority**, a New Mexico political subdivision ("Water Authority"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the Water Authority an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary sewer lines and facilities (collectively "Public Water and Sewer Lines"), together with the right to remove trees, shrubs, undergrowth and any other obstacles upon the Property if the Water Authority determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs or places any improvements or encroachments (collectively "Improvements") within or upon the Property, the Water Authority has the right to enter upon the Property at any time to inspect, install, maintain, repair, modify, replace or remove (collectively "Work") the Public Water and Sewer Lines as the Water Authority deems necessary or appropriate. If the Work affects any Improvements, the Water Authority shall not be financially liable or otherwise responsible for replacing, rebuilding or repairing the Improvements. If, in the opinion of the Water Authority, the Work could endanger the structural integrity or otherwise damage the Improvements, the Grantor shall, at his own expense, take whatever protective measures the Grantor deems necessary or appropriate to safeguard the Improvements.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any interest therein, and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the Water Authority and its successors and assigns until terminated.

GRANTOR  
RCS-NM HOLDINGS I, LLC

By: Brian Paul Vice President  
[name] [and title if for a company]

Date: 11.6.13

Signature: Brian Paul

Acknowledged:

Albuquerque Bernalillo County  
Water Utility Authority

By: Allen Pinter  
Engineer 11/13/13

Doc# 2013123573

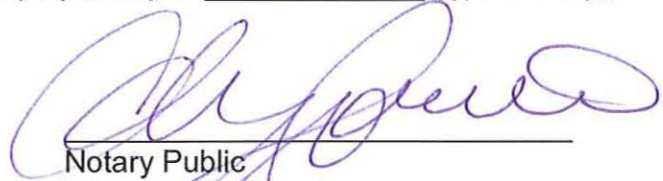
11/13/2013 03:14 PM Page: 1 of 4  
EASE R:\$25.00 M. Toulouse Oliver, Bernalillo County



[corporate acknowledgment]

STATE OF Colorado )  
 ) ss  
COUNTY OF Boulder )

This instrument was acknowledged before me on this 6<sup>th</sup> day of November, 2013, by Brian Paul [name], Vice President [title] of PCS - NM Holdings, LLC [company name], a LLC [type of entity], on behalf of said company.

  
Notary Public

My Commission Expires:  
5-29-16



[acknowledgement for individual]

STATE OF \_\_\_\_\_ )  
 ) ss  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_ [name].

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

LEGAL DESCRIPTION

An Easement within Tract 8 of Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 18, 2004 in Plat Book 2004C, Page 332 more particularly described as follows:

An easement Twenty (20) feet in width, being ten (10) feet on each side of the following described centerline:

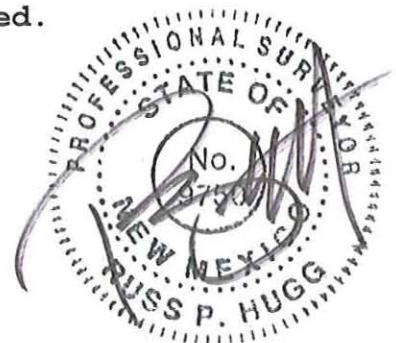
BEGINNING at a point on the Westerly line of said Tract 8, also being a point on the Easterly line of Tract 9-A, of the Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TTRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 7, 2006 in Plat Book 2006C, Page 75 whence (1) the Southwest corner of said Tract 8 bears S 00° 19' 17" W, 130.02 feet distant and (2) the Albuquerque Control Survey Monument "7-C10" bears N 75° 51' 14" E, 2353.75 feet distant; Thence running as a centerline:

S 89° 39' 13" E , 619.91 feet to a point; Thence,

S 00° 21' 51" W , 15.29 feet to a point; Thence,

S 44° 38' 09" E , 22.00 feet to a point; Thence,

S 89° 40' 28" E , 80.15 feet to a point on the Easterly line of said Tract 8, also being a point on the Westerly right of way line of Universe Boulevard N.W and the terminus of the centerline herein described.



LINE TABLE		
LINE	LENGTH	BEARING
L1	15.29	S00°21'51"W
L2	22.00	S44°38'09"E
L3	80.15	S89°40'28"E

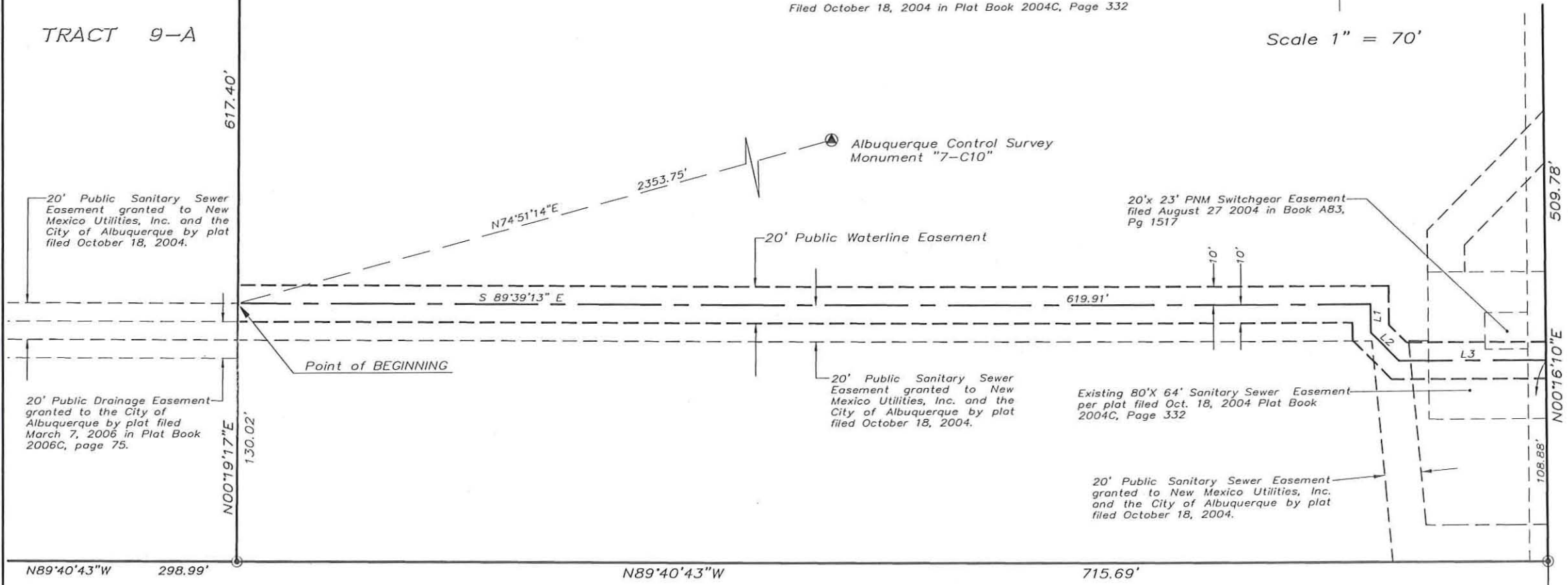
TRACT 8  
THE TRAILS UNIT 2

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

Scale 1" = 70'



TRACT 9-A



TRACT B  
ANCIENT MESA

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

DECLARATION OF PUBLIC UTILITY EASEMENT

THIS INDENTURE made this 21st day of October, 2013 by

RCS-NM HOLDINGS I, LLC

WITNESSETH:

Grantor does hereby create, dedicate and grant an easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for delivery of electric power, natural gas, communications, water, sewer and other public utilities, including the right to install equipment, fixtures and structures necessary to maintain such facilities on, over, beneath, through and across the easement herein after described, together with free access to, from and over said easement, with the right and privilege of going upon, over and across lands of Grantor for the purposes set forth herein, and with the right to trim and remove any trees, shrubs, bushes or vegetation and remove any structures which interfere with the purposes set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

An Easement within Tract 8 of Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 18, 2004 in Plat Book 2004C, Page 332 and within Tract 9-A of the Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TTRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 7, 2006 in Plat Book 2006C, Page 75 more particularly described as follows:

BEGINNING at the Northwest corner of said Tract 8, also being the Northeast corner of said Tract 9-A, said point being a point on a curve on the Southerly right of way line of Woodmont Avenue N.W. whence the Albuquerque Control Survey Monument "7-C10" bears N 86° 31' 49" E, 2273.47 feet distant; Thence running as an easement:

- Northeasterly, 27.26 feet along said Southerly right of way line of Woodmont Avenue N.W. on the arc of a curve to the right (said curve having a radius of 951.00 feet, a central angle of 01° 38' 33" and a chord which bears S 88° 37' 40" E, 27.26 feet) to the Northeast corner of the easement herein described; Thence,
S 01° 58' 09" W, 18.03 feet to the Southeast corner of the easement herein described; Thence,
N 88° 44' 27" W, 26.74 feet to a point on the Westerly line of said Tract 8; Thence,
N 88° 44' 27" W, 11.25 feet to the Southwest corner of the easement herein described; Thence,
N 01° 40' 19" E, 17.89 feet to the Northwest corner of the easement herein described; Thence,
Southeasterly, 10.83 feet along said Southerly right of way line of Woodmont Avenue N.W. on the arc of a curve to the right (said curve having a radius of 951.00 feet, a central angle of 00° 39' 09" and a chord which bears S 89° 46' 31" E, 10.83 feet) to the point of beginning of the easement herein described.

All as generally shown on the drawing attached hereto and made a part hereof as Exhibit "A".

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates provisions of the National Electric Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, mortgagees, lessees, tenants, successors and assigns of the Grantees and valid users of the easement described herein.

WITNESS hand and seal this 21st day of October, 2013

RCS-NM HOLDINGS I, LLC

(SIGNATURE) Ryan Atkin Assistant Vice President (NAME & TITLE)

ACKNOWLEDGMENT

STATE OF COUNTY OF This instrument was acknowledged before me on October 21st, 2013

By Ryan Atkin My commission expires 5-29-16 (Seal)

CARLA DI GREGORIO NOTARY PUBLIC - STATE OF COLORADO Notary Identification #20124033034 My Commission Expires 5/29/2016

FOR RECORDER'S USE ONLY

(Signature) Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF COUNTY OF This instrument was acknowledged before me on By (Name of Officer) (Title of Officer) of (Corporation Acknowledgment) a corporation, on behalf of said corporation. (State of Incorporation)

My Commission Expires: (Seal) Notary Public

Doc# 2013116422

10/22/2013 11:19 AM Page: 1 of 4 EASE R:\$25.00 M. Toulouse Oliver, Bernalillo County



PNM REFERENCE NUMBER

**EXHIBIT "A"**

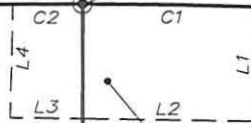
Asphalt Path

**WOODMONT AVENUE N.W.**

Albuquerque Control Survey Monument "7-C10"

Point of BEGINNING  
NW Corner Tract 8

N86°31'49"E  
2273.47'



38'x18' Public Utility Easement

TRACT 9-A  
THE TRAILS UNIT 2

Filed March 7, 2006 in Plat Book 2006C, Page 75

TRACT 8  
THE TRAILS UNIT 2

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

617.40'  
S00°19'17"W

Scale 1" = 30'

**LINE TABLE**

LINE	LENGTH	BEARING
L1	18.03	S01°58'09"W
L2	26.74	N88°44'27"W
L3	11.25	N88°44'27"W
L4	17.89	N01°40'19"E
L5	16.34	S01°14'14"W
L6	27.00	N88°58'34"W
L7	16.50	N01°10'48"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	27.26'	951.00'	13.63'	27.26'	S88°37'40"E	1°38'33"
C2	10.83'	951.00'	5.42'	10.83'	S89°46'31"E	0°39'09"
C3	27.01'	2049.00'	13.51'	27.01'	S88°38'33"E	0°45'19"
C4	18.27'	2049.00'	9.14'	18.27'	S89°16'32"E	0°30'39"
C5	324.01'	2049.00'	162.34'	323.67'	S85°00'03"E	9°03'37"
C6	54.86'	35.00'	34.88'	49.41'	N44°37'51"W	89°48'01"

## LEGAL DESCRIPTION

An Easement within Tract 8 of Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 18, 2004 in Plat Book 2004C, Page 332 and within Tract 9-A of the Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TTRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 7, 2006 in Plat Book 2006C, Page 75 more particularly described as follows:

BEGINNING at the Northwest corner of said Tract 8, also being the Northeast corner of said Tract 9-A, said point being a point on curve on the Southerly right of way line of Woodmont Avenue N.W. whence the Albuquerque Control Survey Monument "7-C10" bears N 86° 31' 49" E, 2273.47 feet distant; Thence running as an easement:

Northeasterly , 27.26 feet along said Southerly right of way line of Woodmont Avenue N.W. on the arc of a curve to the right (said curve having a radius of 951.00 feet, a central angle of 01° 38' 33" and a chord which bears S 88° 37' 40" E, 27.26 feet) to the Northeast corner of the easement herein described; Thence,

S 01° 58' 09" W , 18.03 feet to the Southeast corner of the easement herein described; Thence,

N 88° 44' 27" W , 26.74 feet to a point on the Westerly line of said Tract 8; Thence,



N 88° 44' 27" W , 11.25 feet to the Southwest corner of the easement herein described; Thence,

N 01° 40' 19" E , 17.89 feet to the Northwest corner of the easement herein described; Thence,

Southeasterly , 10.83 feet along said Southerly right of way line of Woodmont Avenue N.W. on the arc of a curve to the right (said curve having a radius of 951.00 feet, a central angle of 00° 39' 09" and a chord which bears S 89° 46' 31" E, 10.83 feet) to the point of beginning of the easement herein described.

