

VICINITY MAP
Not To Scale

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid at the Albuquerque Survey Control Monument "7-C10".
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9760" unless otherwise indicated.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus \odot . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument— Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
- U.C.L.S. Log Number: 2007200722
- City of Albuquerque Zone Atlas Page: C-09-Z.
- Existing Tract 7 is currently zoned SU-2 SRSL and Tract 5 is currently zoned SU-2 UR per the Volcano Heights Sector Plan.

SUBDIVISION DATA

Total number of existing Tracts: 2
 Total number of new lots created: 128
 Total number of new Tracts created: 2
 Gross Subdivision acreage: 34.4669 acres
 Total mileage of full width private streets created: 0.86 mile
 Minimum Lot size shall be 4,085 square feet.

SHEET INDEX

- SHEET 1 - General Notes, Approvals, Surveyor Certification
- SHEET 2 - Legal Description, Additional notes
- SHEET 3 - Overall Boundaries
- SHEET 4 - West 1/2 of Taos at The Trails, Unit 2
- SHEET 5 - East 1/2 of Taos at The Trails, Unit 2
- SHEET 6 - Line and Curve Tables

TREASURERS CERTIFICATION

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

10902148029510201
 THE TRAILS LLC

[Signature]
 Bernalillo County Treasurer

10-26-07
 Date

PUBLIC UTILITY EASEMENTS

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

- PNM Electric Services for installation, maintenance, and service of 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 other than those specified.

PURPOSE OF PLAT

The Purpose of this plat is to: Create the 128 residential lots and 2 Tracts as shown hereon; Dedicate the street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants and grant the public utility easements as shown hereon.

Tract A as shown hereon will be retained in fee simple by the current owners, The Trails, LLC.

Tract B as shown hereon will be conveyed to The Trails Community Association, Inc. in fee simple after recording of the final plat. Said Tract B will be maintained by The Trails Community Association, Inc.

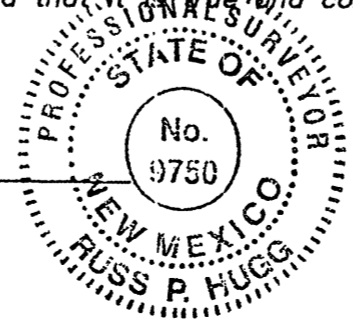
Tract B will be landscaped per the approved landscaping plan and will be maintained by The Trails Community Association, Inc.

All Public Street right of way to be dedicated to the City of Albuquerque in fee simple with warranty covenants by final plat.

SURVEYOR'S 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 direct supervision; that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
 Russ P. Hugg
 NMPS No. 9750
 August 15, 2007



SUBDIVISION PLAT OF
TAOS
AT THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACTS 5 AND 7, 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

AUGUST, 2007

PROJECT NUMBER: 1003973

Application Number: 07DRB-70213

PLAT APPROVAL

Utility Approvals:

<i>[Signature]</i> PNM Gas and Electric Services	10-24-07 Date
<i>[Signature]</i> QWest Corporation	9/10/07 Date
<i>[Signature]</i> Comcast	8-20-07 Date
<i>[Signature]</i> New Mexico Utilities, Inc.	8-12-07 Date

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

City Approvals:

<i>[Signature]</i> City Surveyor Department of Municipal Development	8-20-07 Date
N/A Real Property Division	10/25/07 Date
N/A Environmental Health Department	10/25/07 Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	10/25/07 Date
N/A ABCWUA	Date
<i>[Signature]</i> Parks and Recreation Department	8/29/07 Date
<i>[Signature]</i> AMAFCA	8/29/07 Date
<i>[Signature]</i> City Engineer	8/29/07 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	10/25/07 Date

DOC# 2007149699
 10/26/2007 11:22 AM Page: 1 of 6
 PLAT R: 832.00 B: 2007C P: 0314 M. Toulouse, Bernalillo County

SUBDIVISION PLAT OF
TAOS
AT THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACTS 5 AND 7, 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
 AUGUST, 2007

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tracts 5 and 7, of The Trails Unit 2 as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 18, 2004 in Plat Book 2004C, Page

Said parcel contains 34.4669 acres, more or less

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 5 AND 7, THE TRAILS UNIT 2) 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", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietors(s). Said owner(s) and proprietor(s) do hereby dedicate the public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

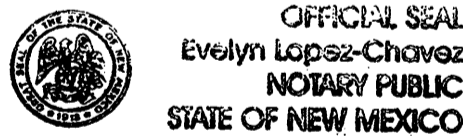
~~The Trails, LLC~~ **Taos at the Trails, Inc.**
 By: Kelly Calhoun
 Kelly Calhoun, Vice President

The Trails Community Association, Inc.

Tracy Murphy
 Tracy Murphy, President

ACKNOWLEDGMENT

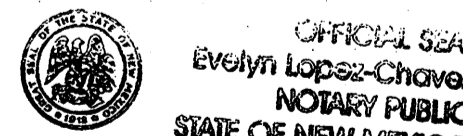
STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS
 The foregoing instrument was acknowledged before me this 20th
 day of August, 2007, by Kelly Calhoun, Vice President
 of The Trails, LLC
John Lopez Chavez
 Notary Public My commission expires 3-18-08



My Comm. Exp. 3-18-08

ACKNOWLEDGMENT

STATE OF New Mexico
 COUNTY OF Bernalillo SS
 The foregoing instrument was acknowledged before me this 20th
 day of August, 2007, by Tracy Murphy, President
 of The Trails Community Association, Inc.
John Lopez Chavez
 Notary Public My commission expires 3-18-08



My Comm. Exp. 3-18-08

APS AGREEMENT

The Property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded in the office of the County Clerk of Bernalillo County, New Mexico on 8-21, 2007 DOCUMENT 2007120907.

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

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

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 PLAT R: \$32.00 B: 2007C P: 0314 M: Toulouse, Bernalillo County

**SUBDIVISION PLAT OF
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AT THE TRAILS UNIT 2**

(BEING A REPLAT OF TRACTS 5 AND 7, 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

AUGUST, 2007

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10/26/2007 11:22 AM Page: 3 of 6
PLAT R: \$32.00 B: 2007C P: 0314 M. Toulouse, Bernalillo County

**TRACT 1
THE TRAILS UNIT 2**
Filed October 18, 2004 in
Plat Book 2004C, Page 332

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

**TRACT 3
THE TRAILS UNIT 2**
Filed October 18, 2004 in
Plat Book 2004C, Page 332

**TRACT OS-4
THE TRAILS UNIT 2**
Filed October 18, 2004 in
Plat Book 2004C, Page 332

TRACT A
15.6648 Ac.

**TRACT OS-3
THE TRAILS UNIT 2**
Filed October 18, 2004 in
Plat Book 2004C, Page 332

**SANTA FE 3
AT THE TRAILS UNIT 2**
Filed October 30, 2006 in Plat Book 2006C, Page 333

**SANTA FE 2
AT THE TRAILS UNIT 2**
Filed October 26, 2006 in Plat Book 2006C, Page 322

TAOS SUBDIVISION
18.8022 Ac.

**TRACT 9A
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

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)

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

10' Public Service Company Easement
granted by Document # 2004121832
filed August 27, 2004 in Book A83
page 1507.

DANIEL DOUGHTY
CHRISTINE DOUGHTY
FILED: DECEMBER 15, 1999
(BK.9915, PG.2694)

Existing 100' Plains
Electric Easement

Existing 50' Roadway and Underground
Public and Private Utility Easement
filed October 8, 2002 in Book A43,
page 259.

50' Street right of way dedicated to the
City of Albuquerque in fee simple with
warranty covenants by plat filed October
18, 2004 in Book 2004C, Page 332.

SONRISE BAPTIST CHURCH
FILED: MAY 17, 1999
(BK.9907, PG.4883)

UNPLATTED
PARCEL 1-6
The Trails, LLC
Special Warranty Deed
Filed Sept. 24, 2003
Book A65, Page 5664

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

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

Existing 50' Roadway and Underground
Public and Private Utility Easement
filed October 8, 2002 in Book A43,
page 259.

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

UNPLATTED
PARCEL 5-37
The Trails, LLC
Special Warranty Deed
Filed Sept. 24, 2003
Book A65, Page 5664

80'X 64" Sanitary Sewer
Easement granted to
N.M.U.I. by this plat for
Sewer Lift Station
Found 5/8" Rebar and cap
stamped "L.S. 5978"

PROPERTY CORNER LEGEND

- = Fd. 5/8" Rebar and cap stamped "L.S. 9750"
- ⊙ = Fd. 3-1/2" Aluminum Monument set flush in the pavement stamped "L.S. 9750"
- = Set 5/8" Rebar and cap stamped "L.S. 9750"

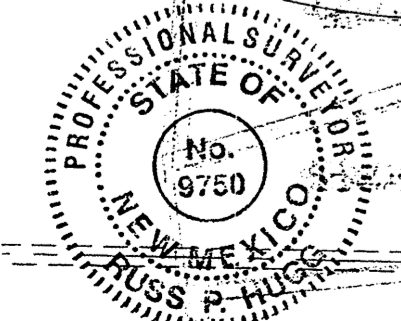
LINE TABLE

LINE	LENGTH	BEARING
L1	212.10'	N80°28'15"W
L2	64.66'	N18°48'20"W
L3	179.63'	N10°52'50"E
L4	110.76'	N00°17'27"E
L5	208.92'	N10°45'07"E
L6	292.28'	S82°03'14"E
L7	143.83'	S62°09'00"E
L8	532.41'	N71°48'39"E

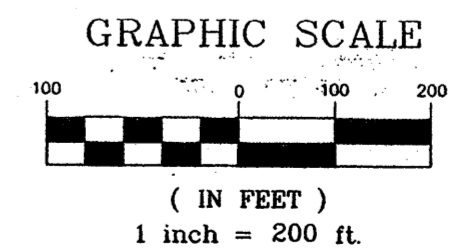
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	142.75'	461.00'	71.95'	142.18'	N19°37'22"E	17°44'29"
C2	55.11'	35.00'	35.13'	49.59'	S45°22'41"W	90°13'01"
C3	307.92'	1951.00'	154.28'	307.60'	N84°59'32"W	9°02'34"
C4	451.64'	1049.00'	229.37'	448.16'	S87°11'42"W	24°40'06"
C5	45.20'	30.00'	28.14'	41.05'	N61°58'20"W	86°20'01"
C6	342.48'	661.00'	175.18'	338.66'	N03°57'45"W	29°41'11"
C7	229.00'	1239.00'	114.83'	228.68'	N05°35'09"E	10°35'24"
C8	211.98'	1161.00'	106.29'	211.69'	N05°31'17"E	10°27'41"
C9	206.65'	1239.00'	103.56'	206.41'	N06°06'09"E	9°33'22"
C10	22.35'	1239.00'	11.18'	22.35'	N00°48'28"E	1°02'01"
C11	39.73'	25.00'	25.46'	35.68'	S44°12'11"E	91°03'18"
C12	39.27'	25.00'	25.00'	35.36'	N45°16'10"E	90°00'00"

(Curve and Line Tables pertain to Sheet 3 only- See Sheet 6 for additional Tables)



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



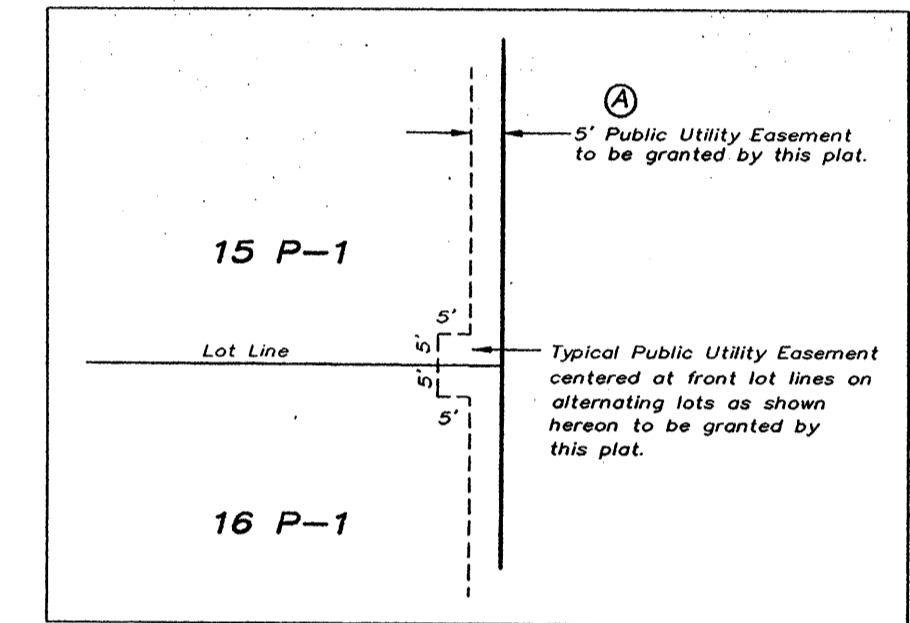
**SUBDIVISION PLAT OF
TAOS
AT THE TRAILS UNIT 2**

(BEING A REPLAT OF TRACTS 5 AND 7, 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

AUGUST, 2007

DOCH 2007149699
10/26/2007 11:22 AM Page: 4 of 6
PLAT R: \$32.00 B: 2007C P: \$314 M: Toulouse, Bernalillo County

PUBLIC UTILITY EASEMENT DETAIL



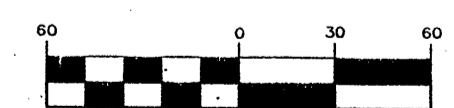
EASEMENT LEGEND

- (A) = 5' Public Utility Easement to be granted by this plat.
- (B) = 20' Public Drainage Easement to be granted to the City of Albuquerque by this plat.
- (C) = 35' Public Waterline and Sanitary Sewer Easement granted to New Mexico Utilities, Inc (NMUI) by Document filed Sept. 12, 2007 Document No. 200717131218.
- (D) = 5' x 17' Private Cross Access Easement for the joint use and benefit of Lots 125 P-1 and 126 P-1, to be maintained by the owners of said Lots.
- (E) = 5' x 17' Private Cross Access Easement for the joint use and benefit of Lots 127 P-1 and 128 P-1, to be maintained by the owners of said Lots.
- (F) = Additional 5' x 10' Public Utility Easement granted by this plat.

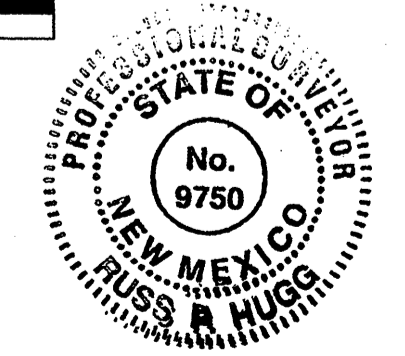
NOTE

All Street right of ways as shown hereon will be dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

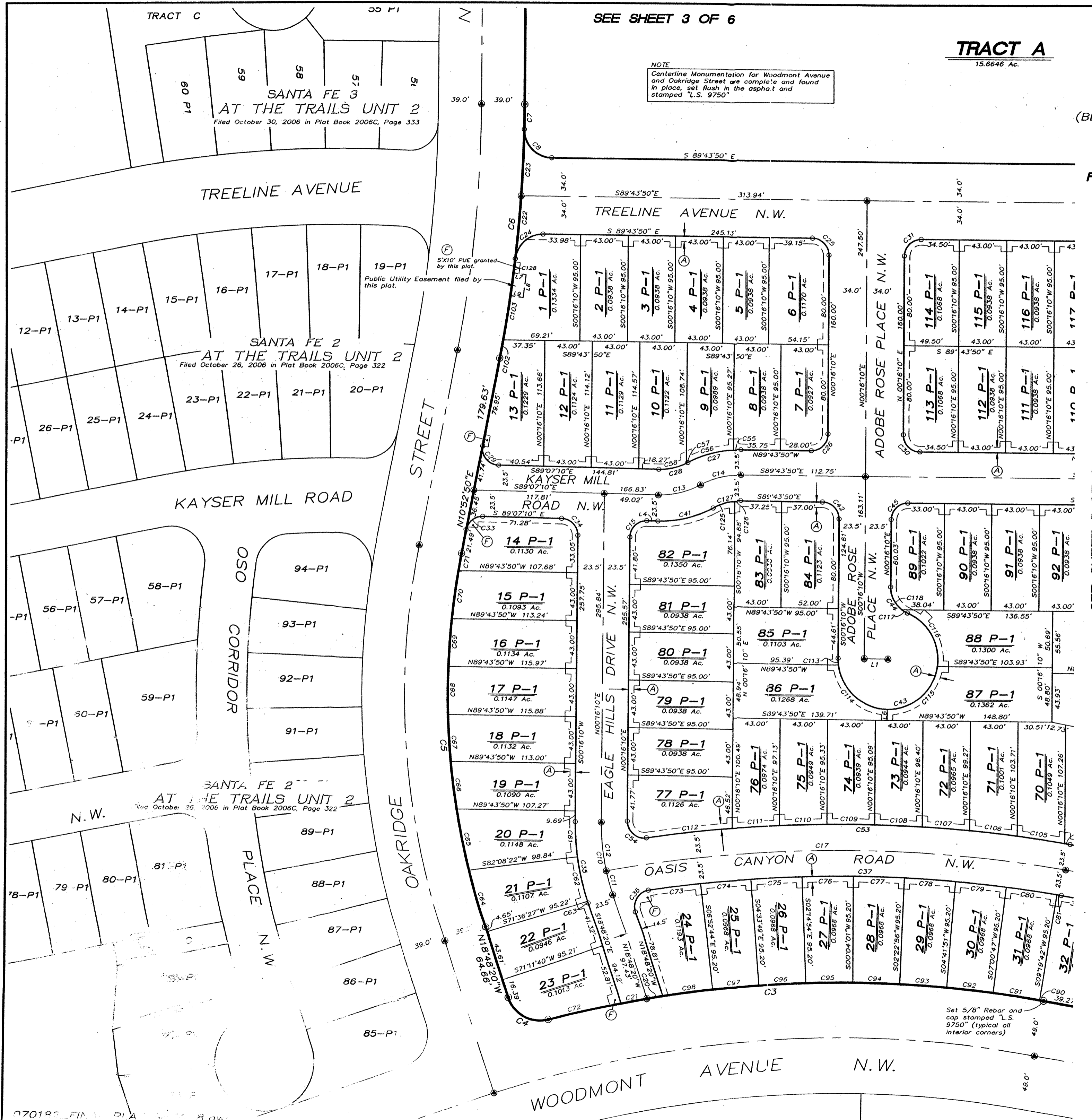


SHEET 4 OF 6

SEE SHEET 3 OF 6

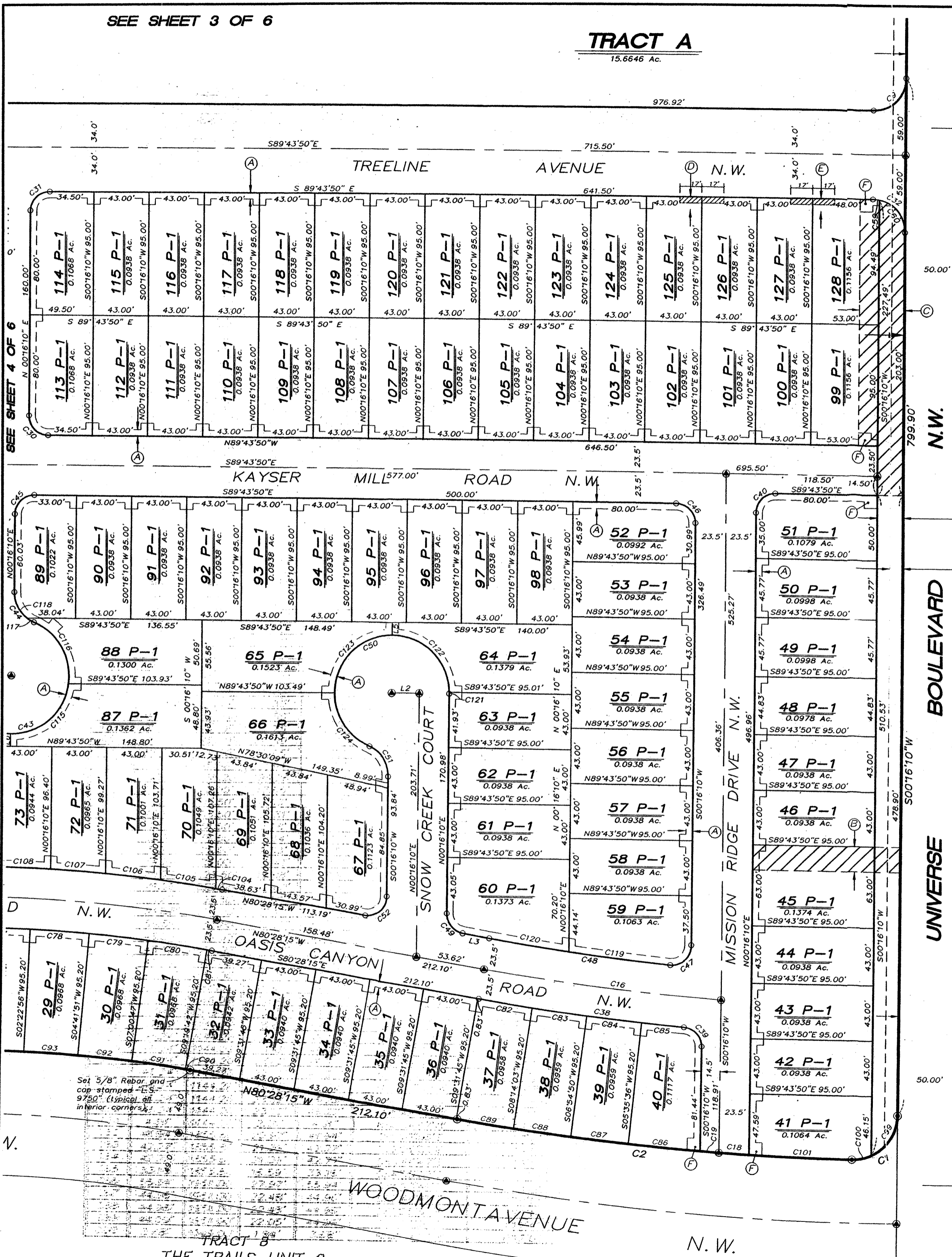
TRACT A
15.6646 Ac.

NOTE
Centerline Monumentation for Woodmont Avenue and Oakridge Street are complete and found in place, set flush in the asphalt and stamped "L.S. 9750"



SEE SHEET 5 OF 6

TRACT A
15.6646 Ac.



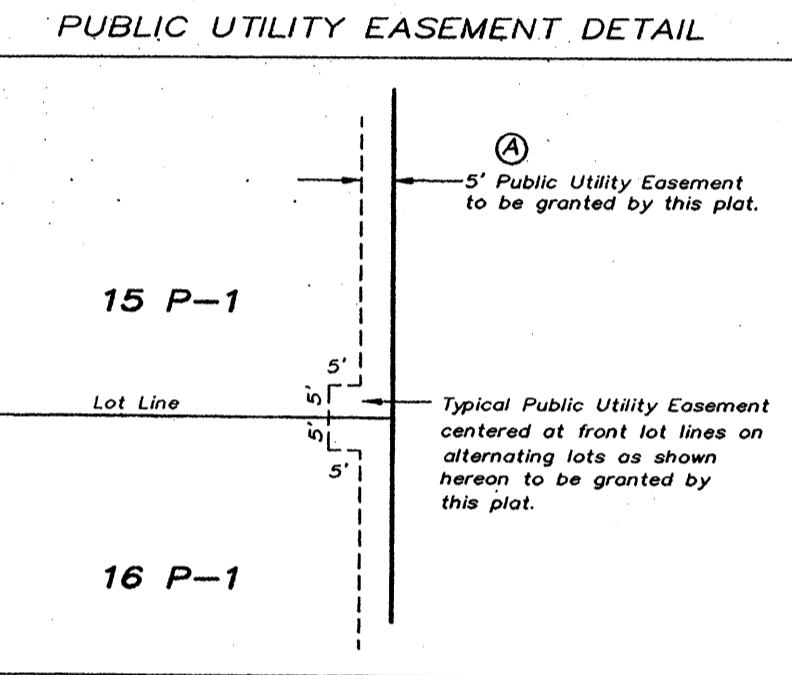
TRACT B
THE TRAILS UNIT 2
Filed October 18, 2004 in
Plat Book 2004C, Page 332

070182 FINAL PLAT SHT4-8.dwg

SUBDIVISION PLAT OF
TAOS
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

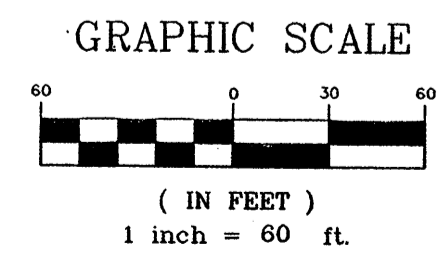
AUGUST, 2007

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10/26/2007 11:22 AM Page: 5 of 6
PLAT R: \$32.00 B: 2007C P: 0314 M. Toulouse, Bernalillo County



- EASEMENT LEGEND**
- (A) = 5' Public Utility Easement to be granted by this plat.
 - (B) = 20' Public Drainage Easement to be granted to the City of Albuquerque by this plat.
 - (C) = 35' Public Waterline and Sanitary Sewer Easement granted to New Mexico Utilities, Inc. (NMUI) by Document filed Sept. 12, 2007 Document No. 2007131218.
 - (D) = 5' x 17' Private Cross Access Easement for the joint use and benefit of Lots 125 P-1 and 126 P-1, to be maintained by the owners of said Lots.
 - (E) = 5' x 17' Private Cross Access Easement for the joint use and benefit of Lots 127 P-1 and 128 P-1, to be maintained by the owners of said Lots.
 - (F) = Additional 5' x 10' Public Utility Easement granted by this plat.

NOTE
All Street right of ways as shown hereon will be dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat.



Existing 50' Roadway and Underground Public and Private Utility Easement filed October 8, 2002 in Book A43, page 259.

Existing 100' Plains Electric Easement
UNPLATTED PARCEL 1-6
The Trails, LLC
Special Warranty Deed
Filed Sept. 24, 2003
Book A65, Page 5664

UNIVERSE BOULEVARD N.W.
Street right of way dedicated to the City of Albuquerque in fee simple with warranty covenants by plat filed October 16, 2004 in Book 2004C, Page 332.

TRACT B
0.3319 Ac.
To be conveyed to The Trails Community Association in fee simple by final plat. Maintenance of said Tract B to be the responsibility of the Trails Community Assoc.

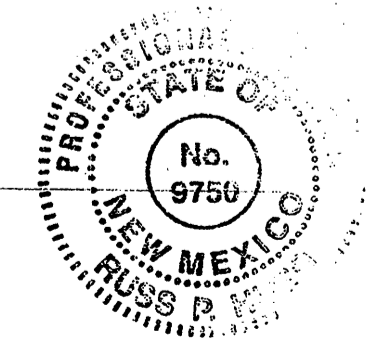
10' Public Service Company Easement granted by Document # 2004121843 filed August 27, 2004 in Book A83 page 1518.

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

Existing 50' Roadway and Underground Public and Private Utility Easement filed October 8, 2002 in Book A43, page 259.

Existing 100' Plains Electric Easement

UNPLATTED PARCEL 5-37
The Trails, LLC
Special Warranty Deed
Filed Sept. 24, 2003
Book A65, Page 5664



SURVOTEK, INC.
Consulting Surveyors

SUBDIVISION PLAT OF
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AUGUST, 2007

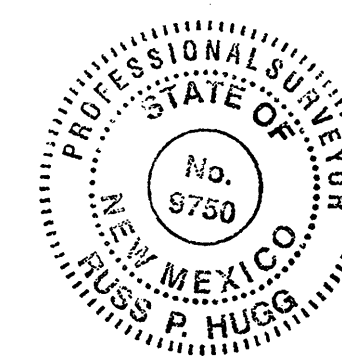
DOCH 2007149699

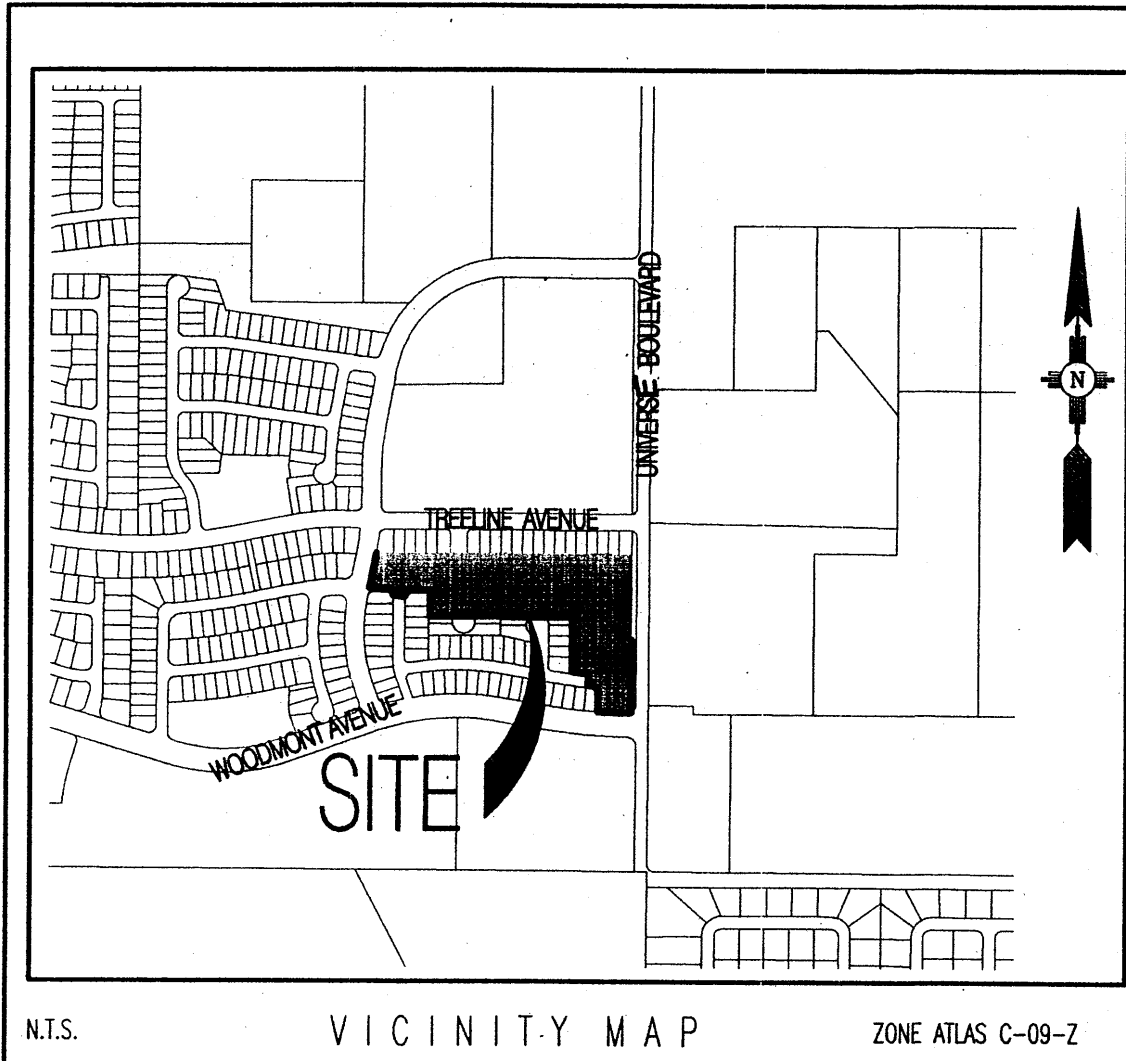
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 PLAT R-332.00 E: 2007C P: 0314 M: Toulouse, Bernalillo County

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	55.11'	35.00'	35.13'	49.59'	S45°22'41"W	90°13'01"
C2	307.92'	1951.00'	154.28'	307.60'	N84°59'32"W	9°02'34"
C3	451.64'	1049.00'	229.37'	448.16'	S87°11'42"W	24°40'06"
C4	45.20'	30.00'	28.14'	41.05'	N61°58'20"W	86°20'01"
C5	342.48'	661.00'	175.18'	338.66'	N03°57'45"W	29°41'11"
C6	229.00'	1239.00'	114.83'	228.68'	N05°35'09"E	10°35'24"
C7	22.35'	1239.00'	11.18'	22.35'	N00°48'28"E	1°02'01"
C8	39.73'	25.00'	25.46'	35.68'	S44°12'11"E	91°03'18"
C9	39.27'	25.00'	25.00'	35.36'	N45°16'10"E	90°00'00"
C10	66.58'	200.00'	33.60'	66.28'	N09°16'05"W	19°04'30"
C11	22.38'	200.00'	11.20'	22.36'	N15°36'02"W	6°24'36"
C12	44.21'	200.00'	22.20'	44.12'	N06°03'47"W	12°39'54"
C13	39.74'	75.00'	20.35'	39.28'	N75°41'57"E	30°21'46"
C14	38.94'	75.00'	19.92'	38.51'	N75°23'37"E	29°45'06"
C15	23.72'	15.00'	15.16'	21.33'	N45°34'30"E	90°36'40"
C16	185.30'	1832.30'	92.73'	185.22'	N83°22'05"W	5°47'39"
C17	418.01'	1167.70'	211.27'	415.78'	S89°16'26"W	20°30'39"
C18	23.53'	1951.00'	11.77'	23.53'	S86°49'18"E	0°41'28"
C19	14.53'	1951.00'	7.26'	14.53'	S86°15'46"E	0°25'36"
C20	14.68'	1049.00'	7.34'	14.68'	N80°14'32"E	0°48'07"
C21	23.73'	1049.00'	11.87'	23.73'	N79°11'36"E	1°17'46"
C22	56.44'	1239.00'	28.22'	56.43'	N05°22'54"E	2°36'35"
C23	59.52'	1239.00'	29.77'	59.51'	N02°42'03"E	2°45'09"
C24	36.47'	25.00'	22.35'	33.32'	N48°28'41"E	83°34'58"
C25	23.56'	15.00'	15.00'	21.21'	S44°43'50"E	90°00'00"
C26	23.56'	15.00'	15.00'	21.21'	S45°16'10"W	90°00'00"
C27	51.15'	98.50'	26.16'	50.57'	S75°23'37"W	29°45'06"
C28	27.29'	51.50'	13.97'	26.97'	S75°41'57"W	30°21'46"
C29	26.18'	15.00'	17.88'	22.98'	S39°07'10"E	100°00'00"
C30	23.56'	15.00'	15.00'	21.21'	N44°43'50"W	90°00'00"
C31	23.56'	15.00'	15.00'	21.21'	N45°16'10"E	90°00'00"
C32	39.27'	25.00'	25.00'	35.36'	S44°43'50"E	90°00'00"
C33	20.94'	15.00'	12.59'	19.28'	N50°52'50"E	80°00'00"
C34	23.40'	15.00'	14.84'	21.10'	S44°25'30"E	89°23'20"
C35	74.41'	223.50'	37.55'	74.06'	S09°16'05"E	19°04'30"
C36	26.06'	15.00'	17.73'	22.90'	N30°57'58"E	99°32'35"
C37	375.27'	1144.20'	189.34'	373.59'	S89°52'00"E	18°47'30"
C38	160.66'	1855.80'	80.38'	160.61'	S82°57'03"E	4°57'36"
C39	22.44'	15.00'	13.91'	20.40'	S42°34'51"E	85°42'01"
C40	23.56'	15.00'	15.00'	21.21'	N45°16'10"E	90°00'00"
C41	52.20'	98.50'	26.73'	51.59'	N75°41'57"E	30°21'46"
C42	23.56'	15.00'	15.00'	21.21'	S44°43'50"E	90°00'00"
C43	194.24'	45.00'	67.59'	74.91'	N56°36'49"E	247°18'43"
C44	29.37'	25.00'	16.65'	27.71'	N33°23'11"W	67°18'43"
C45	23.56'	15.00'	15.00'	21.21'	N45°16'10"E	90°00'00"
C46	23.56'	15.00'	15.00'	21.21'	S44°43'50"E	90°00'00"
C47	24.81'	15.00'	16.30'	22.08'	N47°39'21"E	94°46'23"
C48	141.64'	1808.80'	70.86'	141.61'	N82°42'51"W	4°29'12"
C49	21.14'	15.00'	12.75'	19.43'	N40°06'02"W	80°44'25"
C50	194.24'	45.00'	67.59'	74.91'	S56°36'49"W	247°18'43"
C51	29.37'	25.00'	16.65'	27.71'	S33°23'11"E	67°18'43"
C52	25.99'	15.00'	17.64'	22.86'	S49°53'58"W	99°15'35"
C53	385.13'	1191.20'	194.26'	383.45'	N89°43'59"W	18°31'28"
C54	25.99'	15.00'	17.65'	22.86'	N49°21'46"W	99°15'53"
C55	7.26'	98.50'	3.63'	7.26'	S88°09'28"W	4°13'23"
C56	43.89'	98.50'	22.31'	43.53'	S73°16'56"W	25°31'43"
C57	1.57'	51.50'	0.78'	1.57'	N61°23'26"E	1°44'44"
C58	25.72'	51.50'	13.14'	25.46'	N76°34'20"E	28°37'02"
C59	5.03'	25.00'	2.53'	5.03'	N83°57'43"W	11°32'13"
C60	34.24'	25.00'	20.41'	31.62'	N38°57'43"W	78°27'47"
C61	31.71'	22.50'	15.88'	31.69'	S03°47'44"E	8°07'48"
C62	41.08'	223.50'	20.60'	41.03'	S13°07'36"E	10°31'55"
C63	1.61'	223.50'	0.81'	1.61'	S18°35'57"E	0°24'47"
C64	54.32'	661.00'	27.17'	54.30'	S16°27'05"E	4°42'29"
C65	56.51'	661.00'	28.27'	56.50'	S11°38'53"E	4°53'55"
C66	43.39'	661.00'	21.70'	43.38'	S07°19'06"E	3°45'39"
C67	43.10'	661.00'	21.56'	43.10'	S03°34'11"E	3°44'11"
C68	43.01'	661.00'	21.51'	43.00'	S00°09'45"W	3°43'41"
C69	43.09'	661.00'	21.55'	43.09'	S03°53'39"W	3°44'07"
C70	43.37'	661.00'	21.69'	43.36'	S07°38'28"W	3°45'32"
C71	15.59'	661.00'	7.84'	15.59'	S10°12'03"W	1°21'36"
C72	67.45'	1049.00'	33.74'	67.44'	S76°42'11"W	3°41'03"
C73	47.50'	1144.20'	23.80'	47.59'	S81°55'45"W	2°23'00"
C74	46.24'	1144.20'	23.12'	46.23'	S84°16'43"W	2°18'55"
C75	46.24'	1144.20'	23.12'	46.23'	S86°35'38"W	2°18'55"
C76	46.24'	1144.20'	23.12'	46.23'	S88°54'34"W	2°18'55"
C77	46.24'	1144.20'	23.12'	46.23'	N88°46'31"W	2°18'55"
C78	46.24'	1144.20'	23.12'	46.23'	N86°27'36"W	2°18'55"
C79	46.24'	1144.20'	23.12'	46.23'	N84°08'41"W	2°18'55"
C80	46.24'	1144.20'	23.12'	46.23'	N81°49'46"W	2°18'55"
C81	44.20'	2.01'	4.01'	44.20'	N80°34'17"W	0°12'03"
C82	355.80'	20.97'	41.94'	355.80'	S81°07'06"E	1°17'42"
C83	355.80'	21.39'	42.77'	355.80'	S82°25'33"E	1°19'14"
C84	355.80'	21.39'	42.77'	355.80'	S83°44'47"E	1°19'14"
C85	355.80'	10.58'	33.18'	355.80'	S84°55'07"E	1°01'28"
C86	355.80'	21.17'	35.94'	355.80'	S85°13'41"E	1°38'35"
C87	355.80'	21.17'	35.94'	355.80'	S83°44'47"E	1°19'14"
C88	355.80'	21.17'	35.94'	355.80'	S82°25'33"E	1°19'14"
C89	355.80'	21.17'	35.94'	355.80'	S81°07'06"E	1°17'42"
C90	1049.00'		3.68'		N80°34'17"W	0°12'03"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C91	42.39'	1049.00'	21.20'	42.39'	N81°49'46"W	2°18'55"
C92	42.39'	1049.00'	21.20'	42.39'	N84°08'41"W	2°18'55"
C93	42.39'	1049.00'	21.20'	42.39'	N86°27'36"W	2°18'55"
C94	42.39'	1049.00'	21.20'	42.39'	N88°46'31"W	2°18'55"
C95	42.39'	1049.00'	21.20'	42.39'	S88°54'34"W	2°18'55"
C96	42.39'	1049.00'	21.20'	42.39'	S86°35'38"W	2°18'55"
C97	42.39'	1049.00'	21.20'	42.39'	S84°16'43"W	2°18'55"
C98	45.36'	1049.00'	22.69'	45.36'	S81°52'56"W	2°28'40"
C99	39.48'	35.00'	22.14'	37.42'	N32°34'52"E	64°37'23"
C100	15.63'	35.00'	7.95'	15.50'	N77°41'22"E	25°35'38"
C101	79.90'	1951.00'	39.95'	79.89'	S88°20'25"E	2°20'47"
C102	17.15'	1239.00'	8.58'	17.15'	N10°29'03"E	0°47'35"
C103	73.54'	1239.00'	36.78'	73.53'	N08°23'14"E	3°24'03"
C104	4.93'	1191.20'	2.47'	4.93'	N80°35'22"W	0°14'14"
C105	43.42'	1191.20'	21.71'	43.42'	N81°45'08"W	2°05'19"
C106	43.23'	1191.20'	21.62'	43.23'	N83°50'11"W	2°04'46"
C107	43.10'	1191.20'	21.55'	43.10'	N85°54'45"W	2°04'23"
C108	43.02'	1191.20'	21.51'	43.02'	N87°59'01"W	2°04'10"
C109	43.00'	1191.20'	21.50'	43.00'	S89°56'51"W	2°04'06"
C110	43.04'	1191.20'	21.52'	43.04'	S87°52'41"W	2°04'13"
C111	43.13'	1191.20'	21.57'	43.13'	S85°48'21"W	2°04'29"
C112	78.25'	1191.20'	39.14'	78.23'	S82°53'12"W	3°45'49"
C113	5.96'	45.00'	2.99'	5.96'	S03°31'34"E	7°35'27"
C114	64.43'	45.00'	39.14'	59.07'	S48°20'25"E	82°02'15"
C115	64.88'	45.00'	39.54'	59.40'	N49°20'18"E	82°36'21"
C116	58.97'	45.00'	34.58'	54.84'	N29°30'13"W	75°04'40"
C117	6.23'	25.00'	3.13'	6.22'	S59°54'01"E	14°17'04"
C118	23.14'	25.00'	12.47'	22.32'	S26°14'39"E	53°01'39"
C119	79.20'	1808.80'	39.60'	79.19'	S83°42'12"E	2°30'31"
C120	62.45'	1808.80'	31.23'	62.45'	S81°27'36"E	1°58'41"
C121	1.07'	45.00'	0.54'	1.07'	N00°24'43"W	1°21'44"
C122	69.62'	45.00'	43.94'	62.88'	N45°24'43"W	88°38'13"
C123	71.24'	45.00'	45.56'	64.03'	S44°54'52"W	90°42'37"
C124	52.31'	45.00'	29.56'	49.41'	S33°44'30"E	66°36'06"
C125	20.98'	51.50'	10.64'	20.83'	S72°11'11"W	23°20'14"
C126	5.77'	51.50'	2.89'	5.76'	S87°03'44"W	6°24'52"
C127	26.74'	51.50'	13.65'	26.44'	N75°23'37"E	29°45'06"
C128	12.94'	1239.00'	6.47'	12.94'	N06°59'09"E	0°35'54"
C129	75.63'	1161.00'	37.63'	75.62'	S02°09'25"W	3°43'57"

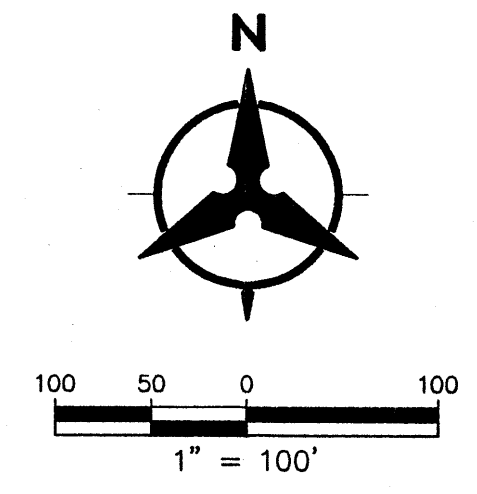
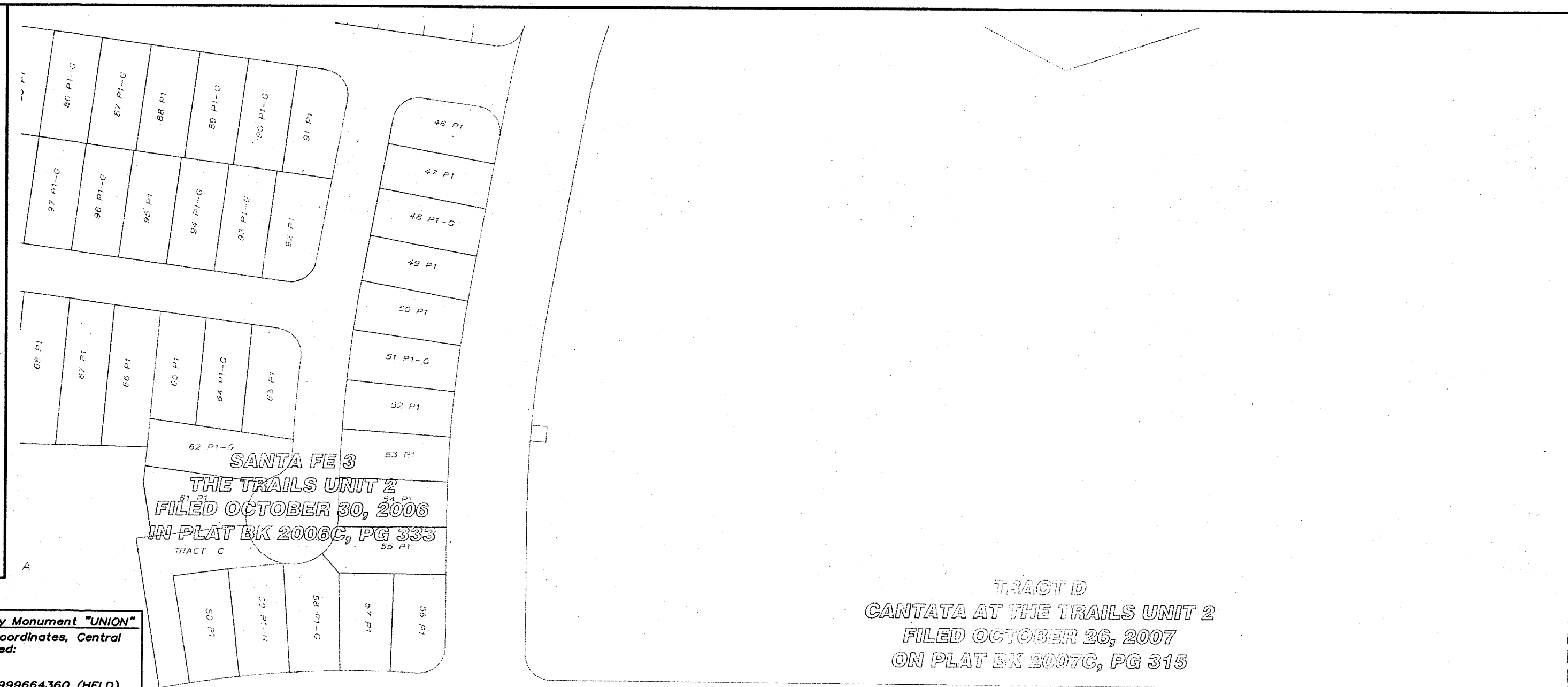
LINE TABLE		
LINE	LENGTH	BEARING
L1	21.50'	S89°43'50"E
L2	21.50'	N89°43'50"W
L3	20.89'	N80°28'15"W
L4	10.11'	S89°07'10"E
L5	10.00'	N00°16'10"E
L6	9.88'	S00°16'10"W
L7	11.47'	S82°21'01"E
L8	20.51'	S07°38'59"W
L9	11.51'	N82°21'01"W
L10	15.25'	S85°35'28"E
L11	15.65'	N04°24'32"E
L12	15.25'	N85°35'28"W





N.T.S. VICINITY MAP ZONE ATLAS C-09-2

Albuquerque Central Survey Monument "UNION"
 New Mexico State Plane Coordinates, Central
 Zone (NAD 83) as published:
 Y= 1,523,503.48
 X= 1,493,655.03
 Ground to grid factor= 0.999664360 (HELD)
 Delta Alpha= -00'16"59"
 Elevation= 5424.95 (NGVD88)



PRELIMINARY PLAT FOR
TAOS UNIT 1
 at the TRAILS
 (Lots 7-P1 thru 113-P1, together with vacated
 Kayser Mill Road, Eagle Hills Drive, Mission Ridge
 Drive, Oasis Canyon Road, Snow Creek Court, and a
 Portion of Adobe Rose Place, OF
 THE TRAILS UNIT 2)
 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
 JUNE, 2011

- KEYED NOTES**
- (A) 10' PUBLIC UTILITY EASEMENT
 - (B) EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.
 - (C) DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.
 - (D) EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.
 - (E) 20' PUBLIC STORM DRAIN EASEMENT
 - (F) 20' TEMPORARY WATERLINE EASEMENT TO BE GRANTED TO ABCMIA BY SEPARATE DOCUMENT
- EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.
 - PORTION OF EXISTING DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.
 - EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.
 - EXISTING RIGHT-OF-WAY TO BE VACATED BY THIS PLAT.

LEGAL DESCRIPTION
 Lots 7-P1 thru 113-P1, together with vacated Kayser Mill Road, Eagle Hills Drive, Mission Ridge Drive, Oasis Canyon Road, Snow Creek Court, and a Portion of Adobe Rose Place, of Taos at the Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 5 AND 7, 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 26, 2007, in Plat Book 2007C, Page 314, as Document No. 2007149699.

GENERAL NOTES

- EXISTING ZONING: R-D
 PROPOSED DEVELOPMENT: R-D
- PROPOSED ACREAGE: 14.63 AC
 NUMBER OF LOTS: 57 + 1 TRACT
 PROPOSED DENSITY: 5.49 DU/AC
- MIN. LOT DIMENSIONS: 40' X 90'
 MINIMUM LOT AREA: 3,600 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 R-D ZONING REQUIREMENTS
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO OAKRIDGE STREET OR UNIVERSE BOULEVARD.

SITE DATA

ZONE ATLAS NO.	C-09-2
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.28 MILES
NO. OF EXISTING PARCELS	107 + R/W
NO. OF LOTS CREATED	57 + 1 TRACT
DENSITY	5.49 DU/AC

- SURVEY NOTES:**
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PCS, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN 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

[Signature] 6/7/11
 CITY SURVEYOR DATE

[Signature] 6/6/11
 KELLY CAJOUN, VICE PRESIDENT, THE TRAILS, LLC DATE

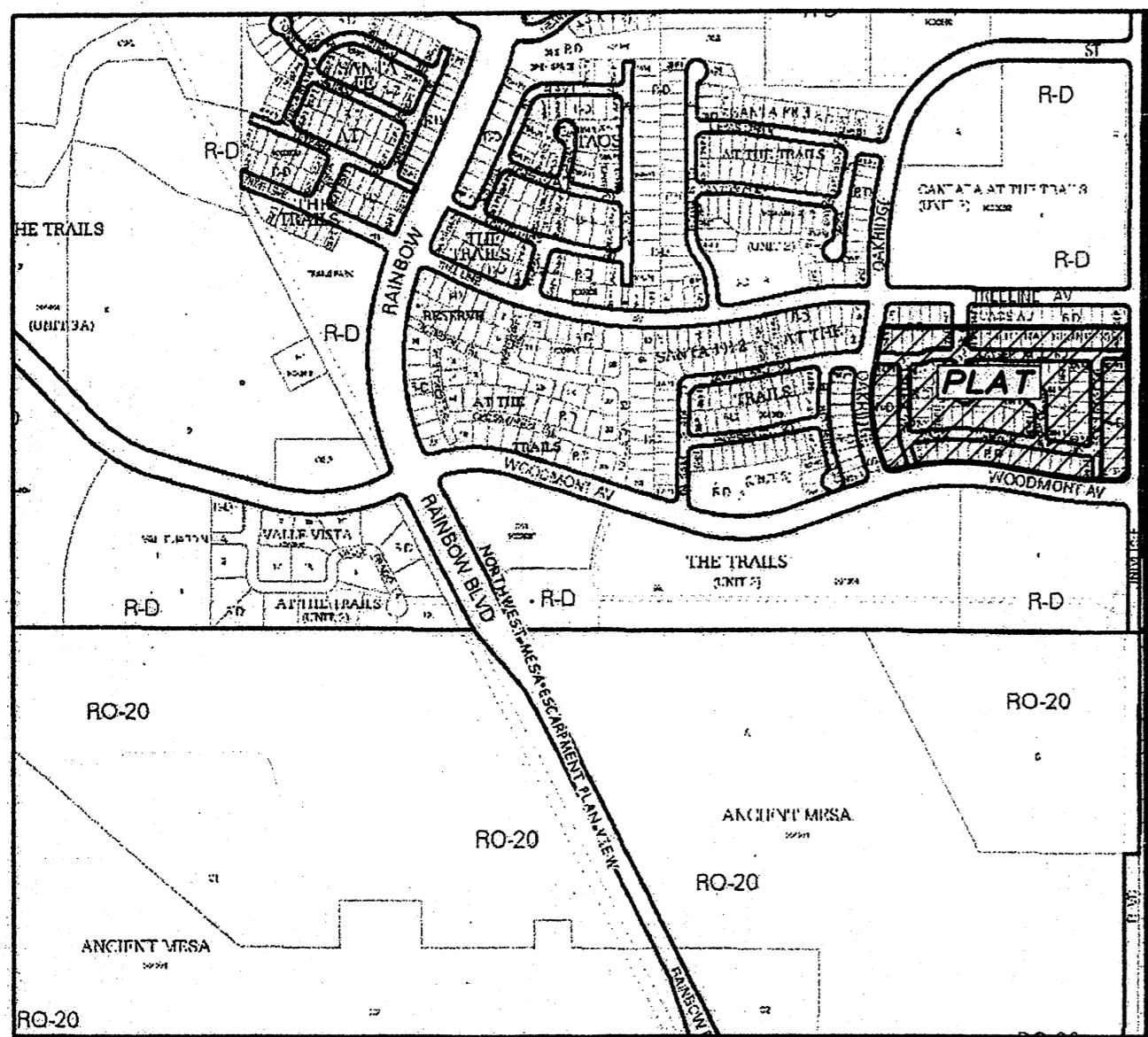
BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	17.15'	1239.00'	00°47'35"	8.58'
C2	169.51'	661.00'	14°41'36"	85.22'
C3	172.97'	661.00'	14°59'34"	86.99'
C4	45.20'	30.00'	86°20'04"	28.14'
C5	451.64'	1048.93'	24°40'12"	229.37'
C6	307.89'	2041.29'	08°38'31"	154.24'
C7	15.63'	35.00'	25°35'38"	7.95'

BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	N89°43'50"W	1024.85'
T2	S10°52'50"W	179.63'
T3	S18°48'20"E	64.66'
T4	S80°28'15"E	212.10'
T5	N00°16'10"E	643.53'

- 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 FENCE LINE



VICINITY MAP
Not to Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus (). All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument— Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
- City of Albuquerque Zone Atlas Page C-9.

SUBDIVISION DATA

- Total number of existing Lots: 107
- Total number of Lots created: 56
- Total number of Tracts created: 2
- Public Street right of way vacated by 11DRB-70116 3.6483 Ac.
- Public Street right of way dedicated by this plat 1.8080 Ac.
- Gross Subdivision acreage: 14.6337 acres.
- Mileage of streets created: 0.33 mile

SHEET INDEX

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

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

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

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

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

PURPOSE OF PLAT

The purpose of this plat is to:

- Show the Public right of ways Vacated by 11DRB-70116 and the Public Utility easements Vacated by 11DRB-70114.
- Show the existing Lots vacated by this plat.
- Create 56 New Lots, 2 New Tracts and dedicate the New Public Street right of ways as shown hereon.
- Grant the New Public Utility Easements as shown hereon.
- Tract B will be conveyed to The Trails Community Association by a separate document. Said tract shall be maintained by said Trails Community Association.

SURVEYORS CERTIFICATION

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

Russ P. Hugg
Russ P. Hugg
N.M.P.S. No. 9750
January 10, 2012



PLAT OF
TAOS UNIT 1
AT THE TRAILS

(BEING A REPLAT OF LOTS 7 P-1 THRU 113 P-1; TOGETHER WITH VACATED KAYSER MILL ROAD N.W., EAGLE HILLS DRIVE N.W., OASIS CANYON ROAD N.W., SNOW CREEK COURT N.W., MISSION RIDGE DRIVE N.W. AND A PORTION OF ADOBE ROSE PLACE N.W., TAOS AT THE TRAILS, UNIT 2)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2012

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico _____ Date _____

New Mexico Gas Company _____ Date _____

Qwest Corporation d/b/a CenturyLink QC _____ Date _____

Comcast _____ Date _____

CITY APPROVALS

Russ P. Hugg _____ 2-15-12
City Surveyor

Department of Municipal Development _____ Date _____

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

ABCWA _____ Date _____

Parks and Recreation Department _____ Date _____

AMA/CA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

SHEET 1 OF 5

SURVOTEK, INC.

Consulting Surveyors Phone: 505-897-3366
8984 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

110146_UNIT 1 PLAT.dwg

PLAT OF
TAOS UNIT 1
AT THE TRAILS

(BEING A REPLAT OF LOTS 7 P-1 THRU 113 P-1; TOGETHER WITH VACATED KAYSER MILL ROAD N.W., EAGLE HILLS DRIVE N.W., OASIS CANYON ROAD N.W., SNOW CREEK COURT N.W., MISSION RIDGE DRIVE N.W. AND A PORTION OF ADOBE ROSE PLACE N.W., TAOS AT THE TRAILS, UNIT 2)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2012

LEGAL DESCRIPTION

All of Lots 7 P-1 thru 113 P-1; Together with vacated Kayser Mill Road N.W., Eagle Hills Drive N.W., Oasis Canyon Road N.W., Snow Creek Court N.W., Mission Ridge Drive N.W. And a portion of Adobe Rose Place N.W., Taos at 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 as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 5 AND 7, 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 28, 2007, in Plat Book 2007C, Page 314, as Document No. 2007149689 more particularly described as follows:

BEGINNING at the Northwest corner of the parcel herein described, a point on the Easterly right of way line of Oakridge Street N.W. and the Southwest corner of Lot 1-P1, Taos at The Trails Unit 2 whence the Albuquerque Central Survey Monument "UNION" bears N 69° 03' 01" W, 3160.16 feet distant; Thence,

S 89° 43' 50" E, 1024.85 feet to a point on the Westerly line of Tract B, Taos At The Trails Unit 2, said point also being the Southeast corner of Lot 128 P-1, Taos At The Trails Unit 2; Thence,

S 00° 16' 10" W, 643.53 feet along said Westerly line of Tract B to the Southwest corner of said Tract B and a point on the Northerly right of way line of Woodmont Avenue N.W.; Thence Southwesterly and Northwesterly along said Northerly right of way line of Woodmont Avenue N.W. for the following five (5) courses:

Southwesterly, 15.63 feet on the arc of a curve to the right (said curve having a radius of 35.00 feet, a central angle of 25° 35' 38" and a chord which bears S 77° 41' 22" W, 15.50 feet) to a point of compound curvature; Thence,

Northwesterly, 307.92 feet on the arc of a curve to the right (said curve having a radius of 1951.00 feet, a central angle of 89° 02' 34" and a chord which bears N 84° 58' 32" W, 307.60) feet to a point of tangency; Thence,

N 80° 28' 15" W, 212.10 feet to a point of curvature; Thence,

Southwesterly, 451.64 feet on the arc of a curve to the left (said curve having a radius of 1049.00 feet, a central angle of 24° 40' 06" and a chord which bears S 87° 11' 42" W, 448.16 feet) to a point of reverse curvature; Thence,

Northwesterly, 45.20 feet on the arc of a curve to the right (said curve having a radius of 30.00 feet, a central angle of 86° 20' 01" and a chord which bears N 81° 58' 20" W, 41.05 feet) to a point of tangency on the Easterly right of way line of Oakridge Street N.W.; Thence Northwesterly and Northeasterly along said Easterly right of way line of Oakridge Street N.W. for the following four (4) courses:

N 18° 48' 20" W, 64.66 feet to a point of curvature; Thence,

Northwesterly, 342.48 feet on the arc of a curve to the right (said curve having a radius of 661.00 feet, a central angle of 29° 41' 11" and a chord which bears N 63° 57' 45" W, 336.66 feet) to a point of tangency; Thence,

N 10° 52' 50" E, 179.63 feet to a point of curvature; Thence,

Northeasterly, 17.15 feet on the arc of a curve to the left (said curve having a radius of 1239.00 feet, a central angle of 00° 47' 35" and a chord which bears N 10° 29' 03" E, 17.15 feet) to the point of beginning of the parcel herein described.

Said parcel contains 14.6337 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF TAOS UNIT 1 AT THE TRAILS (BEING A REPLAT OF LOTS 7 P-1 THRU 113 P-1; TOGETHER WITH VACATED KAYSER MILL ROAD N.W., EAGLE HILLS DRIVE N.W., OASIS CANYON ROAD N.W., SNOW CREEK COURT N.W., MISSION RIDGE DRIVE N.W. AND A PORTION OF ADOBE ROSE PLACE N.W., TAOS AT THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s). Said owner(s) and proprietor(s) do hereby dedicate the public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

RCS-Taos, LLC, a Colorado limited liability company

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

ACKNOWLEDGMENT

STATE OF Colorado
COUNTY OF Boulder SS
The foregoing instrument was acknowledged before me this 13th day of January, 2011, by Sharon K. Eshima, Manager of RCS-Taos, LLC.
Valerie J Taylor My commission expires 8/16/2012
Notary Public

VALERIE J TAYLOR
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 8/16/2012

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

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

APS AGREEMENT

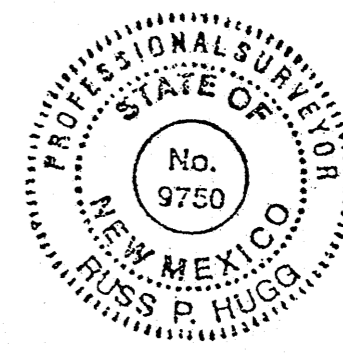
The Property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded in the office of the County Clerk of Bernalillo County, New Mexico on _____ 2012 as Doc.# _____

SHEET 2 OF 5

SURVOTEK, INC.

Consulting Surveyors Phone: 505-897-3366
8984 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

110146_UNIT 1 PLAT.dwg



VACATED PUBLIC STREETS, EASEMENTS AND LOTS

Existing Public Street right of way Vacated by 11DRB-7016
(Cross hatched area - 3.6483 Ac.)

All Existing Public Utility Easements within the plot boundaries as shown hereon are Vacated by 11DRB-7014.

All Existing Lots and interior lot lines within the plot boundaries as shown hereon are hereby Vacated by this plat.

**PLAT OF
TAOS UNIT 1
AT THE TRAILS**

(BEING A REPLAT OF LOTS 7 P-1 THRU 113 P-1; TOGETHER WITH VACATED KAYSER MILL ROAD N.W., EAGLE HILLS DRIVE N.W., OASIS CANYON ROAD N.W., SNOW CREEK COURT N.W., MISSION RIDGE DRIVE N.W. AND A PORTION OF ADOBE ROSE PLACE N.W., TAOS AT THE TRAILS, UNIT 2)

WITHIN
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2012

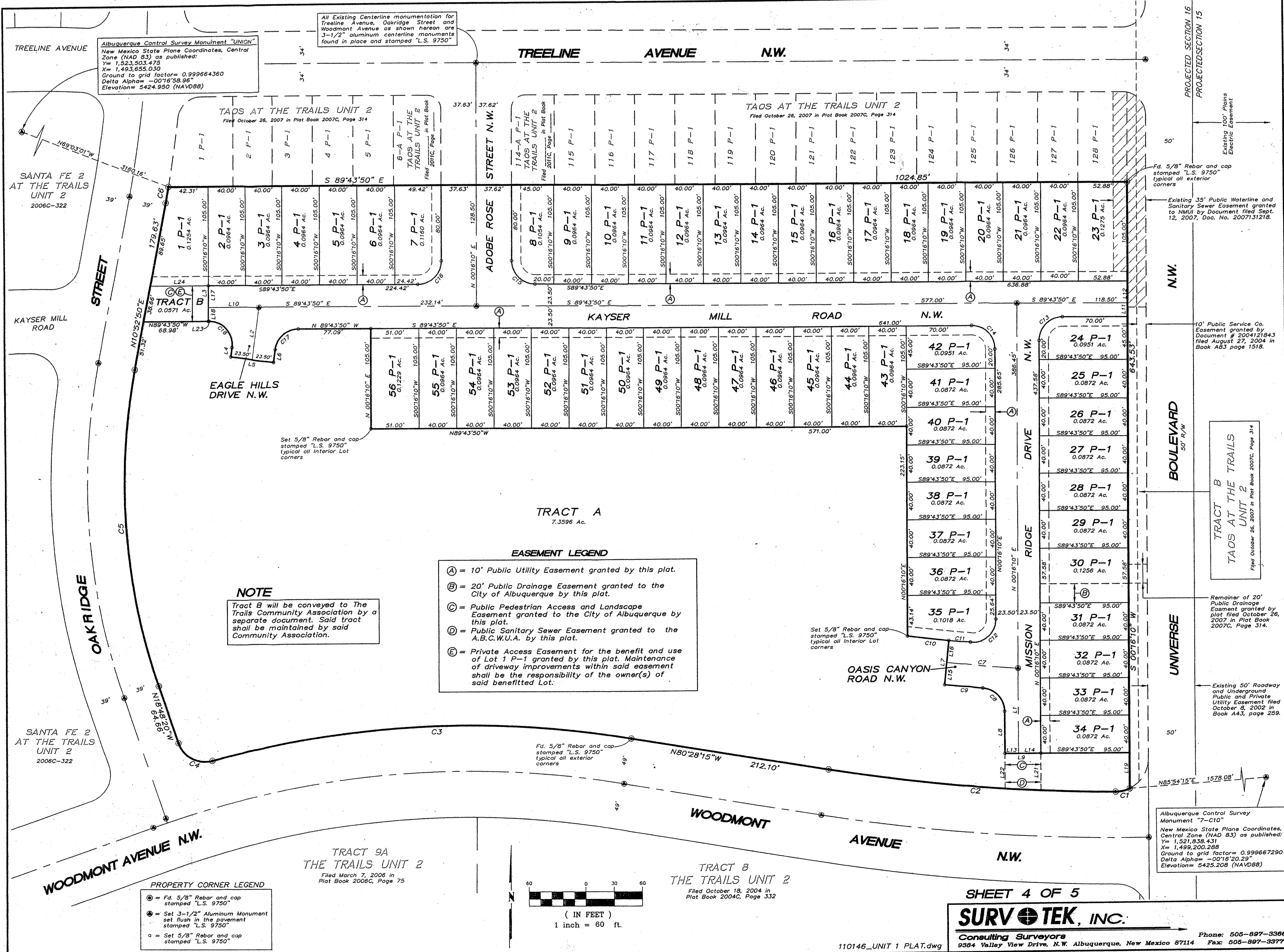
Albuquerque Control Survey Monument "UNION"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
Y = 1,523,503.475
X = 1,483,655.030
Ground to grid factor = 0.999664360
Delta Alpha = -0016'20.29"
Elevation = 5424.950 (NAVD88)

Albuquerque Control Survey Monument "7-C10"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
Y = 1,521,836.431
X = 1,498,200.289
Ground to grid factor = 0.999667290
Delta Alpha = -0016'20.29"
Elevation = 5425.208 (NAVD88)



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

110146_UNIT 1 SHEET 3.dwg



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

110146_UNIT 1 PLAT.dwg

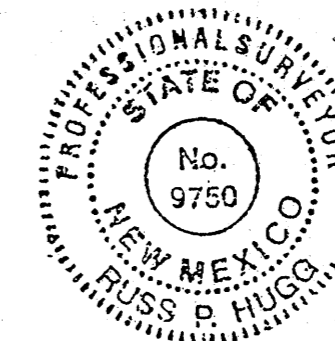
PLAT OF
TAOS UNIT 1
AT THE TRAILS

(BEING A REPLAT OF LOTS 7 P-1 THRU 113 P-1; TOGETHER WITH
 VACATED KAYSER MILL ROAD N.W., EAGLE HILLS DRIVE N.W., OASIS CANYON
 ROAD N.W., SNOW CREEK COURT N.W., MISSION RIDGE DRIVE N.W. AND A
 PORTION OF ADOBE ROSE PLACE N.W., TAOS AT THE TRAILS, UNIT 2)

WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2012

LINE TABLE		
LINE	LENGTH	BEARING
L1	90.63	N00°16'10"E
L2	55.88	N07°44'57"E
L3	38.00	S00°16'10"W
L4	9.67	S07°44'57"W
L5	47.00	S82°15'03"E
L6	13.33	N07°44'57"E
L7	47.00	N05°51'08"E
L8	44.81	S00°16'10"W
L9	38.00	S89°43'50"E
L10	54.90	S89°43'50"E
L11	14.50	N00°16'10"E
L12	23.50	N00°16'10"E
L13	14.50	S89°43'50"E
L14	23.50	S89°43'50"E
L15	23.50	N05°51'08"E
L16	23.50	N05°51'08"E
L17	23.50	N00°16'10"E
L18	14.50	N00°16'10"E
L19	37.95	S00°16'05"W
L21	39.39	N00°16'10"E
L22	37.32	N00°16'10"E
L23	0.80	S89°43'50"E
L24	61.86	N89°43'50"W

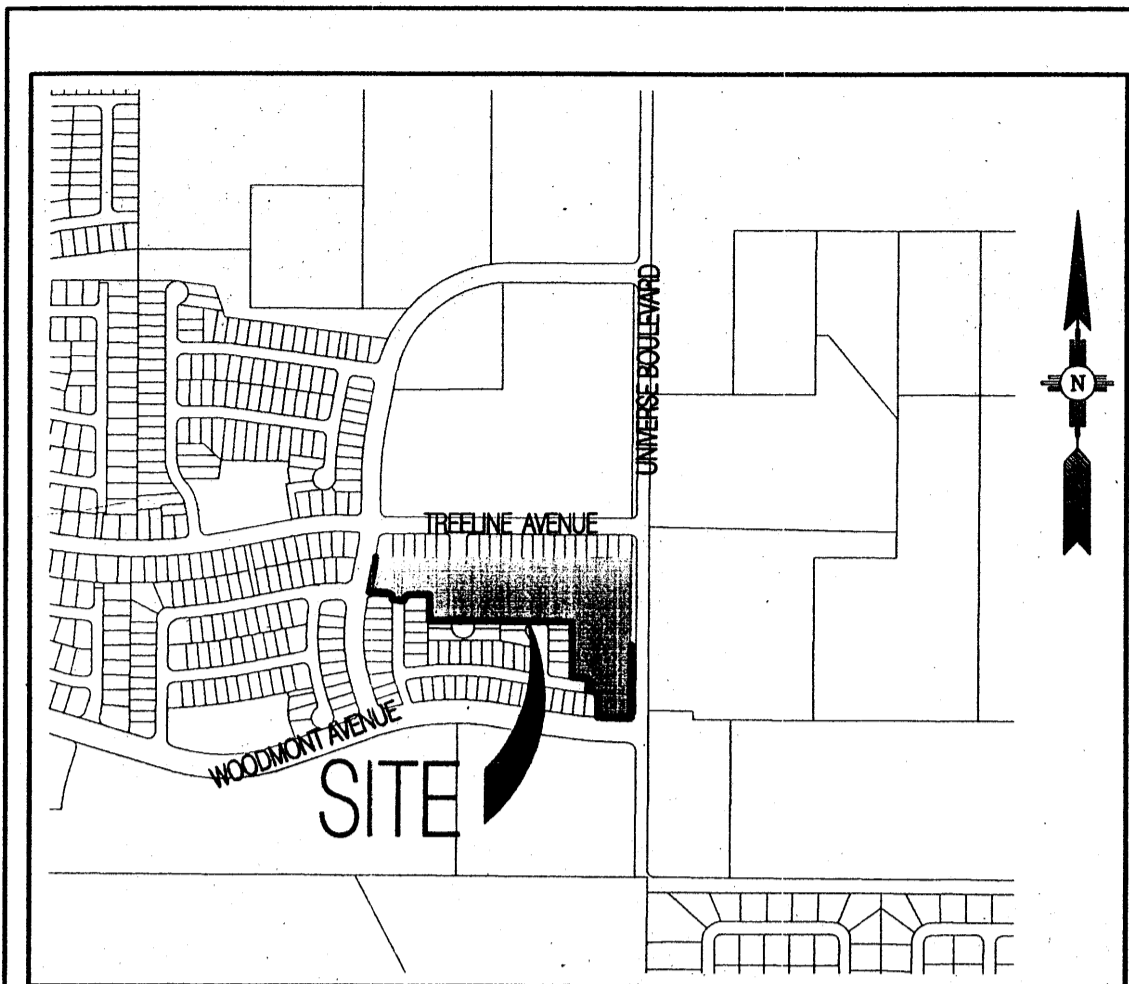
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	15.63'	35.00'	7.95'	15.50'	S77°41'22"W	25°35'38"
C2	307.92'	1951.00'	154.28'	307.60'	N84°59'32"W	9°02'34"
C3	451.64'	1049.00'	229.37'	448.16'	S87°11'42"W	24°40'06"
C4	45.20'	30.00'	28.14'	41.05'	N61°58'20"W	86°20'01"
C5	342.48'	661.00'	175.18'	338.66'	N03°57'45"W	29°41'11"
C6	17.15'	1239.00'	8.58'	17.15'	N10°29'03"E	0°47'35"
C7	76.74'	1822.40'	38.38'	76.73'	S85°02'23"E	2°24'46"
C8	37.26'	25.00'	23.07'	33.91'	N42°25'38"W	85°23'36"
C9	41.45'	1845.90'	20.72'	41.45'	S84°28'51"E	1°17'11"
C10	44.61'	1798.90'	22.30'	44.60'	S83°07'08"E	1°25'15"
C11	23.56'	1798.90'	11.78'	23.56'	N84°12'16"W	0°45'01"
C12	41.52'	25.00'	27.35'	36.91'	N47°50'42"E	95°09'03"
C13	39.27'	25.00'	25.00'	35.36'	S45°16'10"W	90°00'00"
C14	39.27'	25.00'	25.00'	35.36'	N44°43'50"W	90°00'00"
C15	39.27'	25.00'	25.00'	35.36'	S44°43'50"E	90°00'00"
C16	39.27'	25.00'	25.00'	35.36'	N45°16'10"E	90°00'00"
C17	36.01'	25.00'	21.93'	32.97'	S49°00'33"W	82°31'13"
C18	42.53'	25.00'	28.50'	37.59'	N40°59'27"W	97°28'47"



SHEET 5 OF 5

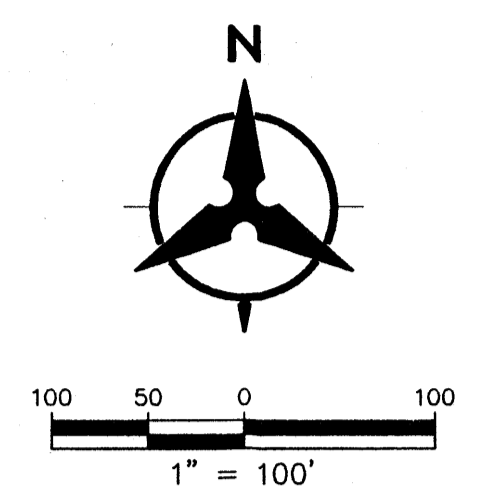
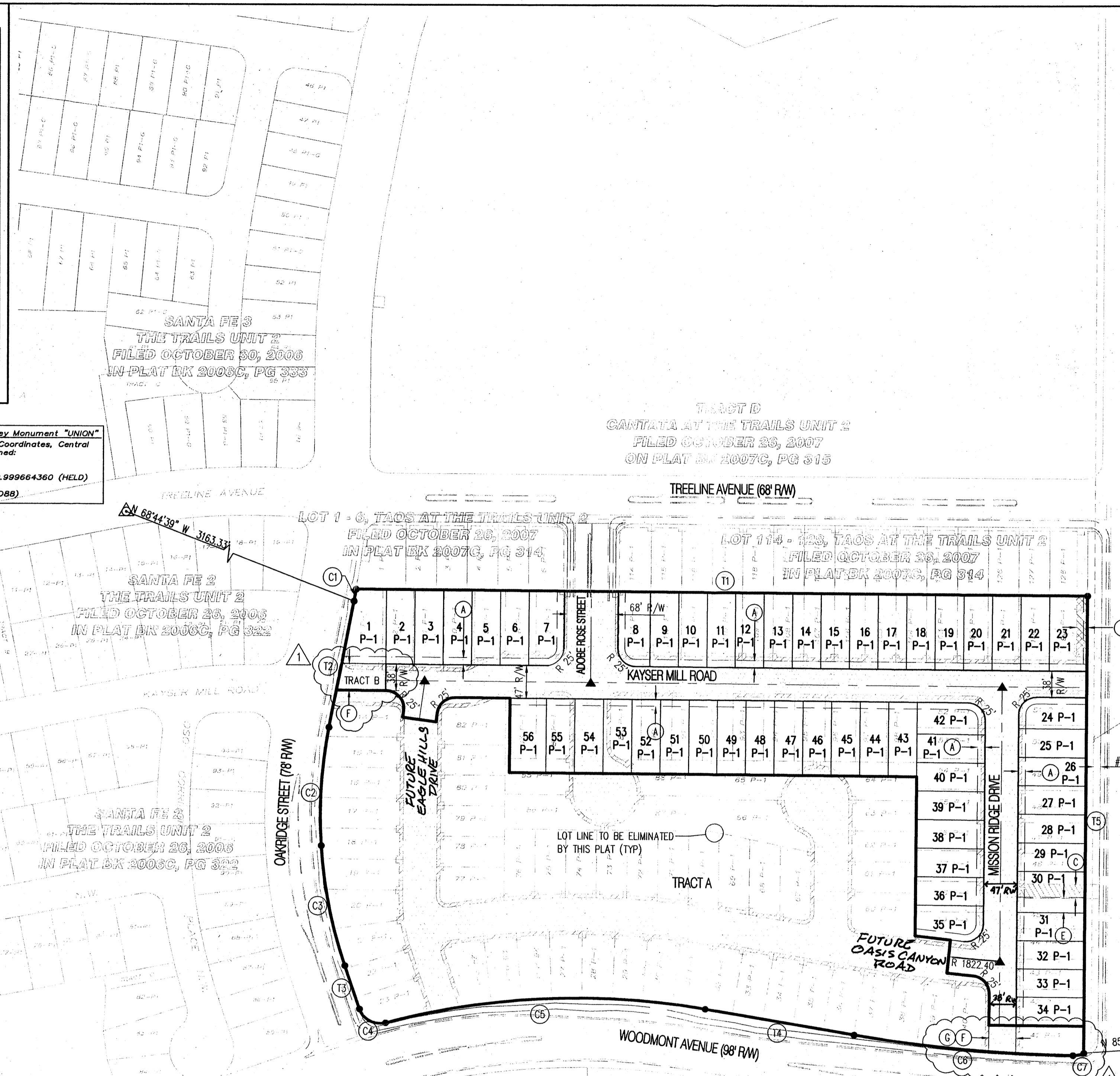
SURV TEK, INC.

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



N.T.S. VICINITY MAP ZONE ATLAS C-09-Z

Albuquerque Control Survey Monument "UNION"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 Y= 1,523,503.48
 X= 1,493,655.03
 Ground to grid factor= 0.999664360 (HELD)
 Delta Alpha= -00'16.55"
 Elevation= 5424.65 (NGVD88)



KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT
- (B) EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.
- (C) DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.
- (D) EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.
- (E) 20' PUBLIC STORM DRAIN EASEMENT
- (F) PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- (G) PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

- EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.
- PORTION OF EXISTING DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.
- EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.
- EXISTING RIGHT-OF-WAY TO BE VACATED BY THIS PLAT.

**PRELIMINARY PLAT FOR
 TAOS UNIT 1
 at the TRAILS**

(Lots 7-P1 thru 113-P1, together with vacated Kayser Mill Road, Eagle Hills Drive, Mission Ridge Drive, Oasis Canyon Road, Snow Creek Court, and a Portion of Adobe Rose Place, OF THE TRAILS UNIT 2)
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2011

LEGAL DESCRIPTION

Lots 7-P1 thru 113-P1, together with vacated Kayser Mill Road, Eagle Hills Drive, Mission Ridge Drive, Oasis Canyon Road, Snow Creek Court, and a Portion of Adobe Rose Place, of Taos at the Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2 (BEING A REPEAT OF TRACTS 5 AND 7, 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 26, 2007, in Plat Book 2007C, Page 314, as Document No. 2007149699.

GENERAL NOTES

1. EXISTING ZONING: R-D
 PROPOSED DEVELOPMENT: R-D
2. PROPOSED ACREAGE: 14.63 AC
 NUMBER OF LOTS: 56 + 2 TRACT
 PROPOSED DENSITY: 7.70 DU/AC
3. MIN. LOT DIMENSIONS:
 MINIMUM LOT AREA: 40' X 90'
 3,600 SQFT
4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
5. LOT SETBACKS SHALL CONFORM TO R-D ZONING REQUIREMENTS
6. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO OKRIDGE STREET OR UNIVERSE BOULEVARD.
7. TRACT B TO BE OWNED AND MAINTAINED BY THE TRAILS HOMEOWNERS ASSOCIATION
8. TRACT B TO HAVE A PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 1.

SITE DATA

ZONE ATLAS NO. C-09-Z
 ZONING R-D
 MILES OF FULL WIDTH STREETS CREATED 0.28 MILES
 NO. OF EXISTING PARCELS 107 ± R/W
 NO. OF LOTS CREATED 56 + 2 TRACT
 DENSITY 7.70 DU/AC

SURVEY NOTES:

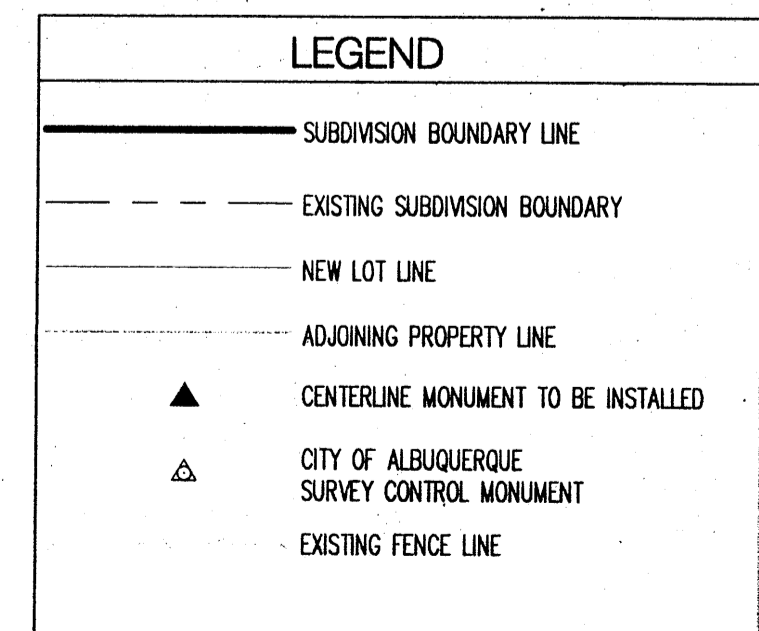
1. ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS QZ50".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

EXISTING 10' PUBLIC SERVICE COMPANY EASEMENT GRANTED BY DDC #2004121843 FILED AUG 27, 2004 BK A83 PG 1518

Albuquerque Control Survey Monument "7-C10"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 Y= 1,521,638.43
 X= 1,496,200.29
 Ground to grid factor= 0.999667290
 Delta Alpha= -00'16.20"
 Elevation= 5425.21 (NGVD88)

ID	ARC	RADIUS	DELTA	TANGENT
C1	17.15'	1239.00'	00°47'35"	8.58'
C2	169.51'	661.00'	14°41'36"	85.22'
C3	172.97'	661.00'	14°59'34"	86.98'
C4	45.20'	30.00'	86°20'04"	28.14'
C5	451.64'	1048.93'	24°40'12"	229.37'
C6	307.89'	2041.29'	08°38'31"	154.24'
C7	15.63'	35.00'	25°35'38"	7.95'

ID	BEARING	LENGTH
T1	N89°43'50"W	1024.85'
T2	S10°52'50"W	179.63'
T3	S18°48'20"E	64.66'
T4	S80°28'15"E	212.10'
T5	N00°16'10"E	643.53'



PRELIMINARY PLAT AMENDMENT
 NOVEMBER 2, 2011

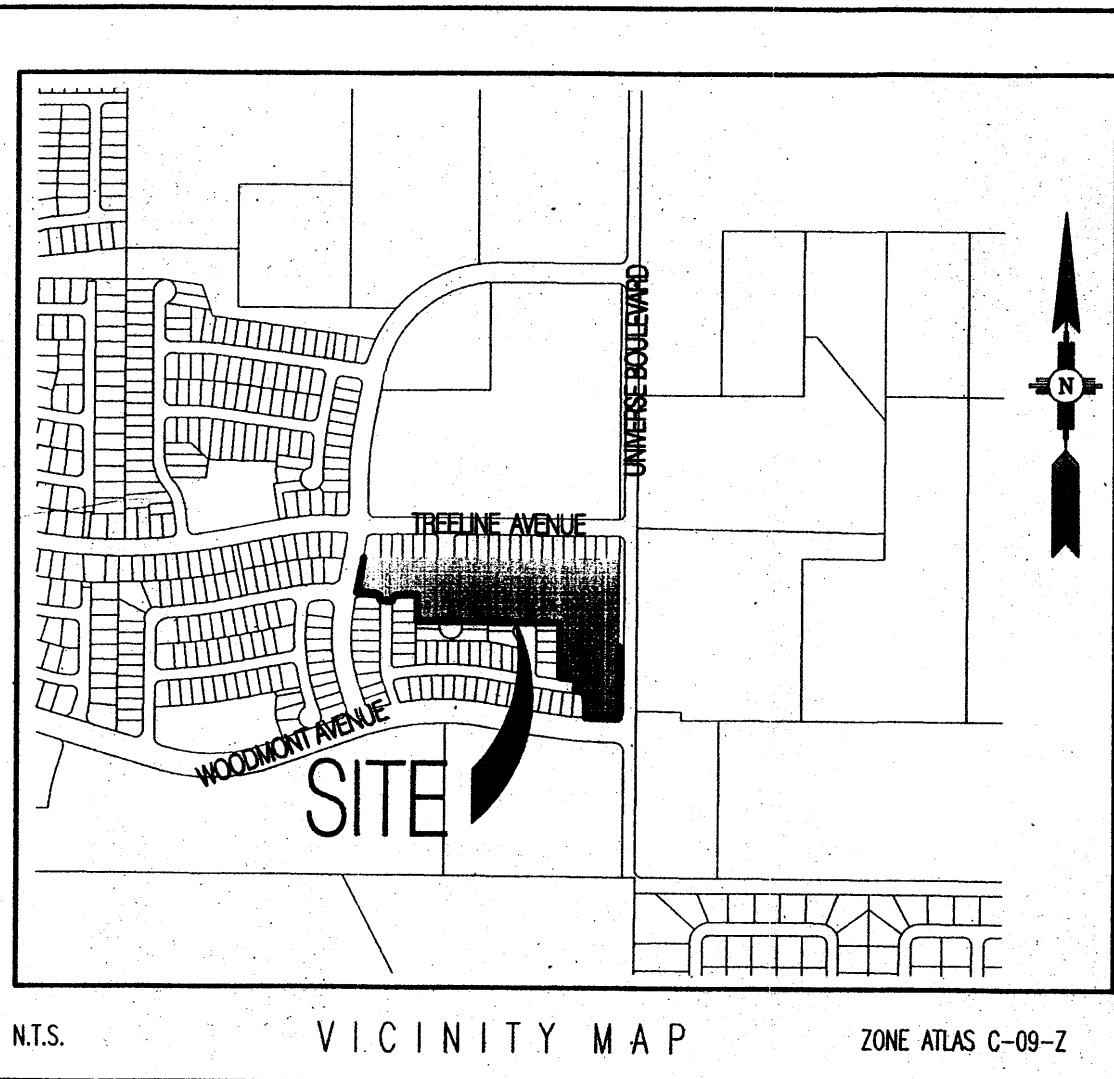
APPROVED

 CITY SURVEYOR 11-7-11
 DATE

 KELLY CALHOUN, VICE PRESIDENT, THE TRAILS, LLC 10/3/11
 DATE

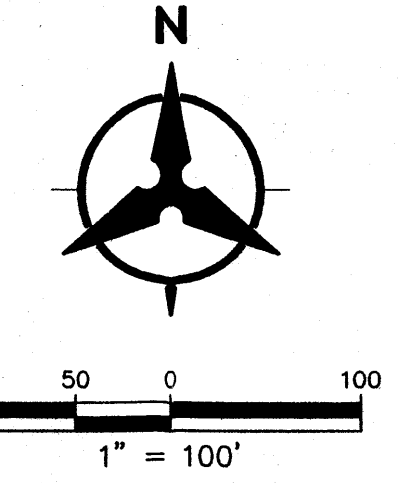
Bohannon & Huston
 Courtyard I 7600 Jefferson St. NE Albuquerque, NM 87109-4396
 ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES

Wed, 2-Nov-2011 - 5:02pm, Plotted by: DHUERTA
 P:\20110333\CDP\Plans\General\PRE PLAT\UNIT 1\20110333_PRE PLAT_U1_REV.dwg



N.T.S. VICINITY MAP ZONE ATLAS C-09-Z

Albuquerque Control Survey Monument "UNION"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 Y= 1,523,503.48
 X= 1,493,855.03
 Ground to grid factor= 0.999664360 (HELD)
 Delta Alpha= -00'16"59"
 Elevation= 5424.95 (NGVD88)



- KEYED NOTES**
- (A) 10' PUBLIC UTILITY EASEMENT
 - (B) EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.
 - (C) DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.
 - (D) EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.
 - (E) 20' PUBLIC STORM DRAIN EASEMENT
 - (F) PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
 - (G) PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE ABCWUA BY THIS PLAT

- EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.
- PORTION OF EXISTING DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.
- EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.
- EXISTING RIGHT-OF-WAY TO BE VACATED BY THIS PLAT.

PRELIMINARY PLAT FOR
TAOS UNIT 1
 at the TRAILS

(Lots 7-P1 thru 113-P1, together with vacated Kayser Mill Road, Eagle Hills Drive, Mission Ridge Drive, Oasis Canyon Road, Snow Creek Court, and a Portion of Adobe Rose Place, OF THE TRAILS UNIT 2)
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2011

LEGAL DESCRIPTION
 Lots 7-P1 thru 113-P1, together with vacated Kayser Mill Road, Eagle Hills Drive, Mission Ridge Drive, Oasis Canyon Road, Snow Creek Court, and a Portion of Adobe Rose Place, of Taos at the Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 5 AND 7, 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 26, 2007, in Plat Book 2007C, Page 314, as Document No. 2007149699.

- GENERAL NOTES**
- EXISTING ZONING: R-D
 PROPOSED DEVELOPMENT: R-D
 - PROPOSED ACREAGE: 14.63 AC
 NUMBER OF LOTS: 56 + 2 TRACT
 PROPOSED DENSITY: 7.70 DU/AC
 - MIN. LOT DIMENSIONS:
 MINIMUM LOT AREA: 40' x 90'
 3,600 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 R-D ZONING REQUIREMENTS
 - NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO OKMIDGE STREET OR UNIVERSE BOULEVARD.
 - TRACT B TO BE OWNED AND MAINTAINED BY THE TRAILS HOMEOWNERS ASSOCIATION
 - TRACT B TO HAVE A PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 1.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.28 MILES
NO. OF EXISTING PARCELS	107 ± R/W
NO. OF LOTS CREATED	56 + 2 TRACT
DENSITY	7.70 DU/AC

- 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.

BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	17.15'	1239.00'	00°47'35"	8.58'
C2	169.51'	661.00'	14°41'36"	85.22'
C3	172.97'	661.00'	14°59'34"	86.98'
C4	45.20'	30.00'	86°20'04"	28.14'
C5	451.64'	1048.93'	24°40'12"	229.37'
C6	307.89'	2041.29'	08°38'31"	154.24'
C7	115.63'	35.00'	25°35'38"	7.95'

BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	N89°43'50"W	1024.85'
T2	S10°52'50"W	179.63'
T3	S18°48'20"E	64.66'
T4	S80°28'15"E	212.10'
T5	N00°16'10"E	643.53'

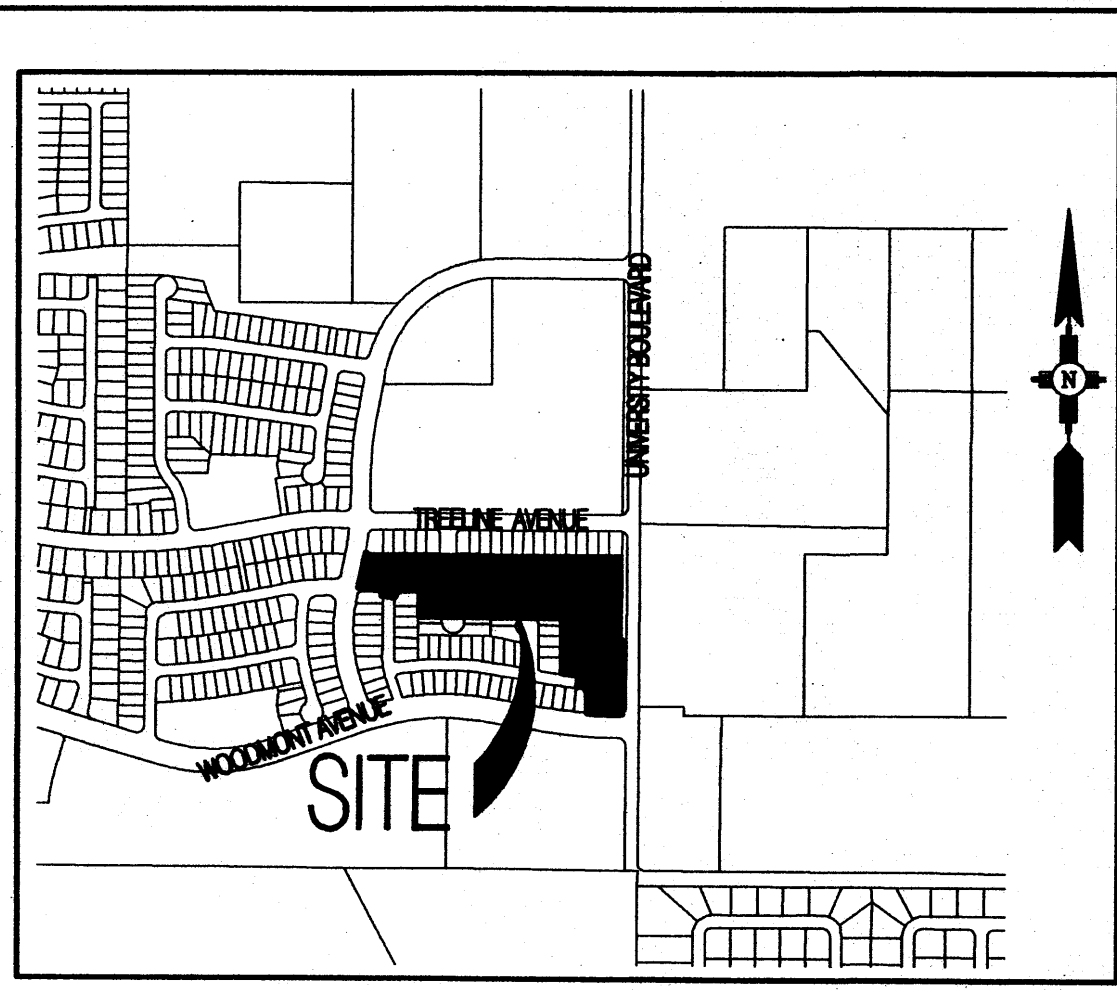
APPROVED

 CITY SURVEYOR 11-7-11 DATE

 KELLY CALHOUN, VICE PRESIDENT, THE TRAILS, LLC 10/3/11 DATE

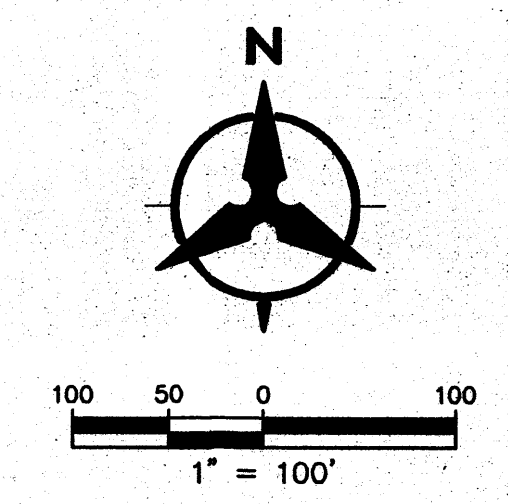
PRELIMINARY PLAT AMENDMENT
 1 NOVEMBER 2, 2011

Bohannon & Huston
 Courtyard I 7600 Jefferson St. NE Albuquerque, NM 87100-4996
 ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES



N.T.S. VICINITY MAP ZONE ATLAS C-09-Z

Albuquerque Control Survey Monument "UNION"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 Y= 1,523,903.49
 X= 1,493,053.03
 Ground to grid factor= 0.999664360 (HELD)
 Delta Alpha= -0016"30
 Elevation= 5424.95 (NGVD88)



**PRELIMINARY PLAT FOR
 TAOS UNIT 1
 at the TRAILS**
 (Lots 7-P1 thru 113-P1, together with vacated
 Kayser Mill Road, Eagle Hills Drive, Mission Ridge
 Drive, Oasis Canyon Road, Snow Creek Court, and a
 Portion of Adobe Rose Place, OF
 THE TRAILS UNIT 2)
 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
 MAY, 2011

- KEYED NOTES**
- (A) 10' PUBLIC UTILITY EASEMENT
 - (B) EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.
 - (C) DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.
 - (D) EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.
 - (E) 20' PUBLIC STORM DRAIN EASEMENT
 - (F) EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.
 - (G) PORTION OF EXISTING DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.
 - (H) EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.
 - (I) EXISTING RIGHT-OF-WAY TO BE VACATED BY THIS PLAT.

LEGAL DESCRIPTION
 Lots 7-P1 thru 113-P1, together with vacated Kayser Mill Road, Eagle Hills Drive, Mission Ridge Drive, Oasis Canyon Road, Snow Creek Court, and a Portion of Adobe Rose Place, of Taos at the Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2 (BEING A REPEAT OF TRACTS 5 AND 7, 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 26, 2007, in Plat Book 2007C, Page 314, as Document No. 2007149699.

- GENERAL NOTES**
1. EXISTING ZONING: R-D
 PROPOSED DEVELOPMENT: R-D
 2. PROPOSED ACREAGE: 14.63 AC
 NUMBER OF LOTS: 57 + 1 TRACT
 PROPOSED DENSITY: 5.49 DU/AC
 3. MIN. LOT DIMENSIONS:
 MINIMUM LOT AREA: 40' X 90'
 3,600 SQFT
 4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS AREA TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
 5. LOT SETBACKS SHALL CONFORM TO R-D ZONING REQUIREMENTS
 6. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO OKRIDGE STREET OR UNVERSE BOULEVARD.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.28 MILES
NO. OF EXISTING PARCELS	107 + R/W
NEW LOTS CREATED	54 + 1 TRACT

- SURVEY NOTES:**
1. ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
 2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (†) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 57502".
 3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
 5. DISTANCES SHALL BE GROUND DISTANCES.
 6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

 CITY SURVEYOR 5/6/11 DATE

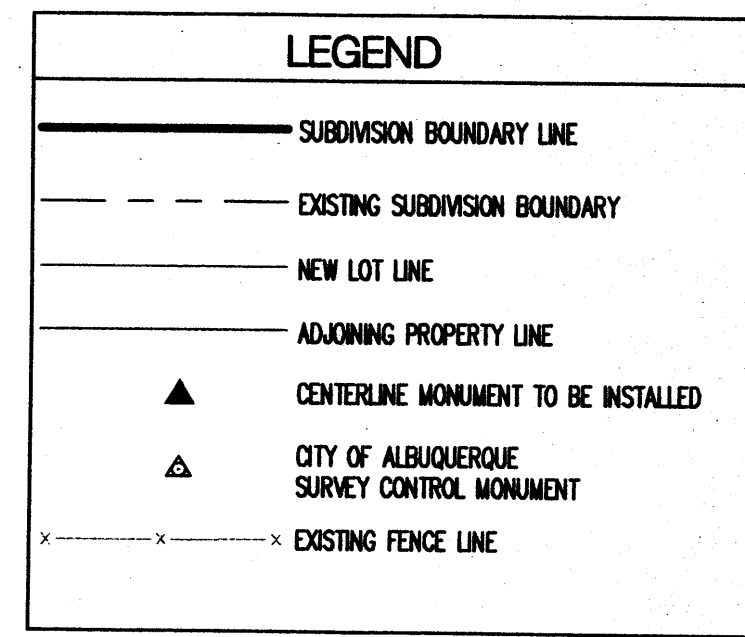
 KELLY CALHOUN, VICE PRESIDENT, THE TRAILS, LLC 5/6/11 DATE

BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	17.15'	1239.00'	00°47'35"	8.58'
C2	169.51'	661.00'	14°41'36"	85.22'
C3	172.97'	661.00'	14°59'34"	86.98'
C4	45.20'	30.00'	86°20'04"	28.14'
C5	451.64'	1048.93'	24°40'12"	229.37'
C6	307.89'	2041.29'	08°38'31"	154.24'
C7	15.63'	35.00'	25°35'38"	7.95'

BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	N89°43'50"W	1024.85'
T2	S10°52'50"W	179.63'
T3	S18°48'20"E	64.66'
T4	S80°28'15"E	212.10'
T5	N00°16'10"E	643.53'



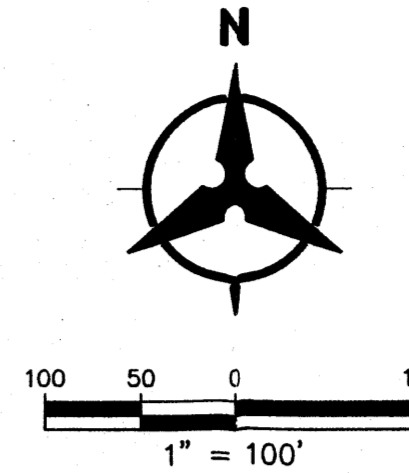
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Bohannon & Huston
 Courtyard 1 7800 Jefferson St NE Albuquerque, NM 87109-4395
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

PRELIMINARY PLAT FOR
TAOS UNIT 1
at the TRAILS

(Lots 7-P1 thru 113-P1, together with vacated Kayser Mill Road, Eagle Hills Drive, Mission Ridge Drive, Oasis Canyon Road, Snow Creek Court, and a Portion of Adobe Rose Place, OF THE TRAILS UNIT 2)

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
JUNE, 2011



KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT
- (B) EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.
- (C) DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.
- (D) EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.
- (E) 20' PUBLIC STORM DRAIN EASEMENT
- (F) 20' TEMPORARY WATERLINE EASEMENT TO BE GRANTED TO ABCOMIA BY SEPARATE DOCUMENT

EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.

PORTION OF EXISTING DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.

EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.

EXISTING RIGHT-OF-WAY TO BE VACATED BY THIS PLAT.

LEGAL DESCRIPTION

Lots 7-P1 thru 113-P1, together with vacated Kayser Mill Road, Eagle Hills Drive, Mission Ridge Drive, Oasis Canyon Road, Snow Creek Court, and a Portion of Adobe Rose Place, of Taos at the Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 5 AND 7, 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 26, 2007, in Plat Book 2007C, Page 314, as Document No. 2007149699.

GENERAL NOTES

1. EXISTING ZONING: R-D
PROPOSED DEVELOPMENT: R-D
2. PROPOSED ACREAGE: 14.63 AC
NUMBER OF LOTS: 57 + 1 TRACT
PROPOSED DENSITY: 5.49 DU/AC
3. MIN. LOT DIMENSIONS:
MINIMUM LOT AREA: 40' X 90'
3,600 SQFT
4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
5. LOT SETBACKS SHALL CONFORM TO R-D ZONING REQUIREMENTS
6. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO OAKRIDGE STREET OR UNIVERSE BOULEVARD.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.28 MILES
NO. OF EXISTING PARCELS	107 + R/W
NO. OF LOTS CREATED	57 + 1 TRACT
DENSITY	5.49 DU/AC

SURVEY NOTES:

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

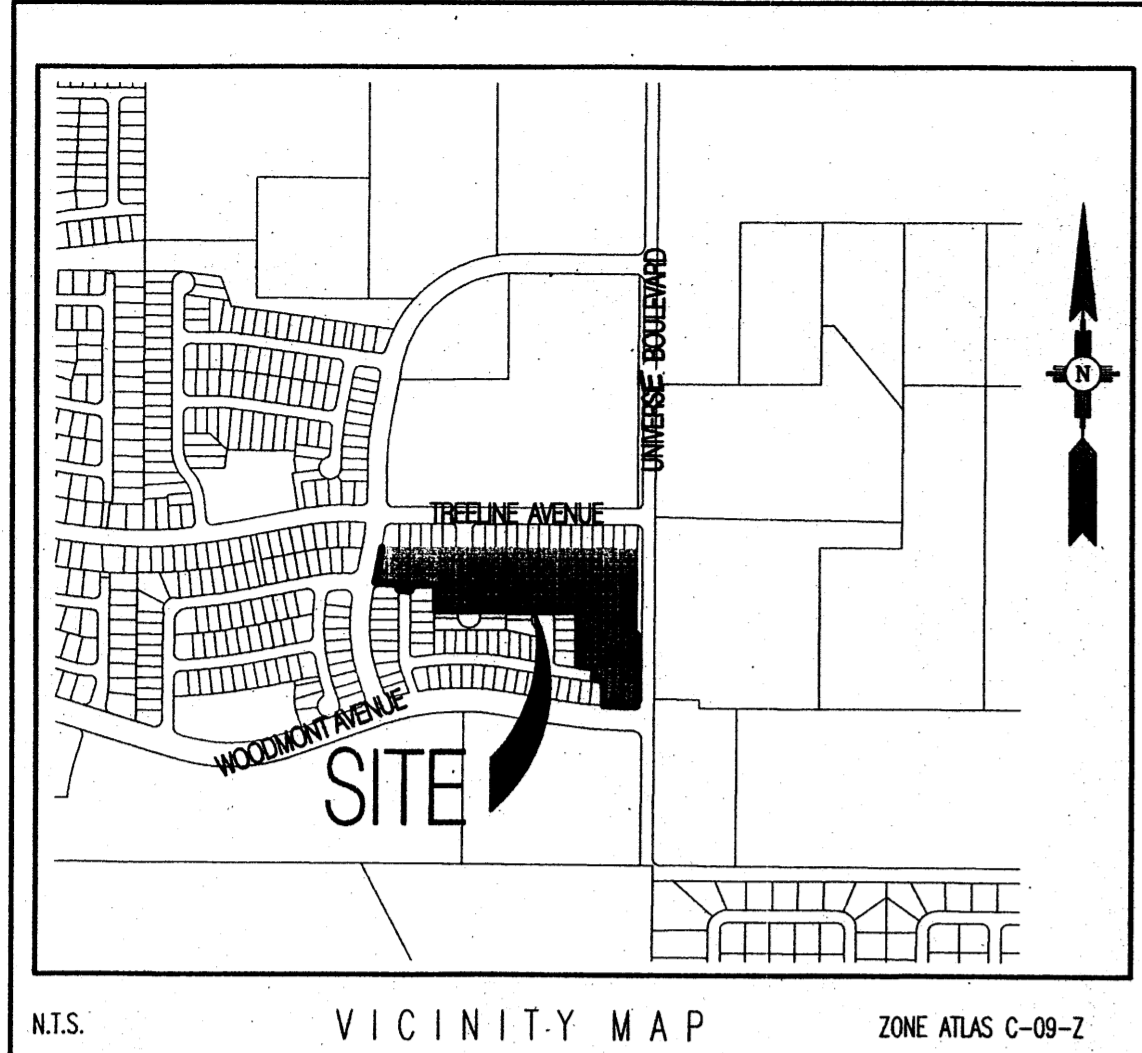
APPROVED

CITY SURVEYOR 6/7/11
DATE

KELLY CALOUN,
VICE PRESIDENT, THE TRAILS, LLC 6/6/11
DATE

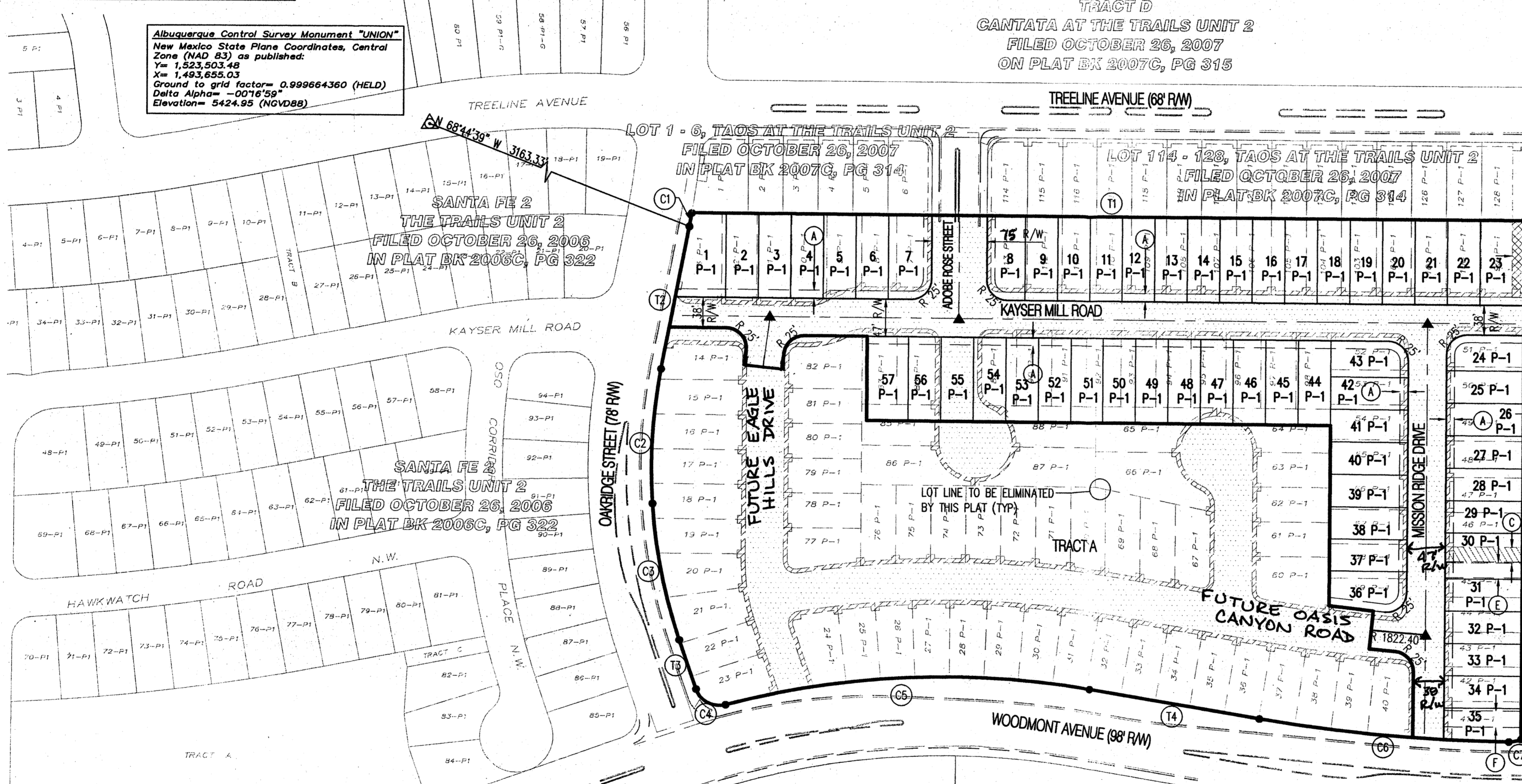
Bohannon & Huston

Courtyard I 7600 Jefferson St. NE Albuquerque, NM 87106-4336
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



N.T.S. VICINITY MAP ZONE ATLAS C-09-Z

Albuquerque Control Survey Monument "UNION"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
Y= 1,523,503.48
X= 1,493,655.03
Ground to grid factor= 0.999664360 (HELD)
Delta Alpha= -00'16.59"
Elevation= 5424.95 (NGVD88)



PROJECTED SECTION 16 TOWNSHIP 11 NORTH RANGE 2 EAST

UNIVERSE BOULEVARD (60' R/W)

EXISTING 10' PUBLIC SERVICE COMPANY EASEMENT GRANTED BY DOC #2004121843 FILED AUG 27, 2004 BK A83 PG 1518

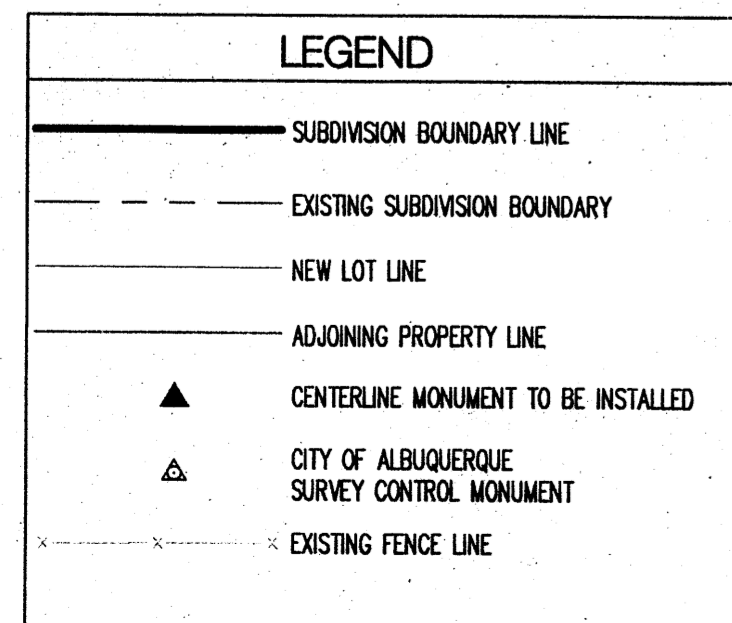
N 85°42'20" E 1578.08'

TRACT B
FILED OCTOBER 26, 2007
IN PLAT BK 2007C, PG 314

Albuquerque Control Survey Monument "7-C10"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
Y= 1,527,838.43
X= 1,489,200.29
Ground to grid factor= 0.999667290
Delta Alpha= -00'16.20"
Elevation= 5425.21 (NGVD88)

ID	ARC	RADIUS	DELTA	TANGENT
C1	17.15'	1239.00'	00'47.35"	8.58'
C2	169.51'	661.00'	14'41.36"	85.22'
C3	172.97'	661.00'	14'59.34"	86.98'
C4	45.20'	30.00'	86'20'04"	28.14'
C5	451.64'	1048.93'	24'40'12"	229.37'
C6	307.89'	2041.29'	08'38'31"	154.24'
C7	15.63'	35.00'	25'35'36"	7.95'

ID	BEARING	LENGTH
T1	N89°43'50"W	1024.85'
T2	S10°52'50"W	179.63'
T3	S18°48'20"E	64.66'
T4	S80°28'15"E	212.10'
T5	N00°16'10"E	643.53'



TRACT 9A
THE TRAILS UNIT 2
FILED MARCH 7, 2006
IN PLAT BK 2006C, PG 75

TRACT 8
THE TRAILS UNIT 2
FILED OCTOBER 16, 2004
IN PLAT BK 2004C, PG 332

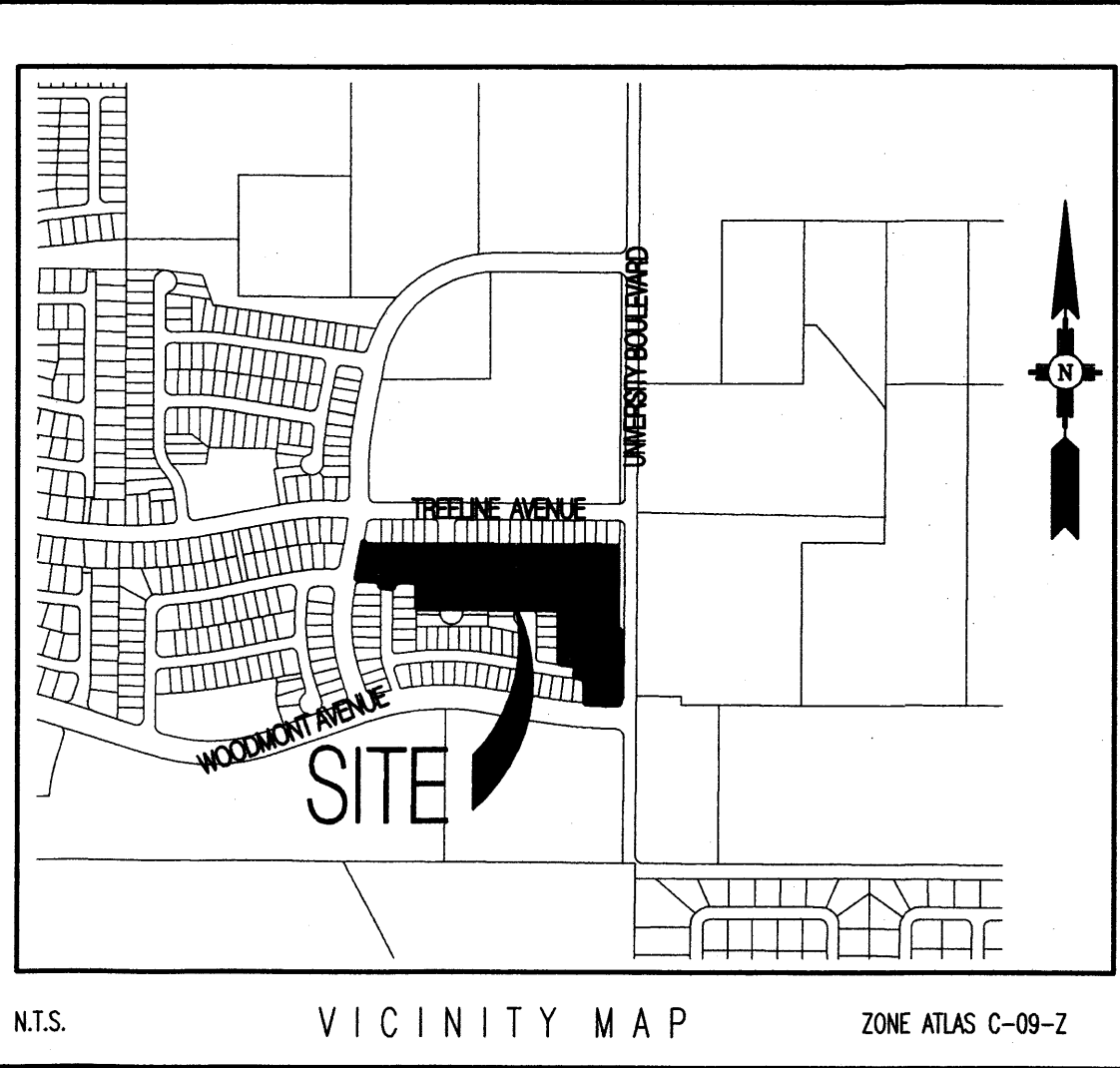
SANTA FE 3
THE TRAILS UNIT 2
FILED OCTOBER 30, 2006
IN PLAT BK 2006C, PG 333

SANTA FE 2
THE TRAILS UNIT 2
FILED OCTOBER 26, 2006
IN PLAT BK 2006C, PG 322

SANTA FE 1
THE TRAILS UNIT 2
FILED OCTOBER 26, 2006
IN PLAT BK 2006C, PG 322

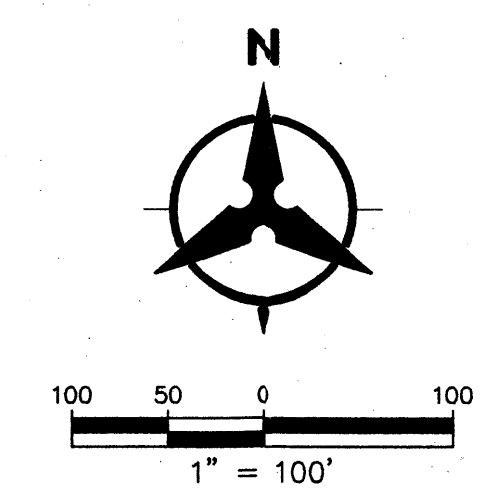
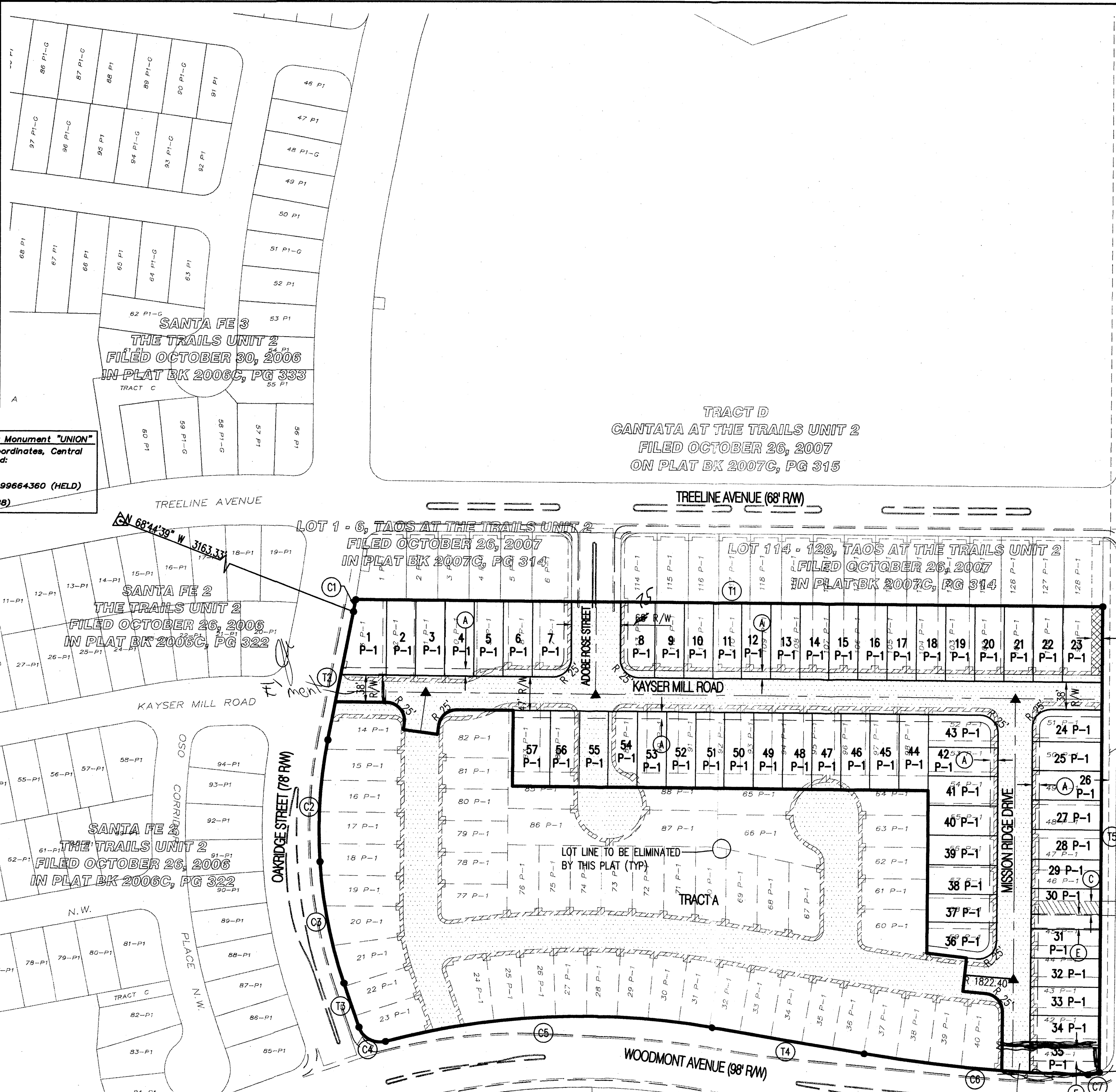
LOT 1 - 6, TAOS AT THE TRAILS UNIT 2
FILED OCTOBER 26, 2007
IN PLAT BK 2007C, PG 314

LOT 114 - 128, TAOS AT THE TRAILS UNIT 2
FILED OCTOBER 26, 2007
IN PLAT BK 2007C, PG 314



N.T.S. VICINITY MAP ZONE ATLAS C-09-Z

Albuquerque Control Survey Monument "UNION"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 Y = 1,523,503.48
 X = 1,493,655.03
 Ground to grid factor = 0.999664360 (HELD)
 Delta Alpha = -00'16"59"
 Elevation = 5424.95 (NOVD88)



KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT
- (B) EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.
- (C) DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.
- (D) EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.
- (E) 20' PUBLIC STORM DRAIN EASEMENT
- (F) 20' TEMPORARY WATERLINE EASEMENT TO BE GRANTED TO ABOVIA BY SEPARATE DOCUMENT
- [Hatched Box] EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.
- [Cross-hatched Box] PORTION OF EXISTING DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.
- [Dotted Box] EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.
- [Stippled Box] EXISTING RIGHT-OF-WAY TO BE VACATED BY THIS PLAT.

**PRELIMINARY PLAT FOR
 TAOS UNIT 1
 at the TRAILS**

(Lots 7-P1 thru 113-P1, together with vacated Kayser Mill Road, Eagle Hills Drive, Mission Ridge Drive, Oasis Canyon Road, Snow Creek Court, and a Portion of Adobe Rose Place, OF THE TRAILS UNIT 2)

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
 JUNE, 2011

LEGAL DESCRIPTION

Lots 7-P1 thru 113-P1, together with vacated Kayser Mill Road, Eagle Hills Drive, Mission Ridge Drive, Oasis Canyon Road, Snow Creek Court, and a Portion of Adobe Rose Place, of Taos at the Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 5 AND 7, 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 26, 2007, in Plat Book 2007C, Page 314, as Document No. 2007149699.

GENERAL NOTES

1. EXISTING ZONING: R-D
 PROPOSED DEVELOPMENT: R-D
2. PROPOSED ACREAGE: 14.63 AC
 NUMBER OF LOTS: 57 + 1 TRACT
 DENSITY: 5.49 DU/AC
3. MIN. LOT DIMENSIONS:
 MINIMUM LOT AREA: 40' X 90'
 3,600 SQFT
4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
5. LOT SETBACKS SHALL CONFORM TO R-D ZONING REQUIREMENTS
6. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO OAKRIDGE STREET OR UNIVERSE BOULEVARD.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.28 MILES
NO. OF EXISTING PARCELS	107 + R/W
NO. OF LOTS CREATED	57 + 1 TRACT
DENSITY	5.49 DU/AC

SURVEY NOTES:

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

Albuquerque Control Survey Monument "7-C10"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 Y = 1,521,638.43
 X = 1,499,200.29
 Ground to grid factor = 0.999667290
 Delta Alpha = -00'16"20"
 Elevation = 5425.21 (NOVD88)

ID	ARC	RADIUS	DELTA	TANGENT
C1	17.15'	1239.00'	00'47.35"	8.58'
C2	169.51'	661.00'	14'41.36"	85.22'
C3	172.97'	661.00'	14'59.34"	86.98'
C4	45.20'	30.00'	86'20.04"	28.14'
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C7	15.63'	35.00'	25'35.38"	7.95'

ID	BEARING	LENGTH
T1	N89°43'50"W	1024.85'
T2	S10°52'50"W	179.63'
T3	S18°48'20"E	64.66'
T4	S80°28'15"E	212.10'
T5	N00°16'10"E	643.53'

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 FENCE LINE

APPROVED

[Signature] 6/7/11
 CITY SURVEYOR DATE

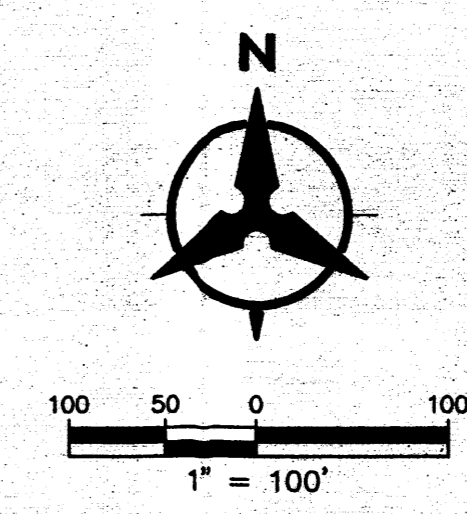
[Signature] 6/6/11
 KELLY CAHOUN, VICE PRESIDENT, THE TRAILS, LLC DATE

Bohannon & Huston
 Engineering & Spatial Data & Advanced Technologies
 Courtyard I 7800 Jefferson St. NE Albuquerque, NM 87109-4936

PRELIMINARY PLAT FOR
TAOS UNIT 1
at the TRAILS

(Lots 7-P1 thru 113-P1, together with vacated
Kayser Mill Road, Eagle Hills Drive, Mission Ridge
Drive, Oasis Canyon Road, Snow Creek Court, and a
Portion of Adobe Rose Place, OF
THE TRAILS UNIT 2)

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
JUNE, 2011



KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT
- (B) EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.
- (C) DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.
- (D) EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.
- (E) 20' PUBLIC STORM DRAIN EASEMENT
- (F) 20' TEMPORARY WATERLINE EASEMENT TO BE GRANTED TO ABCMVA BY SEPARATE DOCUMENT
- (G) EXISTING PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT.
- (H) PORTION OF EXISTING DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT.
- (I) EXISTING PUBLIC WATERLINE AND SANITARY SEWER EASEMENT.
- (J) EXISTING RIGHT-OF-WAY TO BE VACATED BY THIS PLAT.

LEGAL DESCRIPTION

Lots 7-P1 thru 113-P1, together with vacated Kayser Mill Road, Eagle Hills Drive, Mission Ridge Drive, Oasis Canyon Road, Snow Creek Court, and a Portion of Adobe Rose Place, of Taos at the Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 5 AND 7, 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 26, 2007, in Plat Book 2007C, Page 314, as Document No. 2007149699.

GENERAL NOTES

1. EXISTING ZONING: R-D
PROPOSED DEVELOPMENT: R-D
2. PROPOSED ACREAGE: 14.63 AC
NUMBER OF LOTS: 57 + 1 TRACT
PROPOSED DENSITY: 5.49 DU/AC
3. MIN. LOT DIMENSIONS:
MINIMUM LOT AREA: 40' X 90'
3,600 SQFT
4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
5. LOT SETBACKS SHALL CONFORM TO R-D ZONING REQUIREMENTS
6. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO OAKRIDGE STREET OR UNIVERSE BOULEVARD.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.28 MILES
NO. OF EXISTING PARCELS	107 + R/W
NO. OF LOTS CREATED	57 + 1 TRACT
DENSITY	5.49 DU/AC

SURVEY NOTES:

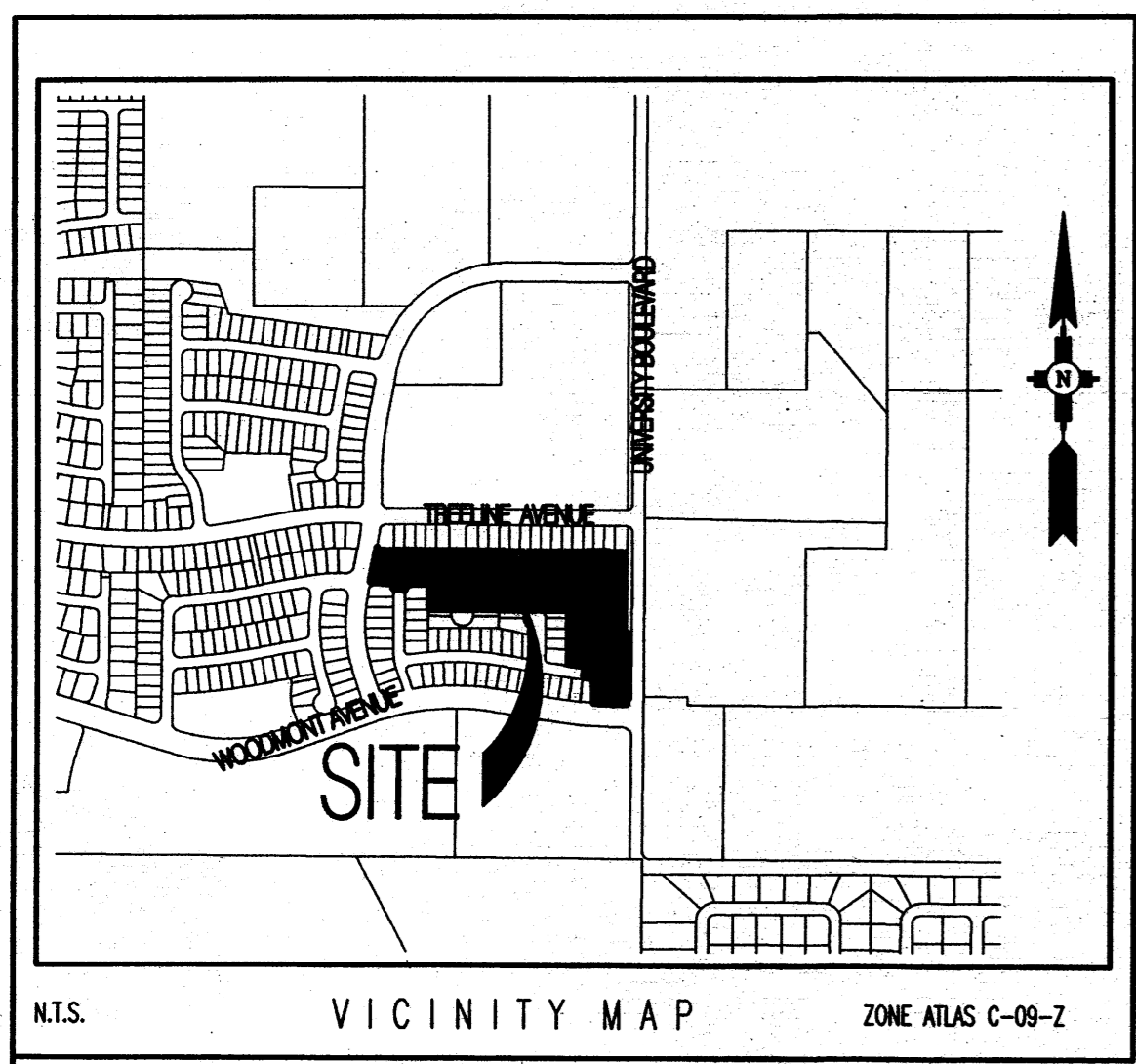
1. ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (†) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED,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

APPROVED

J. B. J. J.
CITY SURVEYOR 6/7/11
DATE

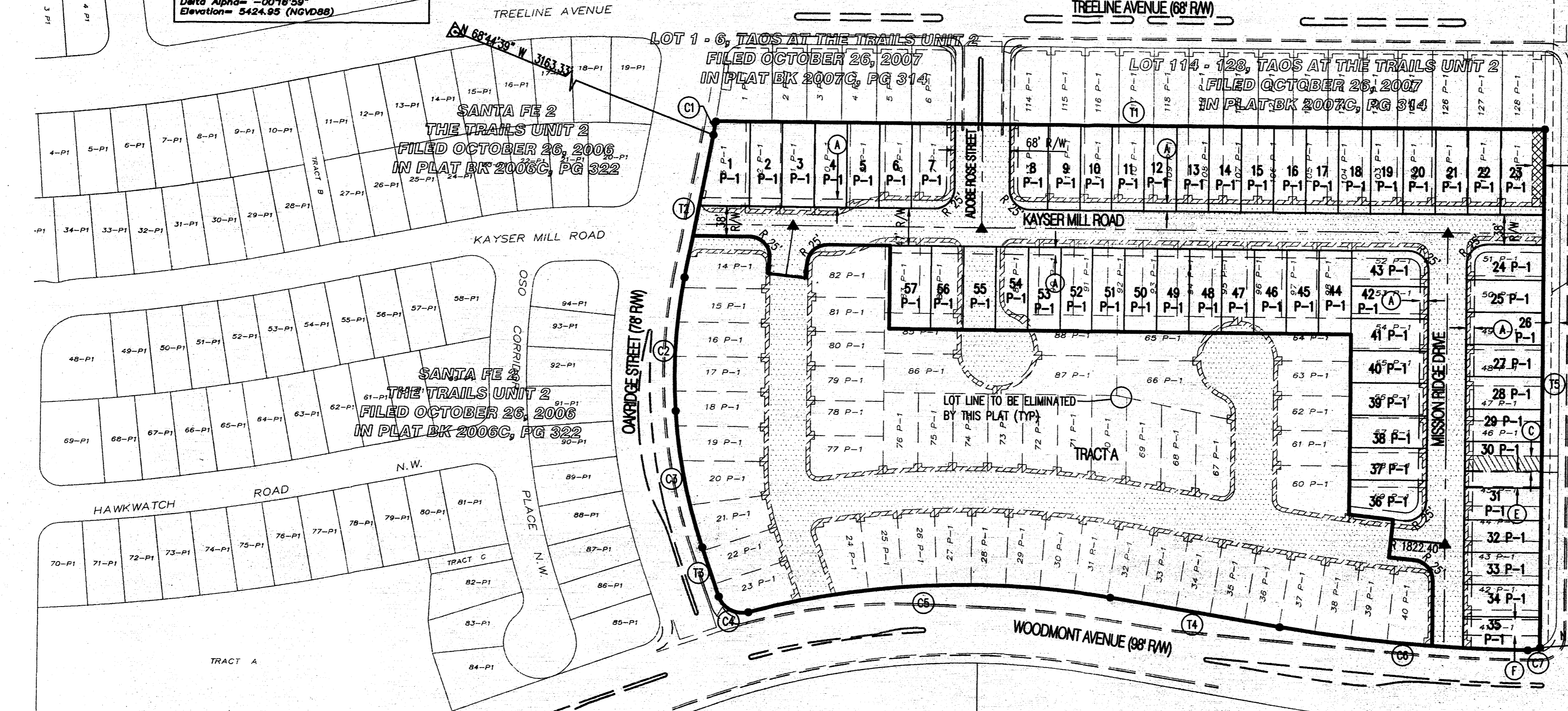
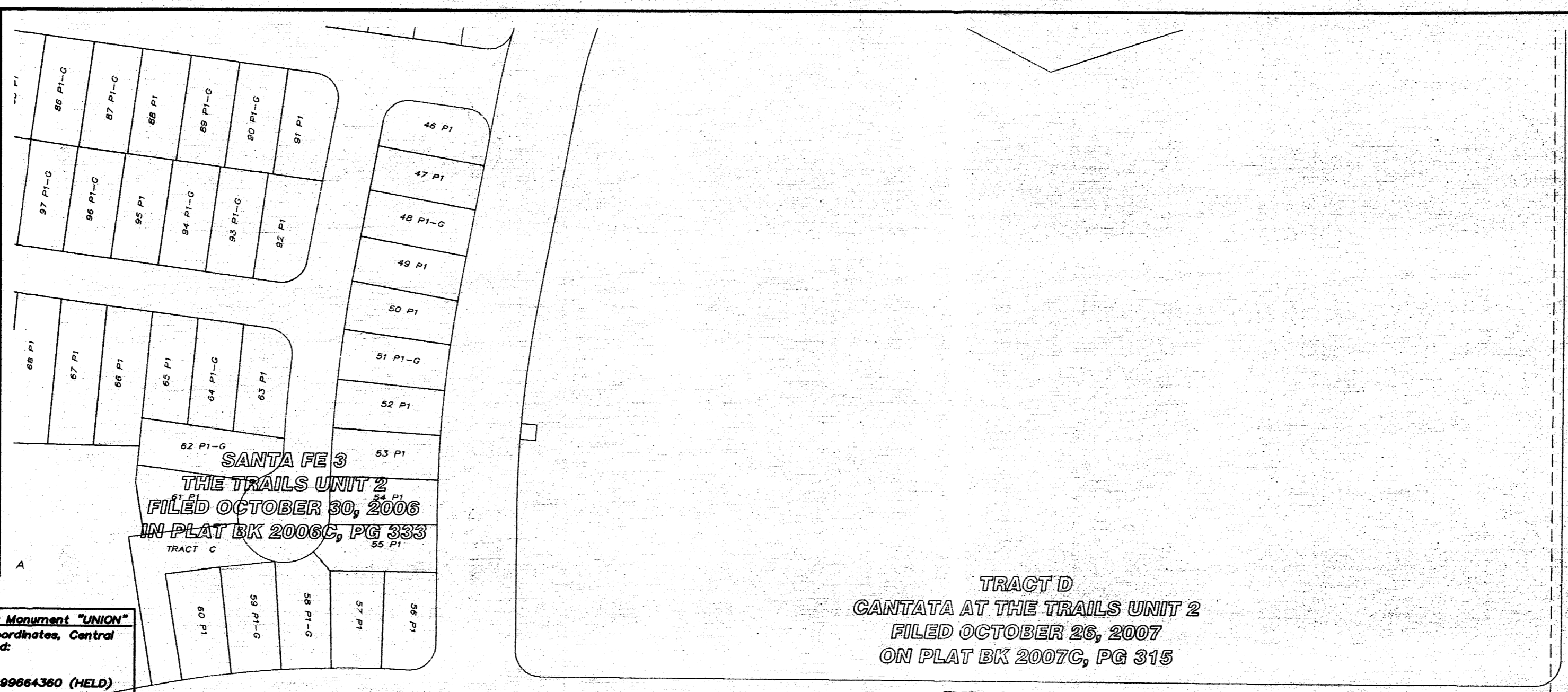
Kelly Caloun
KELLY CALOUN,
VICE PRESIDENT, THE TRAILS, LLC 6/6/11
DATE

Bohannon & Huston
Consulting 7800 Jefferson St. NE Albuquerque, NM 87109-6386
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



N.T.S. VICINITY MAP ZONE ATLAS C-09-Z

Albuquerque Control Survey Monument "UNION"
New Mexico State Plane Coordinates, Central
Zone (NAD 83) as published:
Y= 1,523,503.48
X= 1,493,655.03
Ground to grid factor= 0.999664360 (HELD)
Delta Alpha = -00'16"59"
Elevation= 5424.95 (NGVD88)



Albuquerque Control Survey Monument "7-C10"
New Mexico State Plane Coordinates, Central
Zone (NAD 83) as published:
Y= 1,521,838.43
X= 1,498,200.29
Ground to grid factor= 0.999667290
Delta Alpha = -00'16"20"
Elevation= 5425.21 (NGVD88)

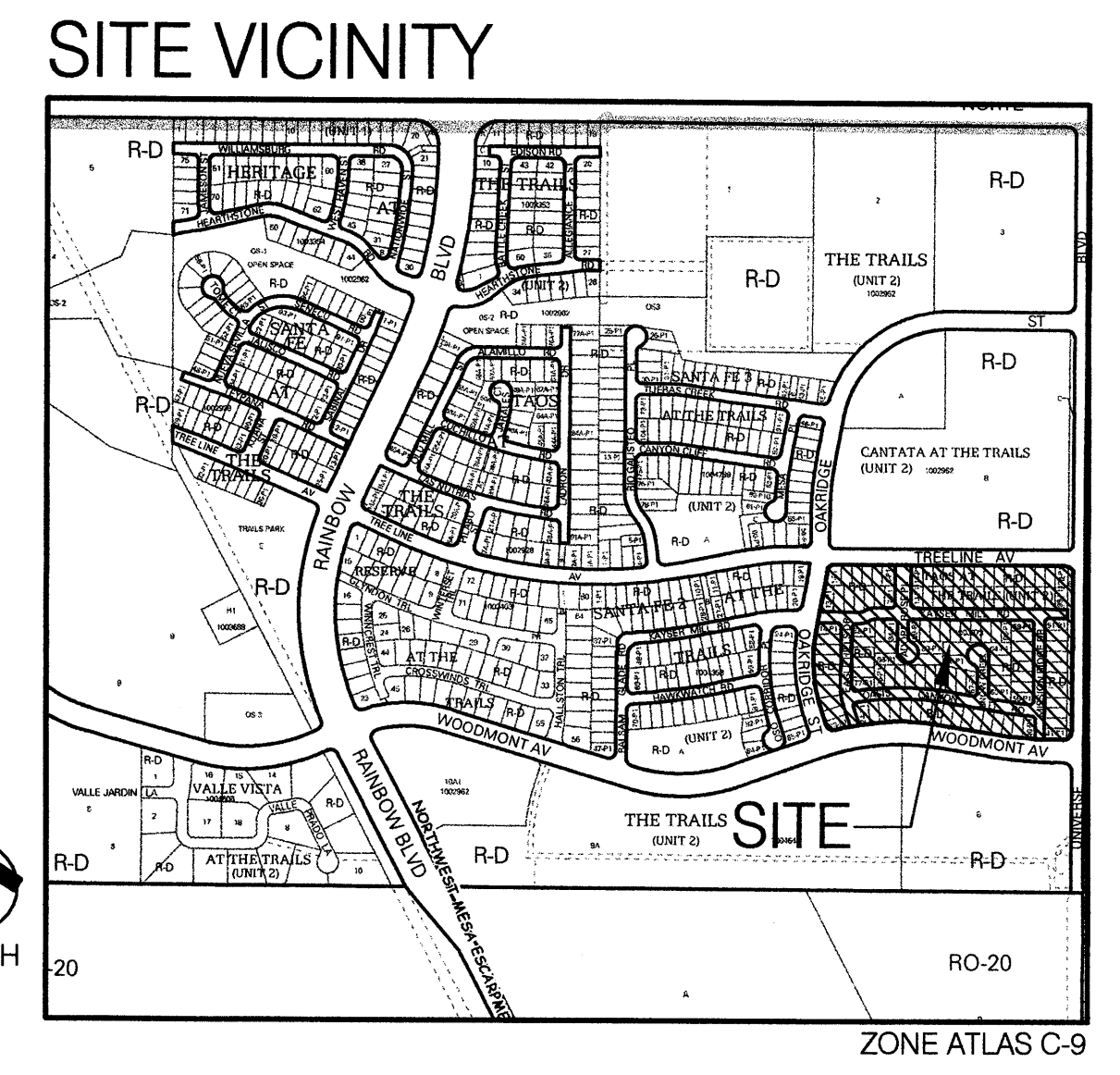
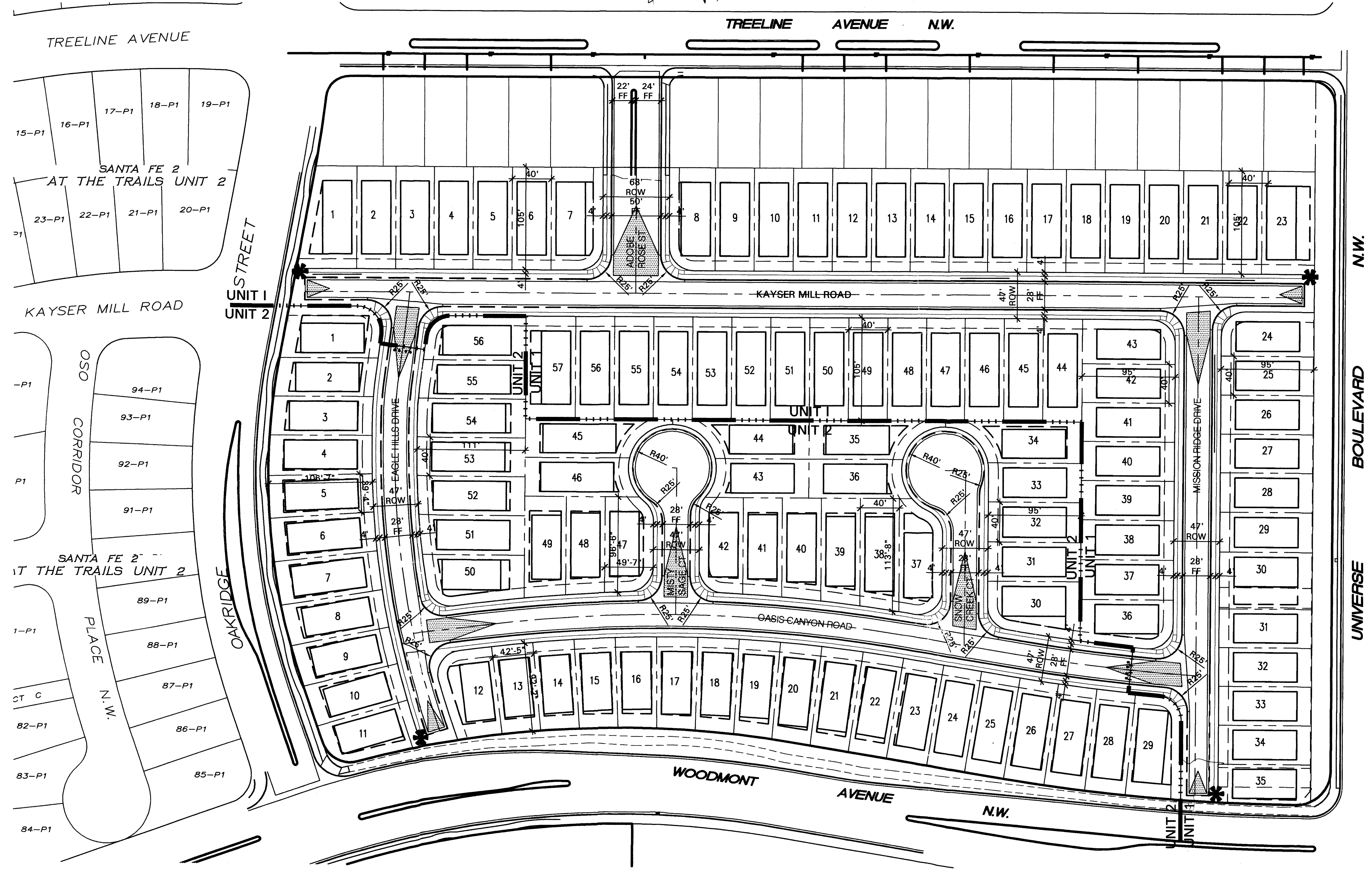
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LEGEND

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- - - EXISTING SUBDIVISION BOUNDARY
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- ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
- x-x-x EXISTING FENCE LINE

68
9 22 & 24 11 9



PROJECT NUMBER: 1008797
 APPLICATION NUMBER: 11DRB-70120
 IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

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

GENERAL NOTES:

- THE SITE PLAN CONCEPT AND REQUIREMENTS HAVE BEEN BASED ON THE "TRAILS PHASE 1" SITE DEVELOPMENT PLAN FOR SUBDIVISION, DATED 10-22-03, PROJECT NUMBER 1002962, 03DRB-01530.
- EXISTING ZONING: R-D - PROPOSED ZONING: NO CHANGE.
- LOT SIZE, SETBACKS AND WIDTHS FOR INDIVIDUAL SUBDIVISION PARCELS SHALL CONFORM TO THE R-T ZONING REGULATION.
- AS DESCRIBED AND PERMITTED IN CHAPTER 23 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, OFF STREET PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE P-1 INTERMITTENT PARKING DESIGN STANDARDS. THIS IS APPLICABLE WHERE THE ROADWAY RIGHT-OF-WAY AND PAVEMENT WIDTHS WITHIN INDIVIDUAL SUBDIVISIONS EQUAL 47' AND 28' RESPECTIVELY.
- PEDESTRIAN ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC SIDEWALKS TO WOODMONT AVENUE, OAKRIDGE AVENUE, AND UNIVERSE BLVD. THESE ADDITIONAL PEDESTRIAN CONNECTIONS ARE NOT REQUIRED TO MEET ADA STANDARDS AND MAY INCLUDE SCREEN WALLS AND STEPS WHERE NECESSARY.
- VEHICULAR ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC STREETS TO WOODMONT AVENUE.
- ALL INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 47' RIGHT-OF-WAY WITH 28' F-F PAVEMENT SECTION.
- SUBDIVISION LOT LAYOUTS DEPICTED ARE FOR GENERAL INFORMATION ONLY. EXACT LOT SIZE, CONFIGURATION, QUANTITY AND INTERNAL ROADWAY CONFIGURATION MAY VARY, AND SHALL BE DETERMINED WITH PRELIMINARY AND FINAL PLATS.
- THE MAXIMUM ON-LOT USEABLE OPEN SPACE REQUIREMENT WILL BE MET, PER THE R-D ZONE IN THE CITY COMPREHENSIVE ZONING CODE. THE REMAINING REQUIREMENTS HAVE BEEN MET PREVIOUSLY PER SECTION 14-16-3-8 DETACHED OPEN SPACE REGULATIONS. OFF-SITE OPEN SPACE AREAS HAVE BEEN ESTABLISHED CONSISTENT WITH THE TRAILS PHASE I SITE DEVELOPMENT PLAN FOR SUBDIVISION.
- PERIMETER LANDSCAPING ALONG WOODMONT AVE., OAKRIDGE AVE., AND UNIVERSE BLVD. IS EXISTING.

- AS REQUIRED PER THE STREET TREE ORDINANCE, TREES SHALL BE REQUIRED IN THE REAR YARDS FOR HOUSES BACKING UP TO WOODMONT AVE. AND UNIVERSE BLVD.
- WATER AND SEWER PROVIDED BY ABCWUA PURSUANT TO THE WATER AND SEWER AVAILABILITY LETTER.
- PERIMETER WALLS: THE SUBDIVISION PERIMETER GARDEN WALL WILL BE DESIGNED AND SUBMITTED IN CONJUNCTION WITH THE PRELIMINARY PLAT, AND SHALL BE CONSISTENT WITH THE TRAILS PHASE I SITE DEVELOPMENT PLAN FOR SUBDIVISION. SOME OF THE PERIMETER WALLS ARE EXISTING.
- MAXIMUM BUILDING HEIGHT WILL BE 26 FEET IN COMPLIANCE WITH THE COMPREHENSIVE CITY ZONING CODE.
- THERE ARE CURRENTLY NO TRANSIT OPERATIONS IN THE VICINITY. TRANSIT MAY OCCUR AT A LATER DATE PER CITY OF ALBUQUERQUE TRANSIT.
- BICYCLE LANES ARE EXISTING WITHIN WOODMONT AVE, AND RAINBOW BLVD ROADWAYS AS DETERMINED BY THE CITY OF ALBUQUERQUE DESIGN REVIEW COMMITTEE.

* PEDESTRIAN CONNECTION

SITE DATA:

TOTAL DEVELOPED AREA: 19.3582 AC.
 ZONING: R-D
 PROPOSED DWELLING UNITS:

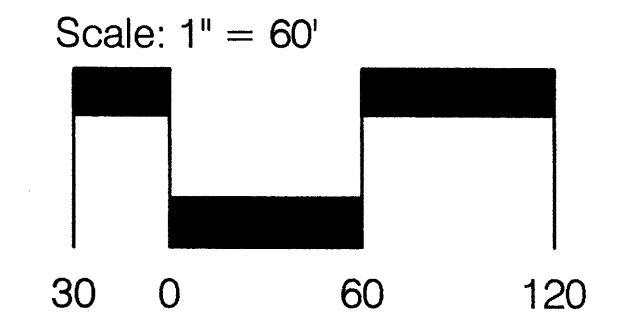
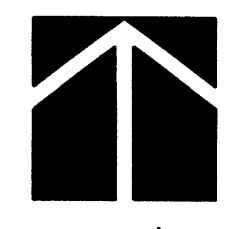
PHASE 1	57
PHASE 2	56
TOTAL	113

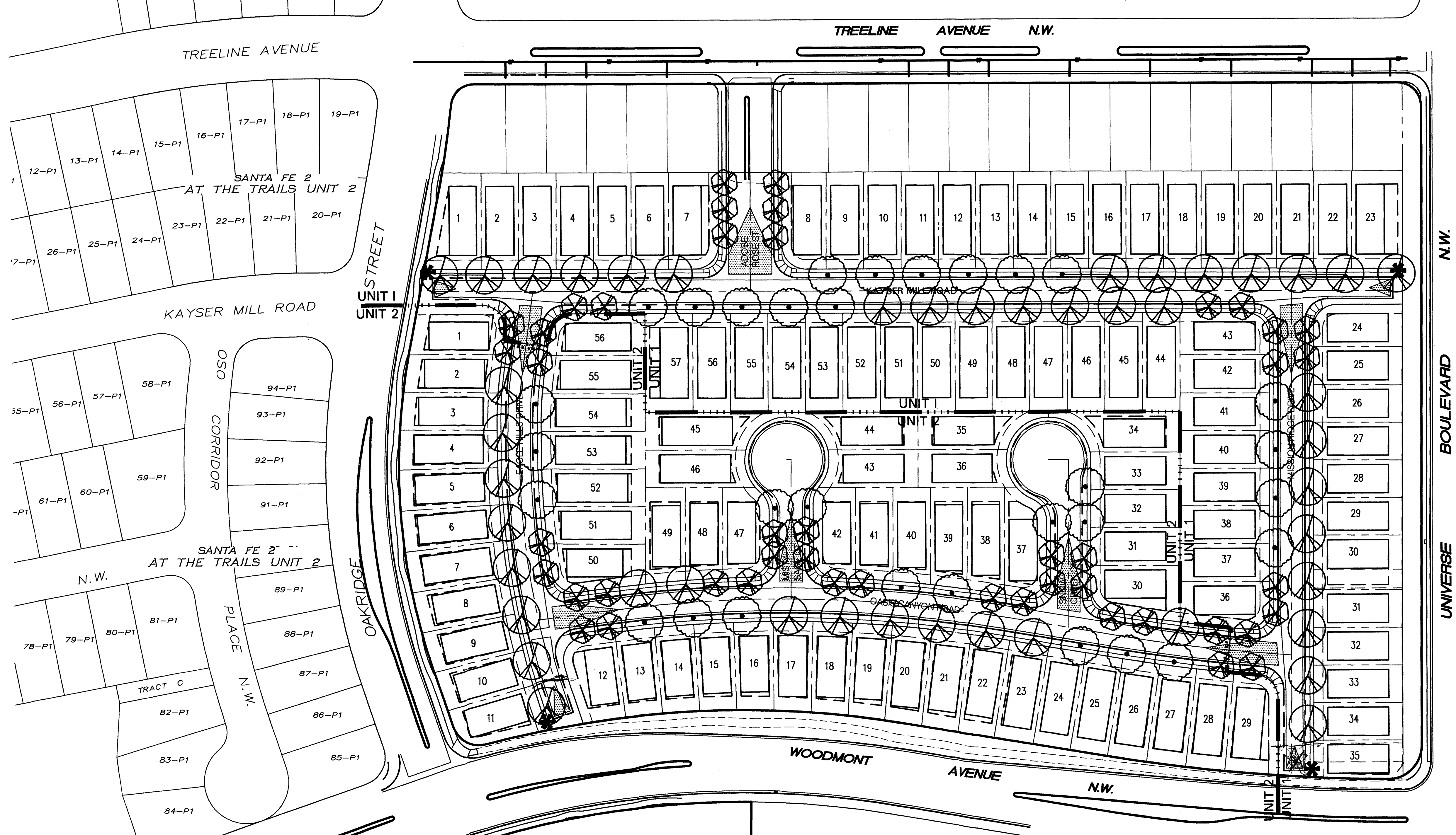
LEGAL DESCRIPTION:
 LOTS 7-P1 THRU 113-P1, TOGETHER WITH VACATED KAYSER MILL ROAD, EAGLE HILLS DRIVE, MISSION RIDGE DRIVE, OASIS CANYON ROAD, SNOW CREEK COURT, AND A PORTION OF ADOBE ROSE PLACE, OF TAOS AT THE TRAILS UNIT 2 SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 5 AND 7, 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 26, 2007, IN PLAT BOOK 2007C, PAGE 314, AS DOCUMENT NO. 2007149699.

**Site Plan for Subdivision
 Taos Unit 1 at the Trails Unit 2/
 Taos Unit 2 at the Trails Unit 2**

Prepared for:
 The Trails, LLC
 6840 Treeline Avenue NW
 Albuquerque, NM 87114

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





PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE	WATER USE
STREET TREES			
CHITALPA	CHITALPA TASHKENTENSIS 'PINK DAWN'	2.0' CAL.	MEDIUM
MODESTO ASH	FRAXINUS VELUTINA 'MODESTO'	2.0' CAL.	MEDIUM
IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS 'IMPERIAL'	2.0' CAL.	MEDIUM
FRONT YARD PLANT LIST TYPICAL			
EVERGREEN TREES			
AUSTRIAN PINE	PINUS NIGRA	6 FT. HT.	MEDIUM
TREES			
DESERT WILLOW	CHILOPSIS LINEARIS	2.0' CAL.	LOW+
GOLDENRAIN TREE	KOELREUTERIA PANICULATA	2.0' CAL.	MEDIUM
NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	15 GAL	LOW
NEWPORT FLOWERING PLUM	PRUNUS C. 'NEWPORT'	2.0' CAL.	MEDIUM
WESTERN REDBUD	CERCIS OCCIDENTALIS	2.0' CAL.	MEDIUM
RAYWOOD ASH	FRAXINUS OXYCARPA 'RAYWOOD'	2.0' CAL.	MEDIUM+
CACTI / AGAVES / ALOES / YUCCAS			
BROADLEAF YUCCA	YUCCA BACCATA	5 GAL	LOW
CHOLLA	OPUNTIA SPP.	5 GAL	LOW
PARRY AGAVE	AGAVE PARRYII	5 GAL	LOW
RED FLOWERING ALOE	HESPERALOE PARVIFLORA	5 GAL	LOW+
SHRUBS			
BLUE MIST SPIREA	CARYOPTERIS X. CLANDONENSIS	5 GAL	MEDIUM
BIG SAGE	ARTEMISIA TRIDENTATA	5 GAL	LOW
WESTERN SAND CHERRY	PRUNUS BESSEYI	5 GAL	MEDIUM
RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL	LOW
CHERRY SAGE	SALVIA GREGGI	5 GAL	LOW
PROSTRATE ROSEMARY	ROSMARINUS 'O. PROSTRATUS'	5 GAL	LOW+
TURPENTINE BUSH	ERICAMERIA LARICIFOLIA 'AGUIRRE'	5 GAL	LOW+

COMMON NAME	BOTANICAL NAME	SIZE	WATER USE
GRASSES			
BEARGRASS	NOLINA MICROCARPA	5 GAL	LOW+
KARL FOERSTER REED GRASS	CALAMAGROSTIS 'KARL FOERSTER'	5 GAL	MEDIUM
REGAL MIST DEERGRASS	MUHLENBERGIA C. 'REGAL MIST'	5 GAL	MEDIUM
SILVER FEATHER MAIDEN GRASS	MISCANTHUS S. 'SILVER FEATHER'	5 GAL	MEDIUM+
THREADGRASS	NASSELLA TENUISSIMA	1 GAL	LOW+
YAKUSHIMA MAIDEN GRASS	MISCANTHUS S. 'YAKUSHIMA'	5 GAL	MEDIUM+
FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES	5 GAL	MEDIUM

NOTES:

- ALL PLANTS WITHIN 6' OF CURB MUST BE MAINTAINED AT A MAX. HEIGHT OF 3'.
- TREES IN SIGHTLINES AND WITHIN 6' OF A CURB MUST HAVE LOWER BRANCHES PRUNED UP TO 7'.
- BOULDERS WITHIN 6' OF CURB MAY NOT EXCEED 8" IN HEIGHT, THOSE WITHIN 12' MAY NOT EXCEED 16".

GENERAL NOTES:

- THIS PLAN IS INTENDED TO COMPLY WITH THE NORTHWEST MESA ESCARPMENT PLAN.
- LANDSCAPE DESIGN IS CONCEPTUAL. LANDSCAPE WITHIN R.O.W. SHALL BE ACCOMPLISHED WITH A LANDSCAPE MAINTENANCE AGREEMENT BETWEEN THE HOMEOWNERS ASSOCIATION AND THE CITY OF ALBUQUERQUE.
- ALL DISTURBED AREAS WILL BE REVEGETATED WITH NATIVE SEED MIX.

ALL SHRUB PLANTING AREAS SHALL BE TOP DRESSED WITH 3/4" SANTA FE BROWN ROCK MULCH AND 2" - 4" SANTA ANA TAN COBBLE (3:1 RATIO). MINIMUM DEPTH OF MULCH SHALL BE 3".

IRRIGATION SYSTEM
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS.

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

RUN TIME PER DRIP VALVE WILL BE APPROXIMATELY 60 MINUTES PER DAY, TO BE ADJUSTED ACCORDING TO THE SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD.

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

MAINTENANCE RESPONSIBILITY
MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THOSE AREAS WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

STATEMENT OF WATER WASTE
THE LANDSCAPE PLAN FOR THIS SITE SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPE AREA.

Landscape Plan Taos Unit 1 at the Trails Unit 2/ Taos Unit 2 at the Trails Unit 2

Prepared for:
The Trails, LLC
6840 Treeline Avenue NW
Albuquerque, NM 87114

Prepared by:
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