

VICINITY MAP  
Not to Scale

**GENERAL NOTES**

- 1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- 2. Distances are ground.
- 3. Distances along curved lines are arc lengths.
- 4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
- 5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. City of Albuquerque Zone Atlas Page C-9.

**SUBDIVISION DATA**

- 1. Total number of existing Tracts: 2
- 2. Total number of Lots created: 57
- 3. Total number of Tracts created: 3
- 4. Public Street right of way dedicated by this plat 1.6762 Ac.
- 5. Gross Subdivision acreage: 7.6915 acres.
- 6. Mileage of streets created: 0.27 mile

**SHEET INDEX**

- SHEET 1 Approvals, General Notes, Purpose of plat
- SHEET 2 Legal Description, Free consent and dedication
- SHEET 3 New Lots, Streets and easements created
- SHEET 4 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:

- A. 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.
- B. 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.
- C. 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.
- D. 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.

**DISCLAIMER**

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

**PURPOSE OF PLAT**

- 1. Create 57 New Lots, 3 New Tracts and dedicate the New Public Street right of ways as shown hereon.
- 2. Grant the New Public Utility Easements as shown hereon.
- 3. Tracts A, B and C will be conveyed to the Trails Community Association by a separate document. Said tracts 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  
NMPSS No. 9750  
January 10, 2012



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

(BEING A REPLAT OF TRACT A, TAOS UNIT 1 AT THE TRAILS, AND TRACT B, 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**

City Surveyor Date 2-15-12

Department of Municipal Development Date \_\_\_\_\_

Real Property Division Date \_\_\_\_\_

Environmental Health Department Date \_\_\_\_\_

Traffic Engineering, Transportation Division Date \_\_\_\_\_

ABCWUA Date \_\_\_\_\_

Parks and Recreation Department Date \_\_\_\_\_

AMA/CA Date \_\_\_\_\_

City Engineer Date \_\_\_\_\_

DRB Chairperson, Planning Department Date \_\_\_\_\_

SHEET 1 OF 4

**SURV+TEK, INC.**  
Consulting Surveyors  
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377

110146\_UNIT 2 PLAT

**LEGAL DESCRIPTION**

All that certain parcel of land situated within the Town of Alameda Grant in Projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, comprising and being Tract A, Taos Unit 1 At The Trails, as the same is shown and designated on the plat entitled "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", filed in the office of the County Clerk of Bernalillo County, New Mexico, on \_\_\_\_\_ 20\_\_\_\_ in Plat Book 20\_\_\_\_, C, Page \_\_\_\_\_, and Tract B, Taos At The Trails Unit 2, 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, and being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Grid bearings and ground distances as follows:

BEGINNING at the northwesterly corner of the parcel herein described, said point also being the northwesterly corner of said Tract A, Taos Unit 1 At The Trails, and also being a point on the easterly right of way line of Oakridge Street N.W.; Thence, along the northerly boundary of said Tract A, Taos unit 1 At The Trails, the following 7 courses,

- S 89°43'50" E, 69.78 feet to a point of curvature; Thence,
- Southeasterly, 42.53 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 97°28'47", and a chord that bears S 40°59'27" E, 37.59 feet) to a point of tangency; Thence,
- S 07°44'57" W, 9.67 feet to an angle point; Thence,
- S 82°15'03" W, 47.00 feet to an angle point; Thence,
- N 07°44'57" E, 13.33 feet to a point of curvature; Thence,
- Northeasterly, 36.01 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 82°31'12", and a chord that bears N 49°00'33" E, 32.97 feet) to a point of tangency; Thence,
- S 89°43'50" E, 77.09 feet to an angle point, said point also being a point on the southerly right of way line of Kayser Mill Road N.W., and also being the northwesterly corner of Lot 56 P-1, of said Taos Unit 1 At The Trails; Thence, along the northerly, easterly then northerly boundary of said Tract A, Taos Unit 1 At The Trails, the following 10 courses,
- S 00°16'10" W, 105.00 feet to an angle point; Thence,
- S 89°43'50" E, 571.00 feet to an angle point; Thence,
- S 00°16'10" W, 223.15 feet to an angle point; Thence,
- Easterly, 44.61 feet on the arc of a curve to the left (said curve having a radius of 1798.90 feet, a central angle of 01°25'15", and a chord that bears S 83°07'08" E, 44.60 feet) to an angle point; Thence,
- S 05°51'08" W, 47.00 feet to an angle point; Thence,
- Easterly, 41.45 feet on the arc of a curve to the left (said curve having a radius of 1845.90 feet, a central angle of 01°17'11", and a chord that bears S 84°28'51" E, 41.45 feet) to a point of reverse curvature; Thence,
- Southeasterly, 37.26 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 85°23'36", and a chord that bears S 42°25'38" E, 33.91 feet) to a point of tangency; Thence,
- S 00°16'10" W, 44.81 feet to an angle point; Thence,
- S 89°43'50" E, 133.00 feet to an angle point, said point also being the eastern-most northerly corner of said Tract A, Taos Unit 1 At The Trails, and also being a point on the westerly boundary of said Tract B, Taos At The Trails Unit 2; Thence, along the westerly boundary of said Tract B, Taos At The Trails Unit 2,

**LEGAL DESCRIPTION, continued**

- N 00°16'10" E, 700.07 feet to an angle point, said point also being a point on the southerly right of way on Trestline Avenue N.W., and also being the northwesterly corner of Lot 128 P-1, of said Taos At The Trails Unit 2; Thence, along the westerly right of way line of Universe Boulevard N.W.,
- Southeasterly, 34.24 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 78°27'47", and a chord that bears S 38°57'43" E, 31.62 feet) to a point of tangency; Thence,
- S 00°16'10" W, 681.90 feet to a point of curvature; Thence,
- Southwesterly, 55.11 feet on the arc of a curve to the right (said curve having a radius of 35.00 feet, a central angle of 90°13'01", and a chord that bears S 45°22'41" W, 49.59 feet) to a point of compound curvature on the northerly right of way line of Woodmont Avenue N.W.; Thence, along said northerly right of way line of Woodmont Avenue N.W.,
- Westerly, 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 09°02'34", and a chord that bears N 84°59'32" W, 307.60 feet) to a point of tangency; Thence,
- N 80°28'15" W, 212.10 feet to a point of curvature; Thence,
- Westerly, 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 that 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 that bears N 61°58'20" W, 41.05 feet) to a point of tangency on said easterly right of way line of Oakridge Street N.W., at the southwesterly corner of the parcel herein described; Thence, along said easterly right of way line of Oakridge Street N.W.,
- N 18°48'20" W, 64.66 feet to a point of curvature; Thence,
- Northerly, 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 that bears N 03°57'45" W, 338.66 feet) to a point of tangency; Thence,
- N 10°52'51" E, 51.32 feet to the point of beginning.

Said parcel contains 7.6915 acres, more or less.

**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. # \_\_\_\_\_

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

(BEING A REPLAT OF TRACT A, TAOS UNIT 1 AT THE TRAILS, AND TRACT B, 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

**FREE CONSENT AND DEDICATION**

SURVEYED AND REPLATED and now comprising "PLAT OF TAOS UNIT 2 AT THE TRAILS (BEING A REPLAT OF TRACT A, TAOS UNIT 1 AT THE TRAILS AND TRACT B, 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

The Trails Community Association, Inc.

By: Kelly Colman  
Kelly Colman, President

**ACKNOWLEDGMENT**

STATE OF Colorado  
COUNTY OF Boulder SS  
The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of January, 2012, by Sharon K. Eshima, Manager of RCS-Taos, LLC.

Valerie Taylor  
Notary Public  
My commission expires 8/6/2012

**ACKNOWLEDGMENT**

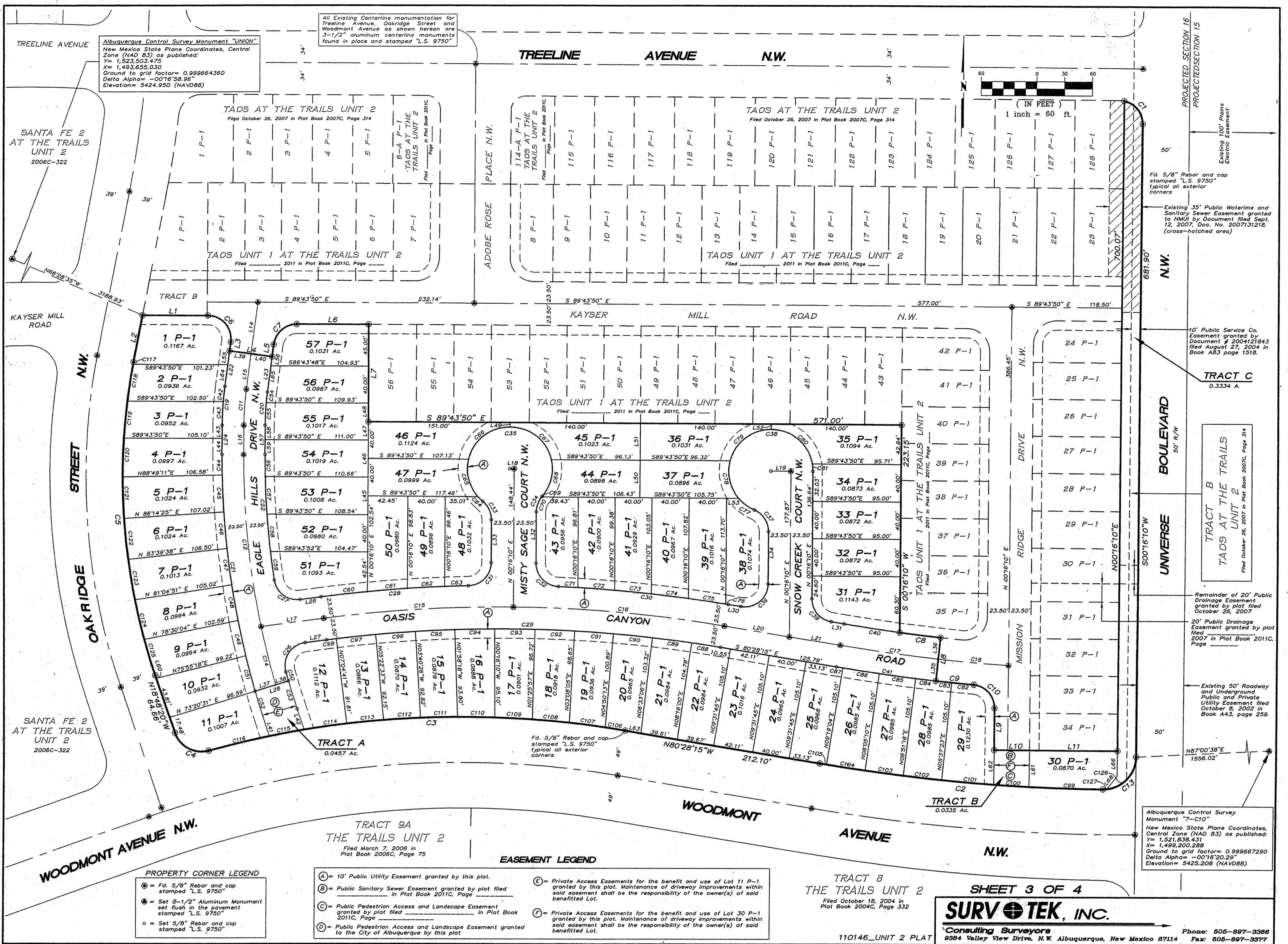
STATE OF NM  
COUNTY OF Bernalillo SS  
The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of February, 2012, by Kelly Colman, President of The Trails Community Association, Inc.

Sara S. Hummel  
Notary Public  
My commission expires 1/05/16

SHEET 2 OF 4

**SURV+TEK, INC.**  
Consulting Surveyors  
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377

110146\_UNIT 2 PLAT



**PROPERTY CORNER LEGEND**

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

**EASEMENT LEGEND**

- Ⓐ = 10' Public Utility Easement granted by this plat.
- Ⓑ = Public Sanitary Sewer Easement granted by plot filed in Plat Book 2011C, Page 314.
- Ⓒ = Public Pedestrian Access and Landscape Easement granted by plot filed in Plat Book 2011C, Page 314.
- Ⓓ = Public Pedestrian Access and Landscape Easement granted to the City of Albuquerque by this plat.
- Ⓔ = Private Access Easements for the benefit and use of Lot 11 P-1 granted by this plat. Maintenance of driveway improvements within said easement shall be the responsibility of the owner(s) of said benefitted lot.
- Ⓕ = Private Access Easements for the benefit and use of Lot 30 P-1 granted by this plat. Maintenance of driveway improvements within said easement shall be the responsibility of the owner(s) of said benefitted lot.

**SHEET 3 OF 4**

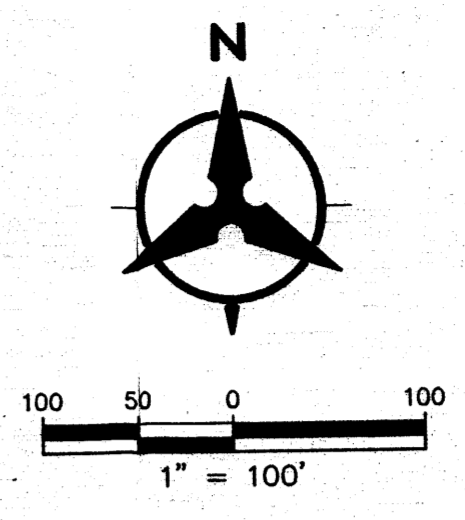
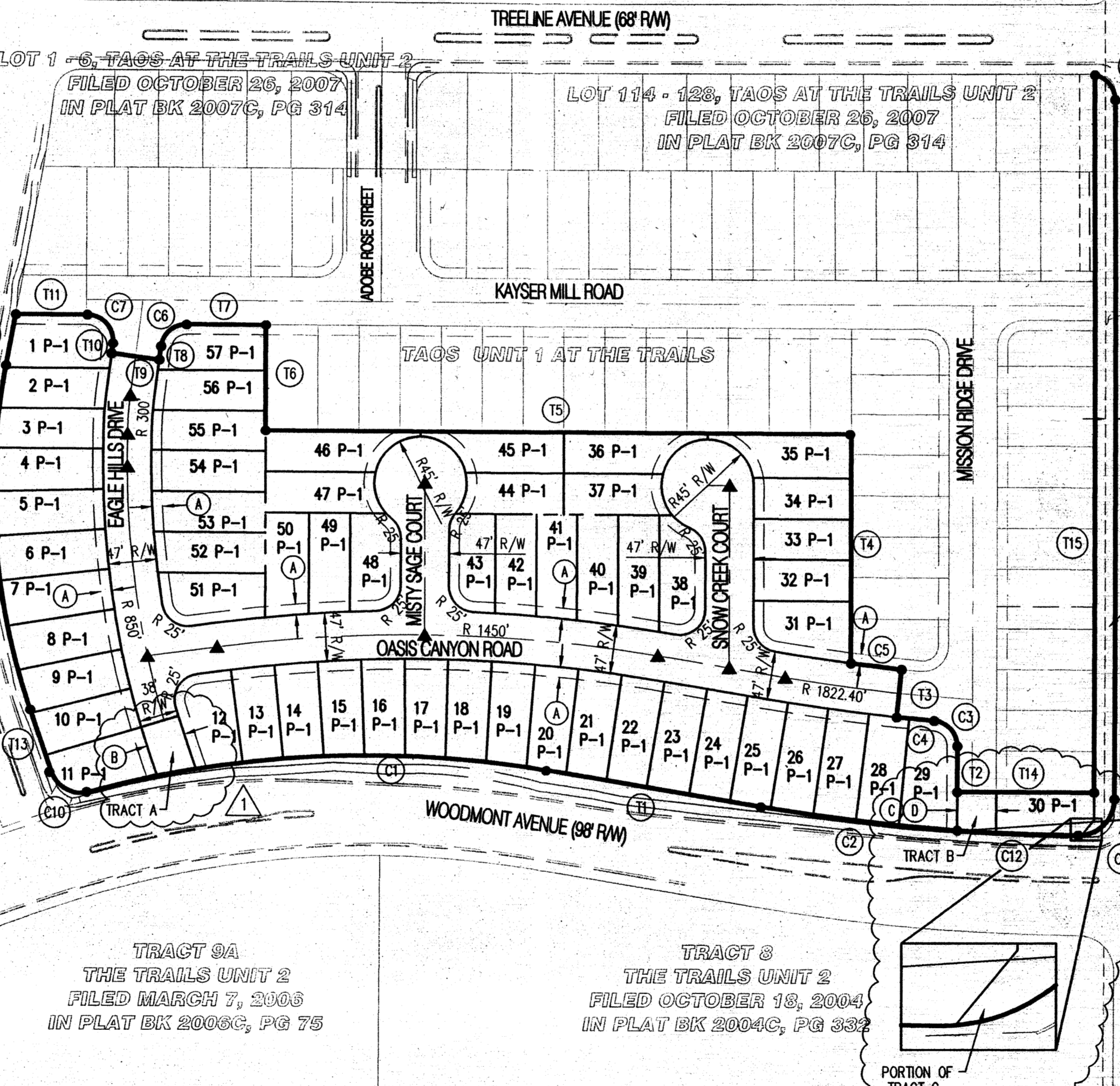
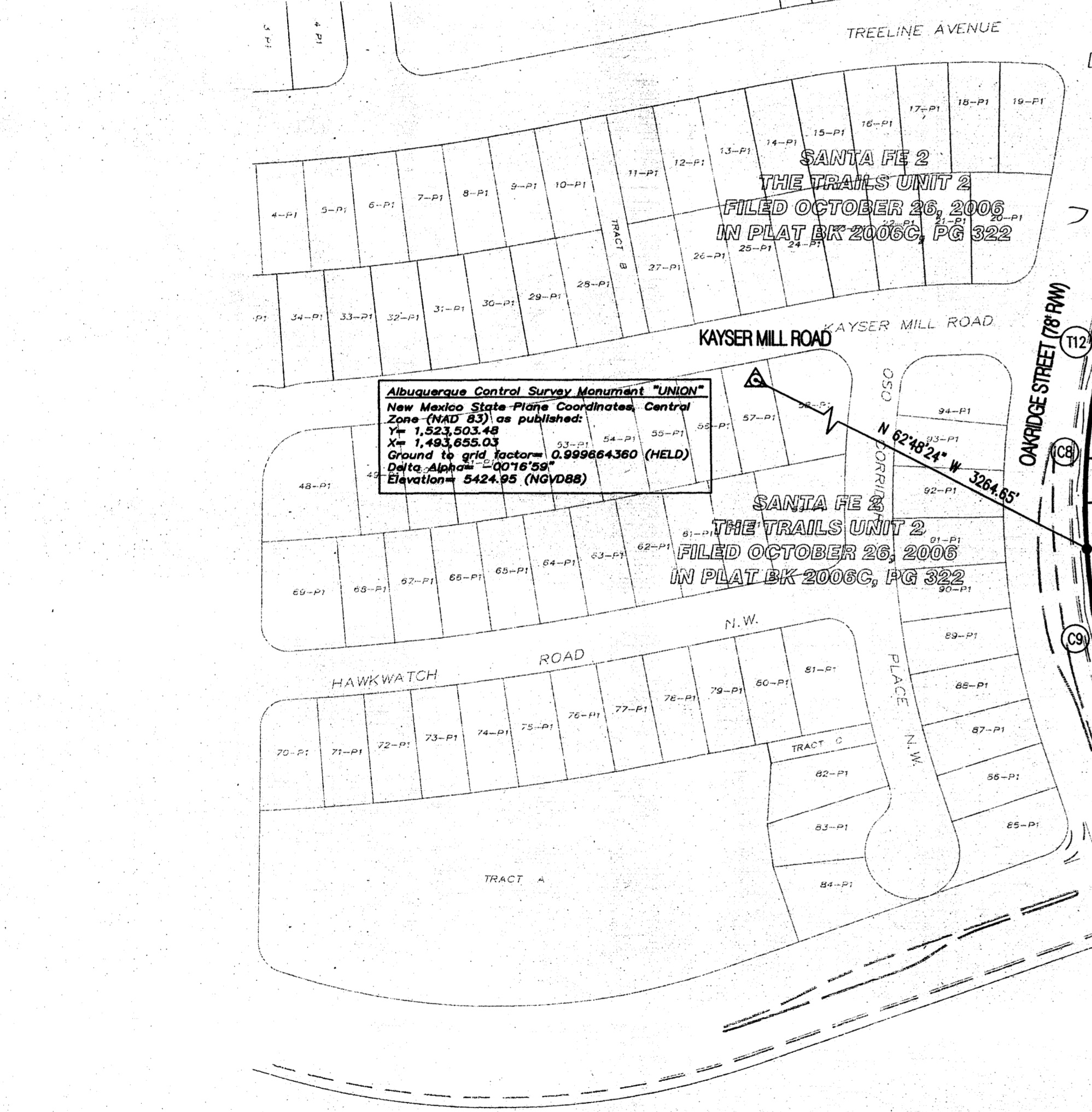
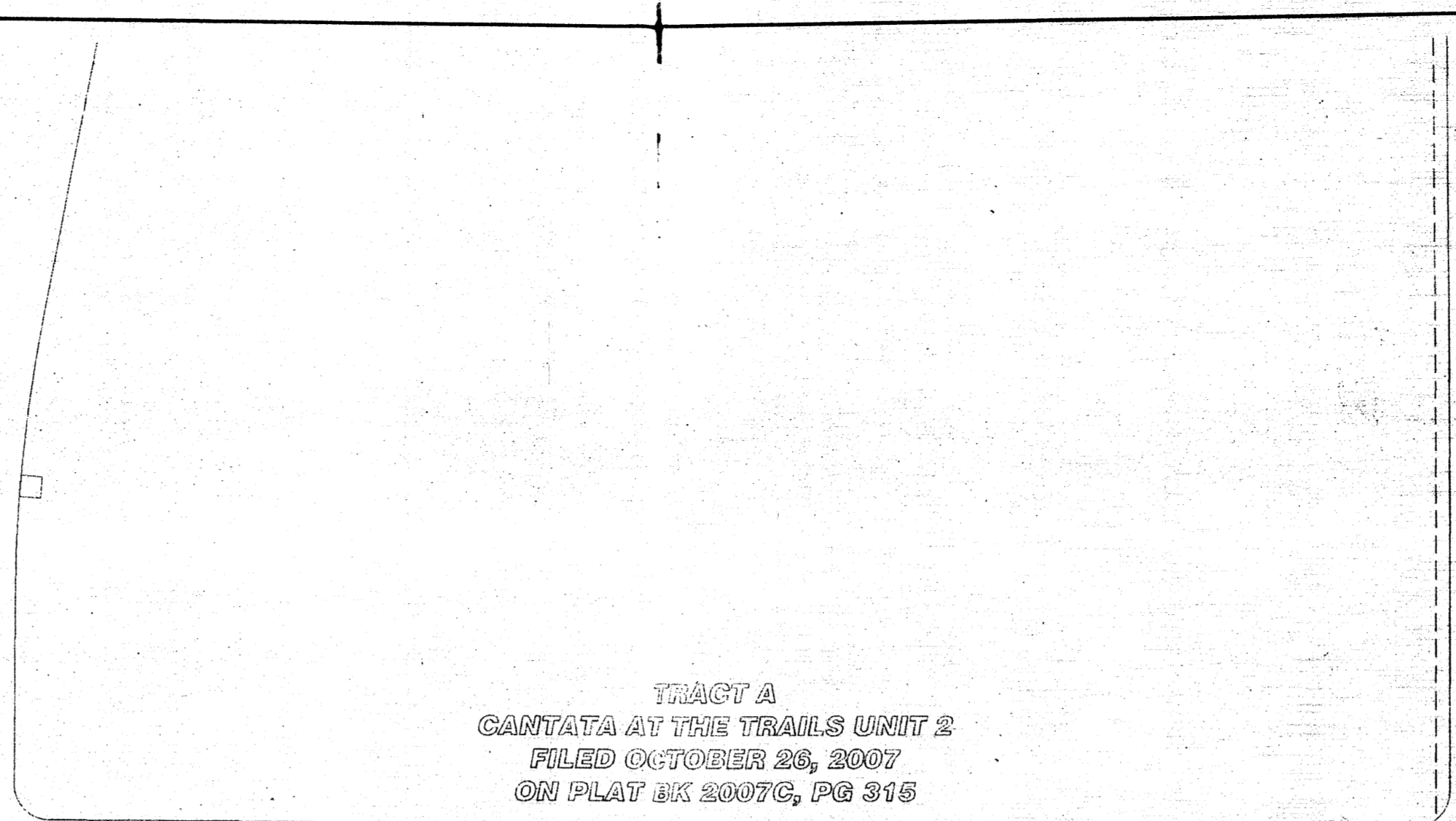
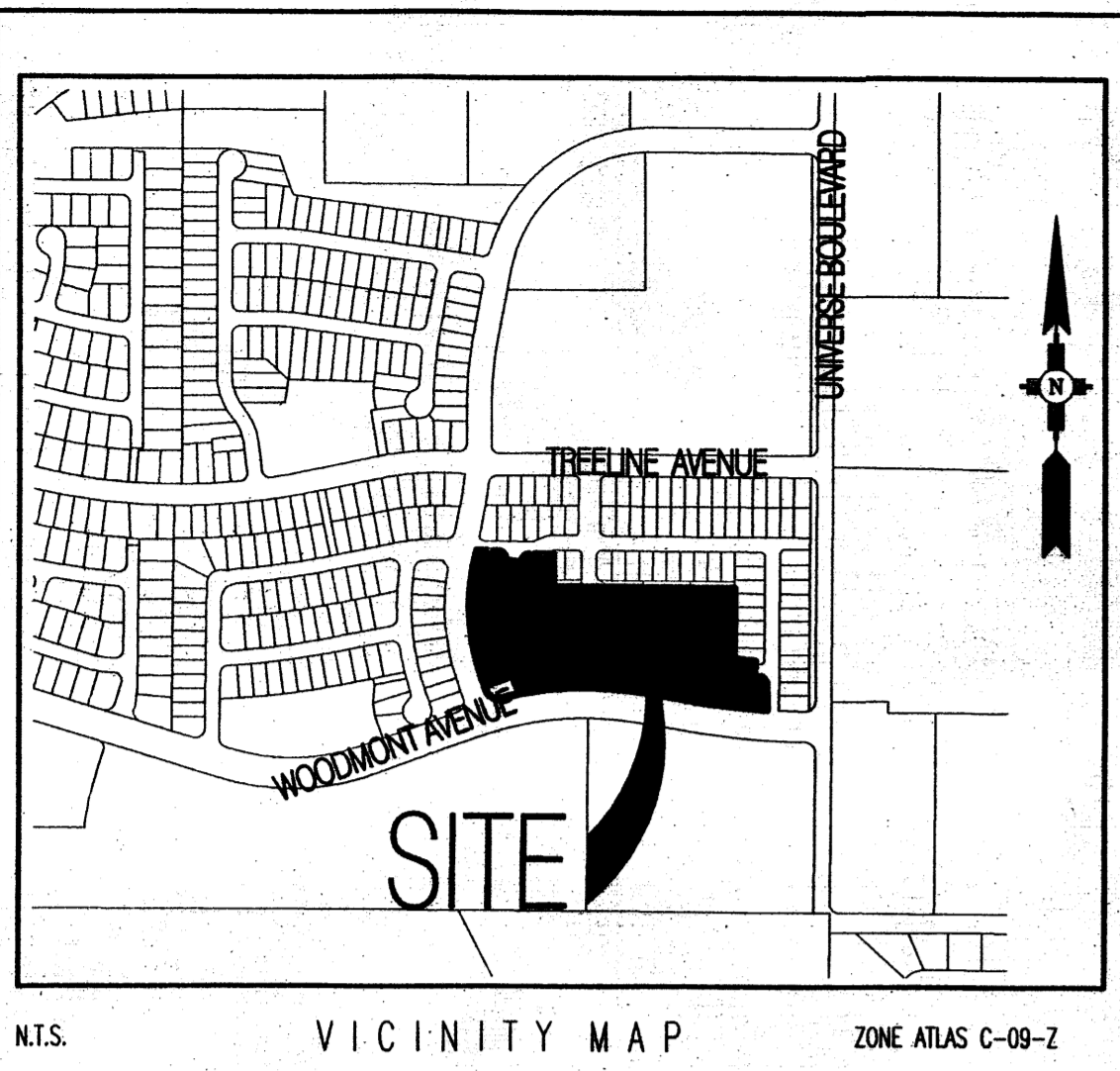
**SURVTEK, INC.**  
 Consulting Surveyors  
 6384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3368  
 Fax: 505-897-3377

**PLAT OF  
 TAOS UNIT 2  
 AT THE TRAILS**  
 (BEING A REPLAT OF TRACT A, TAOS UNIT 1 AT THE TRAILS,  
 AND TRACT B, 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

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	34.24'	25.00'	20.41'	31.62'	S38°57'43"E	78°27'47"
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	42.53'	25.00'	28.50'	37.59'	S40°59'27"E	97°28'47"
C7	36.01'	25.00'	21.93'	32.97'	N49°00'33"E	82°31'12"
C8	44.61'	1798.90'	22.30'	44.60'	S83°07'08"E	1°25'15"
C9	41.45'	1845.90'	20.72'	41.45'	S84°28'51"E	1°17'11"
C10	37.26'	25.00'	23.07'	33.91'	S42°25'38"E	85°23'36"
C11	39.16'	300.00'	19.61'	39.14'	S04°00'33"W	7°28'47"
C12	186.15'	850.00'	93.45'	185.78'	S06°00'16"E	1°23'26"
C13	59.11'	35.00'	35.13'	49.59'	S45°22'41"W	90°33'01"
C14	64.97'	850.00'	32.50'	64.96'	S14°28'06"E	4°22'46"
C15	202.58'	1450.00'	101.46'	202.42'	S86°30'09"W	8°00'18"
C16	228.38'	1450.00'	114.43'	228.15'	N84°58'59"W	9°01'28"
C17	108.96'	1822.40'	53.49'	108.94'	S82°09'08"E	3°21'46"
C18	76.74'	1822.40'	38.38'	76.73'	S86°02'23"E	2°24'46"
C19	42.23'	323.50'	21.15'	42.20'	S04°00'33"W	7°28'47"
C20	36.10'	276.50'	18.07'	36.07'	S04°00'33"W	7°28'47"
C21	288.07'	873.50'	129.98'	287.13'	S08°11'40"E	16°35'39"
C22	135.08'	826.50'	67.69'	134.93'	S04°24'46"E	9°21'52"
C23	Intentionally omitted					
C24	Intentionally omitted					
C25	Intentionally omitted					
C26	42.96'	25.00'	29.00'	37.87'	S33°16'03"W	98°27'54"
C27	38.87'	25.00'	24.31'	34.86'	S53°17'51"E	88°24'18"
C28	157.97'	1473.50'	79.06'	157.90'	S85°34'17"W	6°08'33"
C29	423.98'	1426.50'	213.56'	422.42'	N88°59'07"W	1°20'45"
C30	184.58'	1473.50'	92.41'	184.46'	N84°03'34"W	7°03'37"
C31	39.56'	25.00'	24.30'	34.85'	N44°27'22"E	88°22'23"
C32	38.36'	25.00'	24.11'	34.71'	S43°41'21"E	87°55'02"
C33	22.28'	25.00'	11.94'	21.55'	N25°15'29"W	51°03'19"
C34	17.80'	25.00'	9.29'	17.42'	S20°39'47"W	40°47'13"
C35	213.90'	45.00'	62.61'	213.90'	S85°08'07"W	2°15'03"
C36	43.31'	25.00'	29.41'	38.09'	N49°53'58"E	92°15'35"
C37	29.37'	25.00'	16.65'	27.71'	N33°23'11"W	67°18'43"
C38	194.24'	45.00'	74.91'	194.24'	S86°36'49"W	2°47'18"
C39	35.23'	25.00'	21.25'	32.39'	S40°06'02"E	80°44'25"
C40	60.84'	1798.90'	30.42'	60.84'	S81°26'23"E	1°56'16"
C41	108.46'	1845.90'	54.25'	108.45'	S82°09'15"E	3°22'00"
C42	16.70'	323.50'	8.35'	16.70'	S08°16'12"W	2°27'29"
C43	25.53'	323.50'	12.77'	25.52'	S02°31'49"W	4°31'18"
C44	22.10'	873.50'	11.05'	22.10'	S00°27'19"E	1°26'59"
C45	39.33'	873.50'	19.67'	39.32'	S02°28'12"E	2°34'47"
C46	39.33'	873.50'	19.67'	39.32'	S05°02'59"E	2°34'47"
C47	Intentionally omitted					
C48	39.33'	873.50'	19.67'	39.32'	S07°37'46"E	2°34'47"
C49	39.33'	873.50'	19.67'	39.32'	S10°12'32"E	2°34'47"
C50	10.11'	835.50'	5.05'	10.11'	S16°18'41"E	0°41'35"
C51	39.33'	873.50'	19.67'	39.32'	S15°22'06"E	2°34'47"
C52	32.74'	873.50'	16.37'	32.74'	S17°43'55"E	2°08'51"
C53	31.31'	835.50'	15.66'	31.31'	S17°43'55"E	2°08'51"
C54	11.77'	276.50'	5.89'	11.77'	S02°47'23"W	2°02'27"
C55	24.33'	276.50'	12.17'	24.32'	S00°33'06"E	1°38'32"
C56	23.69'	826.50'	11.85'	23.69'	S02°45'41"E	2°46'38"
C57	40.06'	826.50'	20.03'	40.06'	S05°32'39"E	2°47'16"
C58	40.21'	826.50'	20.11'	40.21'	S08°00'59"E	2°09'28"
C59	31.21'	826.50'	15.56'	31.21'	S08°00'59"E	2°09'28"
C60	60.01'	1473.50'	29.01'	60.01'	S85°16'23"W	1°39'25"
C61	42.62'	1473.50'	21.31'	42.61'	S85°16'23"W	1°39'25"
C62	40.07'	1473.50'	20.04'	40.07'	S86°52'51"W	1°33'29"
C63	25.28'	1473.50'	12.64'	25.27'	S88°09'04"W	0°58'58"
C64	7.26'	45.00'	3.64'	7.25'	S46°09'49"E	9°14'42"
C65	42.82'	45.00'	23.25'	41.31'	S14°12'57"E	5°45'00"
C66	60.60'	45.00'	35.90'	56.12'	S31°41'21"W	7°29'37"
C67	60.60'	45.00'	35.90'	56.12'	N51°09'01"W	7°29'37"
C68	42.12'	45.00'	22.74'	40.60'	N14°14'35"E	53°37'36"
C69	0.79'	25.00'	0.39'	0.79'	S40°09'17"W	1°48'12"
C70	17.01'	25.00'	8.85'	16.68'	S19°45'41"W	38°59'01"

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C71	20.93'	1473.50'	10.46'	20.93'	N87°14'28"W	0°48'50"
C72	40.08'	1473.50'	20.04'	40.08'	N86°03'17"W	1°33'31"
C73	40.17'	1473.50'	20.09'	40.17'	N84°29'40"W	1°33'43"
C74	40.28'	1473.50'	20.14'	40.28'	N82°55'49"W	1°33'59"
C75	40.43'	1473.50'	20.22'	40.43'	N81°21'40"W	1°34'20"
C76	2.88'	1473.50'	1.34'	2.88'	N80°51'22"W	0°06'15"
C77	21.10'	45.00'	10.75'	20.91'	S53°38'28"E	26°52'13"
C78	42.68'	45.00'	23.10'	41.10'	S13°00'06"E	54°20'22"
C79	59.77'	45.00'	35.22'	55.47'	S52°13'09"W	76°06'03"
C80	62.68'	45.00'	37.63'	57.73'	N49°49'48"W	79°48'04"
C81	8.01'	45.00'	4.02'	8.00'	N04°49'48"W	1°01'56"
C82	24.06'	1845.90'	12.03'	24.06'	S84°45'02"E	0°44'49"
C83	17.38'	1845.90'	8.69'	17.38'	S84°06'26"E	0°32'22"
C84	22.30'	1845.90'	11.15'	22.30'	S83°29'29"E	0°41'31"
C85	39.68'	1845.90'	19.84'	39.68'	S82°31'47"E	1°13'54"
C86	39.68'	1845.90'	19.84'	39.68'	S81°17'53"E	1°13'54"
C87	6.81'	1845.90'	3.41'	6.81'	S80°34'35"E	0°12'41"
C88	42.70'	1426.50'	21.35'	42.69'	N82°35'27"W	1°42'54"
C89	42.70'	1426.50'	21.35'	42.69'	N84°18'21"W	1°42'54"
C90	42.38'	1426.50'	21.19'	42.38'	N86°00'51"W	1°42'08"
C91	42.38'	1426.50'	21.19'	42.38'	N87°42'59"W	1°42'08"
C92	42.38'	1426.50'	21.19'	42.38'	N89°25'06"W	1°42'08"
C93	42.38'	1426.50'	21.19'	42.38'	S88°52'46"W	1°42'08"
C94	42.38'	1426.50'	21.19'	42.38'	S87°10'38"W	1°42'08"
C95	42.38'	1426.50'	21.19'	42.38'	S85°28'31"W	1°42'08"
C96	42.38'	1426.50'	21.19'	42.38'	S83°46'23"W	1°42'08"
C97	42.38'	1426.50'	21.19'	42.38'	S82°42'40"W	1°42'08"
C98	10.51'	1426.50'	5.25'	10.51'	S82°42'40"W	0°25'19"
C99	79.90'	1951.00'	39.95'	79.89'	S89°20'25"E	2°20'47"
C100	38.06'	1951.00'	19.03'	38.06'	S88°36'06"W	1°27'03"
C101	56.95'	1951.00'	28.48'	56.95'	S85°12'48"E	1°40'21"
C102	41.94'	1951.00'	20.97'	41.94'	S83°45'40"E	1°13'54"
C103	41.94'	1951.00'	20.97'	41.94'	S82°31'47"E	1°13'54"
C104	41.94'	1951.00'	20.97'	41.94'	S81°17'53"E	1°13'54"
C105	7.20'	1951.00'	3.60'	7.20'	S80°34'35"E	0°12'41"
C106	22.14'	1049.00'	11.07'	22.14'	N81°04'31"W	1°12'33"
C107	39.48'	1049.00'	19.74'	39.48'	N82°45'29"W	2°09'23"
C108	39.52'	1049.00'	19.76'	39.52'	N84°54'56"W	2°09'23"
C109	39.52'	1049.00'	19.76'	39.52'	N87°04'32"W	2°09'23"
C110	39.59'	1049.00'	19.80'	39.59'	N89°14'14"W	2°09'45"
C111	39.62'	1049.00'	19.81'	39.62'	S88°35'58"W	2°09'50"
C112	39.64'	1049.00'	19.82'	39.64'	S86°26'06"W	2°09'54"
C113	39.65'	1049.00'	19.83'	39.65'	S84°16'11"W	2°09'56"
C114	45.86'	1049.00'	22.93'	45.86'	S81°56'04"W	2°30'18"
C115	38.42'	1049.00'	19.21'	38.42'	S79°37'58"W	2°05'54"
C116	68.16'	1049.00'	34.09'	68.15'	S76°43'20"W	3°43'22"
C117	2.39'	661.00'	1.20'	2.39'	N10°46'38"E	0°12'27"
C118	40.47'	661.00'	20.24'	40.46'	S08°16'12"W	3°32'28"
C119	40.17'	661.00'	20.09'	40.16'	S05°25'29"W	3°28'55"
C120	42.34'	661.00'	21.18'	42.33'	S01°50'56"W	3°40'12"
C121	44.14'	661.00'	22.08'	44.14'	S01°53'58"E	3°49'35"
C122	44.14'	661.00'	22.08'	44.13'	S05°43'32"E	3°49'35"
C123	44.12'	661.00'	22.07'	44.11'	S09°33'03"E	3°49'37"
C124	44.07'	661.00'	22.04'	44.07'	S13°22'24"E	3°49'37"
C125	40.63'	661.00'	20.32'	40.63'	S17°02'40"E	3°31'20"
C126	51.02'	35.00'	31.25'	46.62'	N42°01'59"E	8°31'37"
C127	4.09'	35.00'	2.05'	4.08'	N87°08'29"E	6°41'24"

LINE	LENGTH	BEARING
L1	69.78'	S89°43'50"E
L2	51.32'	N10°52'51"E
L3	9.67'	S07°44'57"W
L4	47.00'	S82°15'03"E
L5	13.33'	N07°44'57"E
L6	77.09'	S89°43'50"E
L7	105.00'	S00°16'10"W
L8	47.00'	S05°51'08"W
L9	44.81'	S00°16'10"W
L10	38.00'	S89°43'50"E
L11	95.00'	S89°43'50"E
L12	Intentionally omitted	
L13	Intentionally omitted	
L14	55.88'	S07°44'57"W
L15	38.67'	S07°44'57"W
L16	32.02'	S00°16'10"W
L17	68.35'	N82°30'00"E
L18	4.50'	N89°43'50"W
L19	21.50'	S89°43'50"E
L20	70.56'	S80°28'15"E
L21	55.24'	S80°28'15"E
L22	38.67'	S07°44'57"W
L23	38.67'	S07°44'57"W
L24	32.02'	S00°16'10"W
L25	Intentionally omitted	
L26	22.49'	N82°30'00"E
L27	22.97'	N82°30'00"E
L28	38.00'	N73°20'31"E
L29	Intentionally omitted	
L30	13.51'	S80°28'15"E
L31	14.00'	S80°28'15"E
L32	55.19'	N00°16'10"E
L33	46.09'	N00°16'10"E
L34	56.24'	N00°16'10"E
L35	23.50'	N05°51'08"E
L36	23.50'	N05°51'08"E
L37		



PRELIMINARY PLAT FOR  
TAOS UNIT 2  
at the TRAILS  
(A REPLAT OF TRACT A TAOS UNIT 1  
AT THE TRAILS & TRACT B  
TAOS AT 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

**SITE DATA**

ZONE ATLAS NO.	C-09-Z
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.24 MILES
NO. OF EXISTING PARCELS	2
NO. OF LOTS CREATED	57 + 3 TRACTS
DENSITY	7.74 DU/AC

- KEYED NOTES**
- (A) 10' PUBLIC UTILITY EASEMENT
  - (B) PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
  - (C) EXISTING PUBLIC PEDESTRIAN ACCESS EASEMENT
  - (D) EXISTING PUBLIC SANITARY SEWER EASEMENT

**LEGAL DESCRIPTION**

Tract A of Taos Unit 1 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 UNIT 1 AT THE TRAILS UNIT 2 (BEING A REPLAT OF 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, 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", filed in the office of the County Clerk of Bernalillo County, New Mexico, on \_\_\_\_\_ in Plat Book \_\_\_\_\_ Page \_\_\_\_\_ as Document No. \_\_\_\_\_

Tract B 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: 7.70 AC  
NUMBER OF LOTS: 57 + 3 TRACTS  
PROPOSED DENSITY: 7.40 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 OAKRIDGE STREET, WOODMONT AVENUE OR UNIVERSE BOULEVARD.
  - TRACTS A, B AND C TO BE OWNED AND MAINTAINED BY THE TRAILS HOMEOWNERS ASSOCIATION.
  - TRACT A TO HAVE A PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 11.
  - TRACT B TO HAVE A PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 30.

**PRELIMINARY PLAT AMENDMENT**  
NOVEMBER 2, 2011

Albuquerque Control Survey Monument "7-C10"  
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:  
Y= 1,521,638.43  
X= 1,498,200.29  
Ground to grid factor= 0.999667290  
Delta Alpha = -00'16"59"  
Elevation= 5425.21 (NGVD88)

**BOUNDARY TANGENT TABLE**

ID	BEARING	LENGTH
T1	S80°28'15"E	212.10'
T2	N00°16'10"E	44.81'
T3	N05°51'08"E	47.00'
T4	N00°16'10"E	223.15'
T5	N89°43'50"W	571.00'
T6	N00°16'10"E	105.00'
T7	N89°43'50"W	77.09'
T8	S07°44'57"W	13.33'
T9	N82°15'03"W	47.00'
T10	N07°44'57"E	9.67'
T11	N89°43'50"W	69.78'
T12	S10°52'50"W	51.31'
T13	S18°48'20"E	64.66'
T14	S89°43'50"E	133.00'
T15	N00°16'10"E	37.95'
T16	S00°16'10"W	681.90'

**BOUNDARY CURVE TABLE**

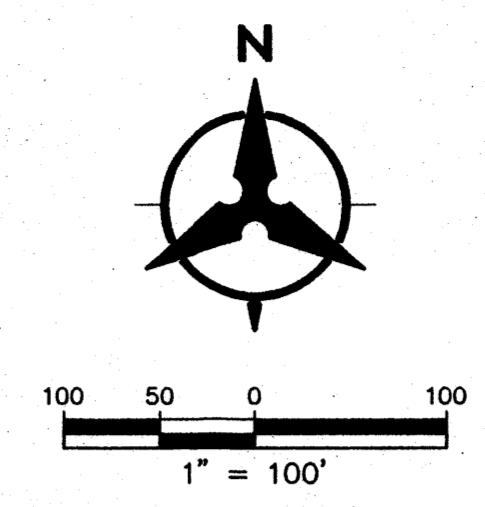
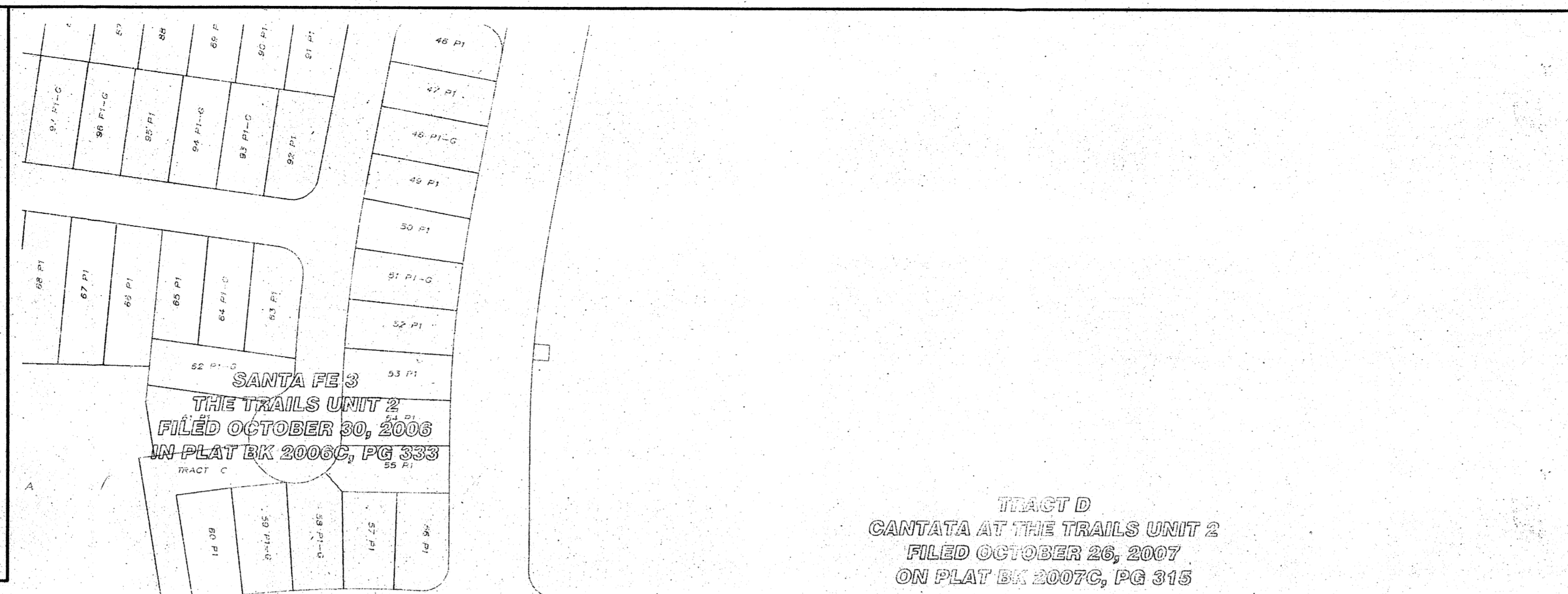
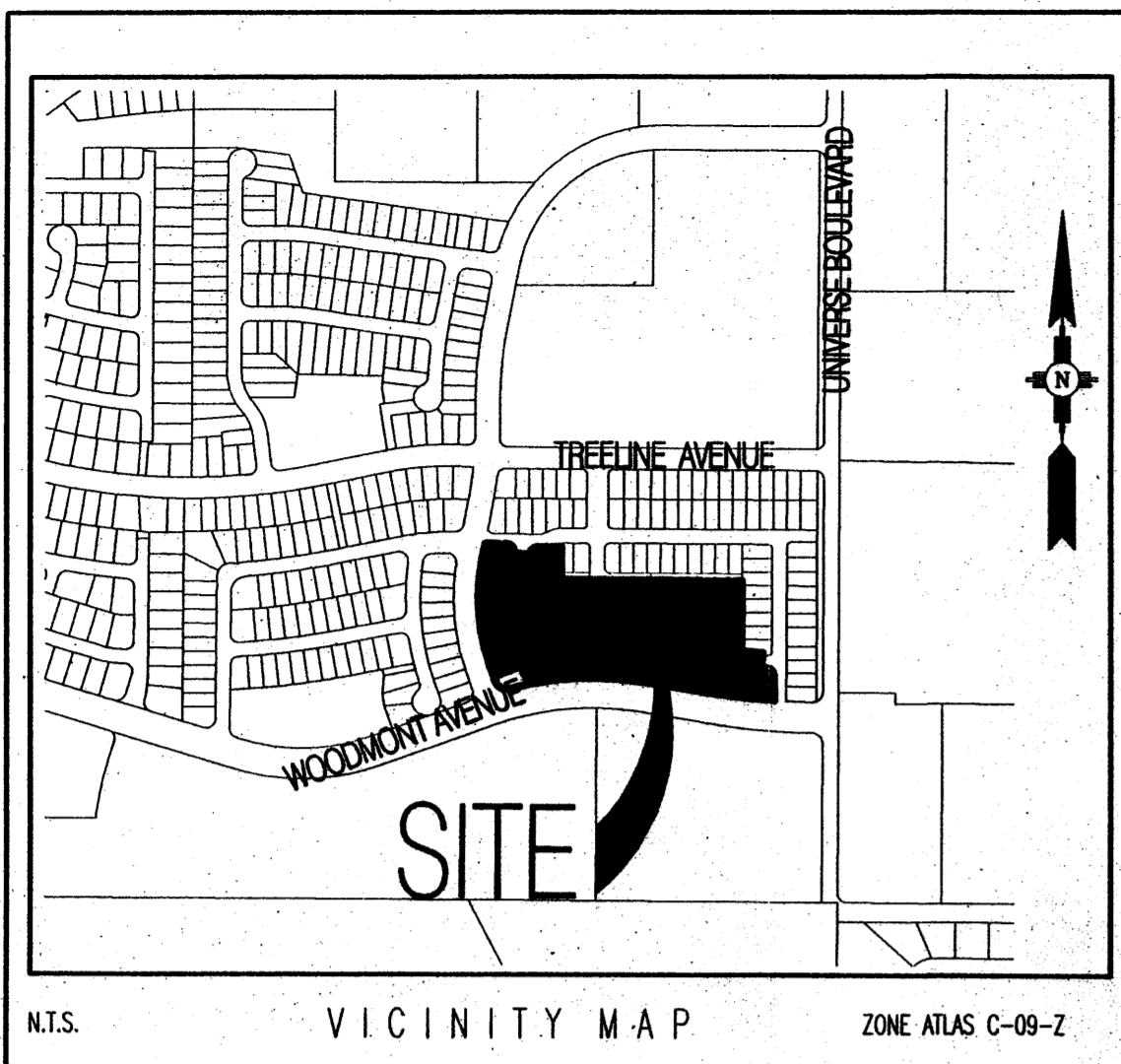
ID	ARC	RADIUS	DELTA	TANGENT
C1	451.64'	1048.93'	24°40'12"	229.37'
C2	189.93'	2041.29'	05°19'51"	95.03'
C3	37.26'	25.00'	85°23'36"	23.02'
C4	36.45'	2036.96'	01°01'31"	18.22'
C5	46.61'	2066.66'	01°22'31"	24.80'
C6	36.01'	25.00'	82°31'13"	21.93'
C7	42.53'	25.00'	97°28'47"	28.50'
C8	169.51'	661.00'	14°41'36"	85.22'
C9	172.97'	661.00'	14°59'34"	86.98'
C10	45.20'	30.00'	86°20'01"	28.14'
C11	55.11'	35.00'	90°13'01"	35.13'
C12	117.96'	2041.29'	03°18'39"	59.00'
C13	34.24'	25.00'	78°27'47"	20.41'

**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]* 11-22-11  
DATE  
CITY SURVEYOR  
*[Signature]* 11/21/11  
DATE  
KELLY CALPURN  
VICE PRESIDENT, THE TRAILS, LLC

**Bohannon & Huston**  
Engineering • Spatial Data • Advanced Technologies  
87100-4336  
1700 Jefferson St. NE Albuquerque, NM



**PRELIMINARY PLAT FOR  
TAOS UNIT 2  
at the TRAILS**  
(A REPLAT OF TRACT A TAOS UNIT 1  
AT THE TRAILS)  
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**

Tract A of Taos Unit 1 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 UNIT 1 AT THE TRAILS UNIT 2 (BEING A REPLAT OF 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, 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", filed in the office of the County Clerk of Bernalillo County, New Mexico, on No. \_\_\_\_\_ in Plat Book \_\_\_\_\_, Page \_\_\_\_\_ as Document No. \_\_\_\_\_.

- KEYED NOTES**
- (A) 10' PUBLIC UTILITY EASEMENT
  - (B) PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
  - (C) EXISTING PUBLIC PEDESTRIAN ACCESS EASEMENT
  - (D) EXISTING PUBLIC SANITARY SEWER EASEMENT

- GENERAL NOTES**
- EXISTING ZONING: R-D  
PROPOSED DEVELOPMENT: R-D
  - PROPOSED ACREAGE: 7.36 AC  
NUMBER OF LOTS: 57 + 3 TRACTS  
PROPOSED DENSITY: 7.74 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 KAYSER MILL ROAD, WOODMONT AVENUE OR UNIVERSE BOULEVARD.
  - TRACTS A, B AND C TO BE OWNED AND MAINTAINED BY THE TRAILS HOMEOWNERS ASSOCIATION.
  - TRACT A TO HAVE A PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 11.
  - TRACT B TO HAVE A PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 30.

**SITE DATA**

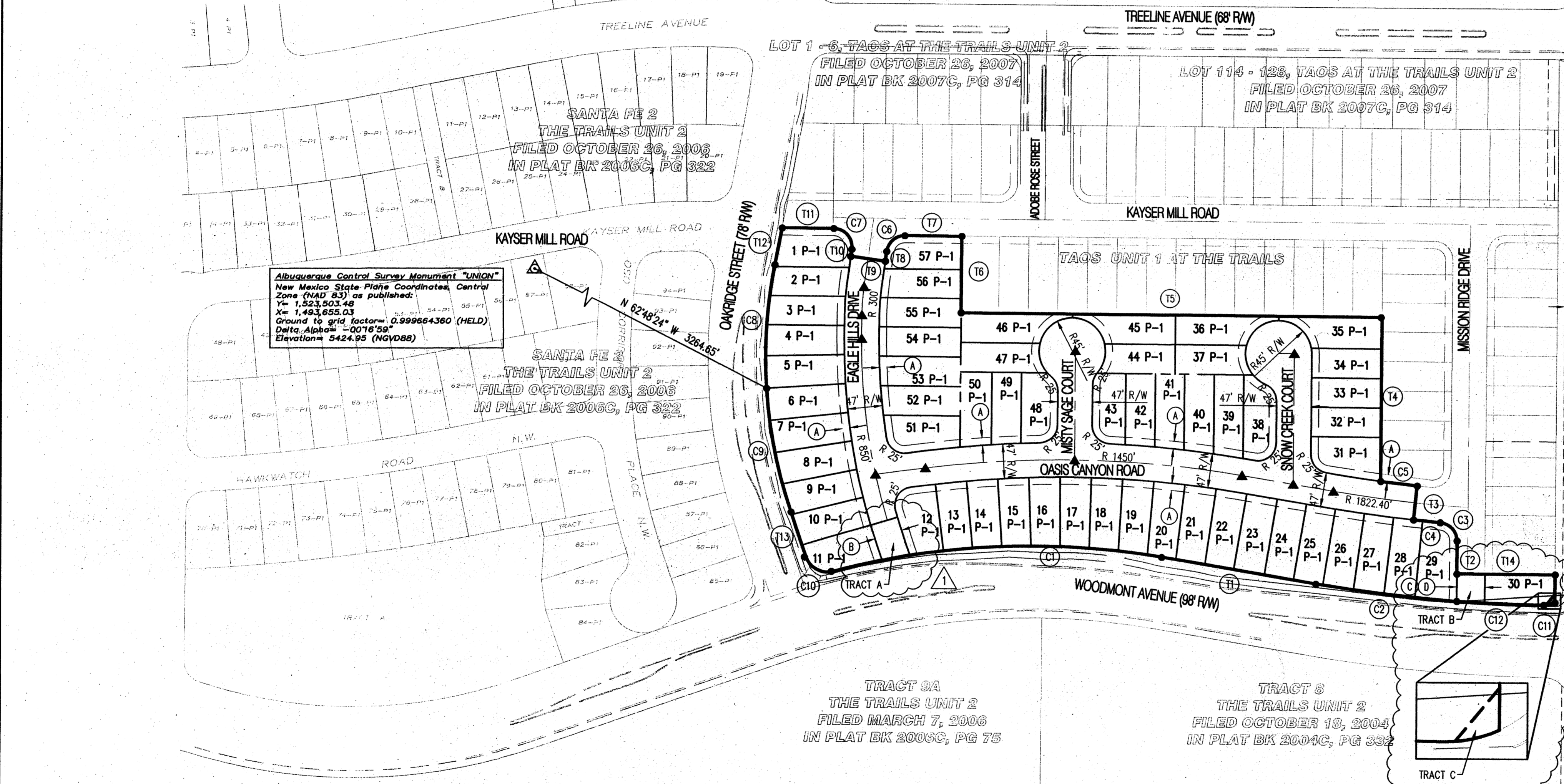
ZONE ATLAS NO.	C-09-Z
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.24 MILES
NO. OF EXISTING PARCELS	1
NO. OF LOTS CREATED	57 + 3 TRACTS
DENSITY	7.74 DU/AC

- SURVEY NOTES:**
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
  - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 92502".
  - 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]* 11-7-11  
CITY SURVEYOR DATE

*[Signature]* 11/3/11  
KELLY CALHOON DATE  
VICE PRESIDENT OF THE TRAILS, LLC

**Bohannon & Huston**  
 Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



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 = 5424.25 (NGVD88)

Albuquerque Control Survey Monument "7-C10"  
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:  
Y = 1,521,638.43  
X = 1,499,200.29  
Ground to grid factor = 0.999667290  
Delta Alpha = -00'16.20"  
Elevation = 5425.21 (NGVD88)

**BOUNDARY TANGENT TABLE**

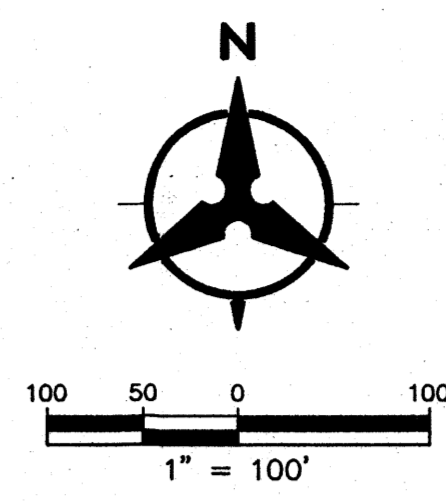
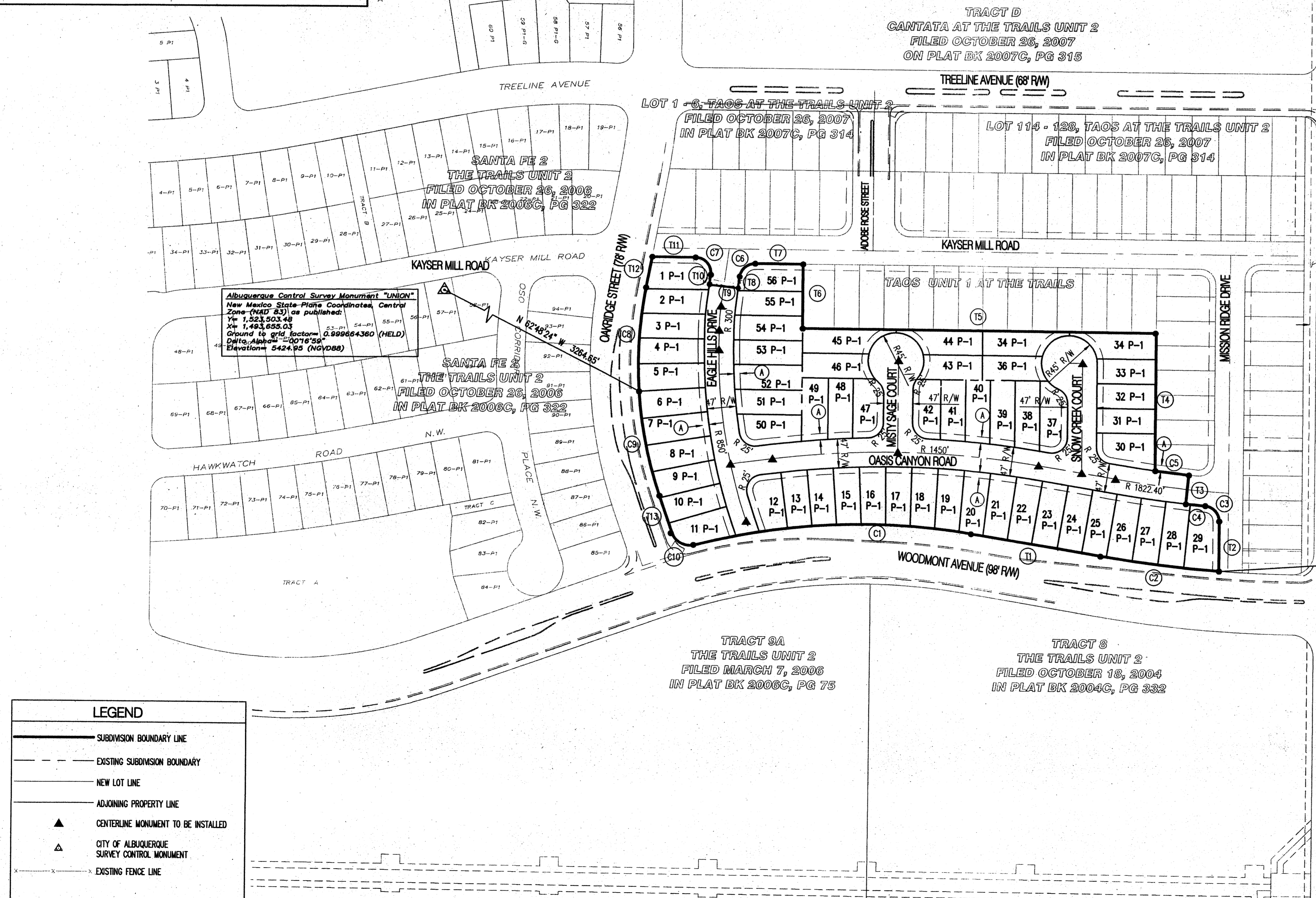
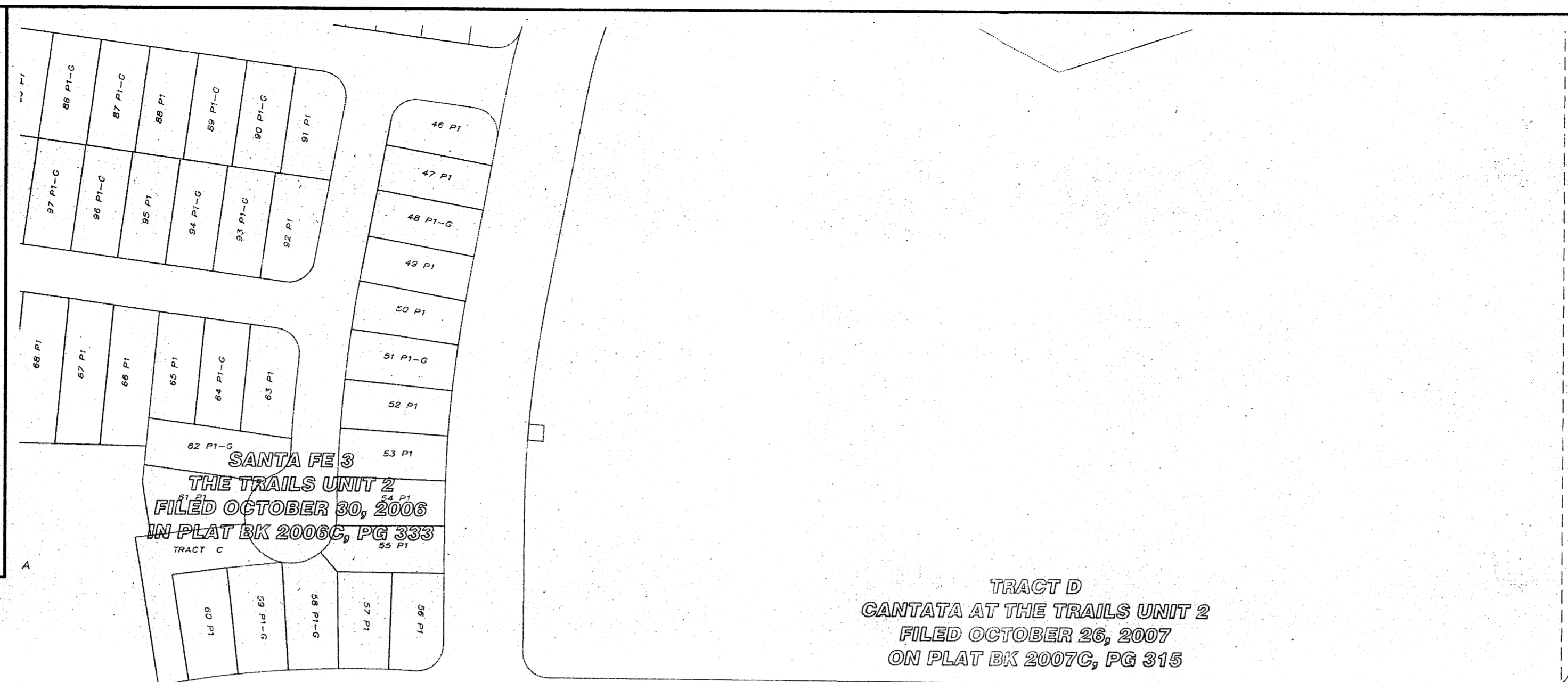
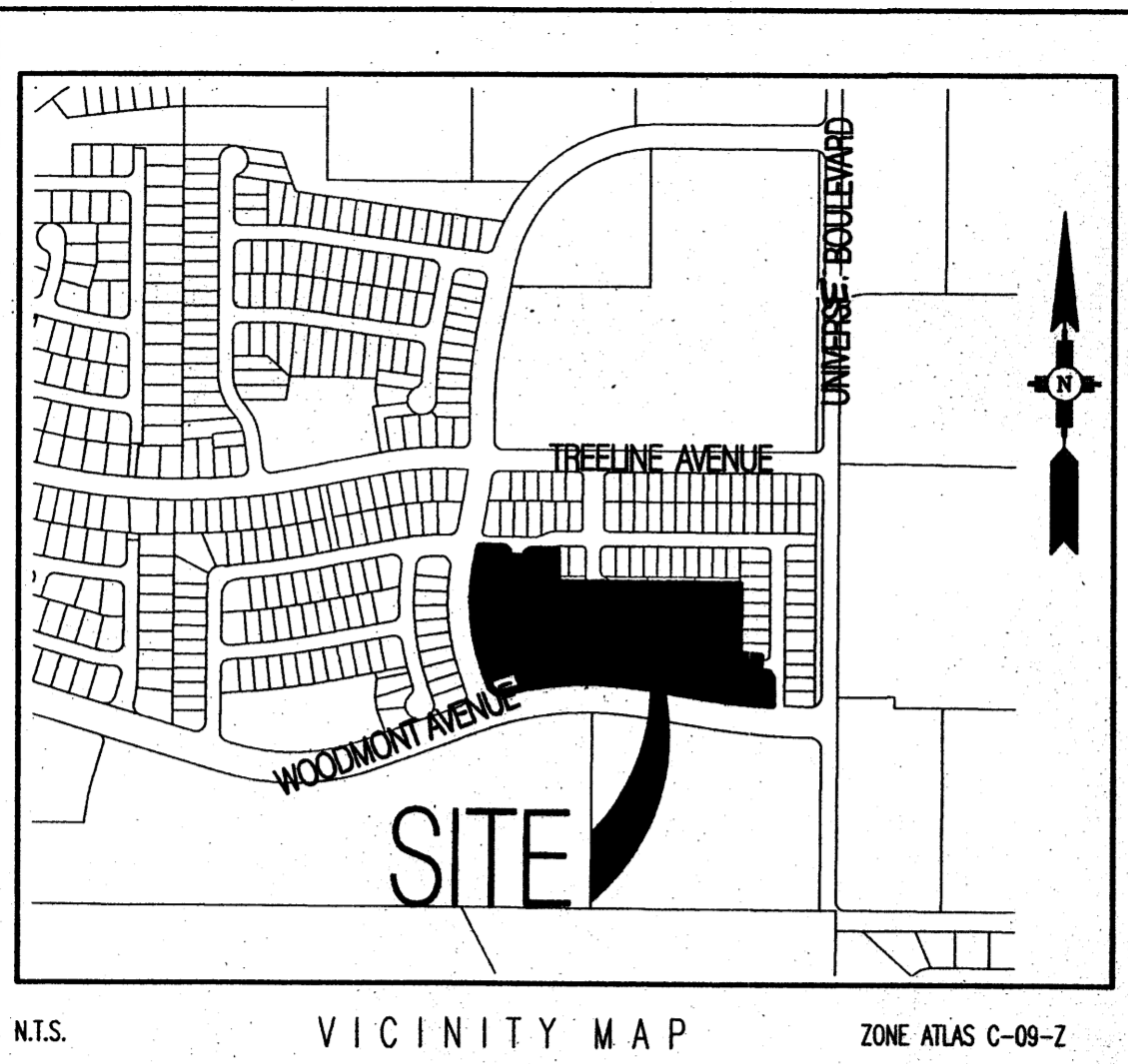
ID	BEARING	LENGTH
T1	S80°28'15"E	212.10'
T2	N00°16'10"E	44.81'
T3	N05°51'08"E	47.00'
T4	N00°16'10"E	223.15'
T5	N89°43'50"W	571.00'
T6	N00°16'10"E	105.00'
T7	N89°43'50"W	77.09'
T8	S07°44'57"W	13.33'
T9	N82°15'03"W	47.00'
T10	N07°44'57"E	9.67'
T11	N89°43'50"W	69.78'
T12	S10°52'50"W	51.31'
T13	S18°48'20"E	64.66'
T14	S89°43'50"E	133.00'
T15	N00°16'10"E	37.95'

**BOUNDARY CURVE TABLE**

ID	ARC	RADIUS	DELTA	TANGENT
C1	451.64'	1048.93'	24°40'12"	229.37'
C2	189.93'	2041.29'	05°19'51"	95.03'
C3	37.26'	25.00'	85°23'36"	23.67'
C4	36.45'	2036.96'	01°01'31"	18.22'
C5	46.61'	2066.66'	01°22'31"	24.801'
C6	36.01'	25.00'	82°31'13"	21.93'
C7	42.53'	25.00'	97°28'47"	28.50'
C8	169.51'	861.00'	14°41'36"	85.22'
C9	172.97'	861.00'	14°59'34"	86.98'
C10	45.20'	30.00'	86°20'01"	28.14'
C11	15.63'	35.00'	25°35'38"	7.95'
C12	117.96'	2041.29'	03°18'39"	59.00'

**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



PRELIMINARY PLAT FOR  
TAOS UNIT 2  
at the TRAILS  
(A REPLAT OF TRACT A TAOS UNIT 1 AT THE TRAILS)  
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

- 10' PUBLIC UTILITY EASEMENT

LEGAL DESCRIPTION

Tract A of Taos Unit 1 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 UNIT 1 AT THE TRAILS UNIT 2 (BEING A REPLAT OF 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, 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", filed in the office of the County Clerk of Bernalillo County, New Mexico, on No. \_\_\_\_\_ in Plat Book \_\_\_\_\_, Page \_\_\_\_\_ as Document No. \_\_\_\_\_

GENERAL NOTES

- EXISTING ZONING: R-D  
PROPOSED DEVELOPMENT: R-D
- PROPOSED ACREAGE: 7.31 AC  
NUMBER OF LOTS: 56 D.U.  
PROPOSED DENSITY: 5.49 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 OAKRIDGE STREET, WOODMONT AVENUE OR UNVERSE BOULEVARD.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.24 MILES
NO. OF EXISTING PARCELS	107
NO. OF LOTS CREATED	56
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 PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS (▲) AND WILL BE MARKED BY (4") 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

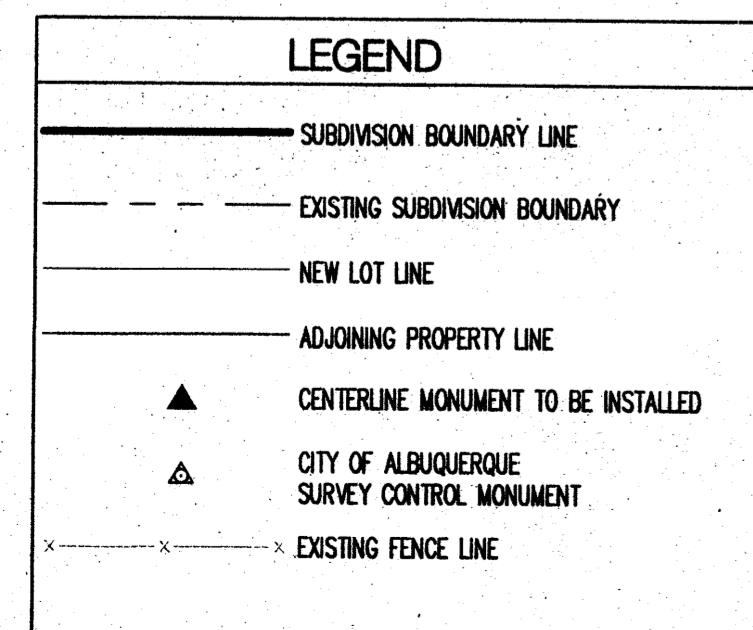
*[Signature]* 6/6/11  
KELLY CALHOUN VICE PRESIDENT, THE TRAILS, LLC DATE

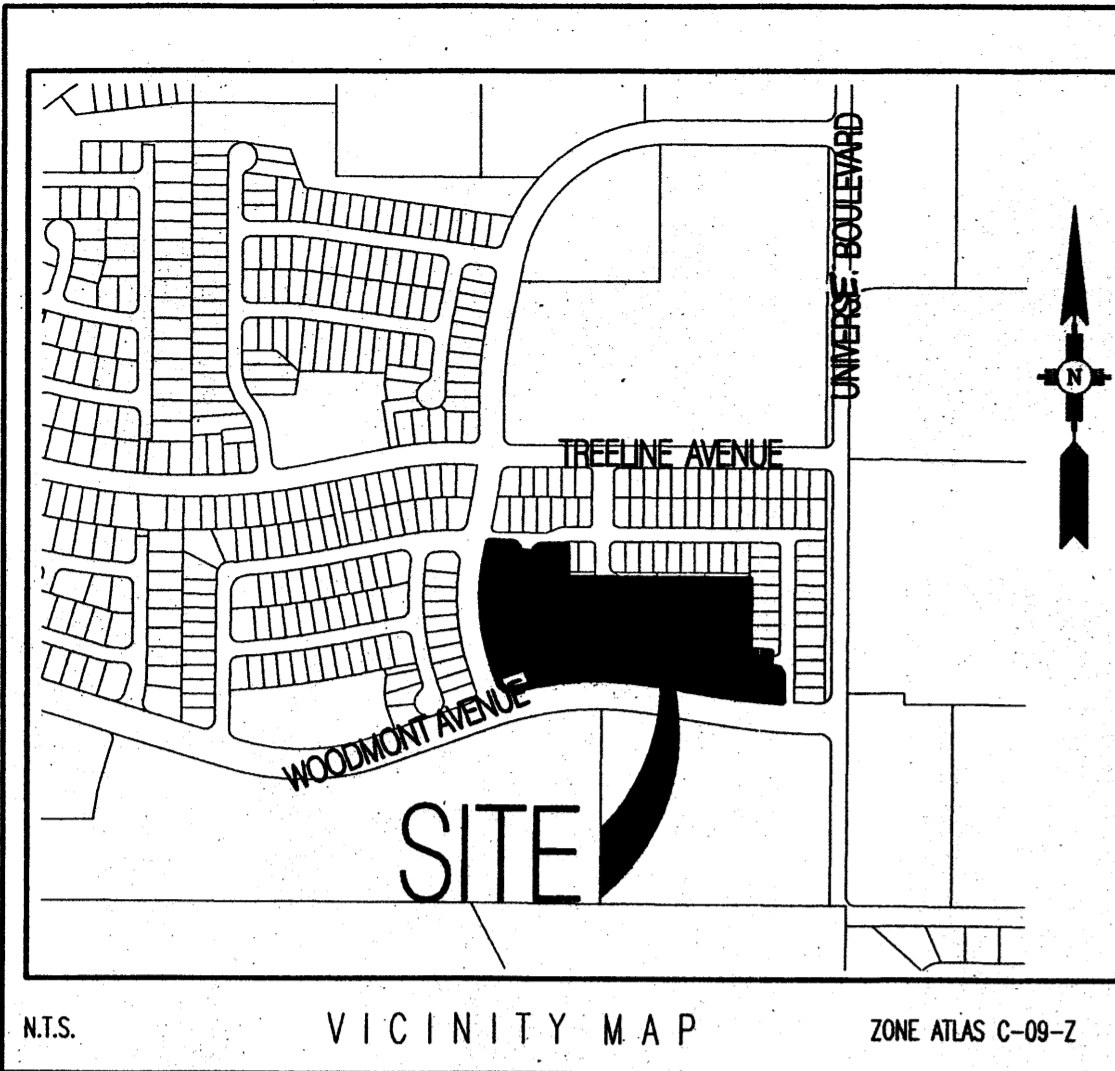
BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	S80°28'15"E	212.10'
T2	N00°16'10"E	81.87'
T3	N05°51'08"E	47.00'
T4	N00°16'10"E	223.15'
T5	N89°43'50"W	571.00'
T6	N00°16'10"E	105.00'
T7	N89°43'50"W	77.09'
T8	S07°44'57"W	23.33'
T9	N82°15'03"W	47.00'
T10	N07°44'57"E	29.67'
T11	N89°43'50"W	69.78'
T12	S10°52'50"W	51.31'
T13	S18°48'20"E	64.66'

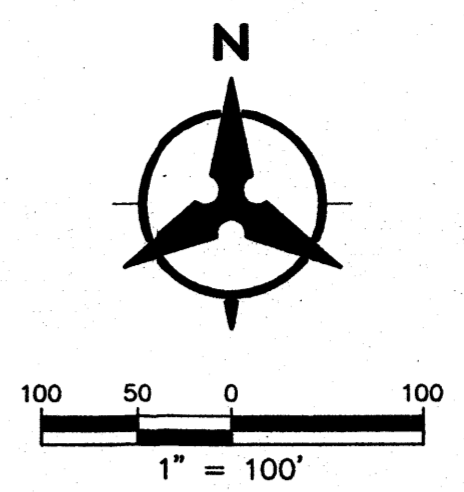
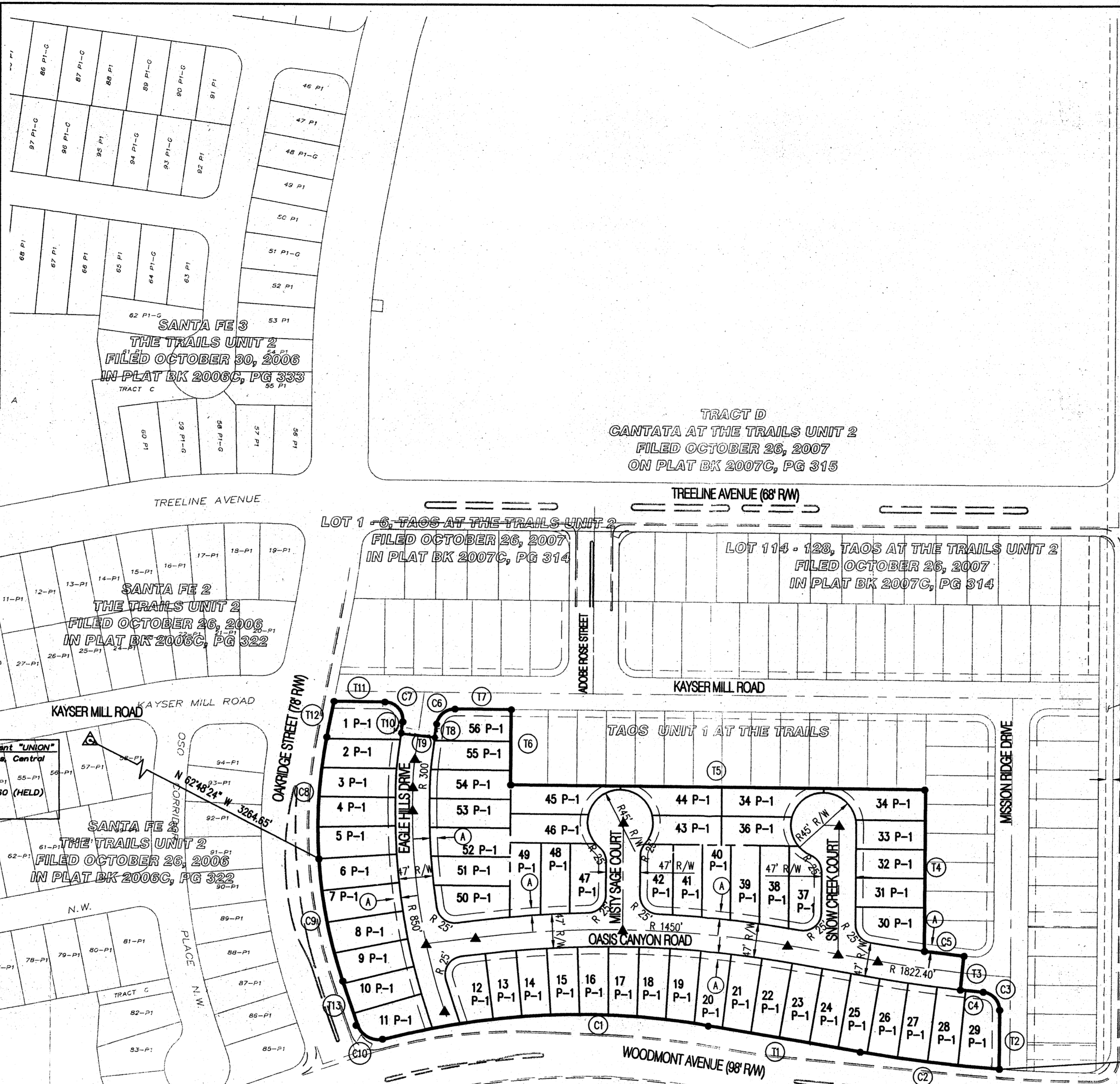
BOUNDARY CURV

ID	ARC	RADIUS
C1	451.64'	1048.93'
C2	189.93'	2041.29'
C3	37.26'	25.00'
C4	31.45'	1845.90'
C5	54.61'	1798.90'
C6	36.01'	25.00'
C7	42.53'	25.00'
C8	169.51'	661.00'
C9	172.97'	661.00'
C10	45.20'	30.00'





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



PRELIMINARY PLAT FOR  
**TAOS UNIT 2**  
 at the TRAILS  
 (A REPLAT OF TRACT A TAOS UNIT 1  
 AT THE TRAILS)  
 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**  
 Tract A of Taos Unit 1 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 UNIT 1 AT THE TRAILS UNIT 2 (BEING A REPLAT OF 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, 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", filed in the office of the County Clerk of Bernalillo County, New Mexico, on \_\_\_\_\_, in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, as Document No. \_\_\_\_\_.

**KEYED NOTES**

- (A) 10' PUBLIC UTILITY EASEMENT

**GENERAL NOTES**

- EXISTING ZONING: R-D  
 PROPOSED DEVELOPMENT: R-D
- PROPOSED ACREAGE: 7.31 AC  
 NUMBER OF LOTS: 56 D.U.  
 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.
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**SITE DATA**

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ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.24 MILES
NO. OF EXISTING PARCELS	107
NO. OF LOTS CREATED	56
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 P.C.'S, P.T.S, 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 9250".
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- 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  
  
 CITY SURVEYOR  
 DATE 6/7/11

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

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

Albuquerque Control Survey Monument "UNION"  
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:  
 Y= 1,521,503.46  
 X= 1,493,655.03  
 Ground to grid factor= 0.999864360 (HELD)  
 Delta Alpha= -0016"20"  
 Elevation= 5424.95 (NGVD88)

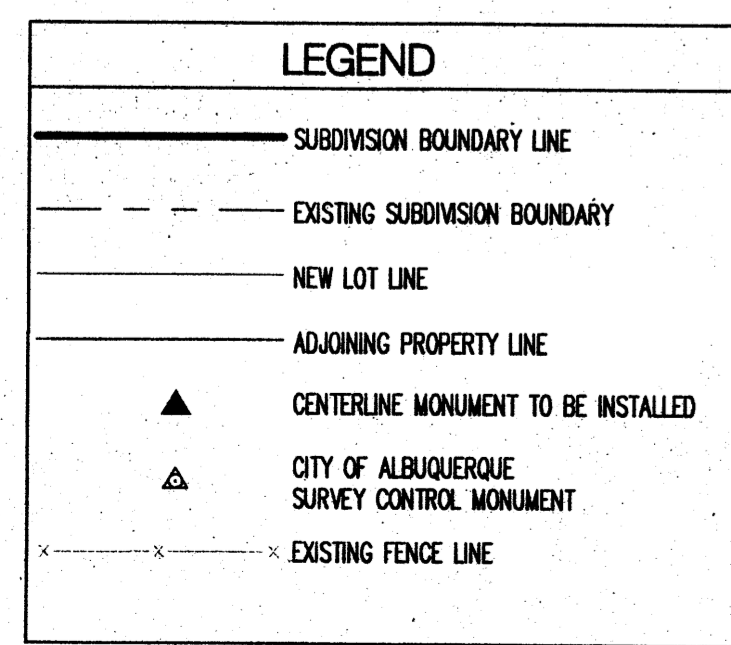
Albuquerque Control Survey Monument "7-C10"  
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:  
 Y= 1,521,636.43  
 X= 1,496,200.29  
 Ground to grid factor= 0.999867290  
 Delta Alpha= -0016"20"  
 Elevation= 5425.21 (NGVD88)

**BOUNDARY TANGENT TABLE**

ID	BEARING	LENGTH
T1	S80°28'15"E	212.10'
T2	N00°16'10"E	81.87'
T3	N05°51'08"E	47.00'
T4	N00°16'10"E	223.15'
T5	N89°43'50"W	571.00'
T6	N00°16'10"E	105.00'
T7	N89°43'50"W	77.09'
T8	S07°44'57"W	23.33'
T9	N82°15'03"W	47.00'
T10	N07°44'57"E	9.67'
T11	N89°43'50"W	69.78'
T12	S10°52'50"W	51.31'
T13	S18°48'20"E	64.66'

**BOUNDARY CURV**

ID	ARC	RADIUS	CHORD
C1	451.64'	1048.93'	2'
C2	189.93'	2041.29'	0'
C3	37.26'	25.00'	0'
C4	31.45'	1845.90'	0'
C5	54.61'	1798.90'	0'
C6	36.01'	25.00'	0'
C7	42.53'	25.00'	0'
C8	169.51'	661.00'	1'
C9	172.97'	661.00'	1'
C10	45.20'	30.00'	0'



**Bohannon & Huston**  
 Engineering & Spatial Data & Advanced Technologies  
 7800 Jefferson St. NE Albuquerque, NM 87109-4395