

Vicinity Map
N.T.S.

GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
2. Distances are ground.
3. Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page C-9.
6. U.C.L.S. Log Number 2005492003

SUBDIVISION DATA

1. Total number of existing Tracts: 2
2. Total number of Tracts created: 2
3. Gross Subdivision acreage: 24.8677 acres.
4. This property is currently zoned "R-D" per the City of Albuquerque Zone Atlas Page C-9, Dated April 22, 2005.

SHEET INDEX

- SHEET 1 OF 4 - Approvals, General Notes, Etc...
- SHEET 2 OF 4 - Legal Description, Free consent and dedication
- SHEET 3 OF 4 - Bulk Land Plat
- SHEET 4 OF 4 - New Public Drainage Easements granted

051362 .DWG

TREASURERS CERTIFICATION

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

100906430322640101
 100906441422640102
 INDS DEVELOPMENT LTD CO

[Signature] 3/7/06
 Bernalillo County Treasurer 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 overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

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

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

DISCLAIMER

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

PURPOSE OF PLAT:

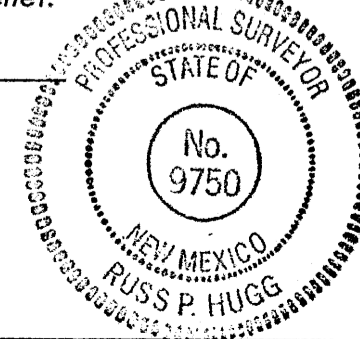
The purpose of this Plat is to:

- Eliminate the existing interior Tract line between Tracts 9 and 10 and divide into new Tracts 9-A and 10-A as shown hereon.
- Grant the public drainage easements as shown hereon

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.

[Signature]
 Russ P. Hugg
 NMPS No. 9750
 December 16, 2005



BULK LAND PLAT OF
 TRACTS 9-A AND 10-A
 THE TRAILS UNIT 2

(BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS, UNIT 2) WITHIN

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

DECEMBER, 2005



PROJECT NUMBER: 1004644
 Application Number: 06 DRB-00063

PLAT APPROVAL

Utility Approvals:

<i>[Signature]</i> PNM Electric Services	1-06-06 Date
<i>[Signature]</i> PNM Gas Services	1-06-06 Date
<i>[Signature]</i> QWest Corporation	3-3-06 Date
<i>[Signature]</i> Comcast	1-6-06 Date
<i>[Signature]</i> New Mexico Utilities	1-12-05 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	1-9-06 Date
N/A Real Property Division	Date
N/A Environmental Health Department	Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	2-08-06 Date
<i>[Signature]</i> Utilities Development	2/8/06 Date
<i>[Signature]</i> Parks and Recreation Department	2/8/06 Date
<i>[Signature]</i> AMAFCA	2/8/06 Date
<i>[Signature]</i> City Engineer	2/8/06 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	3/7/06 Date

SHEET 1 OF 4
SURVTEK, INC.

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

**BULK LAND PLAT OF
TRACTS 9-A AND 10-A
THE TRAILS UNIT 2**

(BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS, UNIT 2)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2005

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 9 and 10, 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 9 AND 10, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 18, 2004 in Plat Book 2004C, Page 332.

Said parcel contains 24.8677 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "BULK LAND PLAT OF TRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public drainage easements as shown hereon to the City of Albuquerque by this plat. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

LONGFORD THE TRAILS, LLC

By: David Murtagh 1/4/06
David Murtagh, Division President Date

TRAILS COMMUNITY ASSOCIATION, INC.

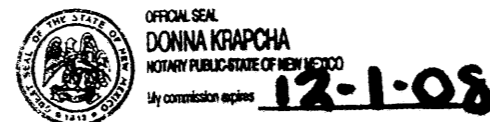
By: Tracy Murphy 1/5/06
Tracy Murphy, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 4th day of January, 2006, by, David Murtagh, Division President of The Trails, LLC.

Donna Krapcha 12-1-08
Notary Public My commission expires



ACKNOWLEDGEMENT

STATE OF NM
COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 3th day of January, 2006, by, Tracy Murphy, President of The Trails Community Association, Inc.

Donna Krapcha 12-1-08
Notary Public My commission expires



NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 9-A AND 10-A, THE TRAILS UNIT 2

The plat of TRACTS 9-A AND 10-A, THE TRAILS UNIT 2 has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

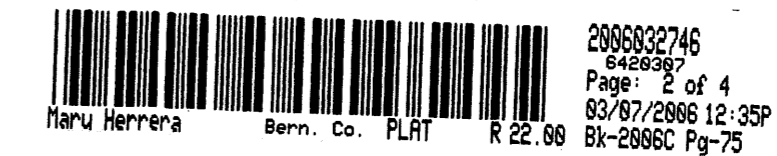
Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance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

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

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

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

Note: There is a Notice of subdivision plat conditions for Tracts 9-A AND 10-A, The Trails Unit 2, filed in the office of the County Clerk of Bernalillo County, New Mexico on MARCH 7, 2006 in Book 4113, page 2633.



SHEET 2 OF 3

SURV TEK, INC.

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

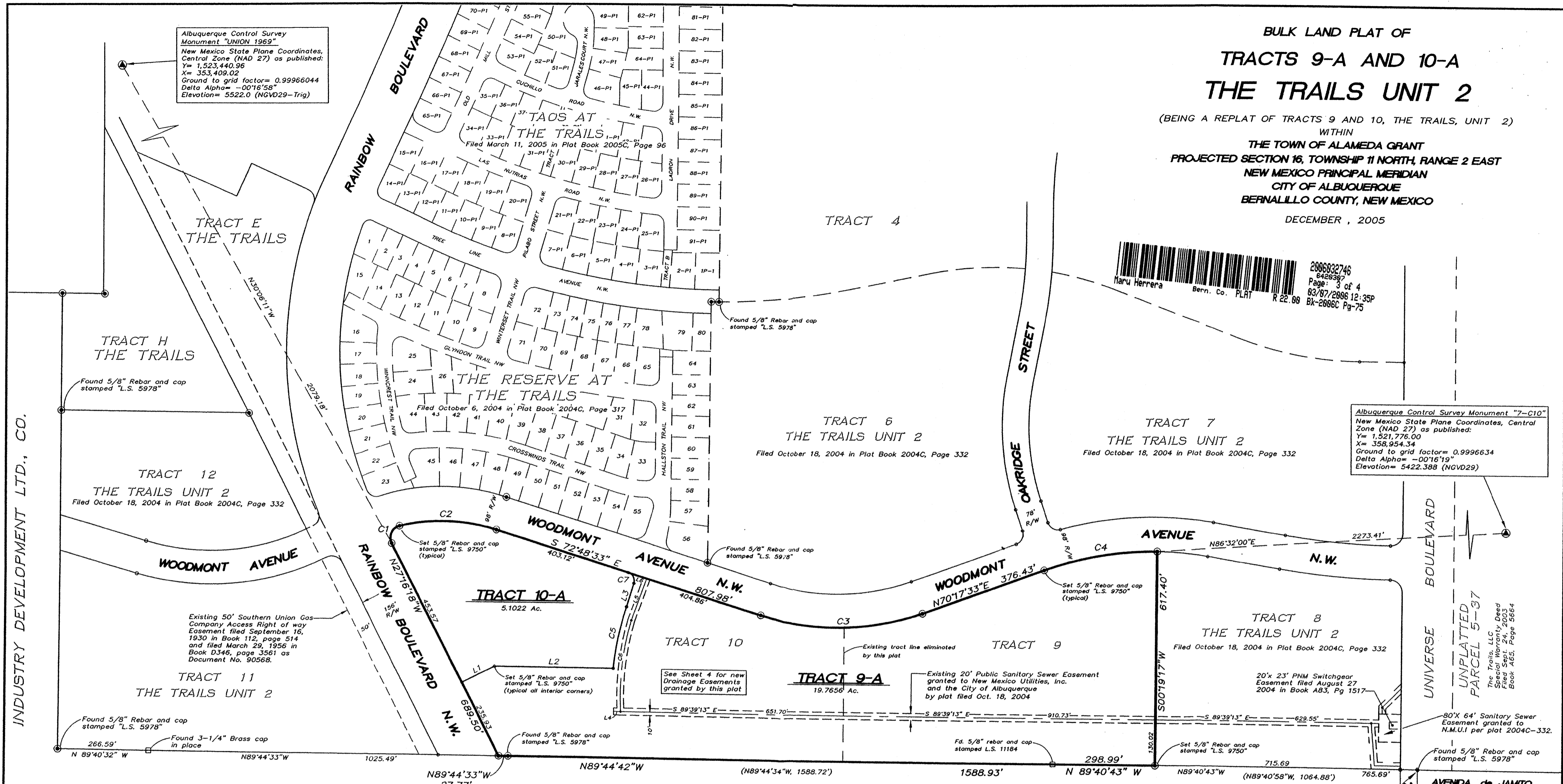
**BULK LAND PLAT OF
TRACTS 9-A AND 10-A
THE TRAILS UNIT 2**

(BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS, UNIT 2)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2005

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)

2006032746
6428387
Page: 3 of 4
03/07/2006 12:35P
Bk-2006C Pg-75
Bern. Co. PLAT R 22.00

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)



Existing 50' Southern Union Gas Company Access Right of way Easement filed September 16, 1930 in Book 112, page 514 and filed March 29, 1956 in Book D346, page 3561 as Document No. 90568.

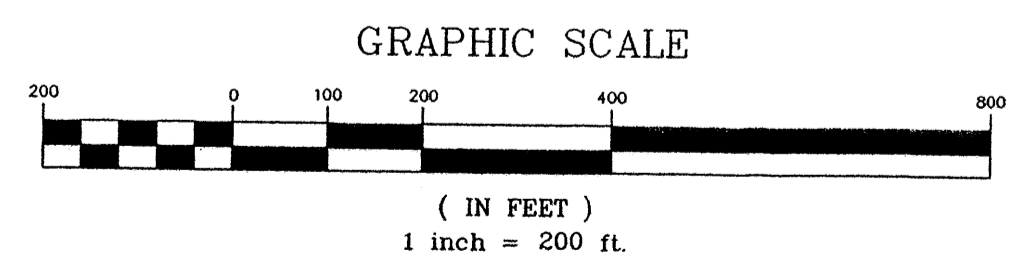
See Sheet 4 for new Drainage Easements granted by this plat

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

80'x 64' Sanitary Sewer Easement granted to N.M.U.I per plot 2004C-332.

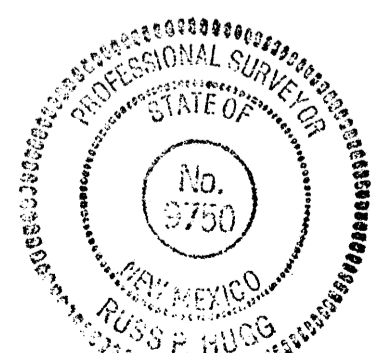
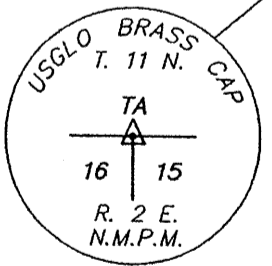
UNPLATTED LAND OF STATE OF NEW MEXICO

UNPLATTED LAND OF STATE OF NEW MEXICO



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	63.27'	35.00'	44.45'	55.00'	N24°30'46"E	103°34'08"
C2	285.78'	530.00'	146.45'	282.33'	S88°15'22"E	30°53'38"
C3	482.36'	749.00'	249.87'	474.06'	N88°44'30"E	36°53'54"
C4	336.25'	951.00'	169.90'	334.51'	S80°25'18"W	20°15'31"
C5	184.07'	825.00'	92.42'	183.69'	S11°57'23"W	12°47'02"
C6	268.64'	800.00'	135.60'	267.38'	S06°21'09"W	19°14'23"
C7	39.27'	25.00'	25.00'	35.35'	S27°48'32"E	90°00'00"
C8	132.14'	76.00'	89.97'	116.12'	N49°28'26"W	99°37'19"

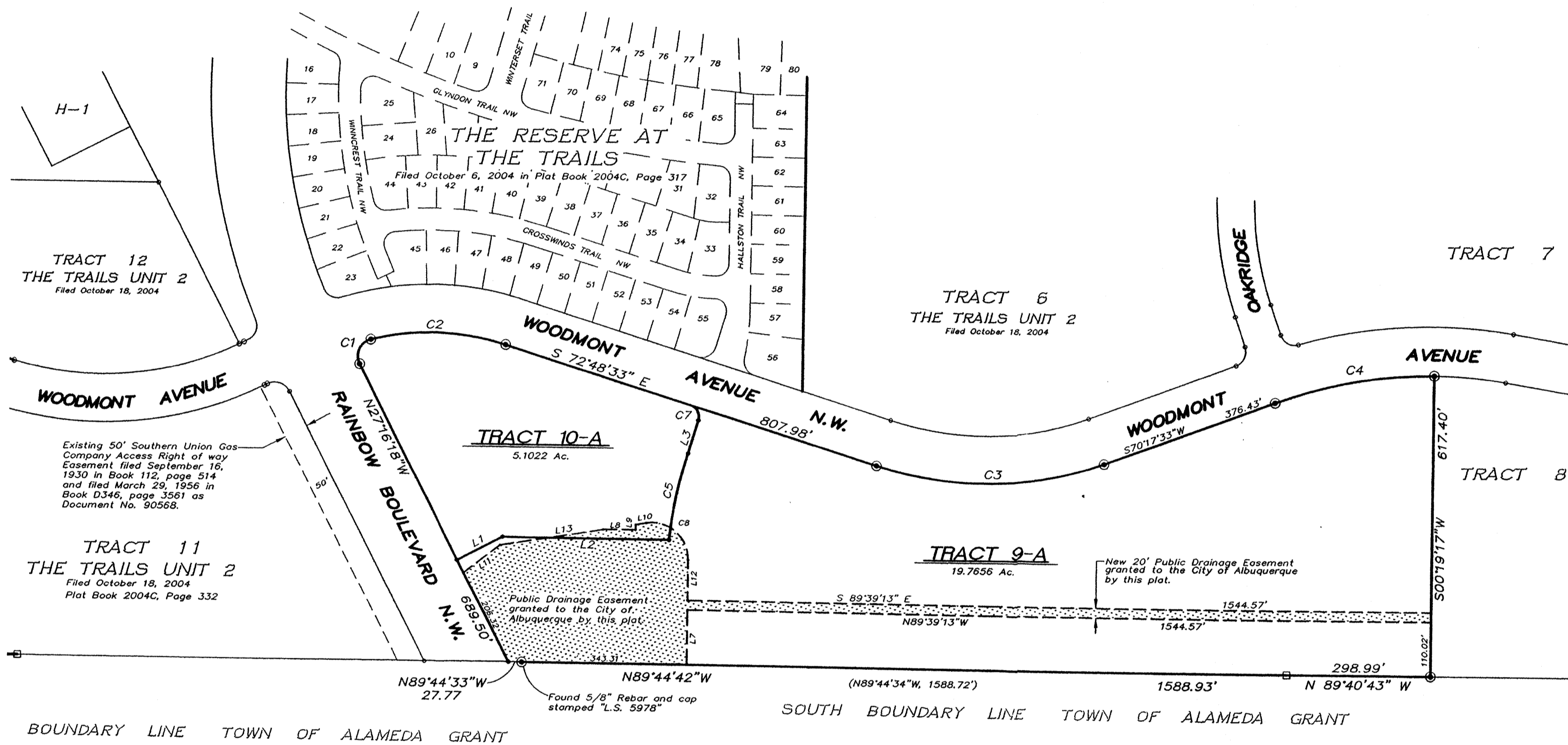
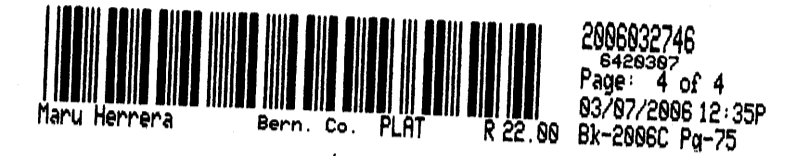
LINE TABLE		
LINE	LENGTH	BEARING
L1	106.00'	N62°43'42"E
L2	345.48'	S89°39'13"E
L3	71.18'	N17°11'27"E
L4	20.00'	N89°39'13"W
L5	130.01'	N19°58'29"E
L6	31.33'	S72°48'33"E
L7	112.14'	S00°20'14"W
L8	67.07'	S90°00'00"E
L9	10.96'	N00°00'00"W
L10	21.79'	N80°42'54"E
L11	94.90'	N52°32'30"E
L12	84.75'	S00°20'14"W
L13	217.58'	N80°42'54"E



D. 5'

BULK LAND PLAT OF
TRACTS 9-A AND 10-A
THE TRAILS UNIT 2
 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS, UNIT 2)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE

DECEMBER, 2005

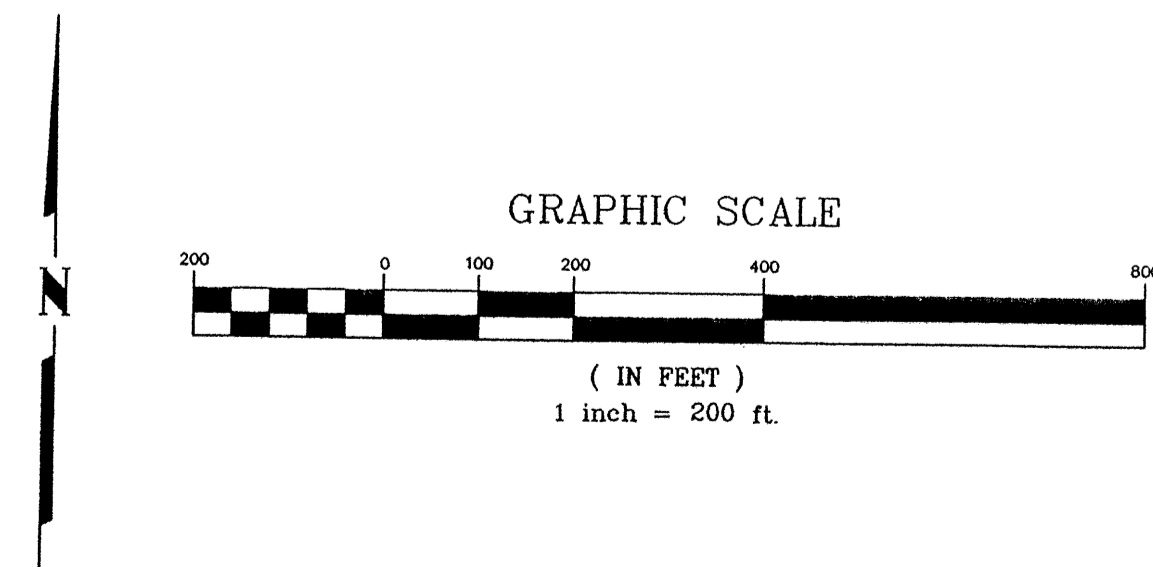


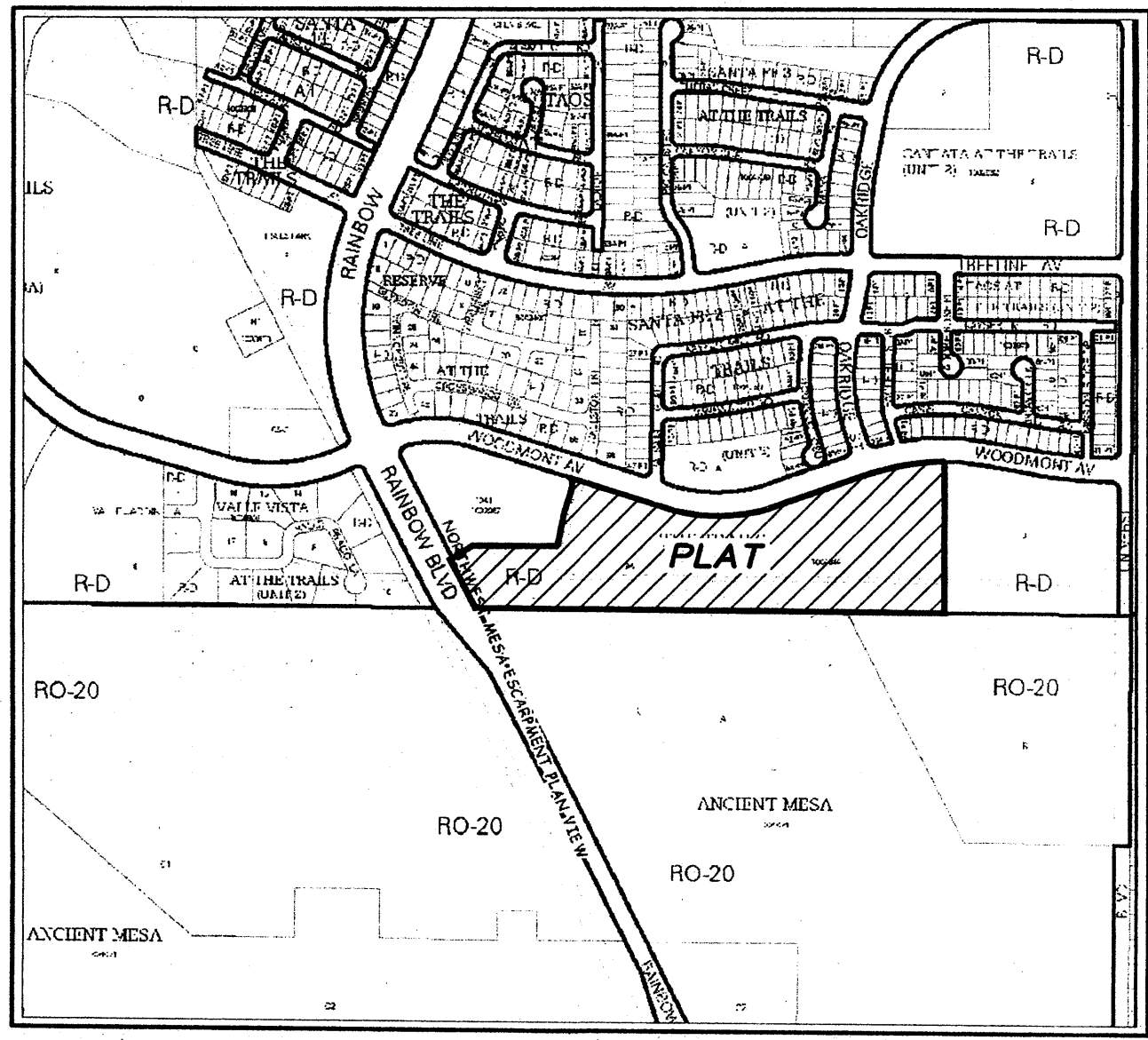
BOUNDARY LINE TOWN OF ALAMEDA GRANT

BOUNDARY LINE TOWN OF ALAMEDA GRANT

UNPLATTED LAND OF STATE OF NEW MEXICO

NEW PUBLIC DRAINAGE EASEMENTS





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 \odot . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
- City of Albuquerque Zone Atlas Page C-9.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Lots created: 50
- Total number of Tracts created: 2
- Public Street right of way dedicated by this plat 2.2669 Ac.
- Gross Subdivision acreage: 19.7656 acres.
- Mileage of streets created: 0.38 mile

SHEET INDEX

- SHEET 1 Approvals, General Notes, Purpose of plat
- SHEET 2 Legal Description, Free consent and dedication
- SHEET 3 Existing Tract 9A boundary and Public Easements
- SHEET 4 New Lots, Streets and easements created
- SHEET 5 New Lots, Streets and easements created
- SHEET 6 Curve and Line Tables

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

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

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

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

DISCLAIMER

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

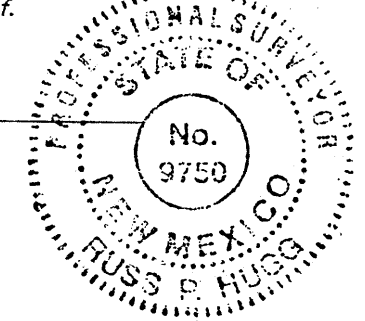
PURPOSE OF PLAT

- The purpose of this plat is to:
- Create 50 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.

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.

[Signature]
Russ P. Hugg
NMPS No. 9750
January 10, 2012



PLAT OF
**TIERRA VISTA UNIT 1
AT THE TRAILS**

(BEING A REPLAT OF TRACT 9-A, 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:

<i>[Signature]</i> Public Service Company of New Mexico	2-20-12 Date
<i>[Signature]</i> New Mexico Gas Company	2-21-2012 Date
<i>[Signature]</i> QWest Corporation d/b/a CenturyLink QC	02-20-12 Date
<i>[Signature]</i> Comcast	02-27-12 Date

CITY APPROVALS:

<i>[Signature]</i> City Surveyor Department of Municipal Development	2-15-12 Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCU	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

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

PLAT OF
TIERRA VISTA UNIT 1
AT THE TRAILS

(BEING A REPLAT OF TRACT 9-A, 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 Tract 9-A, The Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS, UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 7, 2006, in Plat Book 2006C, Page 75, as Document No. 2006032746.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF TIERRA VISTA UNIT 1 AT THE TRAILS (BEING A REPLAT OF TRACT 9-A, 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, 2012, by Sharon K. Eshima, Manager
of RCS-Taos, LLC.

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

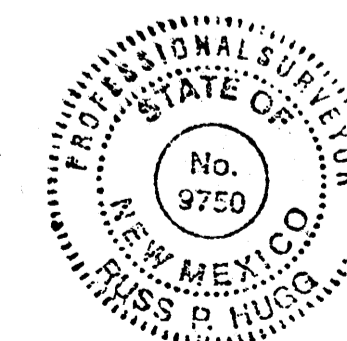
VALERIE J TAYLOR
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 8/6/2012

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

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

APS AGREEMENT

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



SHEET 2 OF 6

SURV TEK, INC.

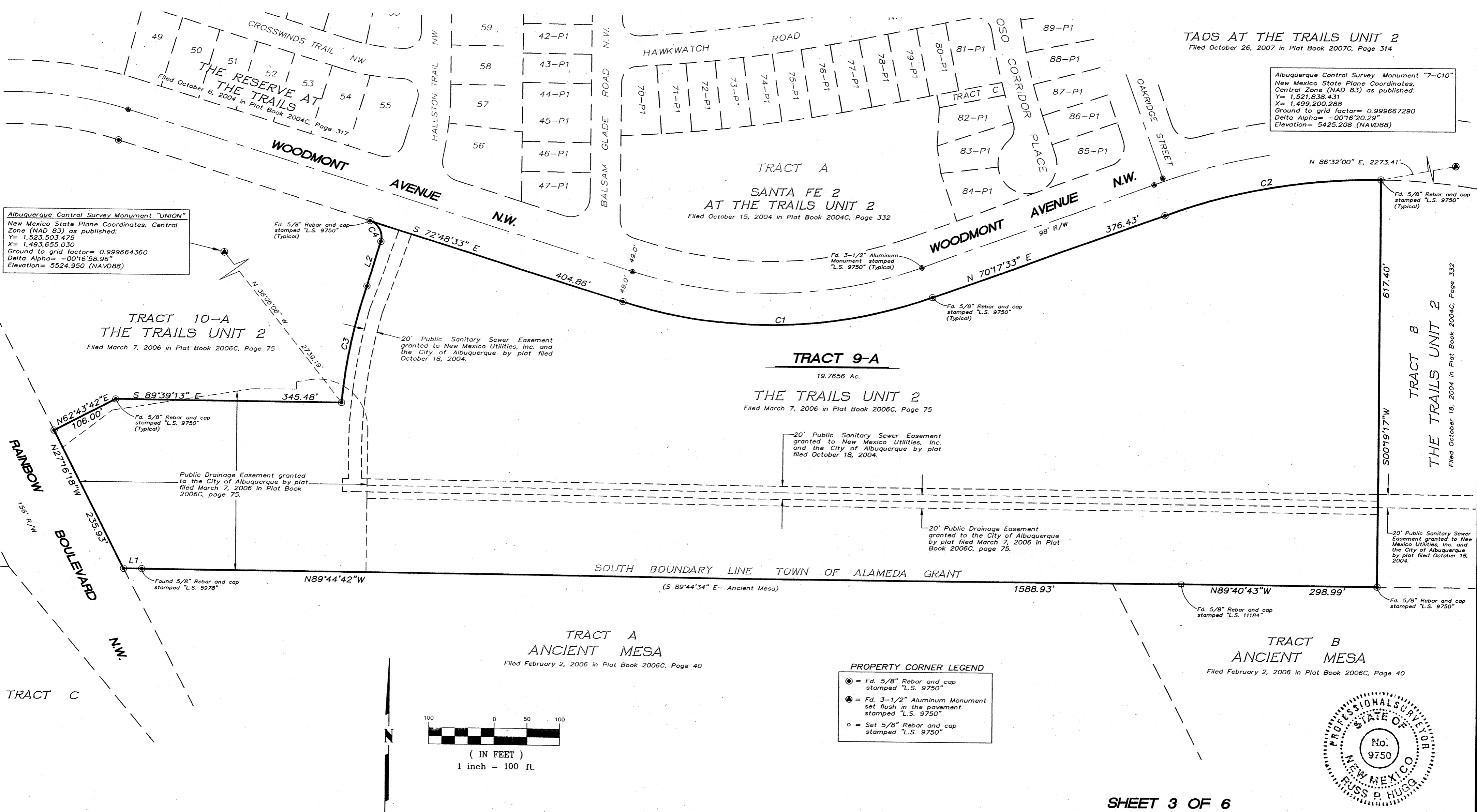
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3377

PLAT OF
TIERRA VISTA UNIT 1
AT THE TRAILS
 (BEING A REPLAT OF TRACT 9-A, 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

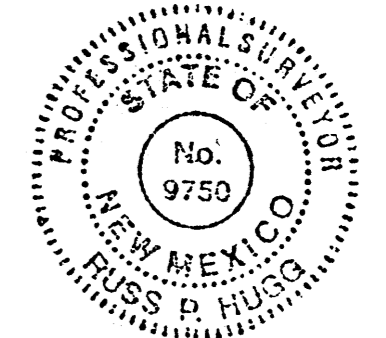
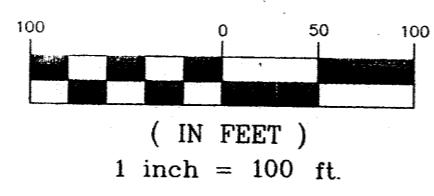
TRACTS AT THE TRAILS UNIT 2
 Filed October 26, 2007 in Plat Book 2007C, Page 314

Albuquerque Control Survey Monument "7-C10"
 New Mexico State Plane Coordinates,
 Central Zone (NAD 83) as published:
 Y = 1,521,835.431
 X = 1,499,200.288
 Ground to grid factor = 0.999667290
 Delta Alpha = -00'16"20.29"
 Elevation = 5425.208 (NAVD88)

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



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"



SHEET 3 OF 6

SURVOTEK, INC.

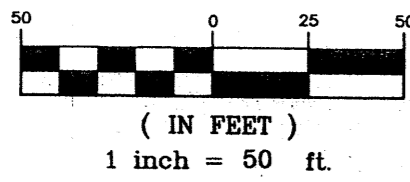
Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

PLAT OF
TIERRA VISTA UNIT 1
AT THE TRAILS

(BEING A REPLAT OF TRACT 9-A, 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



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

TRACT 10-A
THE TRAILS UNIT 2

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

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

Existing Public Drainage Easement
granted to the City of Albuquerque
by plat filed March 7, 2006 in Plat
Book 2006C, page 75.

A Blanket Public Pedestrian Access
Easement over Tract A is hereby granted to
the City of Albuquerque by this plat.

30' Public Sanitary Sewer and Waterline
Easement granted to the ABCWUA by
this plat.

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

SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT

TRACT A
ANCIENT MESA

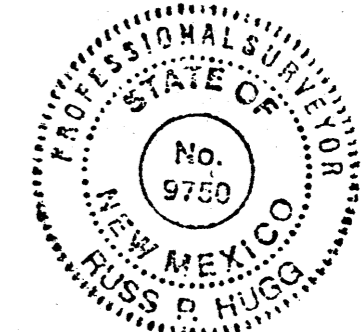
Filed February 2, 2006 in Plat Book 2006C, Page 40

PROPERTY CORNER LEGEND

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

EASEMENT LEGEND

- Ⓐ = 10' Public Utility Easement granted by this plat.



SHEET 4 OF 6

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366
Fax: 505-897-3377

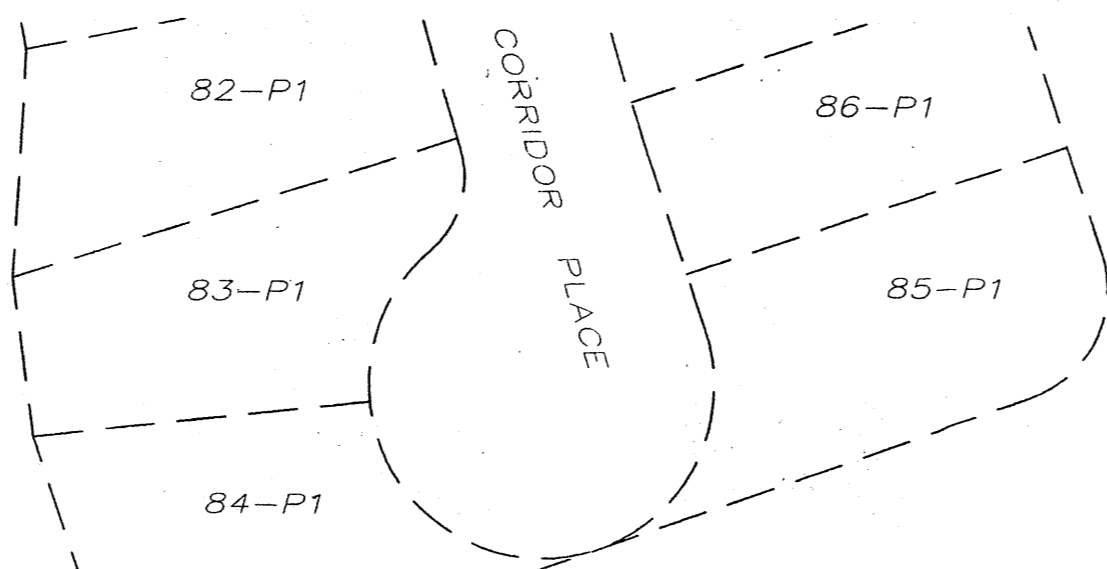
110198_UNIT 1_12-6-11.dwg

SEE SHEET 5

PLAT OF
TIERRA VISTA UNIT 1
AT THE TRAILS

(BEING A REPLAT OF TRACT 9-A, 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

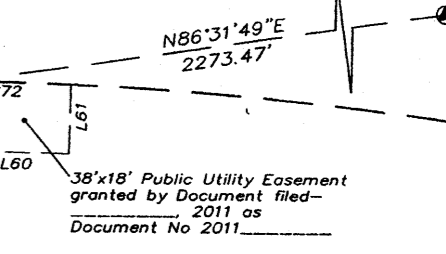
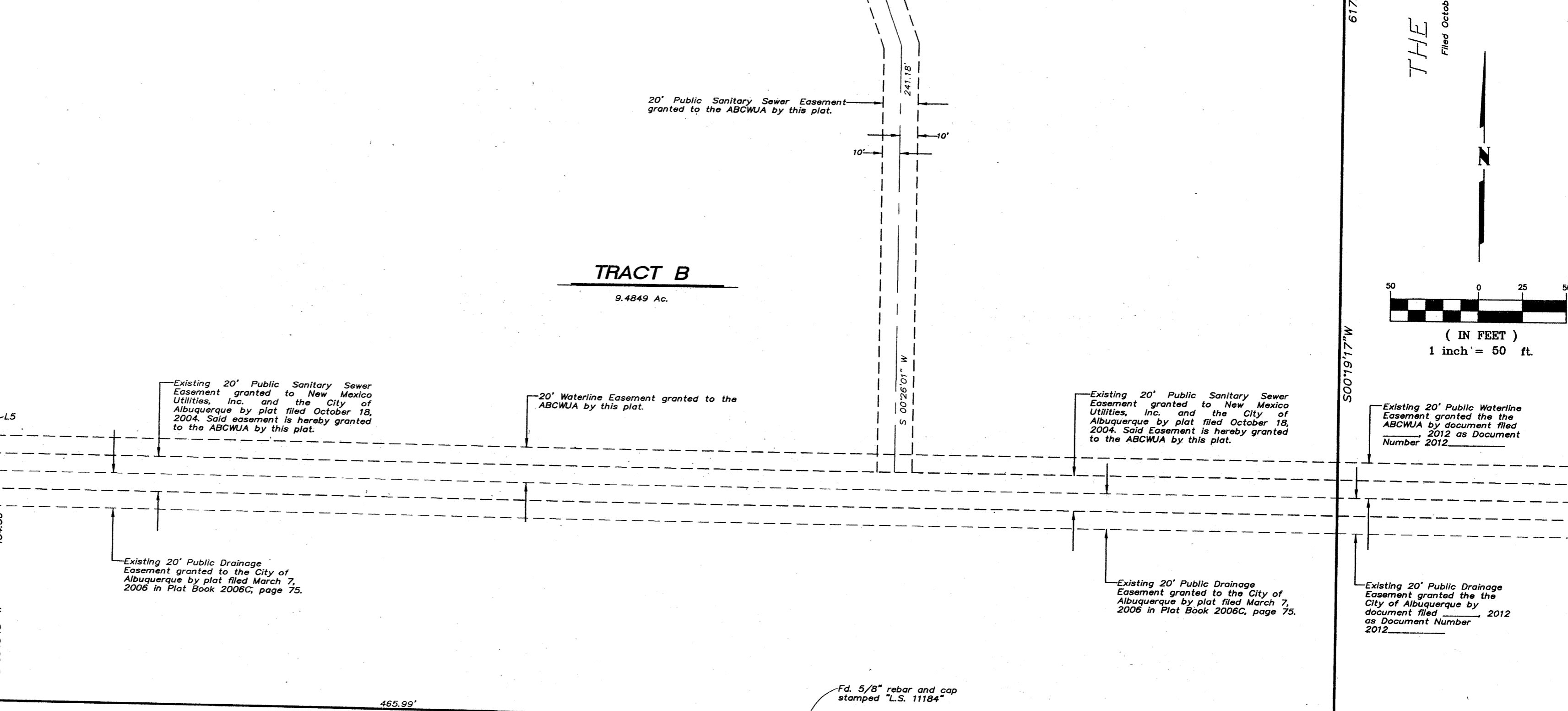
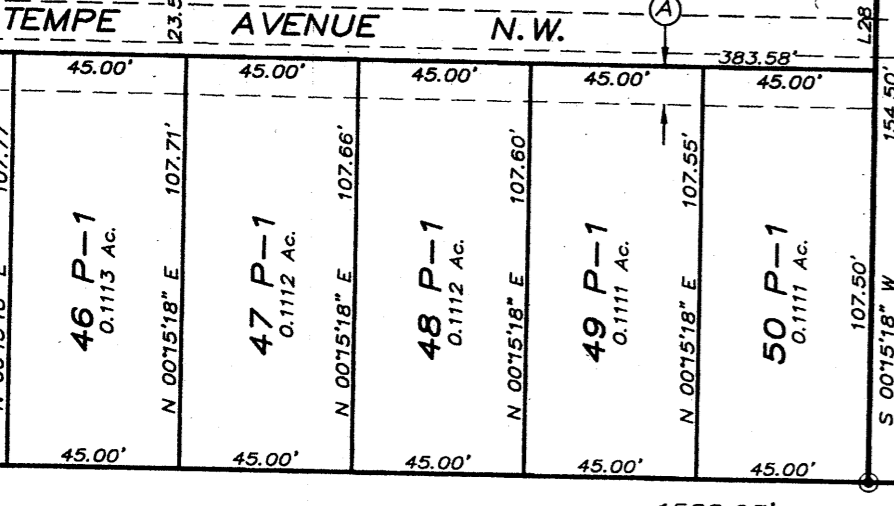
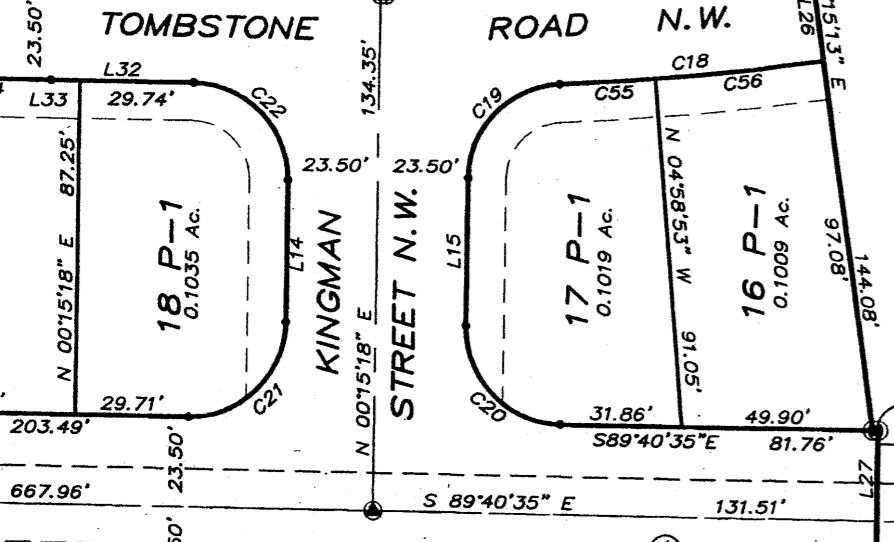
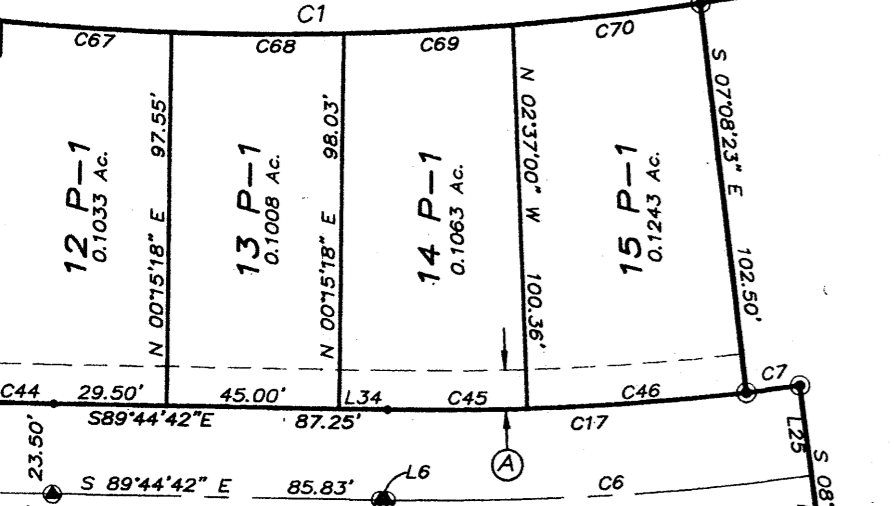
TRACT A
SANTA FE 2
AT THE TRAILS UNIT 2
Filed October 15, 2004 in Plat Book 2004C, Page 332



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

Albuquerque Control Survey Monument "7-C10"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
Y= 1,521,836.431
X= 1,499,200.268
Ground to grid factor= 0.999667290
Delta Alpha= -00'16"20.29"
Elevation= 5425.208 (NAVD88)

SEE SHEET 4



EASEMENT LEGEND
 ⊙ = 10' Public Utility Easement granted by this plat.

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

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

SHEET 5 OF 6

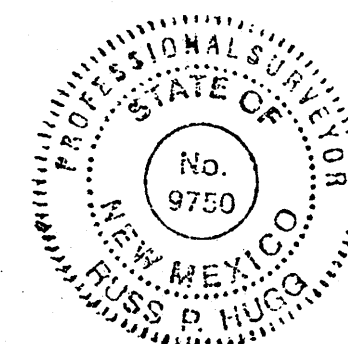
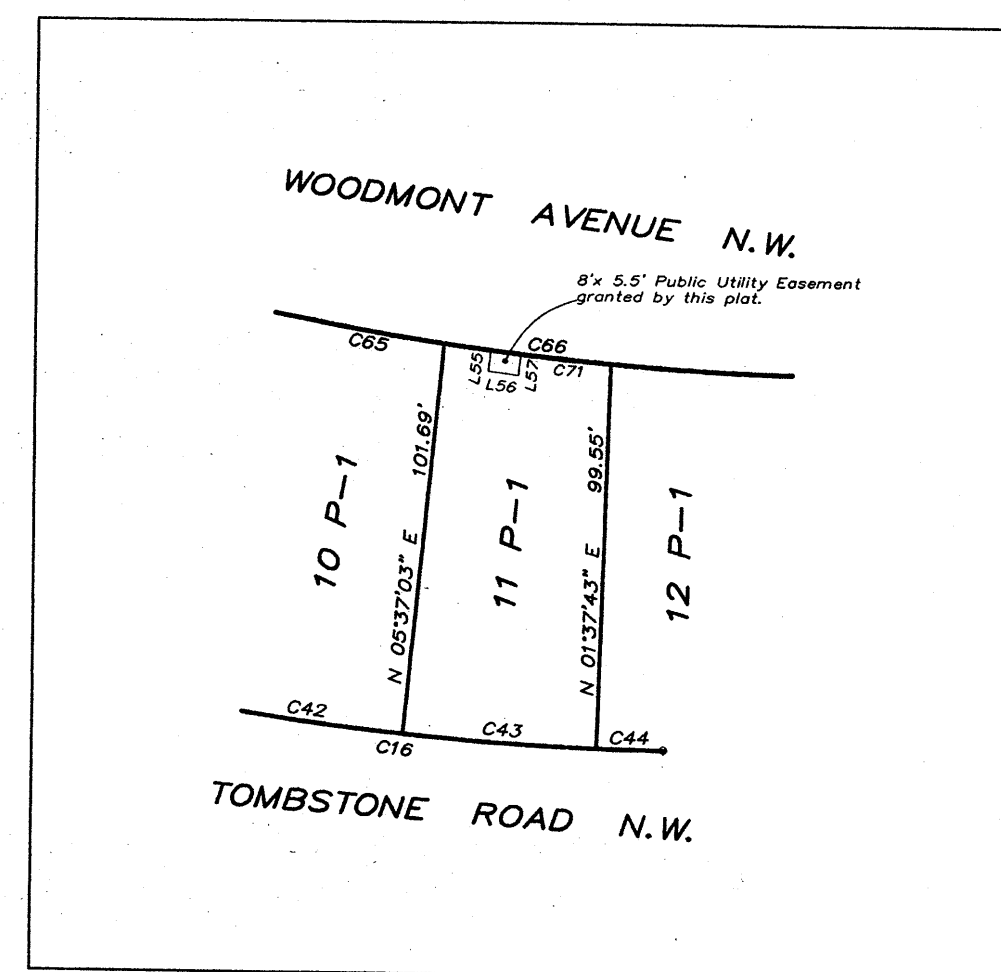
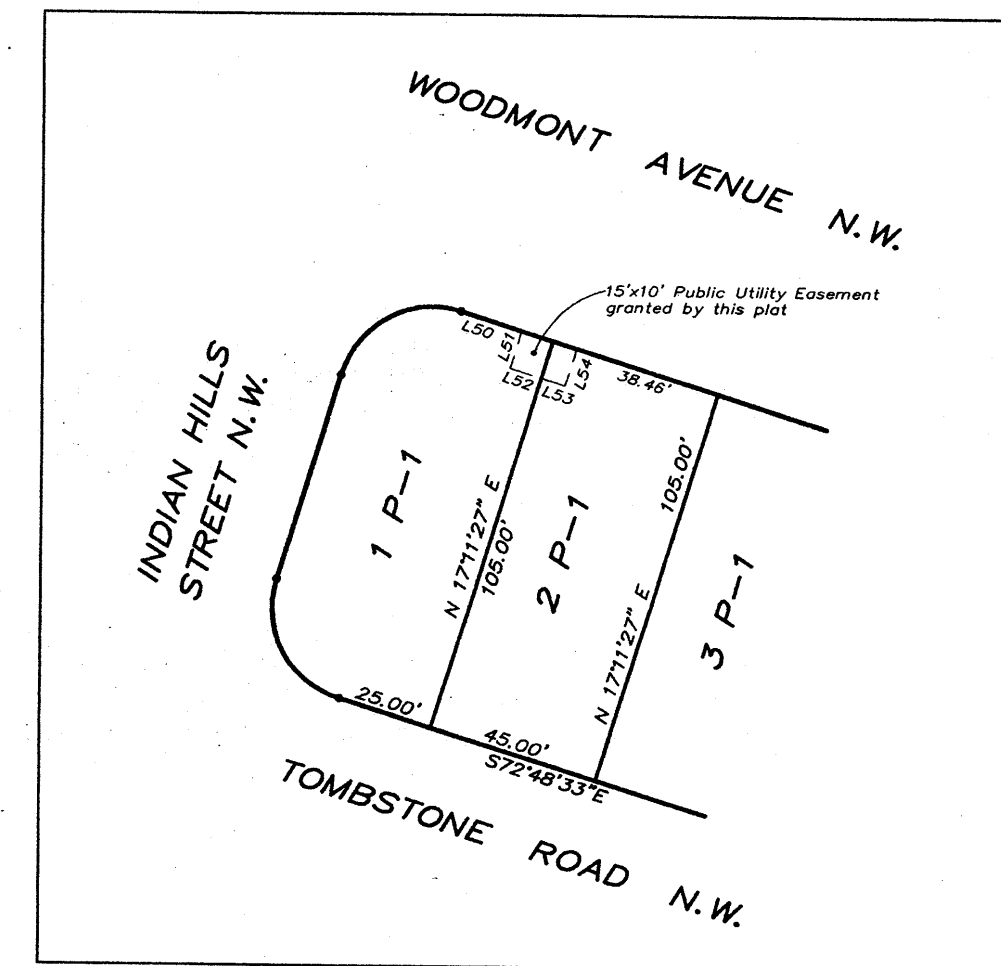
SURVOTEK, INC.
 Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366
 Fax: 505-897-3377

PLAT OF
TIERRA VISTA UNIT 1
AT THE TRAILS
 (BEING A REPLAT OF TRACT 9-A, 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

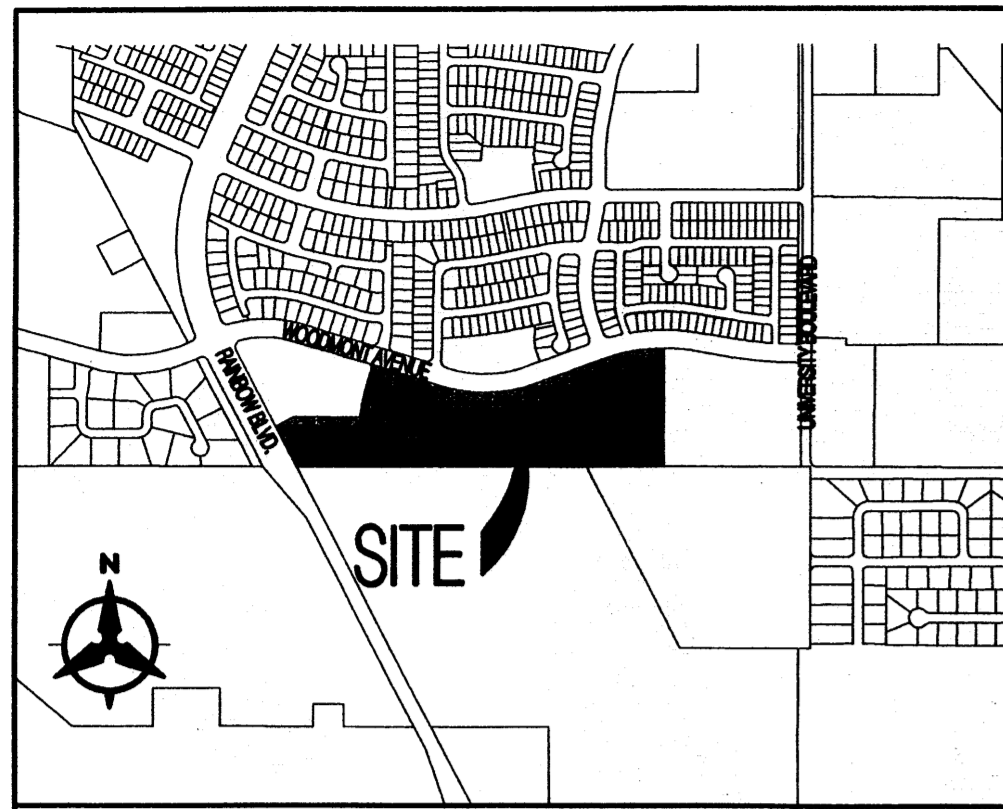
LINE TABLE		
LINE	LENGTH	BEARING
L1	27.77	N89°44'33"W
L2	71.18	N17°11'27"E
L5	1.27	N89°40'35"W
L6	1.42	S89°44'42"E
L7	32.08	N17°13'06"E
L8	53.98	N00°54'35"W
L9	33.08	N00°54'35"W
L10	55.00	N17°11'27"E
L11	47.00	N89°05'25"E
L12	4.42	N00°54'35"W
L13	78.48	N00°54'35"W
L14	37.29	N00°15'18"E
L15	38.79	N00°15'18"E
L16	50.45	S72°48'33"E
L17	45.00	S72°48'33"E
L18	45.00	S72°48'33"E
L19	45.00	S72°48'33"E
L20	45.00	S72°48'33"E
L21	53.93	N00°15'18"E
L22	49.22	S72°48'33"E
L23	47.02	S72°48'33"E
L24	134.20	S72°48'33"E
L25	23.50	S08°15'13"E
L26	23.50	S08°15'13"E
L27	23.50	S00°15'18"W
L28	23.50	S00°15'18"W
L29	23.50	N89°05'25"E
L30	23.50	N89°05'25"E
L31	5.78	N72°48'33"W
L32	37.33	S89°44'42"E
L33	7.59	S89°44'42"E
L34	12.75	S89°44'42"E
L35	12.86	S72°48'33"E
L46	12.11	S70°17'33"W
L47	10.00	S19°42'27"E
L48	31.00	S70°17'33"W
L49	10.00	N19°42'27"W
L50	16.54	S72°48'33"E
L51	10.00	S17°11'27"W
L52	8.46	S72°48'33"E
L53	6.54	S72°48'33"E
L54	10.00	N17°11'27"E
L55	5.50	S06°52'22"W
L56	8.00	S83°07'38"E
L57	5.50	N06°52'22"E
L58	17.89	S01°40'19"W
L59	11.25	S89°44'27"E
L60	26.74	S89°44'27"E
L61	18.03	N01°58'09"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	482.36'	749.00'	249.87'	474.06'	N88°44'30"E	36°53'54"
C2	336.25'	951.00'	169.90'	334.51'	N80°25'18"E	20°15'31"
C3	184.07'	825.00'	92.42'	183.69'	N11°57'23"E	12°47'02"
C4	39.27'	25.00'	25.00'	35.36'	N27°48'33"W	90°00'00"
C5	221.69'	750.00'	111.66'	220.89'	S81°16'37"E	16°56'10"
C6	111.38'	750.00'	55.79'	111.27'	N86°00'02"E	8°30'31"
C7	14.12'	726.50'	7.06'	14.12'	N82°18'12"E	1°06'50"
C8	136.74'	749.00'	68.56'	136.55'	N75°31'21"E	10°27'37"
C9	237.55'	801.50'	119.65'	236.68'	S07°34'52"W	16°58'52"
C10	39.27'	25.00'	25.00'	35.36'	S62°11'27"W	90°00'00"
C11	39.27'	25.00'	25.00'	35.36'	S27°48'33"E	90°00'00"
C12	24.39'	726.50'	12.20'	24.39'	S73°46'15"E	1°55'25"
C13	9.46'	20.00'	4.82'	9.37'	S88°17'02"E	27°06'08"
C14	25.28'	28.50'	13.54'	24.46'	N76°25'15"W	50°49'41"
C15	9.46'	20.00'	4.82'	9.37'	S64°33'29"E	27°06'08"
C16	147.54'	726.50'	74.03'	147.29'	S83°55'37"E	11°38'09"
C17	93.76'	726.50'	46.95'	93.70'	N86°33'28"E	7°23'40"
C18	69.24'	773.50'	34.64'	69.21'	N84°18'39"E	5°07'43"
C19	37.80'	25.00'	23.57'	34.30'	S43°33'54"W	86°37'12"
C20	39.24'	25.00'	24.97'	35.33'	S44°42'39"E	89°55'53"
C21	39.30'	25.00'	25.03'	35.38'	N45°17'21"E	90°04'07"
C22	39.27'	25.00'	25.00'	35.36'	N44°44'42"W	90°00'00"
C23	158.37'	773.50'	79.46'	158.10'	S83°52'46"E	11°43'52"
C24	8.89'	20.00'	4.52'	8.81'	S89°15'22"W	25°27'37"
C25	26.91'	28.50'	14.55'	25.92'	S76°25'15"E	54°06'23"
C26	8.89'	20.00'	4.52'	8.81'	N62°05'52"W	25°27'37"
C27	27.25'	773.50'	13.63'	27.25'	S73°49'07"E	2°01'08"
C28	41.40'	25.00'	27.23'	36.83'	S59°44'50"W	94°53'16"
C29	164.55'	778.00'	82.59'	164.25'	S06°14'38"W	12°07'07"
C30	39.21'	25.00'	24.94'	35.31'	S44°44'45"E	89°51'40"
C31	9.16'	20.00'	4.66'	9.08'	N77°12'03"E	26°14'44"
C32	26.11'	28.50'	14.05'	25.21'	N89°40'35"W	52°29'28"
C33	9.16'	20.00'	4.66'	9.08'	S76°33'13"E	26°14'44"
C34	9.16'	20.00'	4.66'	9.08'	S77°12'03"W	26°14'44"
C35	26.11'	28.50'	14.05'	25.21'	S89°40'35"E	52°29'28"
C36	9.16'	20.00'	4.66'	9.08'	N76°33'13"W	26°14'44"
C37	39.81'	25.00'	25.54'	35.73'	S44°42'25"W	91°14'00"
C38	93.22'	825.00'	46.66'	93.17'	S02°19'39"W	6°28'27"
C39	11.31'	28.50'	5.73'	11.23'	S89°31'51"W	22°43'53"
C40	13.98'	28.50'	7.13'	13.84'	N65°03'19"W	28°05'48"
C41	28.22'	726.50'	14.11'	28.22'	S79°13'19"E	2°13'33"
C42	51.32'	726.50'	25.67'	51.31'	S82°21'31"E	4°02'51"
C43	50.58'	726.50'	25.30'	50.57'	S86°22'37"E	3°59'20"
C44	17.42'	726.50'	8.71'	17.42'	S89°03'29"E	1°22'26"
C45	36.41'	726.50'	18.21'	36.41'	N88°49'09"E	2°52'18"
C46	57.35'	726.50'	28.69'	57.34'	N85°07'19"E	4°31'23"
C47	6.04'	773.50'	3.02'	6.04'	S73°01'58"E	0°26'51"
C48	21.21'	773.50'	10.61'	21.21'	S74°02'32"E	1°34'17"
C49	14.90'	28.50'	7.62'	14.73'	S64°20'30"E	29°56'53"
C50	12.02'	28.50'	6.10'	11.93'	N88°36'18"E	24°09'30"
C51	24.07'	773.50'	12.04'	24.07'	S78°54'20"E	1°47'00"
C52	44.15'	773.50'	22.08'	44.14'	S81°25'56"E	3°16'13"
C53	48.80'	773.50'	24.41'	48.79'	S84°52'29"E	3°36'53"
C54	41.35'	773.50'	20.68'	41.34'	S88°12'49"E	3°03'46"
C55	25.06'	773.50'	12.53'	25.06'	N85°56'48"E	1°51'24"
C56	44.17'	773.50'	22.09'	44.17'	N83°22'57"E	3°16'20"
C57	7.45'	20.00'	3.77'	7.41'	N79°38'47"E	21°21'15"
C58	1.71'	20.00'	0.85'	1.71'	N66°31'25"E	4°53'29"
C59	13.09'	28.50'	6.66'	12.97'	S76°35'04"E	26°18'25"
C60	13.02'	28.50'	6.63'	12.91'	N77°10'12"E	26°11'03"
C61	96.09'	778.00'	48.11'	96.03'	S03°43'23"W	7°04'36"
C62	68.46'	778.00'	34.25'	68.44'	S09°46'56"W	5°02'31"
C63	30.97'	749.00'	15.49'	30.96'	S73°59'36"E	2°22'08"
C64	43.69'	749.00'	21.85'	43.69'	S76°50'57"E	3°20'33"
C65	44.11'	749.00'	22.06'	44.10'	S80°12'26"E	3°22'26"
C66	43.62'	749.00'	21.82'	43.62'	S83°33'46"E	3°20'13"
C67	44.59'	749.00'	22.30'	44.58'	S86°56'13"E	3°24'40"
C68	45.01'	749.00'	22.51'	45.00'	N89°38'10"E	3°26'35"
C69	44.24'	749.00'	22.13'	44.23'	N86°13'21"E	3°23'03"
C70	49.39'	749.00'	24.70'	49.38'	N82°38'30"E	3°46'40"
C71	23.39'	749.00'	11.69'	23.39'	S84°20'12"E	1°47'20"
C72	27.26'	951.00'	13.63'	27.26'	S88°37'40"E	1°38'33"
C73	32.08'	801.50'	16.04'	32.08'	S17°13'06"W	2°17'37"
C74	321.94'	951.00'	162.53'	320.41'	S80°51'11"W	19°23'47"

EASEMENT DETAILS

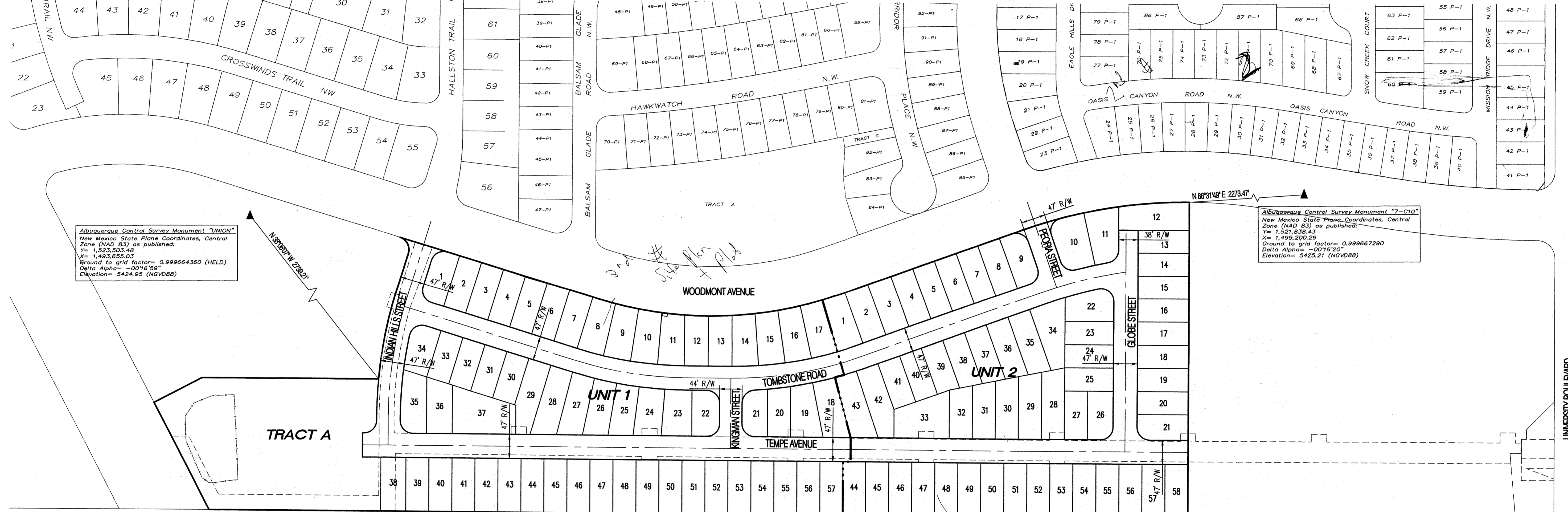


SKETCH PLAT
FOR
TIERRA VISTA UNITS 1 AND 2
(A REPLAT OF TRACT 9A AT THE TRAILS UNITS 2)



VICINITY MAP
NTS ZONE ATLAS PG C-09

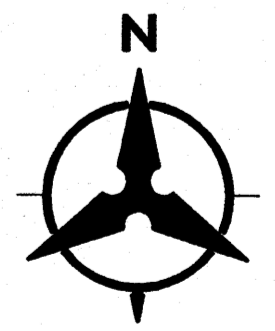
Handwritten notes:
SITE PLAN
1st #
TRAILS UNIT



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= -0016"50"
Elevation= 5424.95 (NGVD88)

Albuquerque Control Survey Monument "7-C10"
New Mexico State Plane Coordinates, Central
Zone (NAD 83) as published:
Y= 1,521,858.43
X= 1,498,200.29
Ground to grid factor= 0.999667290
Delta Alpha= -0016"50"
Elevation= 5425.21 (NGVD88)

N 86°31'49" E 2273.47'



100 50 0 100
1" = 100'

Bohannon & Huston

**PRELIMINARY PLAT FOR
TIERRA VISTA UNIT 1
at the TRAILS**
(BEING A REPLAT OF TRACT 9-A, THE TRAILS,
UNIT 2) WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 11 NORTH,
RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2011

LEGAL DESCRIPTION

All of Tract 9-A, The Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS, UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 7, 2006, in Plat Book 2006C, Page 75, as Document No. 2006032746.

GENERAL NOTES

- EXISTING ZONING: R-D
PROPOSED DEVELOPMENT: R-D
- PROPOSED ACREAGE: 7.95 AC
NUMBER OF LOTS: 50 D.U.
PROPOSED DENSITY: 6.29 DU/AC
- MIN. LOT DIMENSIONS:
MINIMUM LOT AREA: 45' X 90'
4,050 SQFT
- ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS AREA 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 WOODMONT AVENUE.

SITE DATA

ZONE ATLAS NO.	C-09
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.42 MILES
NO. OF EXISTING PARCELS	1
NO. OF LOTS CREATED	50
DENSITY	6.29 DU/AC

SURVEY NOTES:

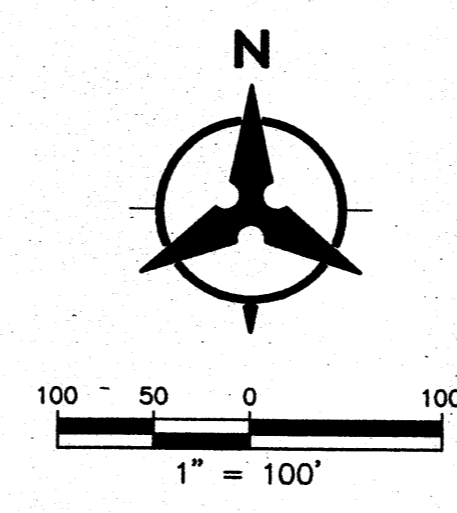
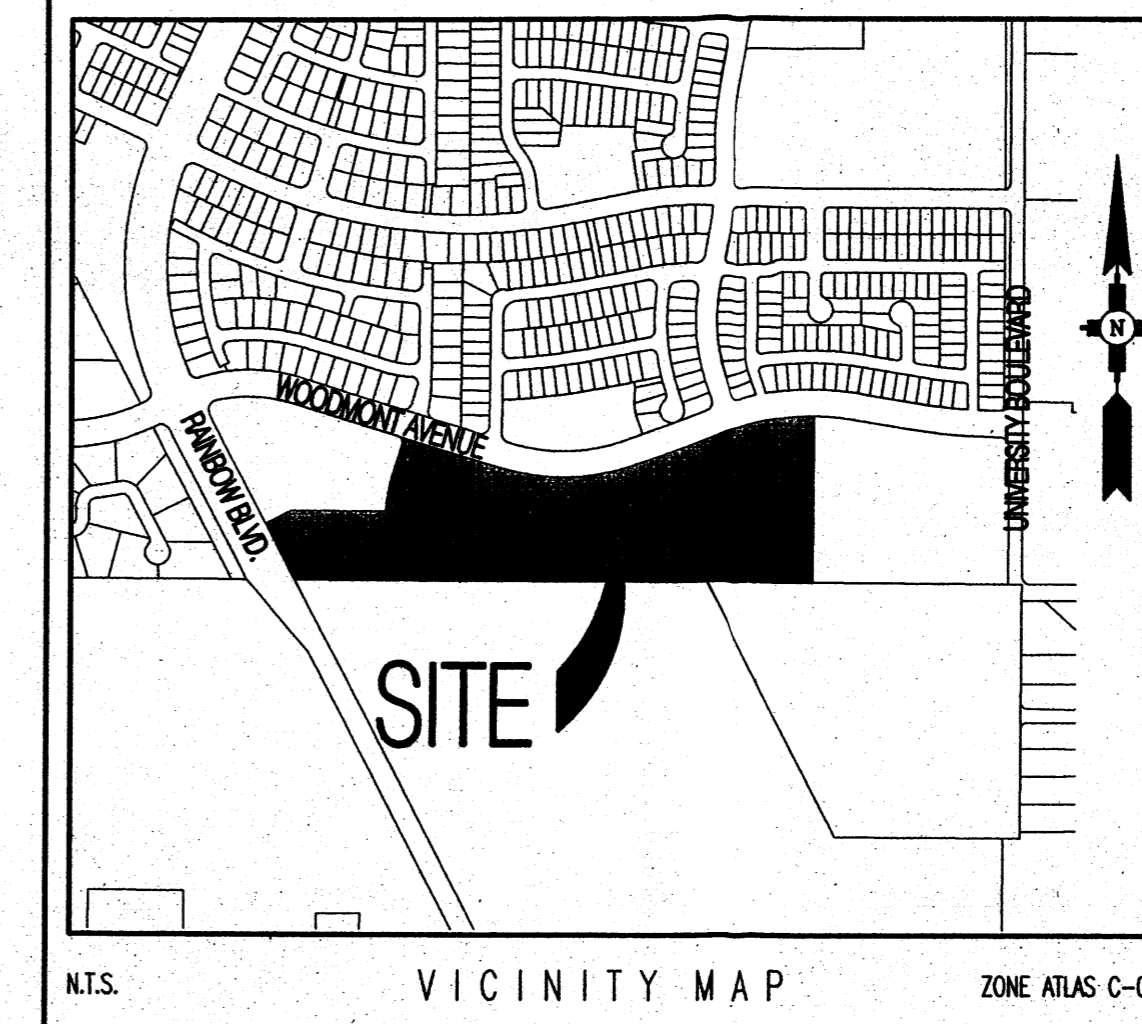
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (▲) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 9750."
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APPROVED

[Signature] 5/6/11
CITY SURVEYOR DATE

[Signature] 5/5/11
KELLY CALHOUN DATE
VICE PRESIDENT, THE TRAILS, LLC

Bohannon & Huston



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)
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TRACT 10-A
THE TRAILS UNIT 2
FILED MARCH 7, 2006
IN PLAT BK 2006C, PG 75

TRACT 7
THE TRAILS UNIT 2
FILED OCTOBER 15, 2004
IN PLAT BK 2004C, PG 332

SANTA FE 2
THE TRAILS UNIT 2
FILED OCTOBER 15, 2004
IN PLAT BK 2004C, PG 332

TRACT 8
THE TRAILS UNIT 2
FILED OCTOBER 15, 2004
IN PLAT BK 2004C, PG 332

TRACTS A, B, AND C
ANCIENT MESA
FILED FEBRUARY 2, 2006
IN PLAT BK 2006C, PG 40

LEGEND

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

- KEYED NOTES**
- (A) 10' PUBLIC UTILITY EASEMENT
 - (B) EXISTING 20' PUBLIC SANITARY SEWER EASEMENT GRANTED TO NEW MEXICO UTILITIES, INC. AND THE CITY OF ALBUQUERQUE BY PLAT FILED OCT. 18, 2004 (TO BE VACATED BY THIS PLAT)
 - (C) EXISTING 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY PLAT FILED MARCH 7, 2006 (TO BE VACATED BY THIS PLAT)
 - (D) EXISTING 30' SANITARY SEWER AND WATERLINE EASEMENT
 - (E) EXISTING SANITARY & SEWER AND WATERLINE EASEMENT (TO BE VACATED BY THIS PLAT)
- PORTION OF EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104) TO BE VACATED BY THIS PLAT.

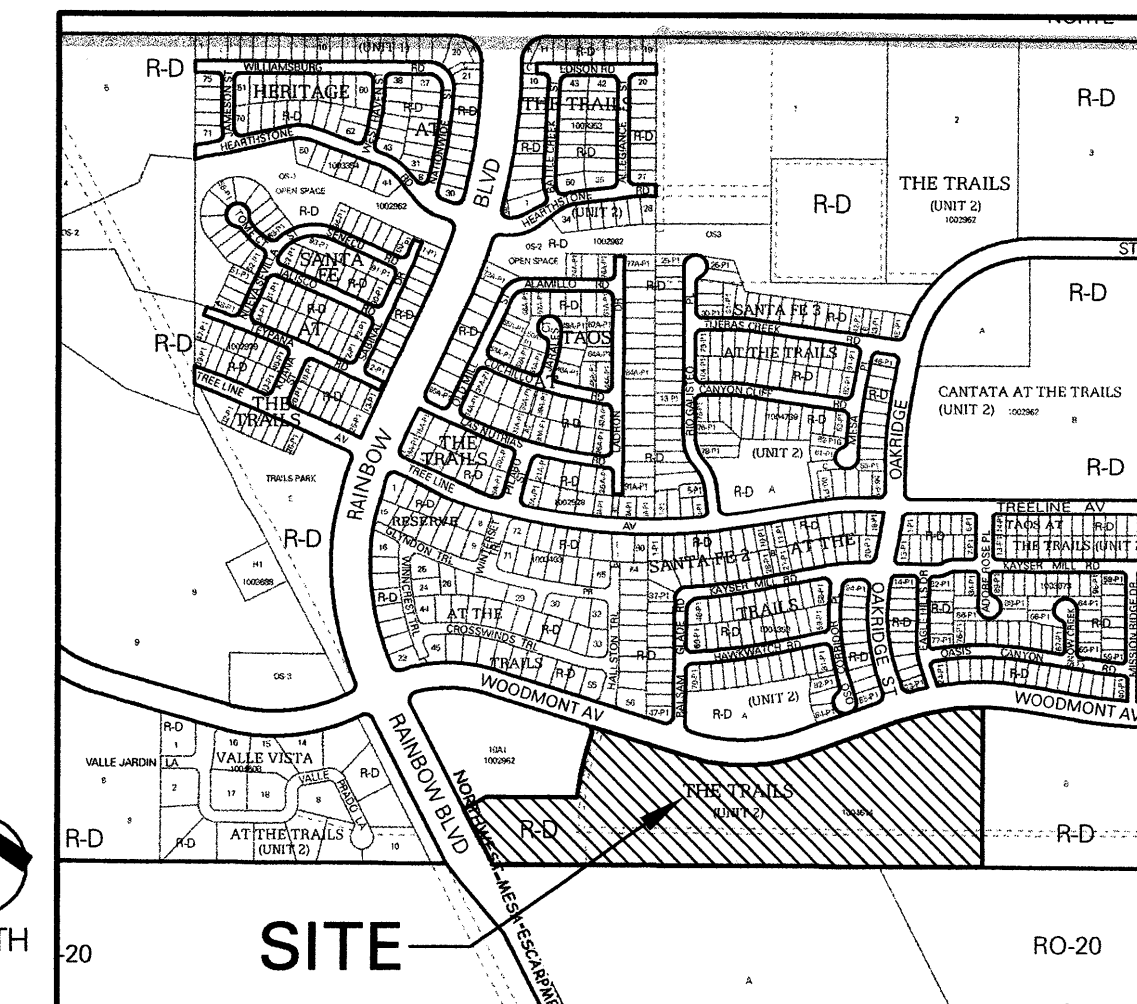
Boundary Curve Table

ID	ARC	RADIUS	DELTA	TANGENT
C1	336.25'	951.00'	20'15"31"	169.90'
C2	184.07'	825.00'	12'47"02"	92.42'
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SITE VICINITY



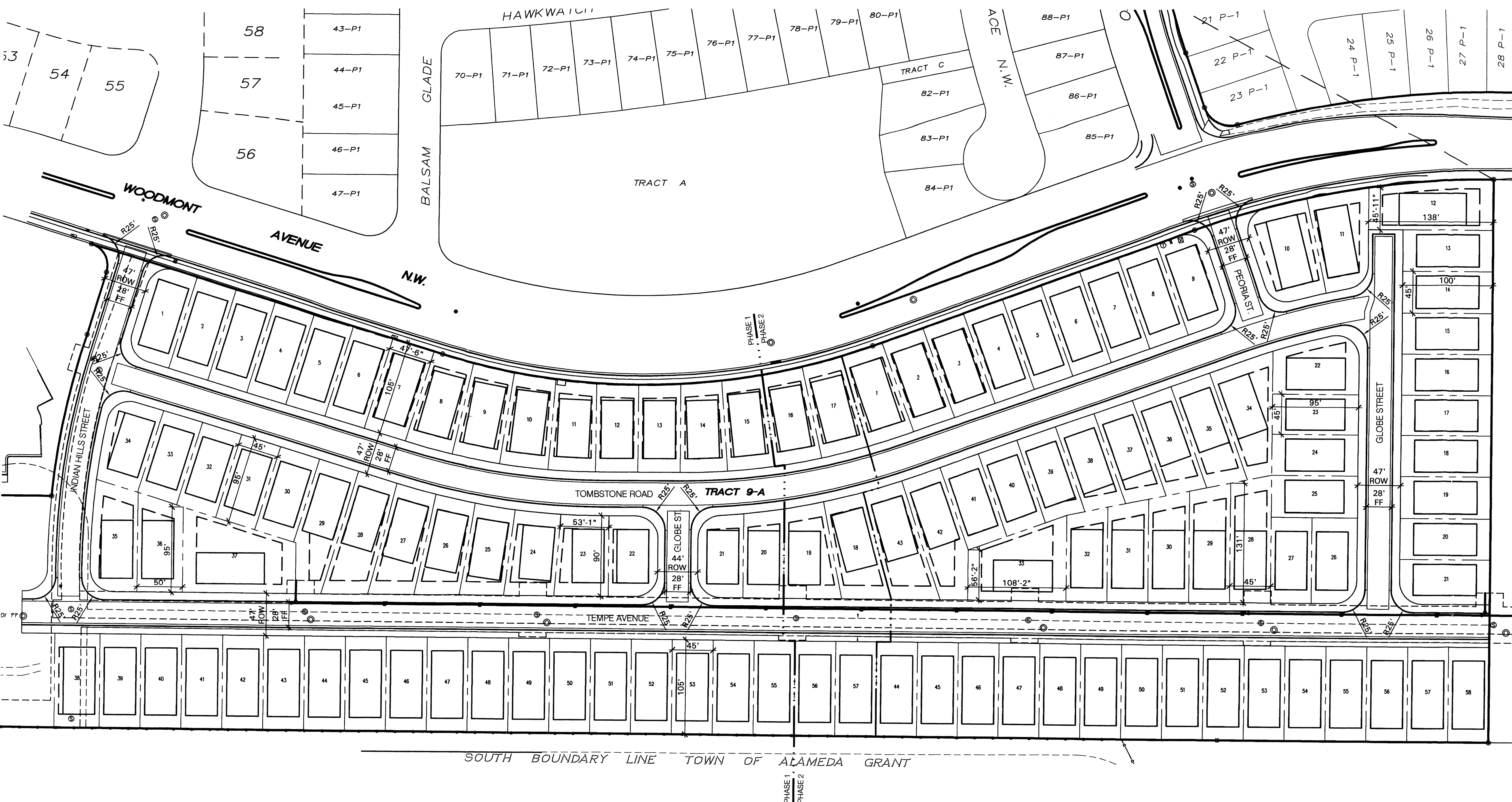
NORTH

PROJECT NUMBER: XXXXXX
APPLICATION NUMBER: XXXXXX

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN 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:

1. 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.
2. EXISTING ZONING: RD - PROPOSED ZONING: NO CHANGE.
3. LOT SIZE, SETBACKS AND WIDTHS FOR INDIVIDUAL SUBDIVISION PARCELS SHALL CONFORM TO THE R-T ZONING REGULATION.
4. 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.
5. PEDESTRIAN ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC SIDEWALKS TO WOODMONT AVENUE.
6. VEHICULAR ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC STREETS TO WOODMONT AVENUE.
7. ALL INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 47' RIGHT-OF-WAY WITH 28' F-F PAVEMENT SECTION.
8. 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.
9. 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 1 SITE DEVELOPMENT PLAN FOR SUBDIVISION.

11. WATER AND SEWER PROVIDED BY ABCWUA PURSUANT TO THE WATER AND SEWER AVAILABILITY LETTER.
12. 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 1 SITE DEVELOPMENT PLAN FOR SUBDIVISION. SOME OF THE PERIMETER WALLS ARE EXISTING.
13. MAXIMUM BUILDING HEIGHT WILL BE 26 FEET IN COMPLIANCE WITH THE COMPREHENSIVE CITY ZONING CODE.
14. THERE ARE CURRENTLY NO TRANSIT OPERATIONS IN THE VICINITY. TRANSIT MAY OCCUR AT A LATER DATE PER CITY OF ALBUQUERQUE TRANSIT.
15. BICYCLE LANES ARE EXISTING WITHIN WOODMONT AVE, AND RAINBOW BLVD ROADWAYS AS DETERMINED BY THE CITY OF ALBUQUERQUE DESIGN REVIEW COMMITTEE.

SITE DATA:

TOTAL DEVELOPED AREA: 19.3582 AC.
ZONING: R-D

PROPOSED DWELLING UNITS:	PHASE	57
	PHASE 2	58
	TOTAL	115

LEGAL DESCRIPTION:

TRACT 9A OF THE TRAILS UNIT 2 WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

**Site Plan for Subdivision
Tierra Vista Unit 1/
Tierra Vista Unit 2**

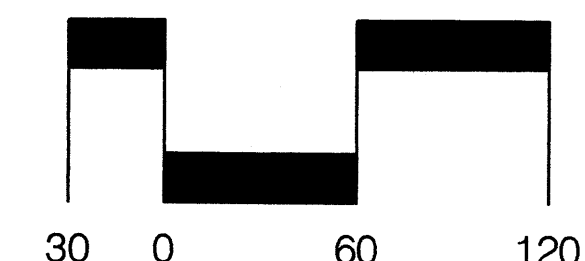
Prepared for:
The Trails, LLC
6840 Treeline Avenue NW
Albuquerque, NM 87114

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

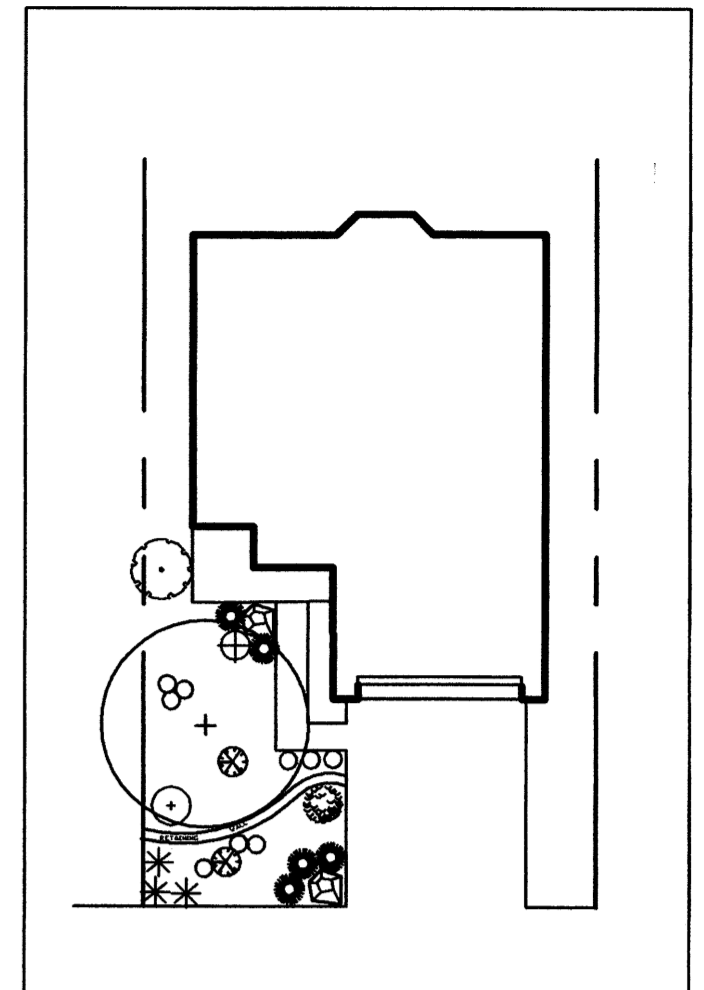
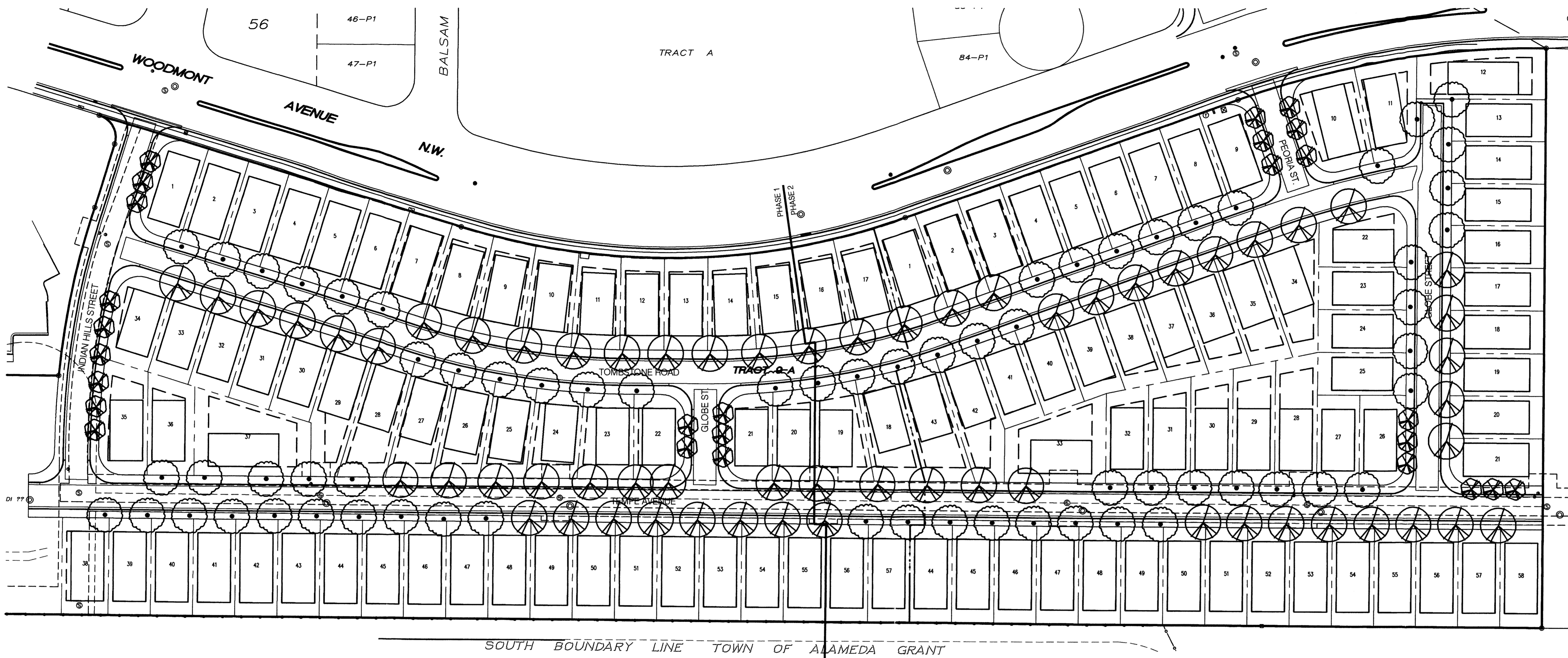
Scale: 1" = 60'



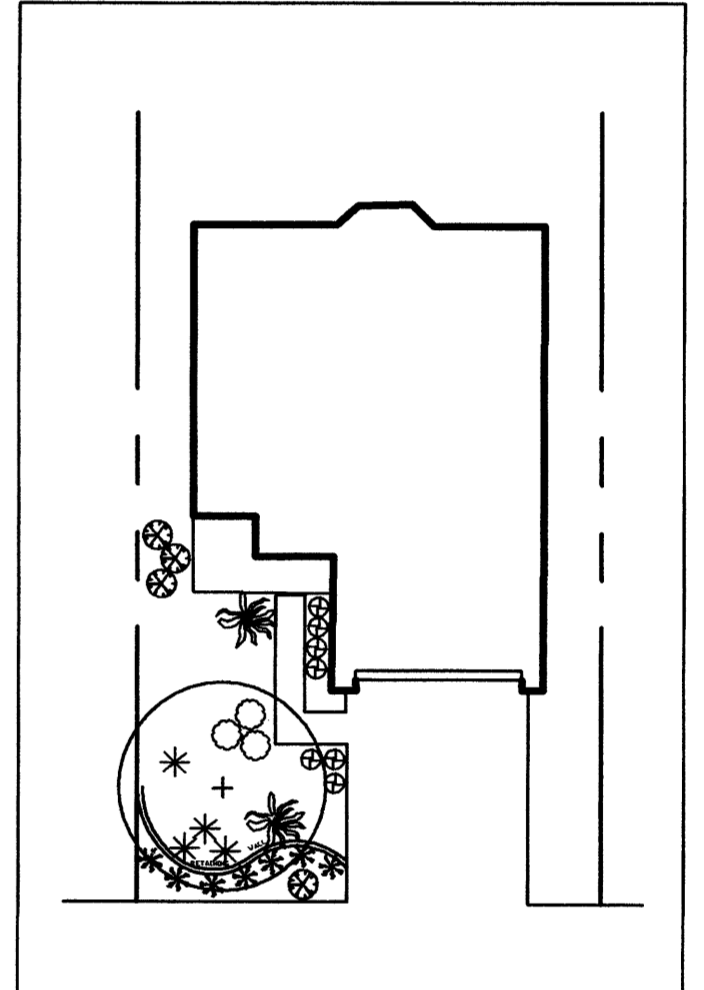
north



CONSENSUS
May, 2011
SHEET 1



CONCEPT A TYPICAL FRONT YARD



CONCEPT B TYPICAL FRONT YARD

PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE	WATER USE	COMMON NAME	BOTANICAL NAME	SIZE	WATER USE
STREET TREES							
PURPLE ROBE LOCUST	ROBINIA AMBIGUA 'PURPLE ROBE'	2.0" CAL.	MEDIUM	BEARGRASS	NOLINA MICROCARPA	5 GAL	LOW+
CHINESE PISTACHE	PISTACIA CHINENSIS	2.0" CAL.	MEDIUM	KARL FOERSTER REED GRASS	CALAMAGROSTIS 'KARL FOERSTER'	5 GAL	MEDIUM
HACKBERRY	CELTIS OCCIDENTALIS	2.0" CAL.	MEDIUM	REGAL MIST DEERGRASS	MUHLENBERGIA C. 'REGAL MIST'	5 GAL	MEDIUM
FRONT YARD PLANT LIST TYPICAL							
EVERGREEN TREES							
AUSTRIAN PINE	PINUS NIGRA	6 FT. HT.	MEDIUM	SILVER FEATHER MAIDEN GRASS	MISCANTHUS S. 'SILVER FEATHER'	5 GAL	MEDIUM+
TREES							
DESERT WILLOW	CHILOPSIS LINEARIS	2.0" CAL.	LOW+	THREADGRASS	NASSELLA TENUISSIMA	1 GAL	LOW+
HOPA CRABAPPLE	MALUS 'HOPA'	2.0" CAL.	HIGH	YAKUSHIMA MAIDEN GRASS	MISCANTHUS S. 'YAKUSHIMA'	5 GAL	MEDIUM+
NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	15 GAL	LOW	FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	5 GAL	MEDIUM
NEWPORT FLOWERING PLUM	PRUNUS C. 'NEWPORT'	2.0" CAL.	MEDIUM	NOTES:			
RED BARRON CRABAPPLE	MALUS 'RED BARRON'	2.0" CAL.	HIGH	1. ALL PLANTS WITHIN 6' OF CURB MUST BE MAINTAINED AT A MAX. HEIGHT OF 3'			
RAYWOOD ASH	FRAXINUS OXYCARPA 'RAYWOOD'	2.0" CAL.	MEDIUM+	2. TREES IN SIGHTLINES AND WITHIN 6' OF A CURB MUST HAVE LOWER BRANCHES PRUNED UP TO 7'			
CACTI / AGAVES / ALOES / YUCCAS							
BROADLEAF YUCCA	YUCCA BACCATA	5 GAL	LOW	3. BOULDERS WITHIN 6' OF CURB MAY NOT EXCEED 8" IN HEIGHT, THOSE WITHIN 12" MAY NOT EXCEED 16"			
CHOLLA	OPUNTIA SPP.	5 GAL	LOW	GENERAL NOTES:			
PARRY AGAVE	AGAVE PARRYII	5 GAL	LOW	1. THIS PLAN IS INTENDED TO COMPLY WITH THE NORTHWEST MESA ESCARPMENT PLAN.			
RED FLOWERING ALOE	HESPERALOE PARVIFLORA	5 GAL	LOW+	2. 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.			
SHRUBS							
BLUE MIST SPIREA	CARYOPTERIS X. CLANDONENSIS	5 GAL	MEDIUM	3. ALL DISTURBED AREAS WILL BE REVEGETATED WITH NATIVE SEED MIX.			
BIG SAGE	ARTEMISIA TRIDENTATA	5 GAL	LOW	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".			
FRINGE SAGE	ARTEMISIA FRIGIDA	5 GAL	LOW	IRRIGATION SYSTEM			
RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL	LOW	IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS.			
TRIDENT SAGE	SALVIA X 'TRIDENT'	5 GAL	LOW	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. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.			
PROSTRATE ROSEMARY	ROSMARINUS O. 'PROSTRATUS'	5 GAL	LOW+	RUN TIME PER DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY, TO BE ADJUSTED ACCORDING TO THE SEASON.			
TURPENTINE BUSH	ERICAMERIA LARICIFOLIA 'AGUIRRE'	5 GAL	LOW+	POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD.			

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 GROUNDCOVER PLANTING AREAS.

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (6) 2.0 GPH DRIP EMITTERS AND SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

RUN TIME PER DRIP VALVE WILL BE APPROXIMATELY 15 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 OWNERS ASSOCIATION.

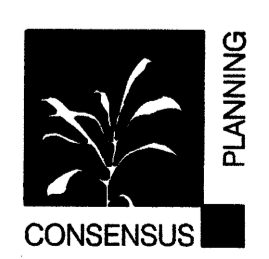
STATEMENT OF WATER WASTE
THE LANDSCAPE PLAN FOR THIS SITE SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPE AREA.

Landscape Plan Tierra Vista Unit 1/ Tierra Vista 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

Scale: 1" = 60'



**PRELIMINARY PLAT FOR
TIERRA VISTA UNIT 1
at the TRAILS**
(BEING A REPLAT OF TRACT 9-A, THE TRAILS,
UNIT 2) WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 11 NORTH,
RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2011

LEGAL DESCRIPTION
All of Tract 9-A, The Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS, UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 7, 2006, in Plat Book 2006C, Page 75, as Document No. 2006032746.

- GENERAL NOTES**
- EXISTING ZONING: R-D
PROPOSED DEVELOPMENT: R-D
 - PROPOSED ACREAGE: 7.95 AC
NUMBER OF LOTS: 50 D.U.
PROPOSED DENSITY: 6.29 DU/AC
 - MIN. LOT DIMENSIONS:
MINIMUM LOT AREA: 45' X 90'
4,050 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 WOODMONT AVENUE.
 - THE PURPOSE OF TRACT A IS A PUBLIC PARK AND DRAINAGE POND

SITE DATA

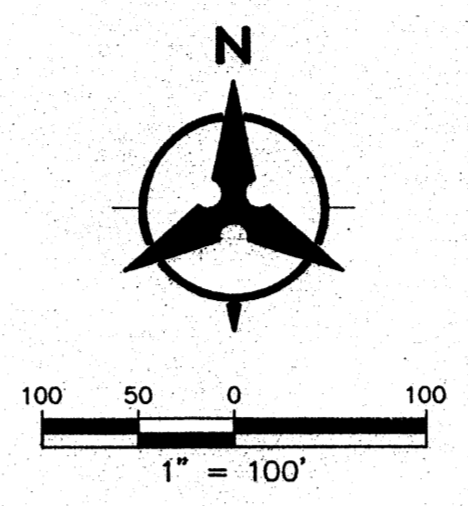
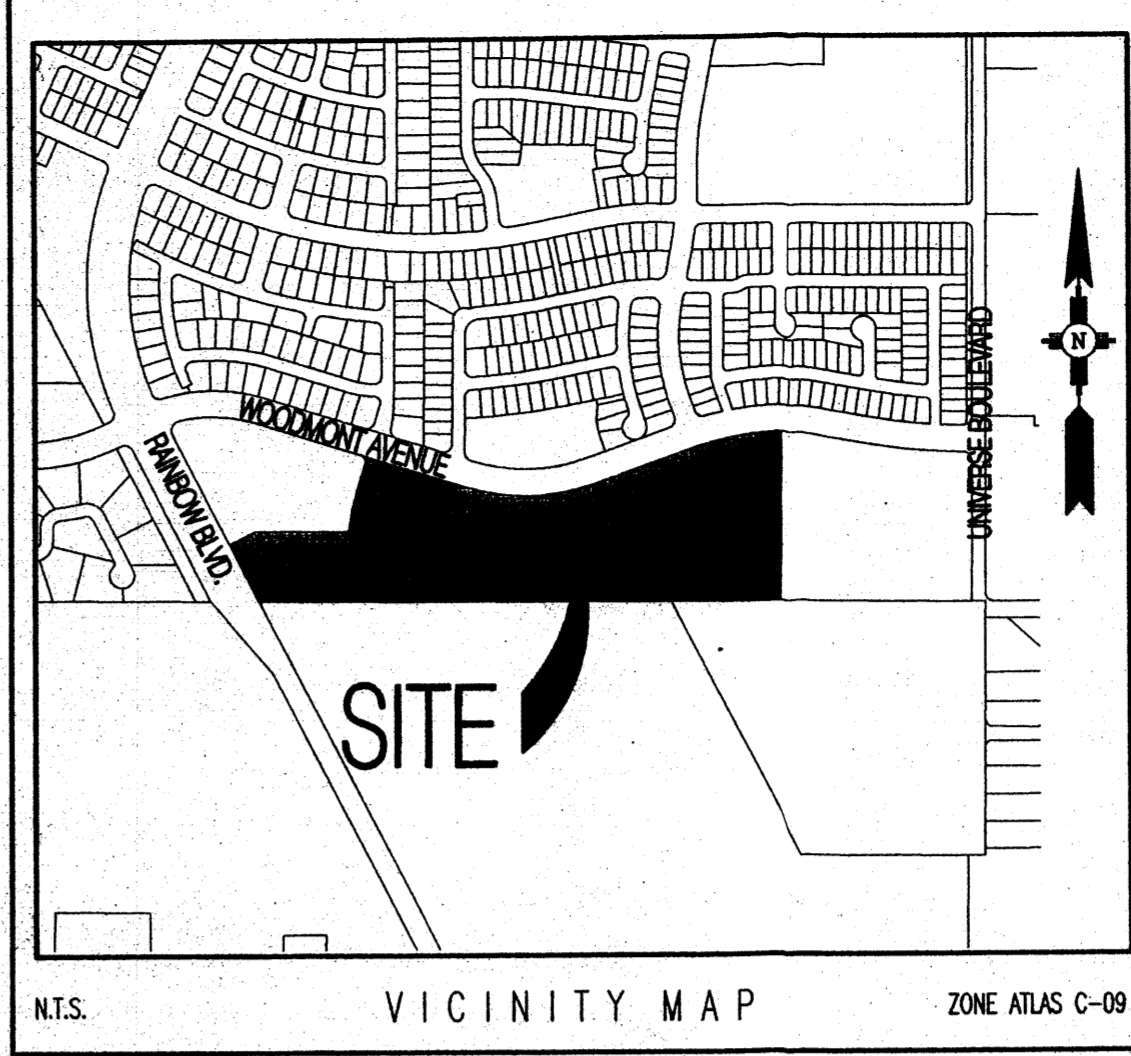
ZONE ATLAS NO.	C-09
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.42 MILES
NO. OF EXISTING PARCELS	1
NO. OF LOTS CREATED	50 + 2 TRACTS
DENSITY	6.29 DU/AC

- SURVEY NOTES:**
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APPROVED
[Signature] 7-25-11
CITY SURVEYOR DATE

[Signature] 7/22/11
KELLY CALHOUN DATE
VICE PRESIDENT, THE TRAILS, LLC

Bohannon & Huston



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- PORTION OF EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104) TO BE VACATED BY THIS PLAT.

**PRELIMINARY PLAT
APPROVED BY DRB
ON 7-22-11**

Boundary Curve Table

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at the TRAILS**
(BEING A REPLAT OF TRACT 9-A, THE TRAILS,
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JUNE, 2011

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- 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 WOODMONT AVENUE.
- THE PURPOSE OF TRACT A IS A PUBLIC PARK AND DRAINAGE POND

SITE DATA

ZONE ATLAS NO.	C-09
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.42 MILES
NO. OF EXISTING PARCELS	1
NO. OF LOTS CREATED	50 + 2 TRACTS
DENSITY	6.29 DU/AC

SURVEY NOTES:

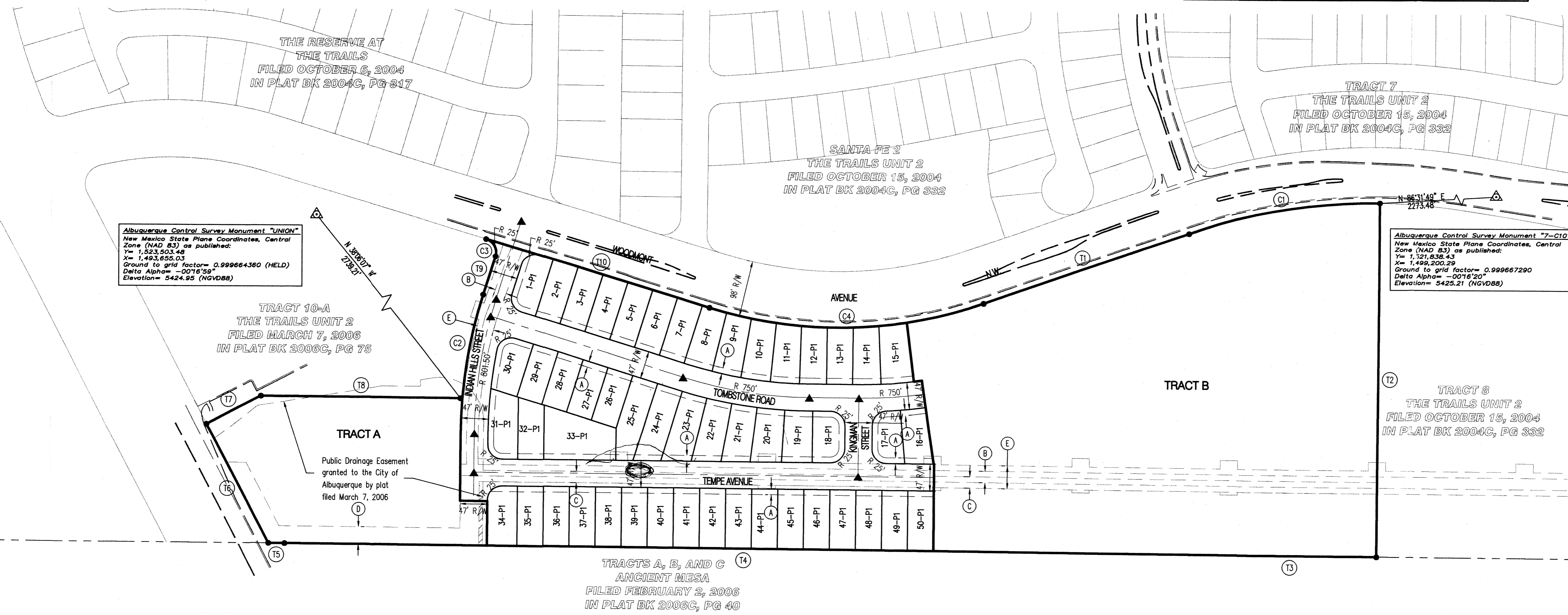
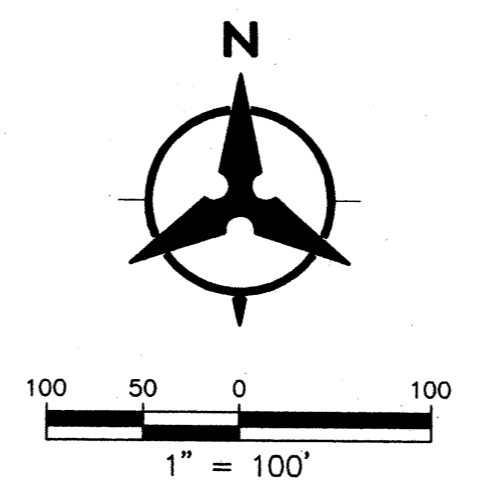
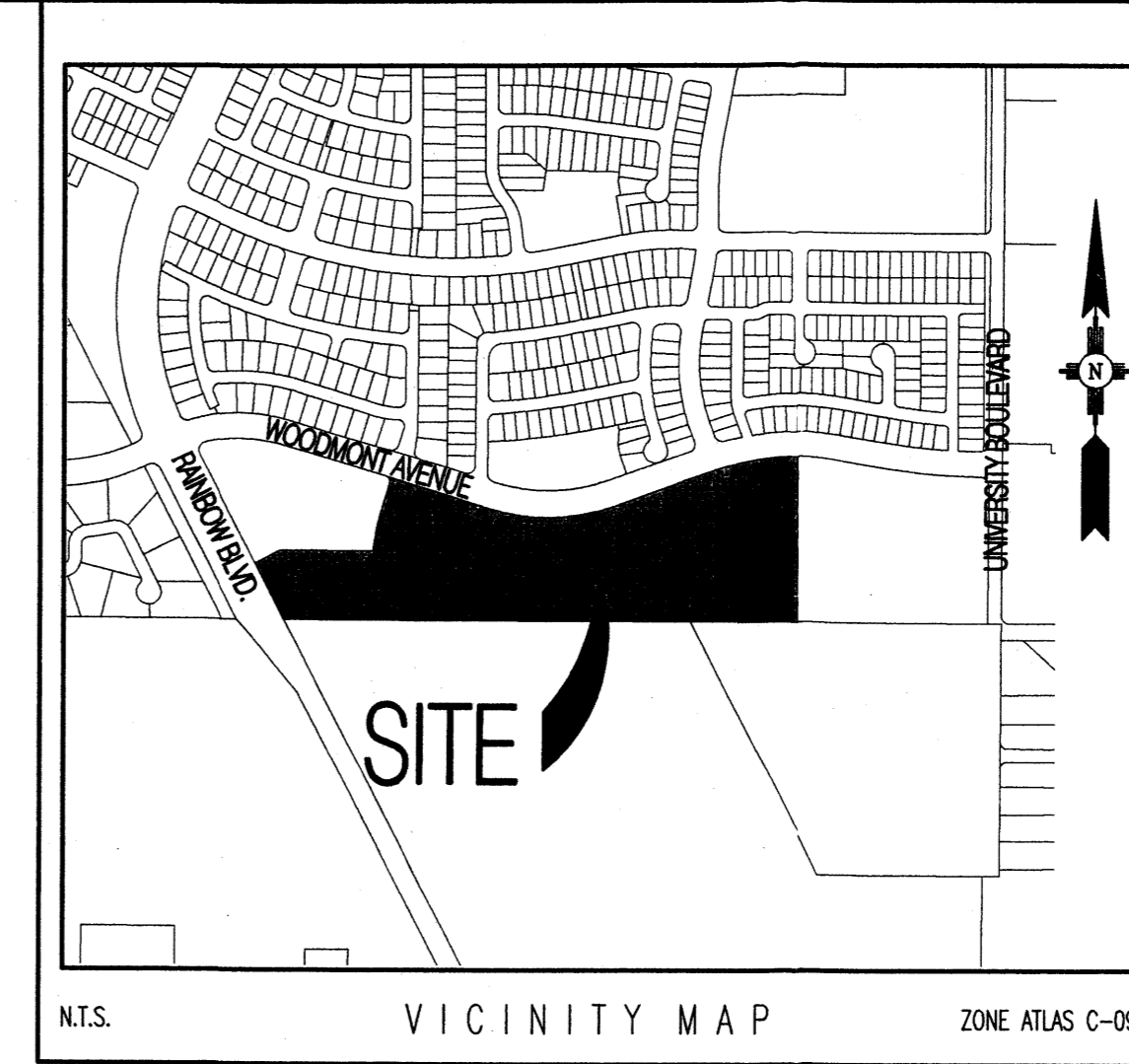
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.S., ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN TRUS (▲) AND WILL BE MARKED BY (▲) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, 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 CALHOUN DATE
VICE PRESIDENT, THE TRAILS, LLC

Bohannon & Huston



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= 1,521,638.43
X= 1,498,200.29
Ground to grid factor= 0.999667290
Delta Alpha= -00'16"20"
Elevation= 5425.21 (NGVD88)

LEGEND

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

- KEYED NOTES**
- (A) 10' PUBLIC UTILITY EASEMENT
 - (B) EXISTING 20' PUBLIC SANITARY SEWER EASEMENT GRANTED TO NEW MEXICO UTILITIES, INC. AND THE CITY OF ALBUQUERQUE BY PLAT FILED OCT. 18, 2004 (TO BE VACATED BY THIS PLAT)
 - (C) EXISTING 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY PLAT FILED MARCH 7, 2006 (TO BE VACATED BY THIS PLAT)
 - (D) EXISTING 30' SANITARY SEWER AND WATERLINE EASEMENT
 - (E) EXISTING SANITARY & SEWER AND WATERLINE EASEMENT (TO BE VACATED BY THIS PLAT)
 - PORTION OF EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104) TO BE VACATED BY THIS PLAT.

Boundary Curve Table

ID	ARC	RADIUS	DELTA	TANGENT
C1	336.25'	951.00'	20'15"31"	169.90'
C2	184.07'	825.00'	12'47"02"	92.42'
C3	39.27'	25.00'	90'00"00"	25.00'
C4	482.36'	749.00'	36'53"54"	249.87'

Boundary Tangent Table

ID	BEARING	LENGTH
T1	N70°17'33"E	376.43'
T2	S00°19'17"W	617.40'
T3	N89°40'43"W	298.99'
T4	N89°44'42"W	1588.93'
T5	N89°44'33"W	27.77'
T6	N27°16'18"W	235.93'
T7	N62°43'42"E	106.00'
T8	S89°39'13"E	345.48'
T9	N17°11'27"E	71.18'
T10	S72°48'33"E	404.86'

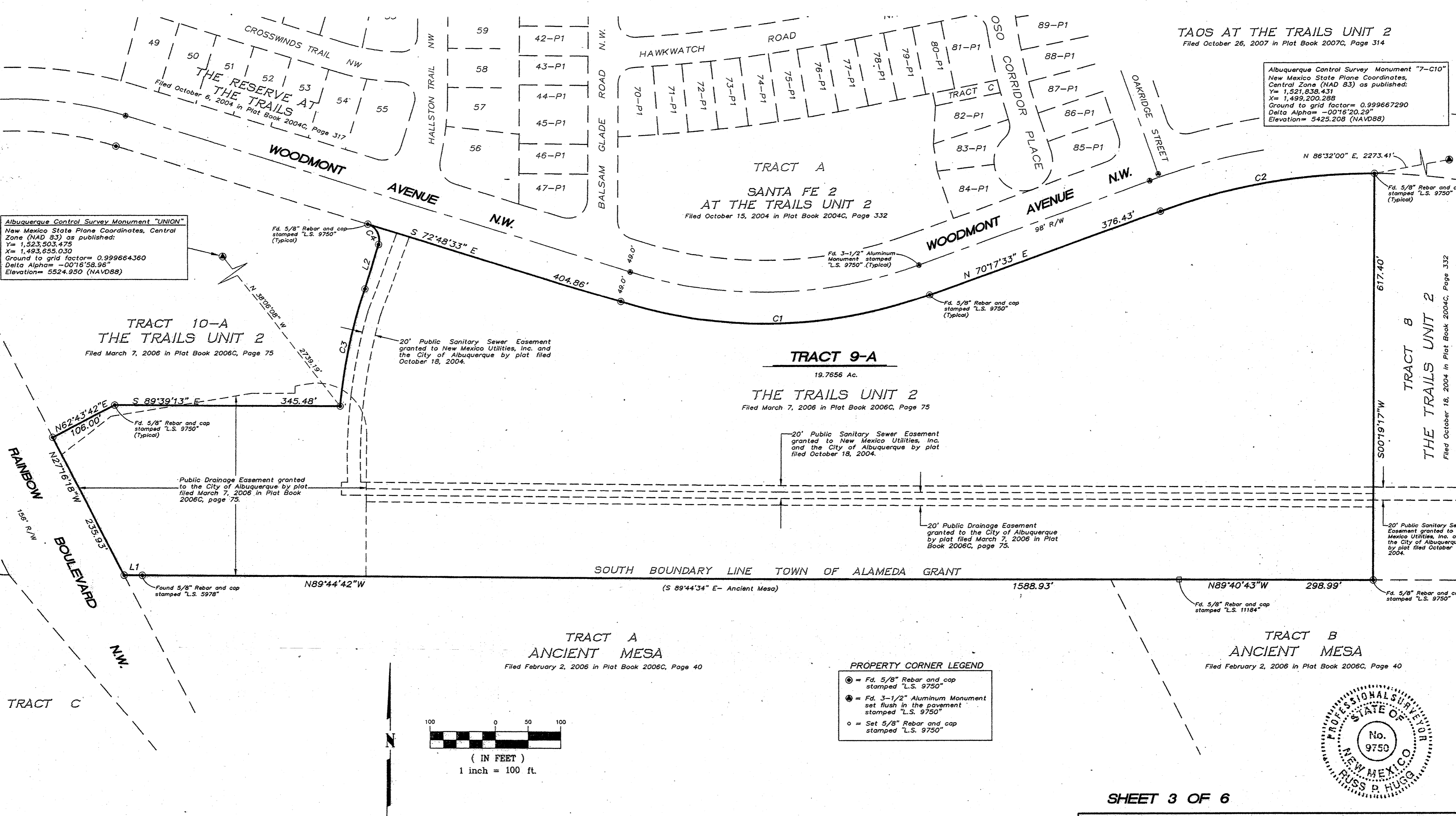
PLAT OF
TIERRA VISTA UNIT 1
AT THE TRAILS

(BEING A REPLAT OF TRACT 9-A, 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
BERNALLILLO COUNTY, NEW MEXICO
JANUARY, 2012

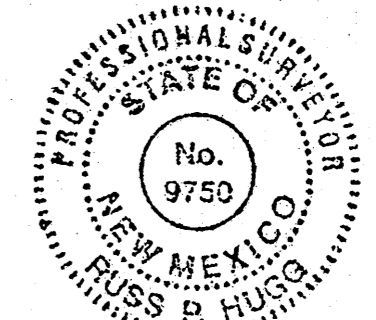
TAOS AT THE TRAILS UNIT 2
Filed October 26, 2007 in Plot Book 2007C, Page 314

Albuquerque Control Survey Monument "7-C10"
New Mexico State Plane Coordinates, Central
Zone (NAD 83) as published:
Y= 1,521,836.431
X= 1,489,200.398
Ground to grid factor= 0.999664360
Delta Alpha= -00'18"20.29"
Elevation= 5524.950 (NAVD88)

Albuquerque Control Survey Monument "UNION"
New Mexico State Plane Coordinates, Central
Zone (NAD 83) as published:
Y= 1,523,603.475
X= 1,493,655.030
Ground to grid factor= 0.999664360
Delta Alpha= -00'18"58.96"
Elevation= 5524.950 (NAVD88)



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



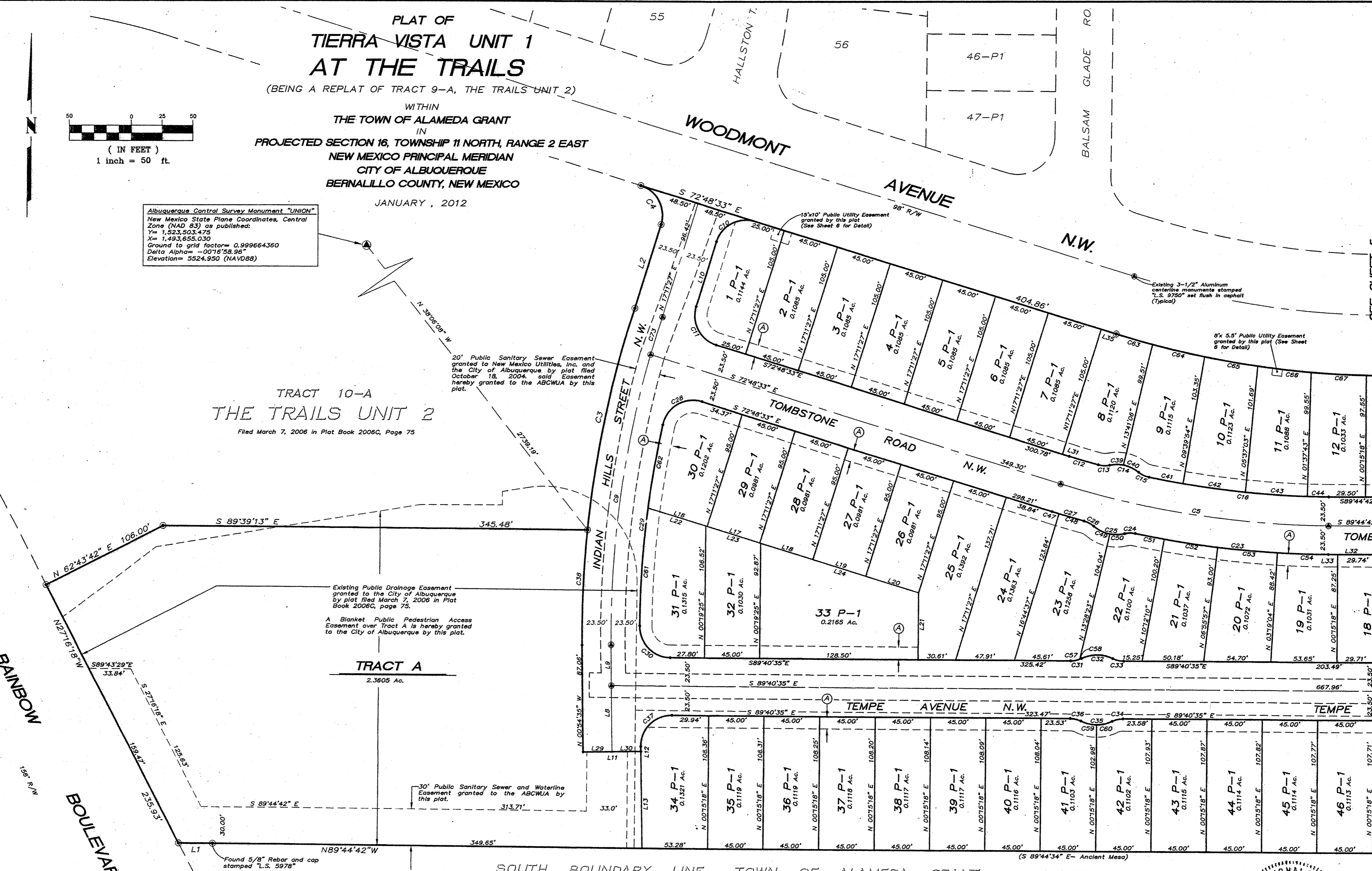
SHEET 3 OF 6
SURVTEK, INC.
 Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

PLAT OF
TIERRA VISTA UNIT 1
AT THE TRAILS

(BEING A REPLAT OF TRACT 9-A, 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
BERNALLILLO COUNTY, NEW MEXICO
JANUARY, 2012

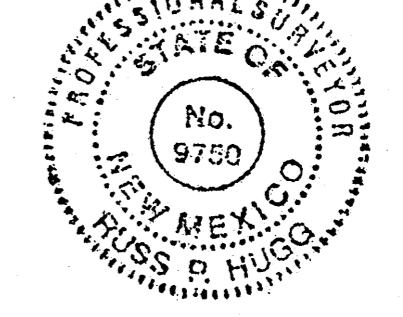
(IN FEET)
1 inch = 50 ft.

Albuquerque Control Survey Monument "UNION"
New Mexico State Plane Coordinates, Central
Zone (NAD 83) as published:
Y= 1,523,603.475
X= 1,493,655.030
Ground to grid factor= 0.999664360
Delta Alpha= -00'18"58.96"
Elevation= 5524.950 (NAVD88)



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

EASEMENT LEGEND
 (Symbol) = 10' Public Utility Easement granted by this plat.



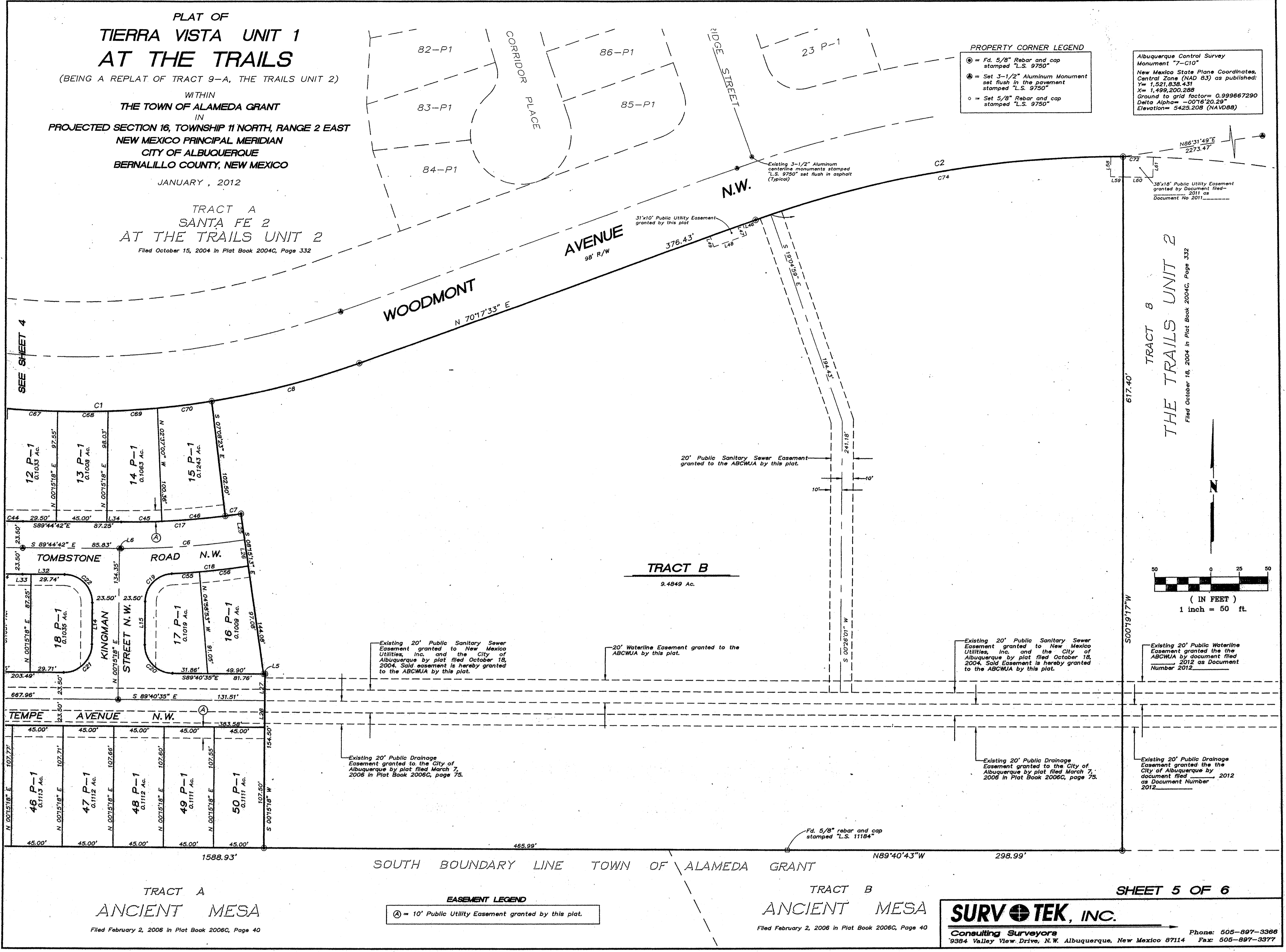
SHEET 4 OF 6
SURVTEK, INC.
 Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

PLAT OF
**TIERRA VISTA UNIT 1
 AT THE TRAILS**
 (BEING A REPLAT OF TRACT 9-A, 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

TRACT A
 SANTA FE 2
 AT THE TRAILS UNIT 2
 Filed October 15, 2004 in Plat Book 2004C, Page 332

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

Albuquerque Control Survey Monument "7-C10"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 N = 1,521,836.431
 E = 1,499,200.268
 Ground to grid factor = 0.99967290
 Delta Alpha = -0076.2029
 Elevation = 5426.208 (NAVD88)



EASEMENT LEGEND
 (A) = 10' Public Utility Easement granted by this plat.

TRACT A
 ANCIENT MESA
 Filed February 2, 2008 in Plat Book 2008C, Page 40

TRACT B
 ANCIENT MESA
 Filed February 2, 2008 in Plat Book 2008C, Page 40

SHEET 5 OF 6
SURV TEK, INC.
 Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366
 Fax: 505-897-3377

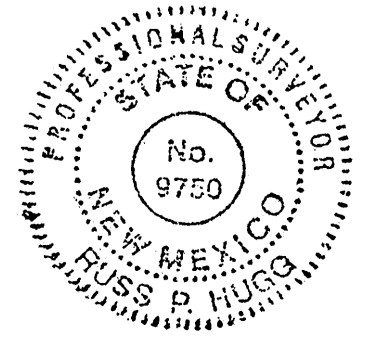
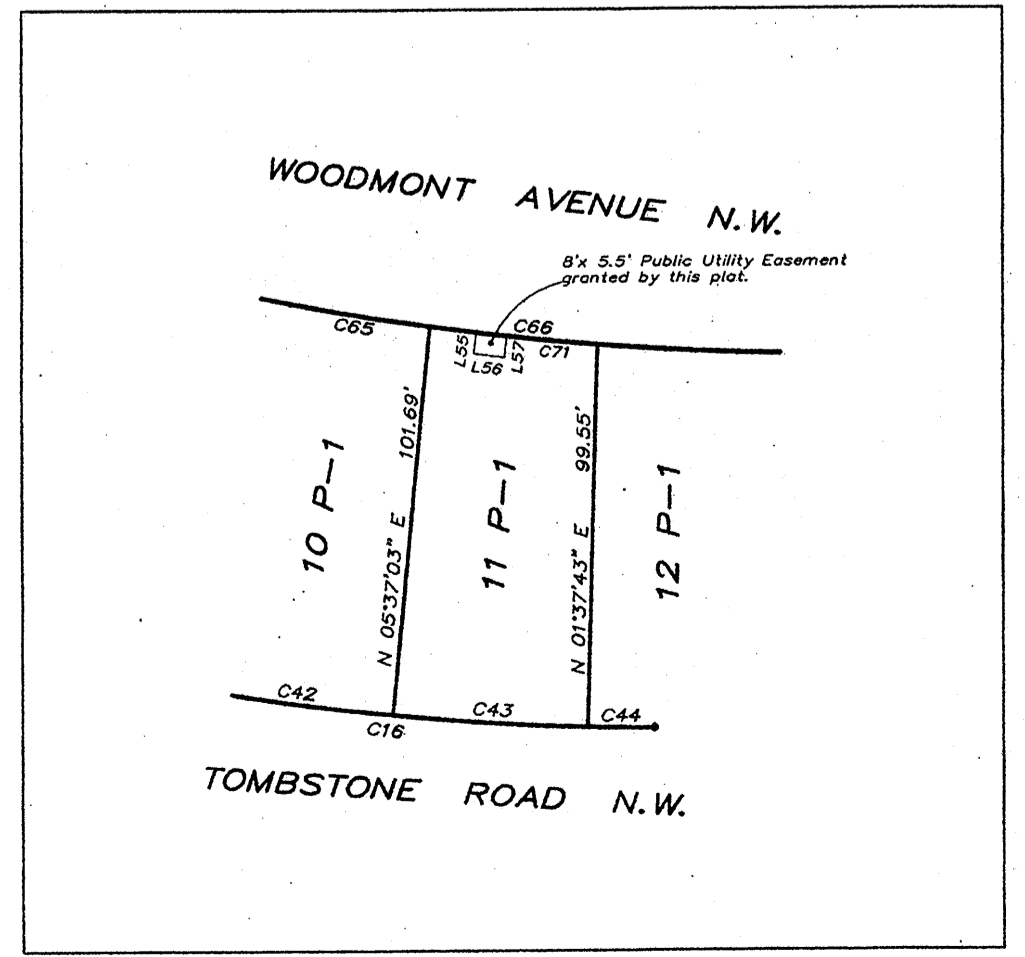
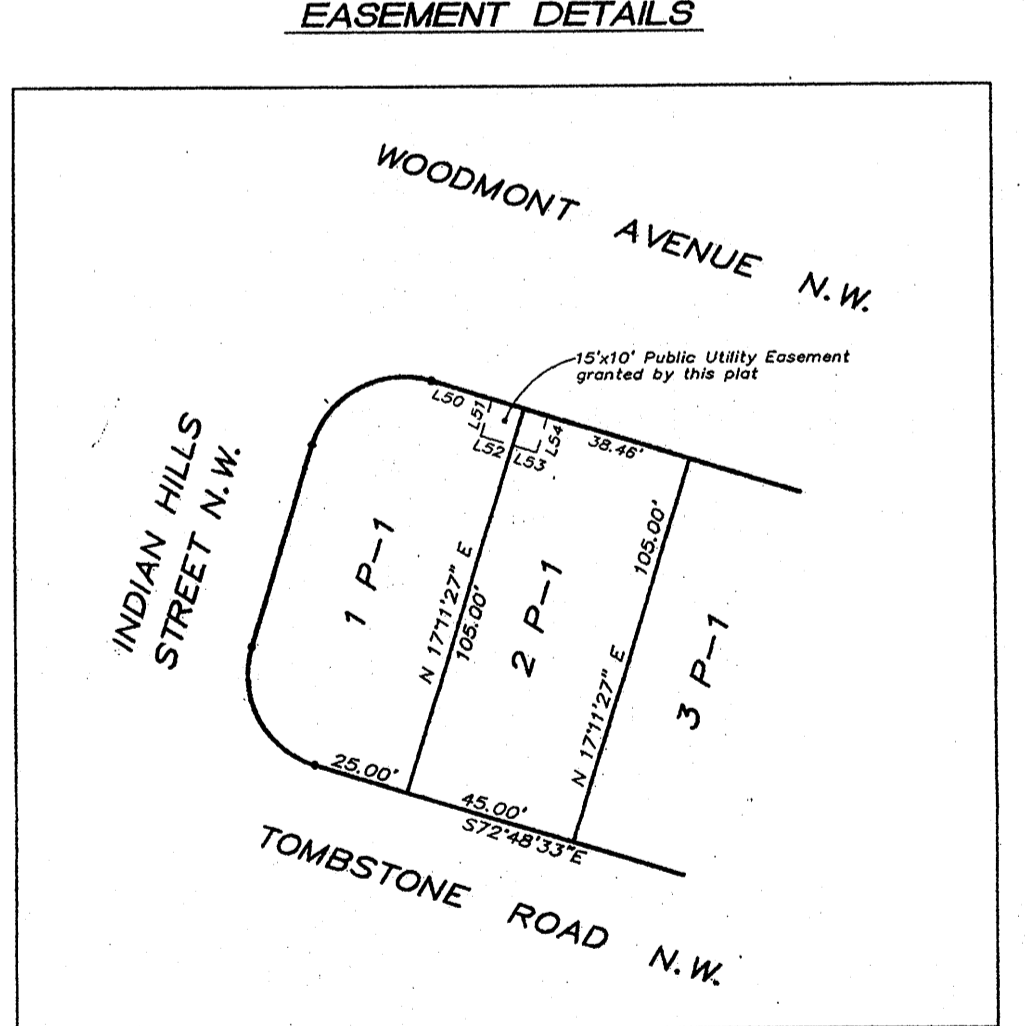
PLAT OF
**TIERRA VISTA UNIT 1
 AT THE TRAILS**
 (BEING A REPLAT OF TRACT 9-A, THE TRAILS UNIT 2)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2012

LINE TABLE

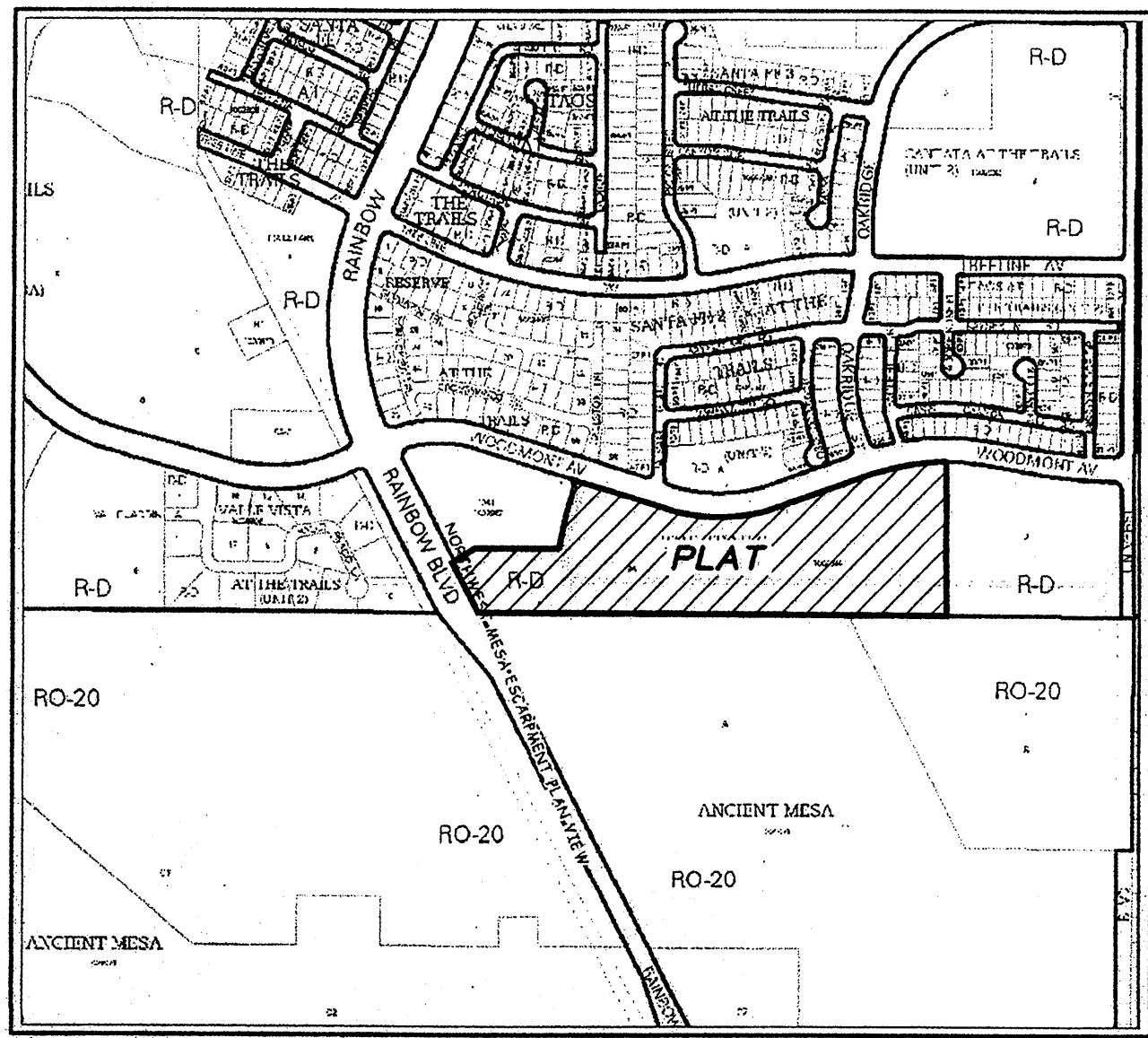
LINE	LENGTH	BEARING
L1	27.77	N89°44'33"W
L2	71.18	N17°11'22"E
L3	1.27	N89°40'35"W
L4	1.42	S89°44'42"E
L5	32.08	N17°13'06"E
L6	53.98	N00°54'35"W
L7	33.08	N00°54'35"W
L8	58.00	N17°11'22"E
L9	47.00	N89°05'25"E
L10	4.42	N00°54'35"W
L11	78.48	N00°54'35"W
L12	37.29	N00°15'18"E
L13	38.79	N00°15'18"E
L14	50.45	S72°48'33"E
L15	45.00	S72°48'33"E
L16	45.00	S72°48'33"E
L17	45.00	S72°48'33"E
L18	45.00	S72°48'33"E
L19	45.00	S72°48'33"E
L20	45.00	S72°48'33"E
L21	53.93	N00°15'18"E
L22	49.22	S72°48'33"E
L23	47.02	S72°48'33"E
L24	134.20	S72°48'33"E
L25	23.50	S08°15'13"E
L26	23.50	S08°15'13"E
L27	23.50	S00°15'18"W
L28	23.50	S00°15'18"W
L29	23.50	N89°05'25"E
L30	23.50	N89°05'25"E
L31	5.78	N72°48'33"E
L32	37.33	S89°44'42"E
L33	7.59	S89°44'42"E
L34	12.75	S89°44'42"E
L35	12.86	S72°48'33"E
L36	12.11	S70°12'33"W
L37	10.00	S19°42'27"E
L38	31.00	S70°12'33"W
L39	10.00	N19°42'27"E
L40	16.54	S72°48'33"E
L41	10.00	S17°11'22"W
L42	8.46	S72°48'33"E
L43	6.54	S72°48'33"E
L44	10.00	N17°11'22"E
L45	5.50	S08°32'28"W
L46	8.00	S83°02'36"E
L47	5.50	N06°52'22"E
L48	17.89	S01°40'19"W
L49	11.25	S89°44'42"E
L50	26.74	S89°44'42"E
L51	18.03	N01°58'09"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	482.36'	749.00'	249.87'	474.06'	N88°44'30"E	36°53'54"
C2	336.25'	951.00'	169.90'	334.51'	N80°25'18"E	20°15'31"
C3	184.07'	825.00'	92.42'	183.69'	N11°37'23"E	12°47'02"
C4	39.27'	25.00'	25.00'	35.36'	N27°48'33"W	90°00'00"
C5	221.69'	750.00'	111.66'	220.88'	S81°16'37"E	16°56'10"
C6	111.38'	750.00'	55.79'	111.27'	N86°00'02"E	8°30'31"
C7	14.12'	726.50'	7.06'	14.12'	N82°18'12"E	1°06'50"
C8	136.74'	749.00'	68.56'	136.55'	N75°31'21"E	10°27'37"
C9	237.55'	801.50'	119.65'	236.68'	S07°34'52"W	16°58'52"
C10	39.27'	25.00'	25.00'	35.36'	S27°48'33"E	90°00'00"
C11	39.27'	25.00'	25.00'	35.36'	S27°48'33"E	90°00'00"
C12	24.39'	726.50'	12.20'	24.39'	S73°46'15"E	1°55'25"
C13	9.46'	20.00'	4.82'	9.37'	S88°17'02"E	27°06'08"
C14	25.28'	28.50'	13.54'	24.46'	N76°25'15"W	50°49'41"
C15	9.46'	20.00'	4.82'	9.37'	S84°33'29"E	27°06'08"
C16	147.54'	726.50'	74.03'	147.29'	S83°55'37"E	11°58'09"
C17	93.78'	726.50'	46.95'	93.70'	N86°33'28"E	7°23'40"
C18	69.24'	773.50'	34.64'	69.21'	N84°18'39"E	5°07'43"
C19	37.80'	25.00'	23.57'	34.30'	S43°33'54"W	86°37'12"
C20	39.24'	25.00'	24.97'	35.33'	S44°42'39"E	89°55'53"
C21	39.30'	25.00'	25.03'	35.38'	N45°17'21"E	90°04'07"
C22	39.27'	25.00'	25.00'	35.36'	N44°44'42"W	90°00'00"
C23	158.37'	773.50'	78.46'	158.10'	S83°52'46"E	11°43'52"
C24	8.89'	20.00'	4.52'	8.81'	S89°15'22"W	25°27'37"
C25	26.91'	28.50'	14.55'	25.92'	S76°25'15"E	54°06'23"
C26	8.89'	20.00'	4.52'	8.81'	N62°05'52"W	25°27'37"
C27	27.25'	773.50'	13.63'	27.25'	S73°49'07"E	2°01'08"
C28	41.40'	25.00'	22.23'	36.83'	S89°44'50"W	94°53'16"
C29	164.55'	778.00'	82.58'	164.85'	S06°14'38"W	12°07'07"
C30	39.21'	25.00'	24.94'	35.31'	S44°44'45"E	89°51'40"
C31	9.16'	20.00'	4.66'	9.08'	N77°12'03"E	26°14'44"
C32	26.11'	28.50'	14.05'	25.21'	N89°40'35"W	52°29'28"
C33	9.16'	20.00'	4.66'	9.08'	S76°33'13"E	26°14'44"
C34	9.16'	20.00'	4.66'	9.08'	S77°12'03"W	26°14'44"
C35	26.11'	28.50'	14.05'	25.21'	S89°40'35"E	52°29'28"
C36	9.16'	20.00'	4.66'	9.08'	N76°33'13"W	26°14'44"
C37	39.81'	25.00'	25.54'	35.73'	S44°42'28"W	91°14'00"
C38	93.22'	825.00'	46.66'	93.17'	S02°19'39"W	6°28'27"
C39	11.31'	28.50'	5.73'	11.23'	S89°31'51"W	22°43'53"
C40	13.98'	28.50'	7.13'	13.84'	N65°03'19"W	28°05'48"
C41	28.22'	726.50'	14.11'	28.22'	S79°13'19"E	21°33'33"
C42	51.32'	726.50'	25.67'	51.31'	S82°21'31"E	4°02'51"
C43	50.58'	726.50'	25.30'	50.57'	S86°22'37"E	3°59'20"
C44	17.42'	726.50'	8.71'	17.42'	S89°03'29"E	1°22'26"
C45	36.41'	726.50'	18.21'	36.41'	N88°49'09"E	2°32'18"
C46	57.35'	726.50'	28.69'	57.34'	N85°07'19"E	4°31'23"
C47	6.04'	749.00'	3.02'	6.04'	S73°01'56"E	0°26'51"
C48	21.21'	773.50'	10.61'	21.21'	S74°02'32"E	1°34'17"
C49	14.90'	28.50'	7.62'	14.73'	S64°20'30"E	29°56'53"
C50	12.02'	28.50'	6.10'	11.93'	N88°36'18"E	24°09'30"
C51	24.07'	773.50'	12.04'	24.07'	S78°54'20"E	1°47'00"
C52	44.15'	773.50'	22.08'	44.14'	S81°25'56"E	3°16'13"
C53	48.80'	773.50'	24.41'	48.79'	S84°52'28"E	3°36'53"
C54	41.35'	773.50'	20.68'	41.34'	S88°12'49"E	3°03'46"
C55	25.06'	773.50'	12.53'	25.06'	N85°56'48"E	1°51'24"
C56	44.17'	773.50'	22.09'	44.17'	N83°22'57"E	3°16'20"
C57	7.45'	20.00'	3.72'	7.41'	N79°38'42"E	21°21'15"
C58	1.71'	20.00'	0.86'	1.71'	N66°31'28"E	4°53'29"
C59	13.09'	28.50'	6.66'	12.97'	S76°35'04"E	26°18'25"
C60	13.02'	28.50'	6.63'	12.91'	N77°10'12"E	26°11'03"
C61	96.09'	778.00'	48.11'	96.03'	S03°43'23"W	7°04'36"
C62	68.46'	778.00'	34.25'	68.44'	S09°46'56"W	5°02'31"
C63	30.97'	749.00'	15.49'	30.96'	S73°59'36"E	2°22'08"
C64	43.69'	749.00'	21.85'	43.69'	S76°30'52"E	3°20'33"
C65	44.11'	749.00'	22.06'	44.10'	S80°12'26"E	3°29'26"
C66	43.62'	749.00'	21.82'	43.62'	S83°33'46"E	3°20'13"
C67	44.59'	749.00'	22.30'	44.58'	S86°56'13"E	3°24'40"
C68	45.01'	749.00'	22.51'	45.00'	N89°38'10"E	3°26'35"
C69	44.24'	749.00'	22.13'	44.23'	N86°13'21"E	3°23'03"
C70	49.39'	749.00'	24.70'	49.38'	N82°38'30"E	3°46'40"
C71	23.39'	749.00'	11.69'	23.39'	S84°20'12"E	1°47'20"
C72	27.26'	951.00'	13.63'	27.26'	S88°37'40"E	1°38'33"
C73	32.08'	801.50'	16.04'	32.08'	S17°13'06"W	21°37'37"
C74	321.94'	951.00'	162.53'	320.41'	S80°51'11"W	19°23'47"



SHEET 6 OF 6
SURV TEK, INC.
 Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366
 Fax: 505-897-3377



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 Tracts: 1
- Total number of Lots created: 50
- Total number of Tracts created: 2
- Public Street right of way dedicated by this plat 2.2669 Ac.
- Gross Subdivision acreage: 19.7656 acres.
- Mileage of streets created: 0.38 mile

SHEET INDEX

- SHEET 1 Approvals, General Notes, Purpose of plat
- SHEET 2 Legal Description, Free consent and dedication
- SHEET 3 Existing Tract 9A boundary and Public Easements
- SHEET 4 New Lots, Streets and easements created
- SHEET 5 New Lots, Streets and easements created
- SHEET 6 Curve and Line Tables

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

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

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

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

DISCLAIMER

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

PURPOSE OF PLAT

The purpose of this plat is to:

- Create 50 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.

SURVEYORS CERTIFICATION

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

Russ P. Hugg
NMPS No. 9750
January 10, 2012

PLAT OF
**TIERRA VISTA UNIT 1
AT THE TRAILS**

(BEING A REPLAT OF TRACT 9-A, 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 _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

SHEET 1 OF 6

SURV TEK, INC.

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

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PLAT OF
**TIERRA VISTA UNIT 1
AT THE TRAILS**

(BEING A REPLAT OF TRACT 9-A, 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 Tract 9-A, The Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS, UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 7, 2006, in Plat Book 2006C, Page 75, as Document No. 2006032746.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF TIERRA VISTA UNIT 1 AT THE TRAILS (BEING A REPLAT OF TRACT 9-A, 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, Manager

ACKNOWLEDGMENT

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

Notary Public My commission expires 8/6/2012

VALERIE J TAYLOR
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 8/6/2012

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

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

APS AGREEMENT

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

SHEET 2 OF 6

SURV TEK, INC.

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

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