

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.

SUBMISSION DATA

- Total number of existing Tracts: 1
- Total number of Lots created: 64
- Public Street right of way dedicated by this plat 2.1272 Ac.
- Gross Subdivision acreage: 9.4850 acres.
- Mileage of streets created: 0.383 mile

SHEET INDEX

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

TREASURERS CERTIFICATION

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

1009664420 22540102
ACS Trail 9-A LLC
Russ P. Hugg 6/30/14
Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

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

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

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

DISCLAIMER

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

PURPOSE OF PLAT

The purpose of this plat is to:

- Create 64 New Lots and dedicate the New Public Street right of ways as shown hereon.
- Grant the New Public Utility Easements as shown hereon.
- Show the Public Sanitary Sewer, Drainage and Waterline Easements VACATED by 13DRB-70610

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
May 10, 2014



PLAT OF
**TIERRA VISTA UNIT 2
AT THE TRAILS**

(BEING A REPLAT OF TRACT B, TIERRA VISTA UNIT 1 AT THE TRAILS)

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

MAY, 2014

PROJECT NUMBER: ~~1008800~~ 1008800
Application Number: 14-70187

PLAT APPROVAL

UTILITY APPROVALS

Jana L. Vial 5-12-14
Public Service Company of New Mexico Date
J. H. H. 5/12/14
New Mexico Gas Company Date
[Signature] 5/15/14
QWest Corporation d/b/a CenturyLink QC Date
[Signature] 5/15/14
Comcast Date

CITY APPROVALS

[Signature] 5-12-14
City Surveyor Date
Department of Municipal Development
[Signature] 6-30-14
Real Property Division Date
[Signature] 6-30-14
Environmental Health Department Date
[Signature] 06-04-14
Traffic Engineering, Transportation Division Date
[Signature] 06/04/14
ABCWA Date
[Signature] 6-4-14
Parks and Recreation Department Date
[Signature] 6-4-14
AMAFCA Date
[Signature] 6-4-14
City Engineer Date
[Signature] 6-30-14
DRB Chairperson, Planning Department Date

DOC# 2014052021
06/30/2014 02:25 PM Page: 1 of 5
PLAT R: 225 00 B: 2014C P: 0062 M: Taulous Oliviera, Bernalillo Cou

FLAT OF
TIERRA VISTA UNIT 2
AT THE TRAILS

(BEING A REPLAT OF TRACT B, TIERRA VISTA UNIT 1 AT THE TRAILS)

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

MAY, 2014

LEGAL DESCRIPTION

All of Tract B, Tierra Vista Unit 1 at the Trails, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "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", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 19, 2012, in Plat Book 2012C, Page 144, as Document No. 2012133850.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF TIERRA VISTA UNIT 2 AT THE TRAILS (BEING A REPLAT OF TRACT B, TIERRA VISTA UNIT 1 AT THE TRAILS) 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-Trails 9-A, LLC, a Colorado limited liability company
By: Real Capital Solutions, it's manager

By: Brian Paul

Brian Paul, Vice President of Homebuilding

ACKNOWLEDGMENT

STATE OF Colorado
COUNTY OF Boulder SS

The foregoing instrument was acknowledged before me this 21st
day of May, 2014, by Brian Paul, Vice President
of Homebuilding, RCS-Trails 9-A, LLC.

Carla Di Gregorio My commission expires 5-29-16
Notary Public

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

**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 February 27, 2012 as Doc.# 2012019667.



DOCH 2014052021

06/30/2014 02:25 PM Page 2 of 5
tyPLAT R: \$25.00 B: 2014C P: 0062 M: Toulous Olivere, Bernalillo Cou
Huss P. Hugg

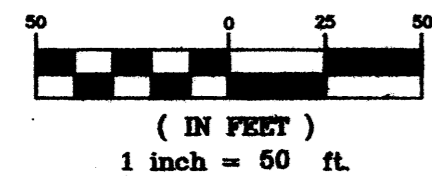
SHEET 2 OF 5

SURVOTEK, INC.

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

110198_UNIT 2_5-10-14.dwg

PLAT OF
TERRA VISTA UNIT 2
AT THE TRAILS
 (BEING A REPLAT OF TRACT B, TIERRA VISTA UNIT 1 AT THE TRAILS)
 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
 MAY, 2014



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

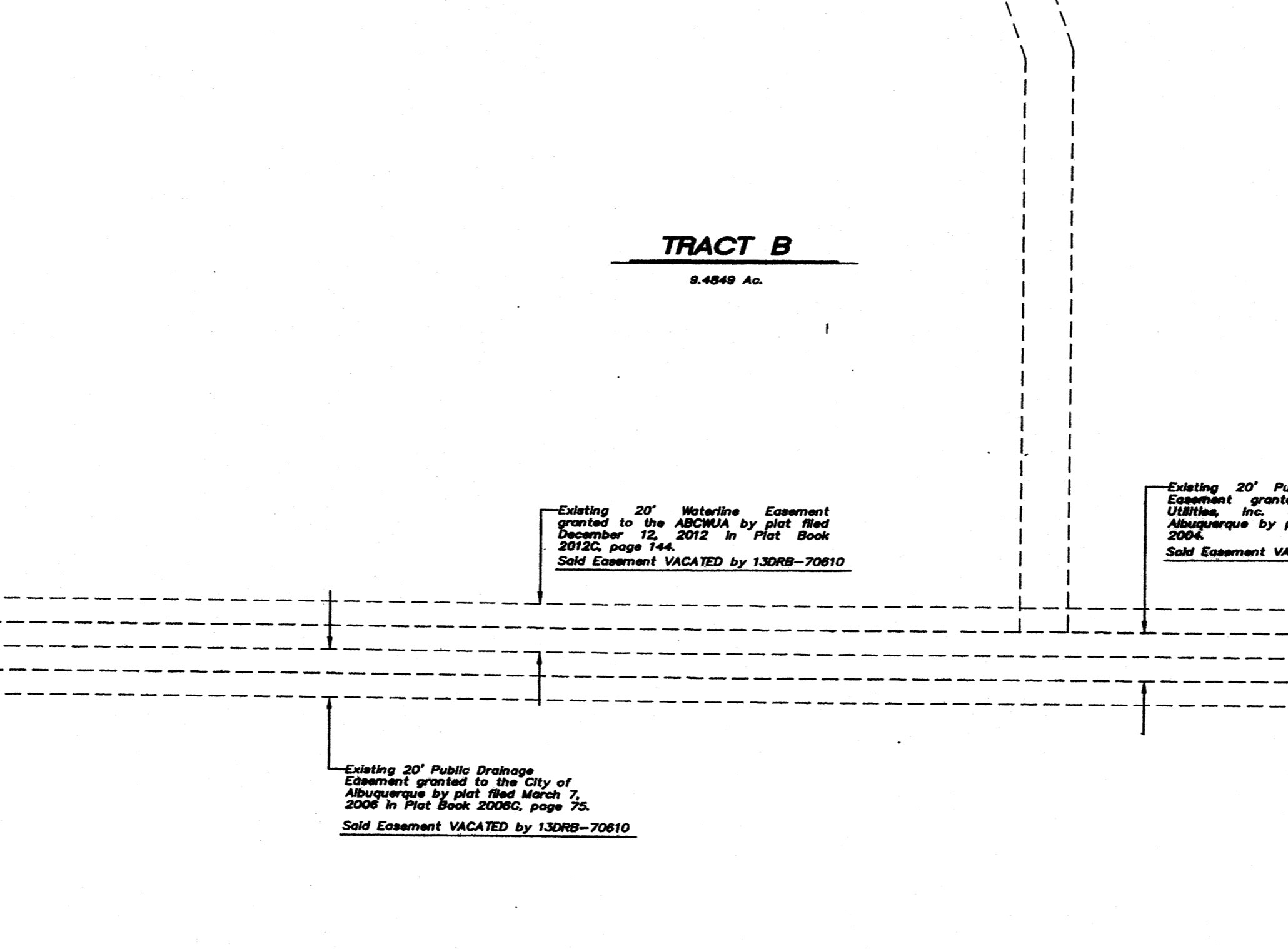
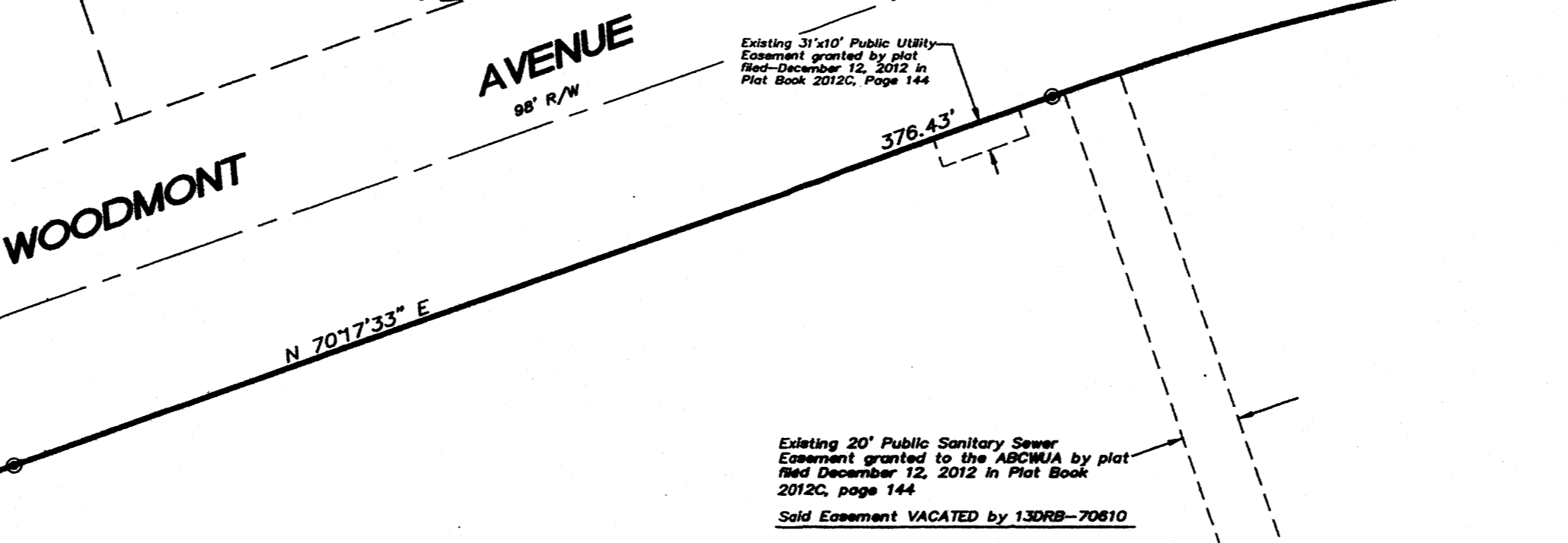
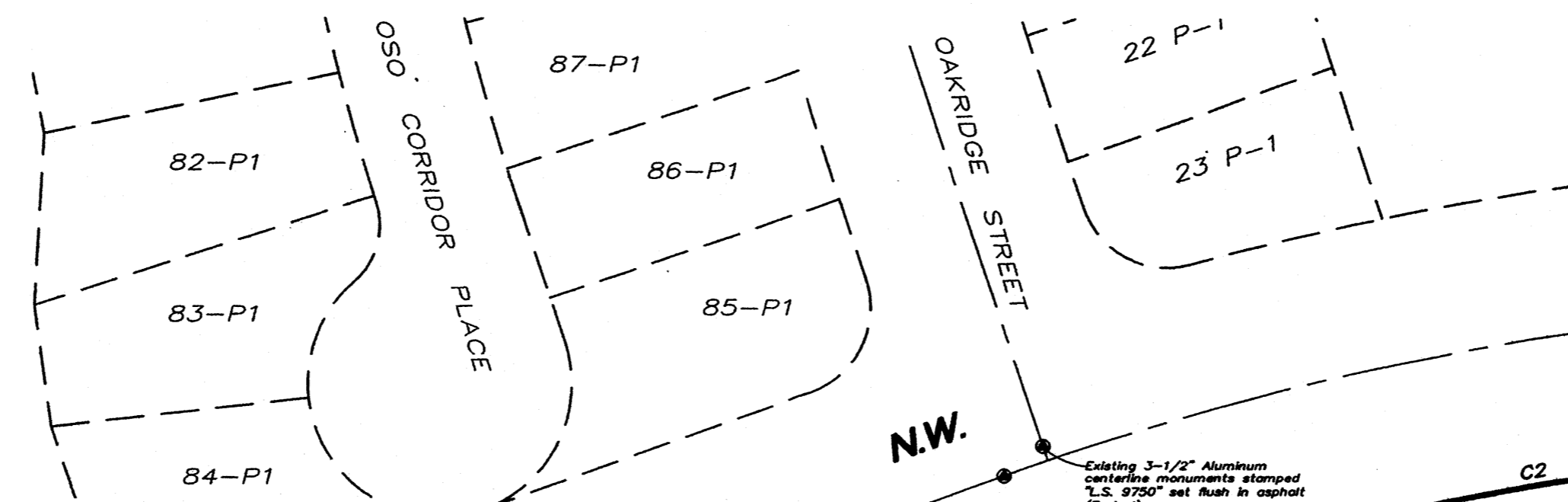
Albuquerque Control Survey Monument "UNION"
 New Mexico State Plane Coordinates, Central
 Zone (NAD 83) as published:
 Y= 1,523,903.475
 X= 1,463,655.030
 Ground to grid factor= 0.999664380
 Delta Alpha= -00'16"20.29"
 Elevation= 5324.659 (NAVD88)

Albuquerque Control Survey
 Monument "7-C10"
 New Mexico State Plane Coordinates,
 Central Zone (NAD 83) as published:
 Y= 1,521,838.451
 X= 1,459,200.588
 Ground to grid factor= 0.999667280
 Delta Alpha= -00'16"20.29"
 Elevation= 5425.206 (NAVD88)

TRACT B
TIERRA VISTA UNIT 1
AT THE TRAILS
 Filed December 12, 2012, 2012 Plat Book 2012C, Page 144

TRACT B
TIERRA VISTA UNIT 1
AT THE TRAILS
 Filed December 12, 2012, 2012 Plat Book 2012C, Page 144

TRACT B
TIERRA VISTA UNIT 1
AT THE TRAILS
 Filed December 12, 2012, 2012 Plat Book 2012C, Page 144



N 89°44'42" W 465.99'
 SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT
 N 89°40'43" W 298.99'

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

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"

Existing 20' Waterline Easement granted to the ABCWUA by plat filed December 12, 2012 in Plat Book 2012C, page 144. Said Easement VACATED by 13DRB-70610

Existing 20' Public Sanitary Sewer Easement granted to New Mexico Utilities, Inc. and the City of Albuquerque by plat filed October 18, 2004. Said Easement VACATED by 13DRB-70610

Existing 20' Public Waterline Easement granted to the ABCWUA by document filed November 13, 2013 as Document Number 2013123573.

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

Existing 47' x 40' Permanent Roadway Easement granted to the City of Albuquerque by document filed February 7, 2014 as Document Number 2014011198.

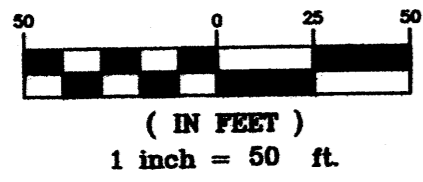
Existing 20' Public Drainage Easement granted to the City of Albuquerque by document filed February 7, 2014 as Document Number 2014011198.

Fd. 5/8" rebar and cap stamped "L.S. 9750" (Typical)

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 2
AT THE TRAILS**
(BEING A REPLAT OF TRACT B, TIERRA VISTA UNIT 1 AT THE TRAILS)
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
MAY, 2014



EASEMENT LEGEND

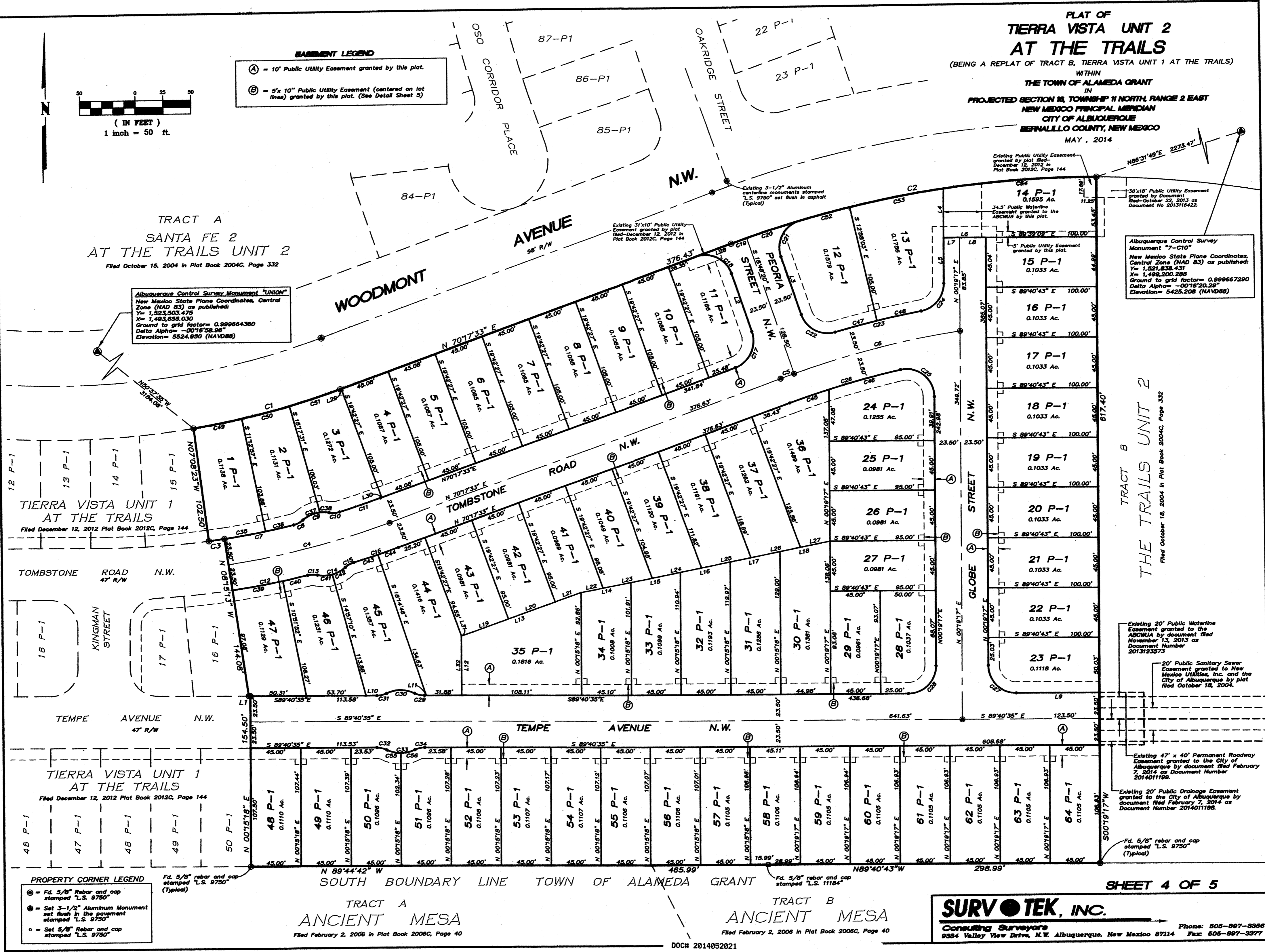
(A) = 10' Public Utility Easement granted by this plat.

(B) = 5' x 10" Public Utility Easement (centered on lot lines) granted by this plat. (See Detail Sheet 5)

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

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"56.98"
Elevation = 5524.950 (NAVD88)

Albuquerque Control Survey Monument "7-C10"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
Y = 1,521,835.431
X = 1,495,200.288
Ground to grid factor = 0.999667290
Delta Alpha = -00'16"20.28"
Elevation = 5425.208 (NAVD88)



TRACT B
THE TRAILS UNIT 2
Filed October 16, 2004 in Plat Book 2004C, Page 332

Existing 20' Public Waterline Easement granted to the ABCWA by document filed November 13, 2013 as Document Number 2013123573

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

Existing 47' x 40' Permanent Roadway Easement granted to the City of Albuquerque by document filed February 7, 2014 as Document Number 2014011199.

Existing 20' Public Drainage Easement granted to the City of Albuquerque by plat filed February 7, 2014 as Document Number 2014011199.

Fd. 5/8" rebar and cap stamped "L.S. 9750" (Typical)

PROPERTY CORNER LEGEND

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⊙ = Set 3-1/2" Aluminum Monument set flush in the pavement stamped "L.S. 9750"

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SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT

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 4 OF 5

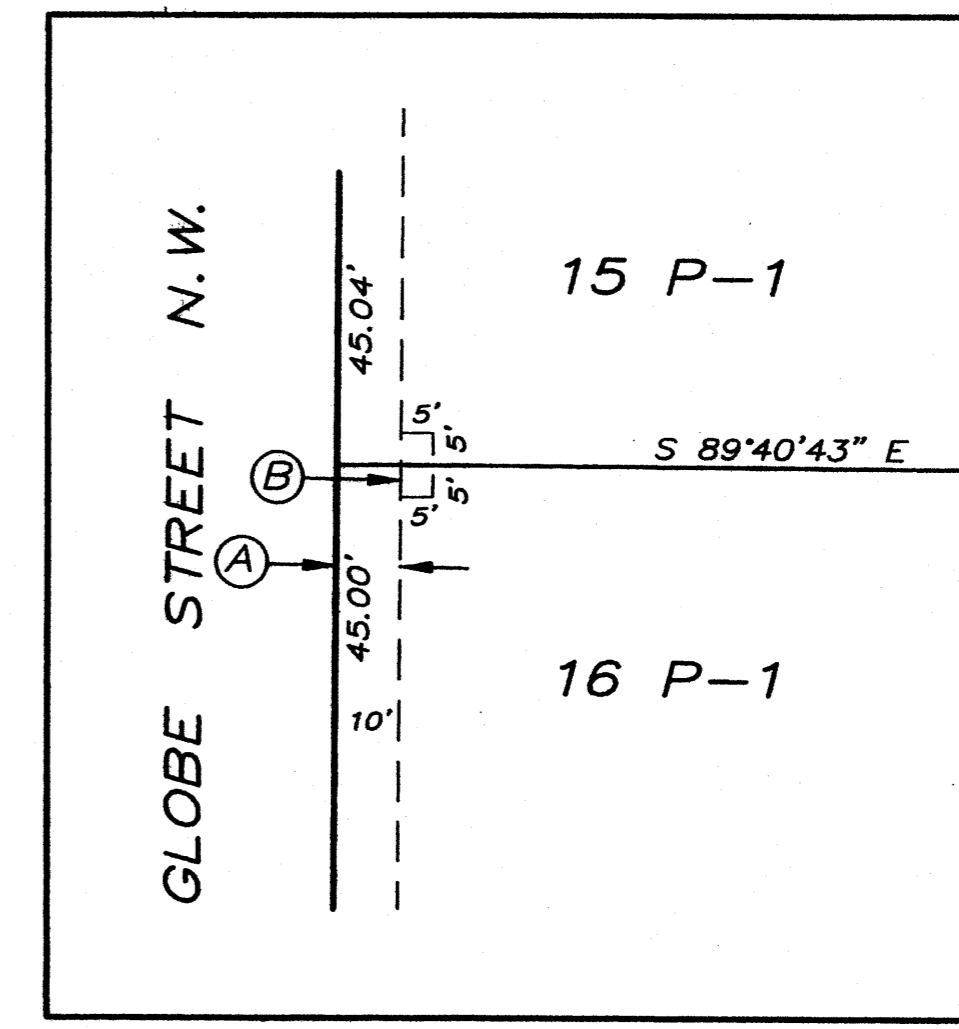
SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3388
Fax: 505-897-3377

PLAT OF
TIERRA VISTA UNIT 2
AT THE TRAILS

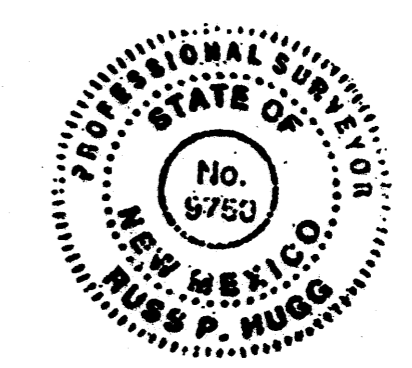
(BEING A REPLAT OF TRACT B, TIERRA VISTA UNIT 1 AT THE TRAILS)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
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 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2014

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.27	N89°40'35"W
L2	55.01	S18°48'20"E
L3	55.89	S18°48'20"E
L4	43.88	S00°19'17"W
L5	41.27	N00°19'17"E
L6	38.00	S89°39'09"E
L7	14.50	S89°39'09"E
L8	23.50	S89°39'09"E
L9	75.00	S89°40'35"E
L10	9.58	S89°40'35"E
L11	1.61	S89°40'35"E
L12	53.46	N00°15'18"E
L13	115.02	N70°17'33"E
L14	45.99	N78°58'24"E
L15	45.89	N78°58'24"E
L16	45.89	N78°58'24"E
L17	45.89	N78°58'24"E
L18	46.04	N78°58'24"E
L19	45.16	S70°17'33"W
L20	45.00	N70°17'33"E
L21	24.86	N70°17'33"E
L22	20.37	N78°58'24"E
L23	45.52	N78°58'24"E
L24	45.52	N78°58'24"E
L25	45.52	N78°58'24"E
L26	45.52	N78°58'24"E
L27	27.22	N78°58'24"E
L28	33.93	N70°17'33"E
L29	1.00	N70°17'33"E
L30	1.20	N70°17'33"E
L31	0.48	N00°15'18"E
L32	53.94	S00°15'18"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	136.74'	749.00'	68.56'	136.55'	N75°31'21"E	10°27'37"
C2	336.25'	951.00'	169.90'	334.51'	N80°25'18"E	20°15'31"
C3	14.12'	726.50'	7.06'	14.12'	S82°18'12"W	1°06'50"
C4	149.93'	750.00'	75.22'	149.68'	N76°01'10"E	11°27'14"
C5	12.95'	822.50'	6.47'	12.95'	S70°44'36"W	0°54'07"
C6	154.46'	822.50'	77.46'	154.23'	S76°34'28"W	10°45'35"
C7	63.54'	726.50'	31.79'	63.52'	N79°14'27"E	5°00'40"
C8	9.46'	20.00'	4.82'	9.37'	N63°11'03"E	27°06'08"
C9	25.28'	28.50'	13.54'	24.46'	S75°02'50"W	50°49'41"
C10	9.46'	20.00'	4.82'	9.37'	N86°54'36"E	27°06'08"
C11	38.88'	726.50'	19.45'	38.88'	N71°49'33"E	3°03'59"
C12	68.94'	773.50'	34.49'	68.91'	N79°11'36"E	5°06'23"
C13	8.89'	20.00'	4.52'	8.81'	S89°22'13"W	25°27'37"
C14	26.91'	28.50'	14.55'	25.92'	N75°02'50"E	54°06'23"
C15	8.89'	20.00'	4.52'	8.81'	S80°43'27"W	25°27'37"
C16	42.68'	773.50'	21.35'	42.68'	N71°52'24"E	3°09'42"
C17	38.88'	25.00'	24.61'	35.08'	N25°44'36"E	89°05'53"
C18	39.86'	25.00'	25.40'	35.63'	N84°15'24"W	90°54'07"
C19	14.97'	951.00'	7.49'	14.97'	S70°44'36"W	0°54'07"
C20	49.83'	951.00'	24.92'	49.83'	S72°41'44"W	3°00'08"
C21	40.58'	25.00'	26.35'	36.27'	S27°41'44"W	93°00'08"
C22	37.88'	25.00'	23.64'	34.36'	S82°12'34"E	86°48'29"
C23	79.79'	846.00'	39.93'	79.77'	S77°05'19"W	5°24'15"
C24	34.68'	25.00'	20.78'	31.96'	N40°03'22"E	79°28'09"
C25	44.75'	25.00'	31.18'	39.01'	N50°57'13"W	102°33'01"
C26	104.29'	799.00'	52.22'	104.22'	S74°01'55"W	7°28'43"
C27	39.27'	25.00'	25.00'	35.35'	S44°40'39"E	89°59'52"
C28	39.27'	25.00'	25.00'	35.36'	N45°19'21"E	90°00'08"
C29	9.16'	20.00'	4.66'	9.08'	S76°33'13"E	26°14'44"
C30	26.11'	28.50'	14.05'	25.21'	N89°40'35"W	92°29'28"
C31	9.16'	20.00'	4.66'	9.08'	N77°12'03"E	26°14'44"
C32	9.16'	20.00'	4.66'	9.08'	N76°33'13"W	26°14'44"
C33	26.11'	28.50'	14.05'	25.21'	S89°40'35"E	92°29'28"
C34	9.16'	20.00'	4.66'	9.08'	S77°12'03"W	26°14'44"
C35	37.56'	726.50'	18.78'	37.56'	N80°15'55"E	2°57'44"
C36	25.98'	726.50'	12.99'	25.98'	N77°45'35"E	2°02'56"
C37	16.93'	28.50'	8.72'	16.68'	S66°39'00"W	34°02'01"
C38	8.35'	28.50'	4.21'	8.32'	N87°56'10"W	16°47'40"
C39	46.19'	773.50'	23.10'	46.18'	N80°02'09"E	3°25'17"
C40	22.74'	773.50'	11.37'	22.74'	N77°28'57"E	1°41'05"
C41	13.46'	28.50'	6.86'	13.33'	N88°34'26"E	27°03'12"
C42	13.46'	28.50'	6.86'	13.33'	N61°31'14"E	27°03'12"
C43	22.95'	773.50'	11.48'	22.95'	N72°36'15"E	1°42'00"
C44	19.73'	773.55'	9.87'	19.73'	N71°01'24"E	1°27'41"
C45	37.44'	799.00'	18.73'	37.44'	S71°38'06"W	2°41'06"
C46	66.85'	799.00'	33.44'	66.83'	S75°22'28"W	4°47'37"
C47	39.07'	846.00'	19.54'	39.07'	S75°42'34"W	2°38'46"
C48	40.72'	846.00'	20.37'	40.72'	S78°24'42"W	2°45'29"
C49	44.36'	749.00'	22.19'	44.36'	N79°03'21"E	3°23'37"
C50	44.27'	749.00'	22.14'	44.26'	N75°39'57"E	3°23'12"
C51	48.11'	749.00'	24.06'	48.10'	N72°07'57"E	3°40'48"
C52	47.07'	951.00'	23.54'	47.06'	S75°36'53"W	2°50'09"
C53	85.83'	951.00'	43.00'	85.90'	S79°37'16"W	5°10'38"
C54	138.45'	951.00'	69.35'	138.33'	S86°22'50"W	8°20'29"
C55	13.09'	28.50'	6.66'	12.97'	S76°35'07"E	26°18'31"
C56	13.02'	28.50'	6.63'	12.91'	N77°10'10"E	26°10'57"



EASEMENT 'B' DETAIL
 No Scale



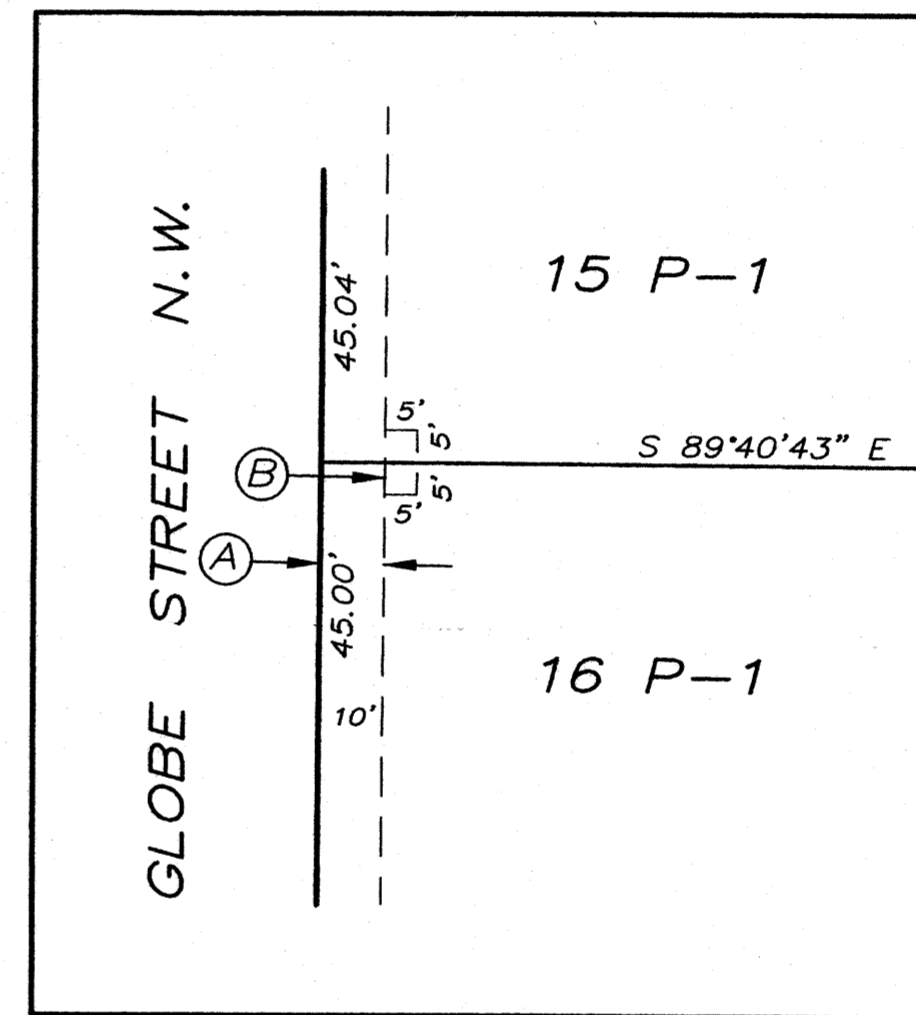
DOCH 2014052021
 06/30/2014 02:25 PM Page: 5 of 5
 110198_UNIT 2_5-10-14.dwg
 Toulous Olivares, Bernalillo Co.

SURV●TEK, INC.
 Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-5366
 Fax: 505-897-5377

PLAT OF
TIERRA VISTA UNIT 2
AT THE TRAILS
 (BEING A REPLAT OF TRACT B, TIERRA VISTA UNIT 1 AT THE TRAILS)
 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
 MAY, 2014

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.27	N89°40'35"W
L2	55.01	S18°48'20"E
L3	55.08	S18°48'20"E
L4	43.88	S00°19'17"W
L5	41.27	N00°19'17"E
L6	38.00	S89°39'09"E
L7	14.50	S89°39'09"E
L8	23.50	S89°39'09"E
L9	75.00	S89°40'35"E
L10	9.58	S89°40'35"E
L11	1.61	S89°40'35"E
L12	53.46	N00°15'18"E
L13	115.02	N70°17'33"E
L14	45.99	N78°58'24"E
L15	45.89	N78°58'24"E
L16	45.89	N78°58'24"E
L17	45.89	N78°58'24"E
L18	46.04	N78°58'24"E
L19	45.16	S70°17'33"W
L20	45.00	N70°17'33"E
L21	24.86	N70°17'33"E
L22	20.37	N78°58'24"E
L23	45.52	N78°58'24"E
L24	45.52	N78°58'24"E
L25	45.52	N78°58'24"E
L26	45.52	N78°58'24"E
L27	27.22	N78°58'24"E
L28	33.93	N70°17'33"E
L29	1.00	N70°17'33"E
L30	1.20	N70°17'33"E
L31	0.48	N00°15'18"E
L32	53.94	S00°15'18"W

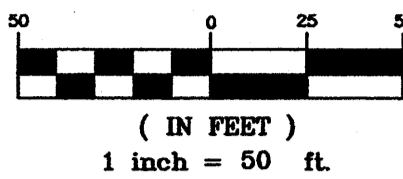
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	136.74'	749.00'	68.56'	136.55'	N75°31'21"E	10°27'37"
C2	336.25'	951.00'	169.90'	334.51'	N80°25'18"E	20°15'31"
C3	14.12'	726.50'	7.06'	14.12'	S82°18'12"W	1°06'50"
C4	149.93'	750.00'	75.22'	149.68'	N76°01'10"E	11°27'14"
C5	12.95'	822.50'	6.47'	12.95'	S70°44'36"W	0°54'07"
C6	154.46'	822.50'	77.46'	154.23'	S76°34'28"W	10°45'35"
C7	63.54'	726.50'	31.79'	63.52'	N79°14'27"E	5°00'40"
C8	9.46'	20.00'	4.82'	9.37'	N63°11'03"E	27°06'08"
C9	25.28'	28.50'	13.54'	24.46'	S75°02'50"W	50°49'41"
C10	9.46'	20.00'	4.82'	9.37'	N86°54'36"E	27°06'08"
C11	38.88'	726.50'	19.45'	38.88'	N71°49'33"E	3°03'59"
C12	68.94'	773.50'	34.49'	68.91'	N79°11'36"E	5°06'23"
C13	8.89'	20.00'	4.52'	8.81'	S89°22'13"W	25°27'37"
C14	26.91'	28.50'	14.55'	25.92'	N75°02'50"E	54°06'23"
C15	8.89'	20.00'	4.52'	8.81'	S60°43'27"W	25°27'37"
C16	42.68'	773.50'	21.35'	42.68'	N71°52'24"E	3°09'42"
C17	38.88'	25.00'	24.61'	35.08'	N25°44'36"E	89°05'53"
C18	39.66'	25.00'	25.40'	35.63'	N64°15'24"W	90°54'07"
C19	14.97'	951.00'	7.49'	14.97'	S70°44'36"W	0°54'07"
C20	49.83'	951.00'	24.92'	49.83'	S72°41'44"W	3°00'08"
C21	40.58'	25.00'	26.35'	36.27'	S27°41'44"W	9°30'08"
C22	37.88'	25.00'	23.64'	34.36'	S62°12'34"E	86°48'29"
C23	79.79'	846.00'	39.93'	79.77'	S77°05'19"W	5°24'15"
C24	34.68'	25.00'	20.78'	31.96'	N40°03'22"E	79°28'09"
C25	44.75'	25.00'	31.18'	39.01'	N50°57'13"W	102°33'01"
C26	104.29'	799.00'	52.22'	104.22'	S74°01'55"W	7°28'43"
C27	39.27'	25.00'	25.00'	35.35'	S44°40'39"E	89°59'52"
C28	39.27'	25.00'	25.00'	35.36'	N45°19'21"E	90°00'08"
C29	9.16'	20.00'	4.66'	9.08'	S76°33'13"E	26°14'44"
C30	26.11'	28.50'	14.05'	25.21'	N89°40'35"W	52°29'28"
C31	9.16'	20.00'	4.66'	9.08'	N77°12'03"E	26°14'44"
C32	9.16'	20.00'	4.66'	9.08'	N76°33'13"W	26°14'44"
C33	26.11'	28.50'	14.05'	25.21'	S89°40'35"E	52°29'28"
C34	9.16'	20.00'	4.66'	9.08'	S77°12'03"W	26°14'44"
C35	37.56'	726.50'	18.78'	37.56'	N80°15'55"E	2°57'44"
C36	25.98'	726.50'	12.99'	25.98'	N77°45'35"E	2°02'56"
C37	16.93'	28.50'	8.72'	16.68'	S66°39'00"W	34°02'01"
C38	8.35'	28.50'	4.21'	8.32'	N87°56'10"W	16°47'40"
C39	46.19'	773.50'	23.10'	46.18'	N80°02'09"E	3°25'17"
C40	22.74'	773.50'	11.37'	22.74'	N77°28'57"E	1°41'05"
C41	13.46'	28.50'	6.86'	13.33'	N88°34'26"E	27°03'12"
C42	13.46'	28.50'	6.86'	13.33'	N61°31'14"E	27°03'12"
C43	22.95'	773.50'	11.48'	22.95'	N72°36'15"E	1°42'00"
C44	19.73'	773.55'	9.87'	19.73'	N71°01'24"E	1°27'41"
C45	37.44'	799.00'	18.73'	37.44'	S71°38'06"W	2°41'06"
C46	66.85'	799.00'	33.44'	66.83'	S75°22'28"W	4°47'37"
C47	39.07'	846.00'	19.54'	39.07'	S75°42'34"W	2°38'46"
C48	40.72'	846.00'	20.37'	40.72'	S78°24'42"W	2°45'29"
C49	44.36'	749.00'	22.19'	44.36'	N79°03'21"E	3°23'37"
C50	44.27'	749.00'	22.14'	44.26'	N75°39'57"E	3°23'12"
C51	48.11'	749.00'	24.06'	48.10'	N72°07'57"E	3°40'48"
C52	47.07'	951.00'	23.54'	47.06'	S75°36'53"W	2°50'09"
C53	85.93'	951.00'	43.00'	85.90'	S79°37'16"W	5°10'38"
C54	138.45'	951.00'	69.35'	138.33'	S86°22'50"W	8°20'29"
C55	13.09'	28.50'	6.66'	12.97'	S76°35'07"E	26°18'31"
C56	13.02'	28.50'	6.63'	12.91'	N77°10'10"E	26°10'57"



EASEMENT "B" DETAIL
 No Scale



**PLAT OF
TIERRA VISTA UNIT 2
AT THE TRAILS**
(BEING A REPLAT OF TRACT B, TIERRA VISTA UNIT 1 AT THE TRAILS)
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
MAY, 2014



EASEMENT LEGEND

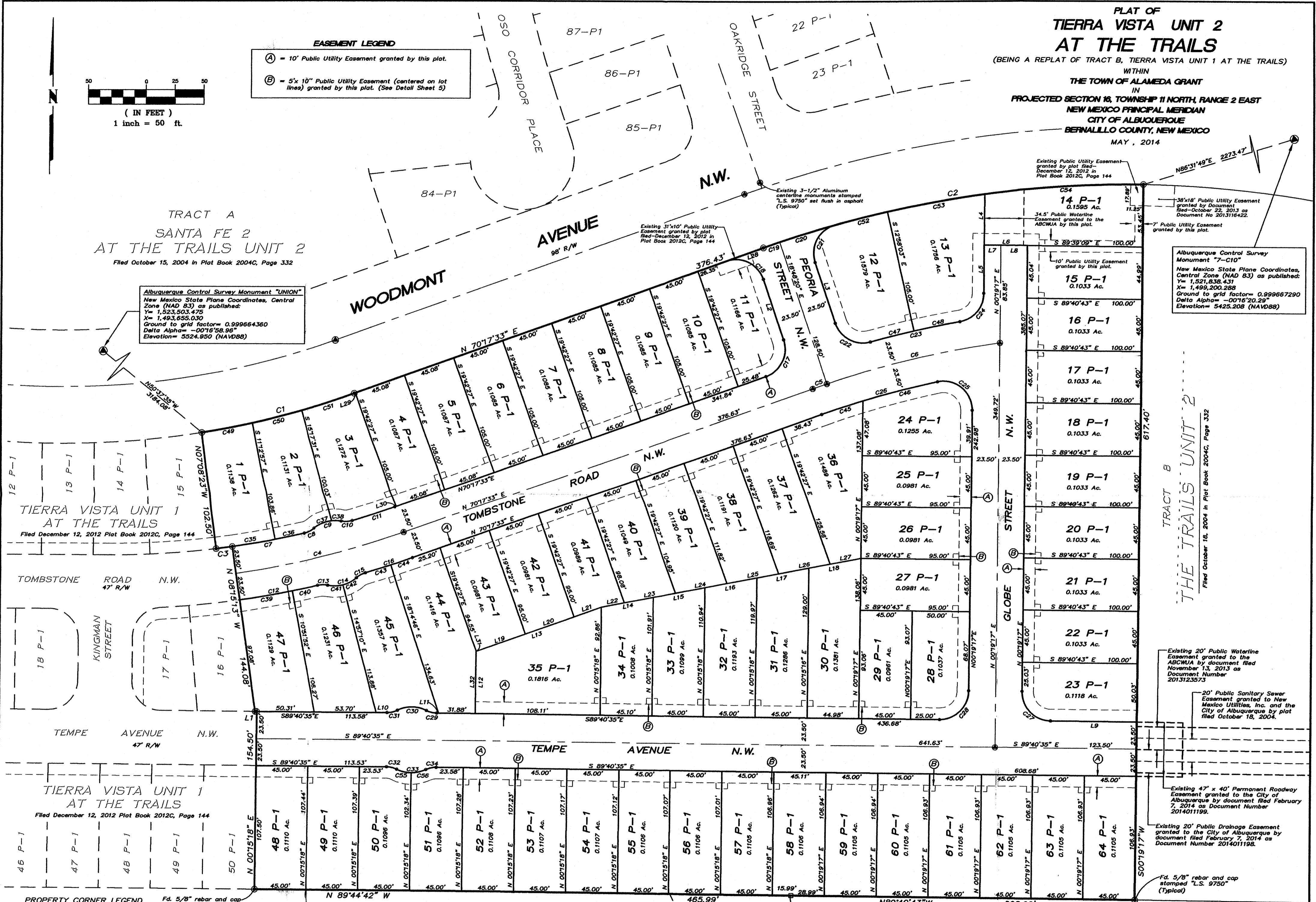
(A) = 10' Public Utility Easement granted by this plat.

(B) = 5'x 10" Public Utility Easement (centered on lot lines) granted by this plat. (See Detail Sheet 5)

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

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)

Albuquerque Control Survey Monument "7-C10"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
Y = 1,521,838.431
X = 1,499,200.288
Ground to grid factor = 0.999667290
Delta Alpha = -00'16"20.29"
Elevation = 5425.208 (NAVD88)



TRACT B
THE TRAILS UNIT 2
Filed October 16, 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"

Fd. 5/8" rebar and cap stamped "L.S. 9750" (Typical)

Fd. 5/8" rebar and cap stamped "L.S. 11184"

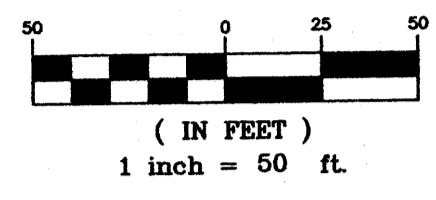
TRACT A
ANCIENT MESA
Filed February 2, 2006 in Plat Book 2006C, Page 40

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

SHEET 4 OF 5

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 2
AT THE TRAILS
 (BEING A REPLAT OF TRACT B, TIERRA VISTA UNIT 1 AT THE TRAILS)
 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
 MAY, 2014



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

Albuquerque Control Survey Monument "UNION"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
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 Ground to grid factor= 0.999664360
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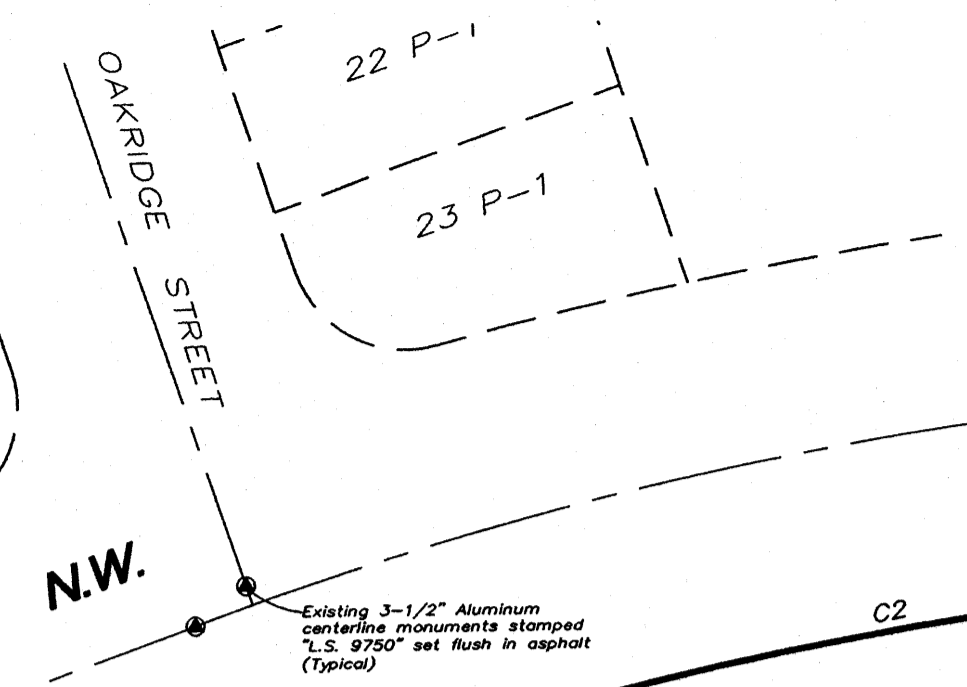
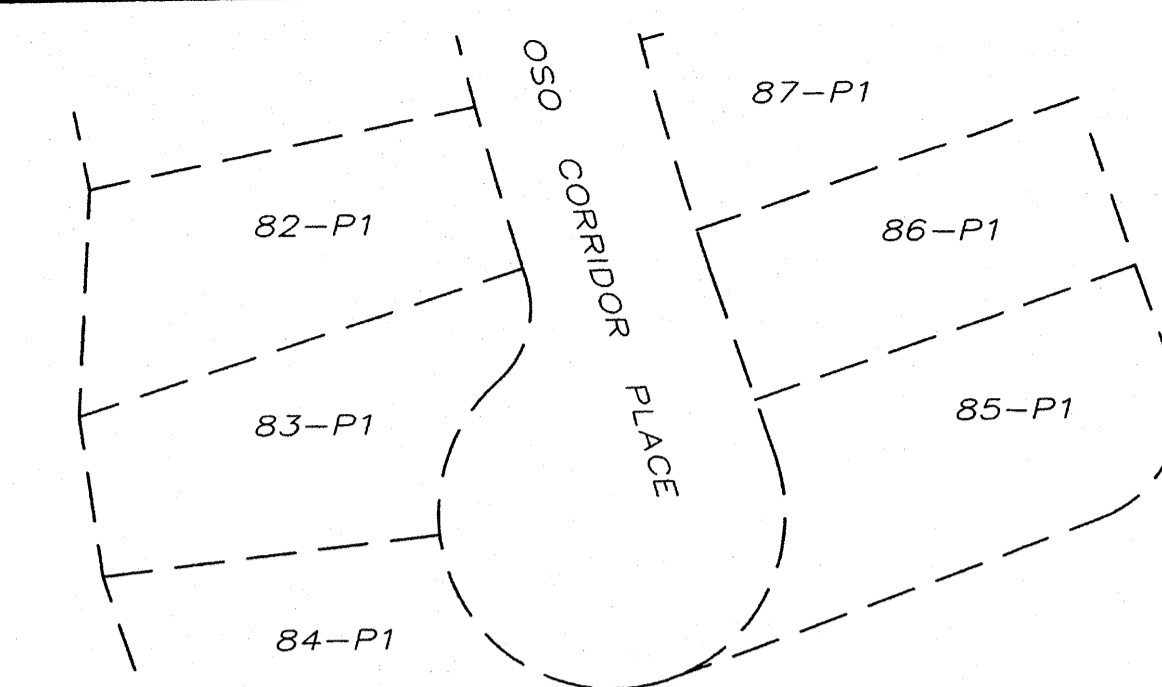
Albuquerque Control Survey Monument "7-C10"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 Y= 1,521,838.431
 X= 1,499,200.288
 Ground to grid factor= 0.999667290
 Delta Alpha= -00'16"20.29"
 Elevation= 5425.208 (NAVD88)

TIERRA VISTA UNIT 1
 AT THE TRAILS
 Filed December 12, 2012, 2012 Plat Book 2012C, Page 144

TOMBSTONE ROAD N.W.
 47' R/W

TEMPE AVENUE N.W.
 47' R/W

TIERRA VISTA UNIT 1
 AT THE TRAILS
 Filed December 12, 2012, 2012 Plat Book 2012C, Page 144



Existing 31"x10" Public Utility Easement granted by plat filed December 12, 2012 in Plat Book 2012C, Page 144

Existing 20' Public Sanitary Sewer Easement granted to the ABCWUA by plat filed December 12, 2012 in Plat Book 2012C, page 144
 Said Easement VACATED by 13DRB-70610

Existing 20' Waterline Easement granted to the ABCWUA by plat filed December 12, 2012 in Plat Book 2012C, page 144.
 Said Easement VACATED by 13DRB-70610

Existing 20' Public Sanitary Sewer Easement granted to New Mexico Utilities, Inc. and the City of Albuquerque by plat filed October 18, 2004.
 Said Easement VACATED by 13DRB-70610

Existing 20' Public Drainage Easement granted to the City of Albuquerque by plat filed March 7, 2006 in Plat Book 2006C, page 75.
 Said Easement VACATED by 13DRB-70610

Existing 20' Public Waterline Easement granted to the ABCWUA by document filed November 13, 2013 as Document Number 2013123573.

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

Existing 47' x 40' Permanent Roadway Easement granted to the City of Albuquerque by document filed February 7, 2014 as Document Number 2014011199.

Existing 20' Public Drainage Easement granted to the City of Albuquerque by document filed February 7, 2014 as Document Number 2014011198.

Fd. 5/8" rebar and cap stamped "L.S. 9750" (Typical)

Fd. 5/8" rebar and cap stamped "L.S. 9750" (Typical)

- 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"

N 89°44'42" W 465.99' SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT N89°40'43" W 298.99'

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 3 OF 5

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

PLAT OF
TIERRA VISTA UNIT 2
AT THE TRAILS
 (BEING A REPLAT OF TRACT B, TIERRA VISTA UNIT 1 AT THE TRAILS)
 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
 MAY, 2014

LEGAL DESCRIPTION

All of Tract B, Tierra Vista Unit 1 at the Trails, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "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", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 19, 2012, in Plat Book 2012C, Page 144, as Document No. 2012133850.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF TIERRA VISTA UNIT 2 AT THE TRAILS (BEING A REPLAT OF TRACT B, TIERRA VISTA UNIT 1 AT THE TRAILS) 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-Trails 9-A, LLC, a Colorado limited liability company
 By: Real Capital Solutions, it's manager

By: Brian Paul
 Brian Paul, Vice President of Homebuilding

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 February 27, 2012 as Doc.# 2012019667.

ACKNOWLEDGMENT

STATE OF Colorado
 COUNTY OF Boulder SS

The foregoing instrument was acknowledged before me this 21st day of May, 2014, by Brian Paul, Vice President of Homebuilding RCS-Trails 9-A, LLC.

Carla Di Gregorio My commission expires 5-29-14
 Notary Public

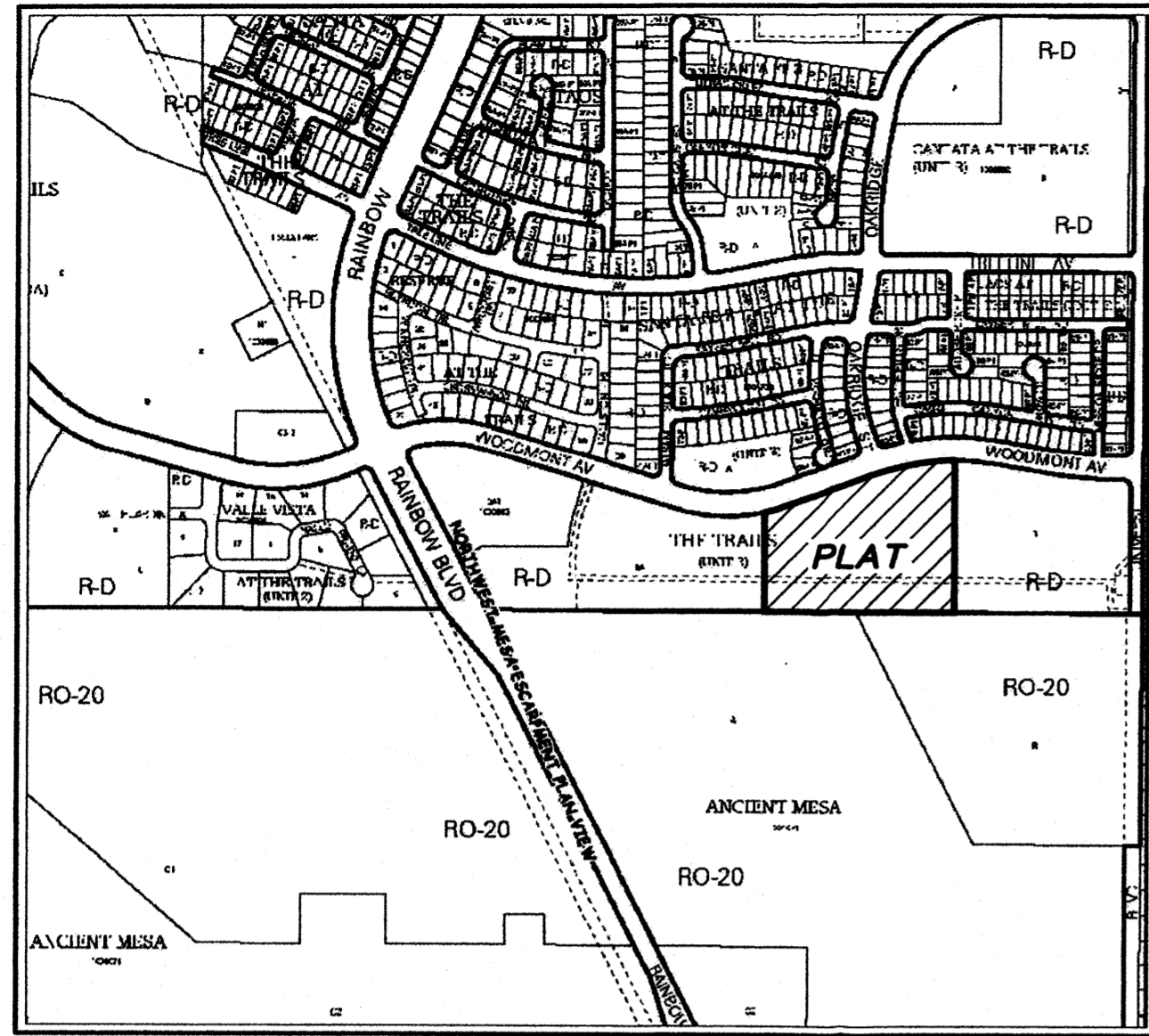
CARLA DI GREGORIO
 NOTARY PUBLIC - STATE OF COLORADO
 Notary Identification #20124033034
 My Commission Expires 5/29/2016



SHEET 2 OF 5

SURV TEK, INC.

Consulting Surveyors Phone: 505-897-3366
 8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 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 \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: 64
- Public Street right of way dedicated by this plat 2.1272 Ac.
- Gross Subdivision acreage: 9.4850 acres.
- Mileage of streets created: 0.383 mile

SHEET INDEX

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

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer _____ Date _____

PUBLIC UTILITY EASEMENTS

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

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

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

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

DISCLAIMER

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

PURPOSE OF PLAT

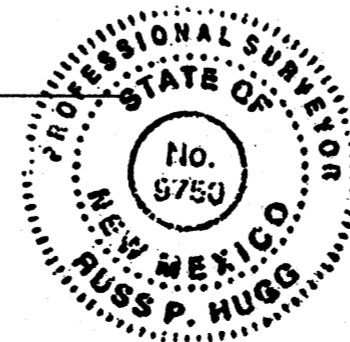
The purpose of this plat is to:

- Create 64 New Lots and dedicate the New Public Street right of ways as shown hereon.
- Grant the New Public Utility Easements as shown hereon.
- Show the Public Sanitary Sewer, Drainage and Waterline Easements VACATED by 13DRB-70610

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
May 10, 2014



PLAT OF
**TIERRA VISTA UNIT 2
AT THE TRAILS**
(BEING A REPLAT OF TRACT B, TIERRA VISTA UNIT 1 AT THE TRAILS)

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
MAY, 2014

PROJECT NUMBER: 1008799

Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS:

	<u>5-12-14</u>
Public Service Company of New Mexico	Date
	<u>5/12/14</u>
New Mexico Gas Company	Date
	<u>5/15/14</u>
QWest Corporation d/b/a CenturyLink QC	Date
	<u>5/15/14</u>
Comcast	Date

CITY APPROVALS:

	<u>5-12-14</u>
City Surveyor	Date
Department of Municipal Development	
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

PROJECT#: 1008800
DATE: 6-4-14 (FP)

SHEET 1 OF 5

SURVOTEK, INC.

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

PLAT OF
**TERRA VISTA UNIT 2
 AT THE TRAILS**
 (BEING A REPLAT OF TRACT B, TERRA VISTA UNIT 1 AT THE TRAILS.)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2014

PROJECT NUMBER: **1008800**
 Application Number: **14-20187**

PLAT APPROVAL
 UTILITY APPROVALS
 Public Service Company of New Mexico
 Date: **2-15-14**
 New Mexico Gas Company
 Date: **2/15/14**
 West Corporation of CenturyLink QC
 Date: **2/12/14**
 Comcast
 Date: **2/11/14**

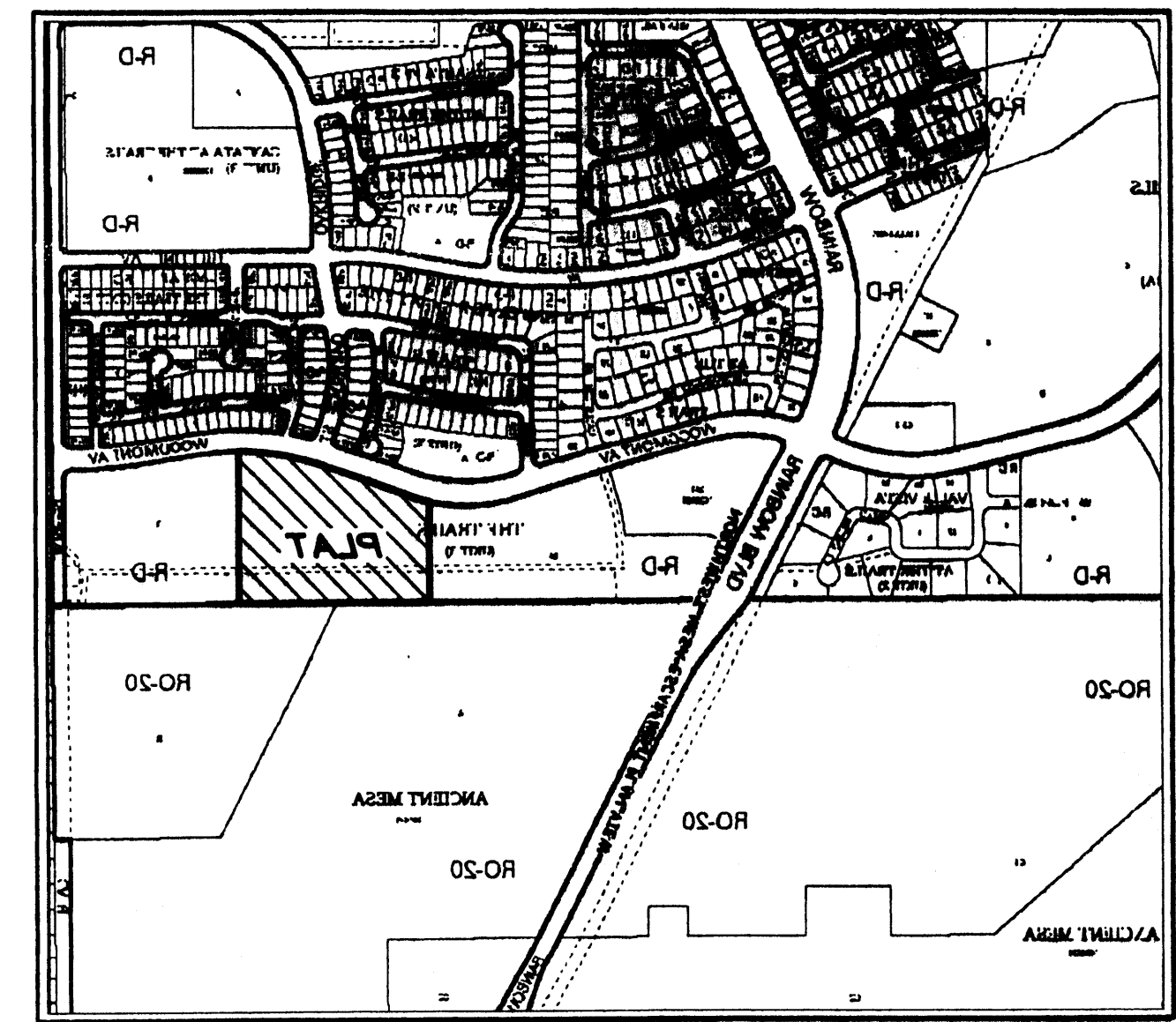
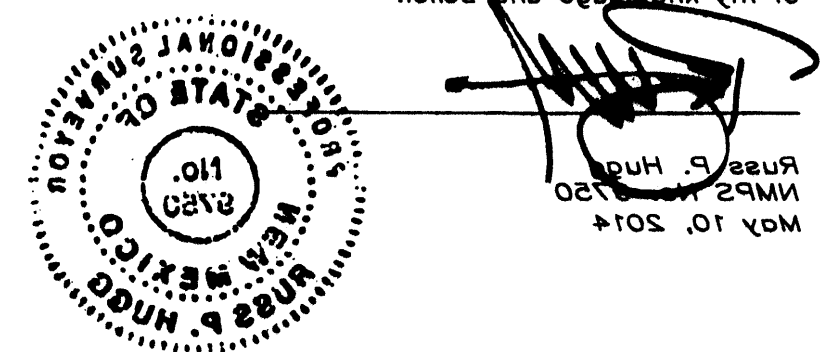
CITY APPROVALS
 Department of Municipal Development
 City Surveyor
 Date: **2-15-14**
 Real Property Division
 Date: **2-28-14**
 Environmental Health Department
 Date: **2-20-14**
 Traffic Engineering Transportation Division
 Date: **2-20-14**
 Parks and Recreation Department
 Date: **2-11-14**
 ZONING
 Date: **2-11-14**
 City Engineer
 Date: **2-11-14**
 PRS Chairperson, Planning Department
 Date: **2-20-14**

TREASURER'S CERTIFICATION
 This is to certify that taxes are current and paid on the following:
100880042022010102
ACS Trail P.A. LLC
 Bernalillo County Treasurer
 Date: **2/20/14**

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 ("PSNM"), a New Mexico corporation, (PSNM 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 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, remove, replace, modify, renew, operate and maintain facilities for purposes described above together with the right to enter upon and across adjoining lands for the right of going upon, over and across adjoining lands to utilize the right of way and easement to extend services to customers of PSNM, including utilities working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purpose set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood deck, 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 violation of National Electrical Safety Code by construction of poles, decking, or any structures adjacent to 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 (PSNM) and New Mexico Gas Company (NMGCC) did not conduct a title search of the properties shown hereon. Consequently, PSNM and NMGCC do not waive or release any easement or assessment rights which may have been granted by prior plat, report or other document and which are not shown on this plat.

PURPOSE OF PLAT
 The purpose of this plat is to:
 A. Create 64 New Lots and dedicate the New Public Street right of ways as shown hereon.
 B. Grant the New Public Utility Easements as shown hereon.
 C. Show the Public Sanitary Sewer, Drainage and Waterline Easements VACATED by 130RB-70810

SURVEYOR'S CERTIFICATION
 I, Russ P. Hugg, New Mexico Professional Surveyor Number 9250, 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 monuments to 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.



VICINITY MAP
 Not to Scale

- GENERAL NOTES**
1. Bearings are given 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 parentheses ().
 5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9250" unless otherwise indicated hereon.
 6. All corners that were set are either a 2" x 2" rebar with cap stamped "HUGG L.S. 9250" or a concrete nail with brass disk stamped "HUGG L.S. 9250" 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 \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 9250" and will be set flush with the final asphalt lift.
 8. Markers 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: 1
 2. Total number of Lots created: 64
 3. Public Street right of way dedicated by this plat: 2.1275 Ac.
 4. Gross Subdivision acreage: 9.4820 acres.
 5. Mileage of streets created: 0.283 mile

- SHEET INDEX**
- SHEET 1 Approvals, General Notes, Purpose of Plat
 - SHEET 2 Legal Description, Fee Consent and Dedication
 - SHEET 3 Tract B boundary, Existing and Vacated Easements
 - SHEET 4 New Lots, Streets and easements created
 - SHEET 5 Curve and Line Tables

PLAT OF
TERRA VISTA UNIT 2
AT THE TRAILS
 (BEING A REPLAT OF TRACT B, TERRA VISTA UNIT 1 AT THE TRAILS)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2014

LEGAL DESCRIPTION
 All of Tract B, Terra Vista Unit 1 of the Trails, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "PLAT OF TERRA VISTA UNIT 1 AT THE TRAILS (BEING A REPLAT OF TRACT B-A, TERRA VISTA UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 18, 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 December 18, 2012, in Plat Book 2012C, Page 144, as Document No. 2012123820.

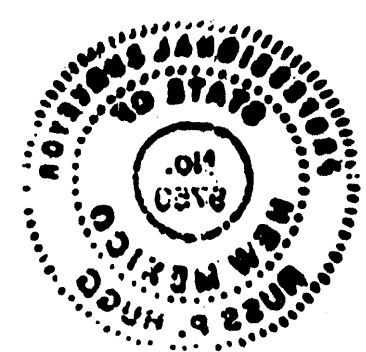
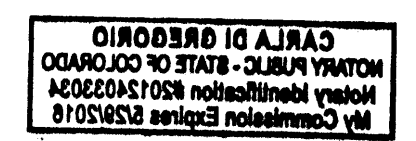
FREE CONSENT AND DEDICATION
 SURVEYED AND REPLATED and now comprising "PLAT OF TERRA VISTA UNIT 2 AT THE TRAILS (BEING A REPLAT OF TRACT B, TERRA VISTA UNIT 1 AT THE TRAILS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY 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 way 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.

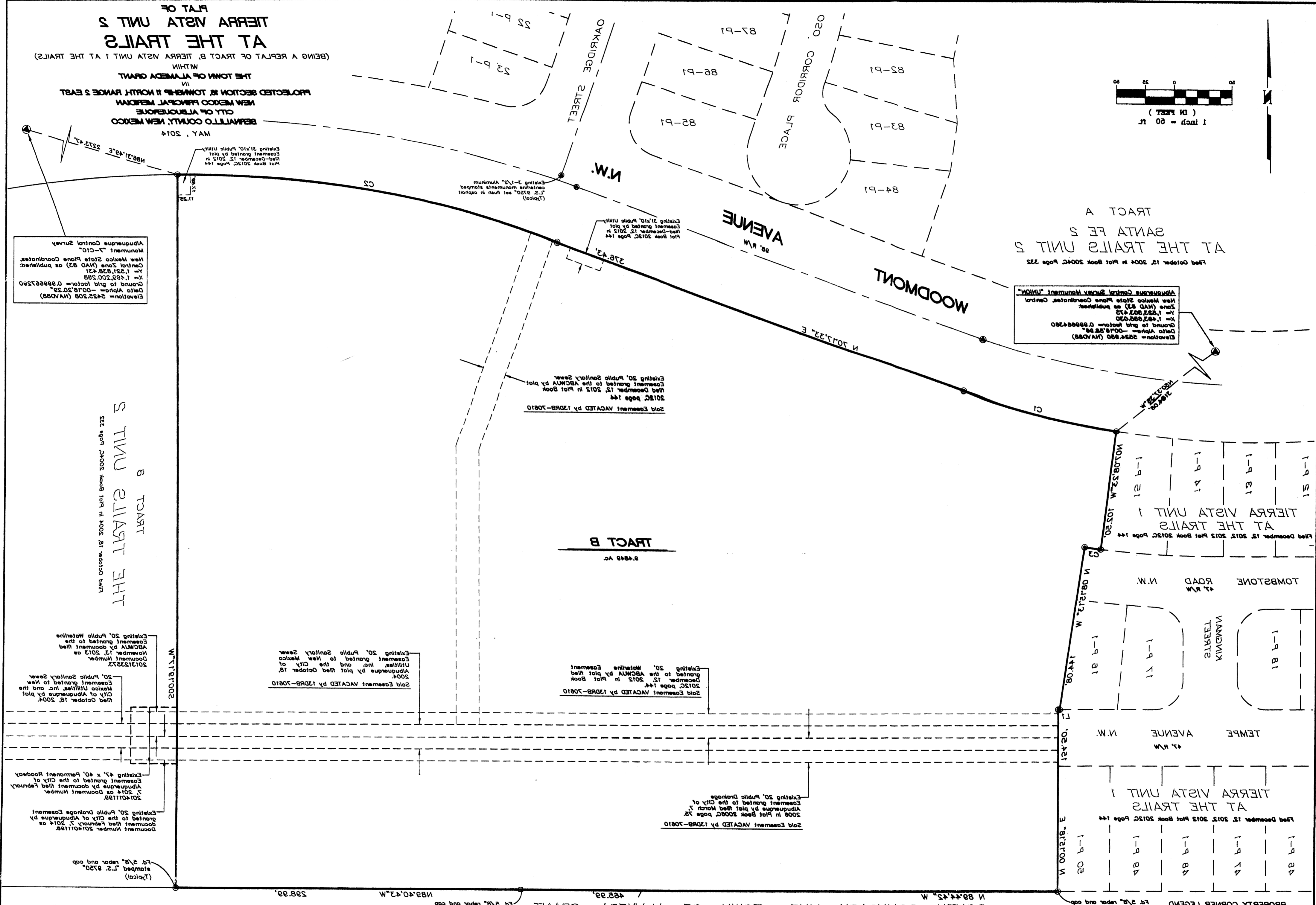
SECTION M-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS
 "No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

OWNER(S)
 RCS-Trails 8-A, LLC, a Colorado limited liability company
 By Real Capital Solutions, its manager
 By Blair Paul
 Blair Paul, Vice President of Hombuilding

PRE AGREEMENT
 The Property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded in the Office of the County Clerk of Bernalillo County, New Mexico on February 27, 2012 as Doc# 2012018627.

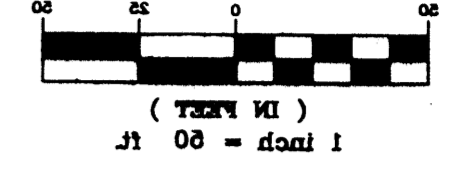
ACKNOWLEDGMENT
 STATE OF Colorado
 COUNTY OF Boulder
 22
 The foregoing instrument was acknowledged before me this 21st day of May, 2014, by Blair Paul, Vice President of Hombuilding RCS-Trails 8-A, LLC.
 My commission expires 2-26-14
 Notary Public





Albuquerque Control Survey Monument "J-10"
 New Mexico State Plane Coordinates
 Central Zone (NAD 83) as published:
 Y = 1,521,838.431
 X = 1,482,500.588
 Ground to plot factor = 0.99987250
 Data Alpha = -0018.288
 Elevation = 2452.508 (NAVD83)

Albuquerque Control Survey Monument "JUNION"
 New Mexico State Plane Coordinates, Central
 Zone (NAD 83) as published:
 Y = 1,522,802.475
 X = 1,482,582.020
 Ground to plot factor = 0.99987280
 Data Alpha = -0018.288
 Elevation = 2384.890 (NAVD83)



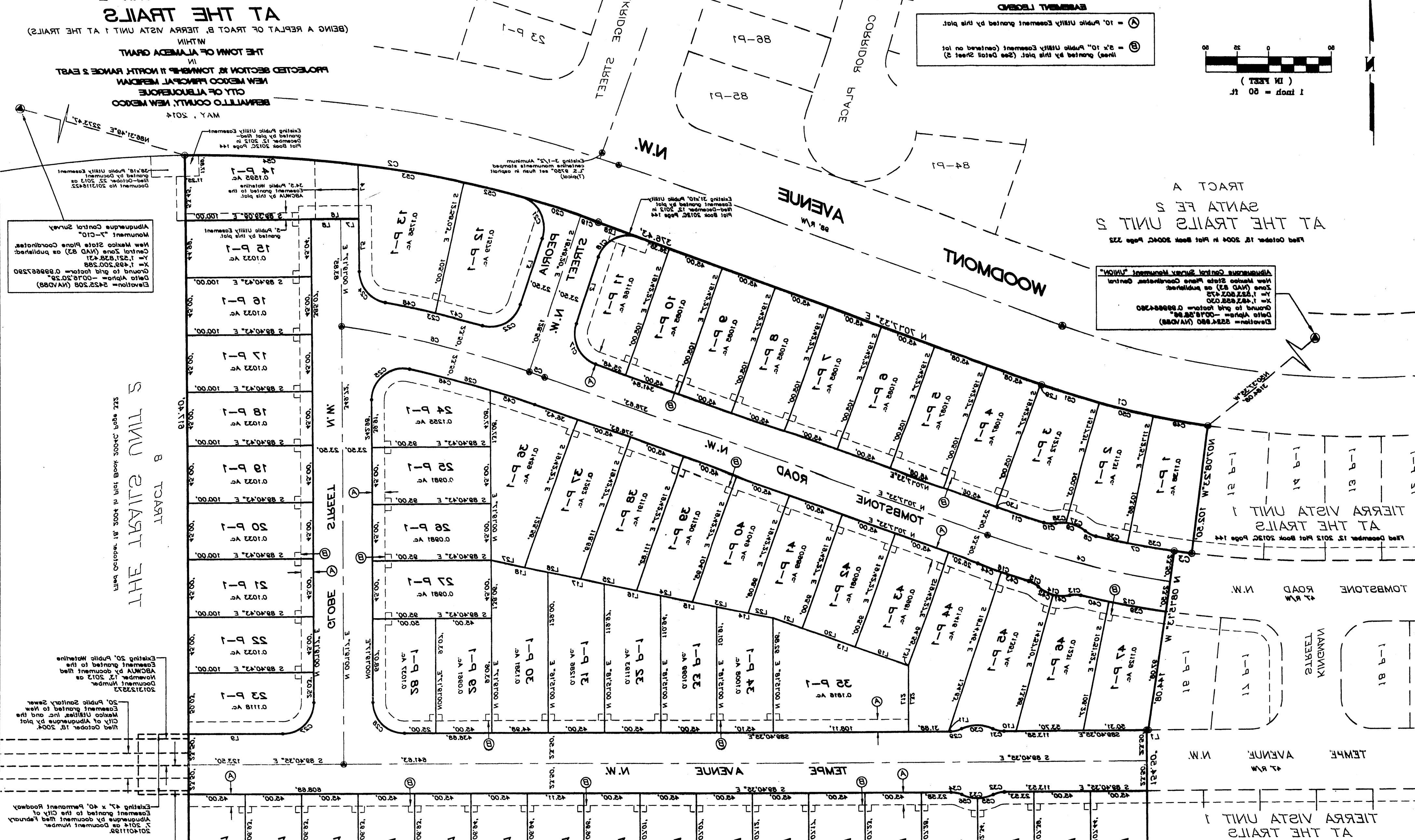
PLAT OF
**TERRA VISTA UNIT 2
 AT THE TRAILS**
 (BEING A REPLAT OF TRACT B, TERRA VISTA UNIT 1 AT THE TRAILS)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 2 EAST
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2014

PROPERTY CORNER LEGEND
 (Typical)
 ○ = Set 2 1/2" rebar and cap stamped "2. 9750"
 ⊙ = Set 2 1/2" Aluminum Monument set flush to the pavement stamped "2. 9750"
 ⊗ = Set 2 1/2" Aluminum Monument stamped "2. 9750"
 ⊙ = Set 2 1/2" rebar and cap stamped "2. 9750"

TRACT A ANCIENT MESA SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT

TRACT B ANCIENT MESA
 Filed February 2, 2008 in Plat Book 5008C, Page 40
 stamped L.S. 2350
 L.S. 2350, report and cap

PROPERTY CORNER LEGEND
 (L) (P) (M)
 0 = 2" x 4" rebar and cap
 1 = 1/2" x 1/2" aluminum monument set flush in the pavement
 2 = 2" x 2" x 1/2" aluminum monument
 3 = 2" x 2" x 1/2" aluminum monument set flush in the pavement
 4 = 4" x 4" rebar and cap



Existing 50' Public Utility Easement granted to the City of Albuquerque by document 20141118. Document Number 20141118.

Existing 50' Public Utility Easement granted to the City of Albuquerque by document 20141118. Document Number 20141118.

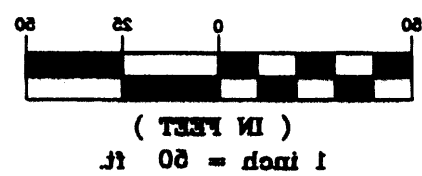
Existing 50' Public Utility Easement granted to the City of Albuquerque by document 20141118. Document Number 20141118.

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Existing 50' Public Utility Easement granted to the City of Albuquerque by document 20141118. Document Number 20141118.

EXISTING PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY DOCUMENT 20141118. DOCUMENT NUMBER 20141118.

PLAT OF TERRA VISTA UNIT 2 AT THE TRAILS (BEING A REPLAT OF TRACT B, TERRA VISTA UNIT 1 AT THE TRAILS) WITHIN THE TOWN OF ALAMEDA GRANT IN THE SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT, NEW MEXICO, BEING A REPLAT OF TRACT B, TERRA VISTA UNIT 1 AT THE TRAILS, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO MAY 1, 2014



EASEMENT LEGEND
 (A) = 10' Public Utility Easement granted by this plat.
 (B) = 2' x 10' Public Utility Easement (centered on lot lines) granted by this plat. (See Detail Sheet 2)

TRACT A
 SANTA FE 5
 AT THE TRAILS UNIT 2
 Filed October 18, 2004 in Plat Book 5004C, Page 222

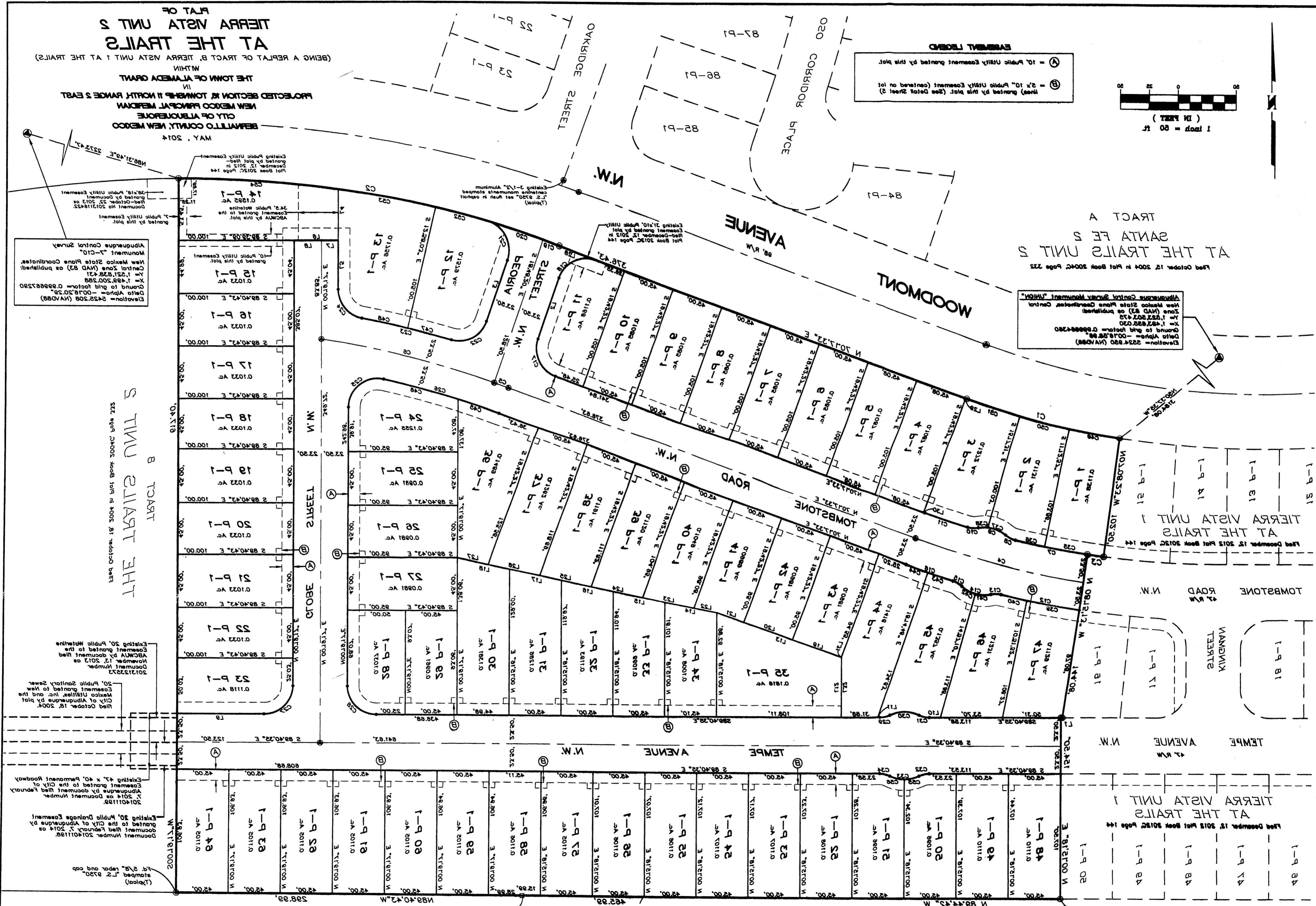
ALBUQUERQUE COUNTY PLAT BOOK 5004C, PAGE 222
 NEW MEXICO STATE PLAT BOOK COORDINATES
 ZONE (NAD 83) ON IMPROVED
 N = 1427828.425
 E = 1427828.425
 CORNER TO THIS PLAT = 0018.2028
 DATA ALPHA = 0018.2028
 ELEVATION = 5224.880 (NAVD83)

TERRA VISTA UNIT 1
 AT THE TRAILS
 Filed December 12, 2015 Plat Book 5015C, Page 144

TERRA VISTA UNIT 1
 AT THE TRAILS
 Filed December 12, 2015 Plat Book 5015C, Page 144

TERRA VISTA UNIT 1
 AT THE TRAILS
 Filed December 12, 2015 Plat Book 5015C, Page 144

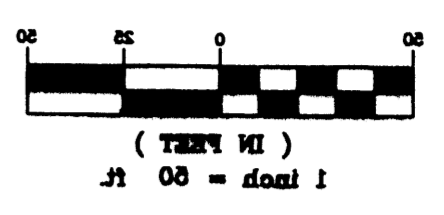
PROPERTY CORNER LEGEND
 (L) (Loc) = 2" x 2" Iron and cap
 (S) (Stem) = 2" x 2" Iron Monument
 (A) (Alum) = 2" x 2" Aluminum Monument
 (C) (Cement) = 2" x 2" Cement Monument
 (M) (Mortar) = 2" x 2" Mortar Monument



Albuquerque Control Survey Monument 'L' (Loc) (L) (Loc) = 2" x 2" Iron and cap
 (S) (Stem) = 2" x 2" Iron Monument
 (A) (Alum) = 2" x 2" Aluminum Monument
 (C) (Cement) = 2" x 2" Cement Monument
 (M) (Mortar) = 2" x 2" Mortar Monument

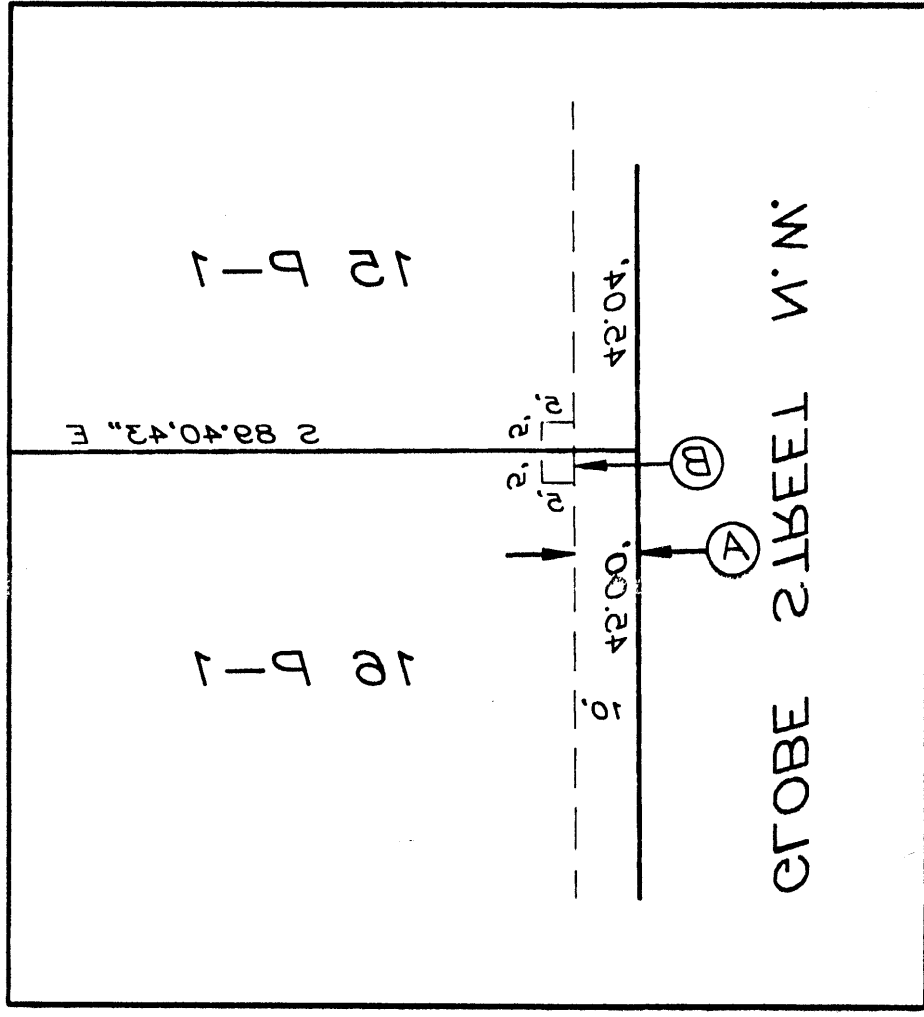
Plat October 18, 2004 in Plat Book 2004C Page 225
 SANTA FE 5
 AT THE TRAILS UNIT 2

PLAT OF
 TERRA VISTA UNIT 2
 AT THE TRAILS
 (BEING A REPLAT OF TRACT B, TERRA VISTA UNIT 1 AT THE TRAILS)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROTECTED SECTION 16, TOWNSHIP 11 NORTH RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2014



EASEMENT LEGEND
 (A) = 10' Public Utility Easement granted by this Plat
 (B) = 2 1/2' x 10' Public Utility Easement (centered on lot lines) granted by this Plat. (See Detail Sheet 3)

PLAT OF
**TERRA VISTA UNIT 2
 AT THE TRAILS**
 (BEING A REPLAT OF TRACT B, TERRA VISTA UNIT 1 AT THE TRAILS)
 WITHIN
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 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2014



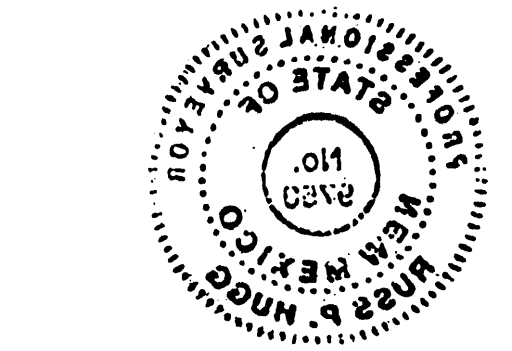
EASEMENT 'B' DETAIL
 No Scale

CURVE TABLE - CHORD

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C01	138.74	748.00	88.88	138.88	N78.21.81"E	10.27.77"
C02	238.52	921.00	188.80	234.81	N80.23.18"E	20.12.31"
C03	14.15	728.50	7.08	14.15	S82.18.12"W	1.08.20"
C04	148.92	720.00	78.52	148.88	N78.01.10"E	11.27.14"
C05	12.92	822.50	6.47	12.92	S70.44.28"W	0.24.07"
C06	124.48	822.50	77.48	124.22	S78.24.28"W	10.42.22"
C07	63.24	728.50	31.78	63.22	N78.14.27"E	2.00.40"
C08	8.48	50.00	4.82	8.27	N83.11.02"E	27.08.08"
C09	28.28	58.50	17.24	24.48	S72.02.20"W	50.48.41"
C10	8.48	50.00	4.82	8.27	N88.24.28"E	27.08.08"
C11	28.88	728.50	18.42	28.88	N71.48.22"E	2.02.28"
C12	68.84	773.50	34.48	68.81	N78.11.28"E	2.08.22"
C13	8.88	50.00	4.82	8.81	S88.22.12"W	22.27.22"
C14	28.81	52.82	14.22	28.82	N72.02.02"E	24.08.22"
C15	8.88	50.00	4.82	8.81	S80.23.27"W	22.27.22"
C16	42.88	773.50	21.22	42.88	N71.22.42"E	2.08.22"
C17	28.88	728.50	18.42	28.88	N52.44.28"E	88.02.22"
C18	28.88	52.00	14.82	28.82	N84.12.24"W	90.24.07"
C19	14.82	921.00	7.48	14.82	S70.44.28"W	0.24.07"
C20	48.82	921.00	24.82	48.82	S72.41.44"W	2.00.08"
C21	48.82	28.50	28.22	22.41	S27.41.44"W	82.00.08"
C22	21.88	28.00	12.84	24.28	S82.12.24"E	88.48.28"
C23	28.28	848.00	28.22	28.22	S72.02.18"W	2.24.12"
C24	24.88	50.78	21.88	21.88	N40.02.22"E	28.28.08"
C25	44.22	28.00	21.18	28.01	N80.23.12"W	102.22.01"
C26	104.22	788.00	52.22	104.22	S74.01.88"W	7.28.42"
C27	28.22	28.00	14.82	28.22	S24.40.28"E	88.28.22"
C28	28.22	28.00	14.82	28.22	N42.18.12"E	80.00.08"
C29	8.18	50.00	4.82	8.08	S78.23.12"E	28.14.44"
C30	28.11	28.50	14.02	28.21	N88.40.22"W	22.28.28"
C31	8.18	50.00	4.82	8.08	N77.12.02"E	28.14.44"
C32	8.18	50.00	4.82	8.08	N78.23.12"W	28.14.44"
C33	28.11	28.50	14.02	28.21	S88.40.22"E	22.28.28"
C34	8.18	50.00	4.82	8.08	S77.12.02"W	28.14.44"
C35	28.18	22.28	18.28	27.28	N80.12.82"E	2.27.44"
C36	28.88	728.50	18.88	28.88	N72.42.22"E	2.02.28"
C37	18.82	28.50	18.82	18.82	S88.28.00"W	24.02.01"
C38	8.22	28.50	4.22	8.22	N87.28.10"W	18.42.40"
C39	48.18	773.50	23.10	48.18	N80.02.02"E	2.22.12"
C40	22.24	773.50	11.22	22.24	N72.28.27"E	14.12.02"
C41	12.48	28.50	6.88	12.32	N88.24.28"E	27.02.12"
C42	12.48	28.50	6.88	12.32	N81.21.14"E	27.02.12"
C43	22.88	773.50	11.48	22.88	N72.28.12"E	14.2.00"
C44	18.22	772.88	8.22	18.22	N71.01.24"E	12.2.41"
C45	27.44	788.00	18.22	27.44	S71.28.08"W	24.12.08"
C46	88.82	728.00	42.44	88.82	S72.22.28"W	44.27.22"
C47	28.07	848.00	18.44	28.07	S72.42.24"W	2.28.48"
C48	40.22	848.00	20.22	40.22	S72.42.24"W	2.42.28"
C49	44.28	22.18	22.18	44.28	N78.02.21"E	2.22.22"
C50	44.22	22.14	22.14	44.28	N72.28.27"E	2.22.12"
C51	48.11	24.08	24.08	48.10	N72.02.27"E	2.40.48"
C52	42.07	821.00	22.24	42.08	S72.28.27"W	2.20.08"
C53	88.82	821.00	42.00	88.80	S78.27.18"W	2.10.28"
C54	128.42	821.00	68.22	128.22	S88.22.20"W	8.20.28"
C55	12.08	28.50	6.88	12.82	S78.22.02"E	28.18.21"
C56	12.08	28.50	6.88	12.82	N72.10.18"E	28.18.21"

LINE TABLE

LINE	LENGTH	BEARING
L1	1.22	N88.40.22"W
L2	22.01	S18.48.20"E
L3	22.08	S18.48.20"E
L4	47.88	S00.18.17"W
L5	41.27	N00.12.27"E
L6	28.00	S88.28.08"E
L7	14.20	S88.28.08"E
L8	27.20	S88.28.08"E
L9	72.00	S88.40.22"E
L10	8.28	S88.40.22"E
L11	1.81	S88.40.22"E
L12	23.48	N00.12.18"E
L13	118.02	N01.22.27"E
L14	42.88	N78.22.42"E
L15	42.88	N78.22.42"E
L16	42.88	N78.22.42"E
L17	42.88	N78.22.42"E
L18	42.04	N78.22.42"E
L19	42.18	S70.12.22"W
L20	42.00	N01.22.27"E
L21	24.88	N01.22.27"E
L22	20.27	N78.22.42"E
L23	42.22	N78.22.42"E
L24	42.22	N78.22.42"E
L25	42.22	N78.22.42"E
L26	42.22	N78.22.42"E
L27	27.22	N78.22.42"E
L28	22.22	N01.22.27"E
L29	1.00	N01.22.27"E
L30	1.20	N01.22.27"E
L31	0.48	N00.12.18"E
L32	22.84	S00.12.18"W



**PRELIMINARY PLAT FOR
TIERRA VISTA UNIT 2
at the TRAILS**
(BEING A REPLAT OF TRACT B, TIERRA VISTA
UNIT 1 at the TRAILS) 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

Tract B of Tierra Vista Unit 1 at the Trails Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF TIERRA VISTA UNIT 1 AT THE TRAILS (BEING A REPLAT OF TRACT 9-A 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. _____

GENERAL NOTES

- EXISTING ZONING: R-D
PROPOSED DEVELOPMENT: R-D
- PROPOSED ACREAGE: 9.48 AC
NUMBER OF LOTS: 64
PROPOSED DENSITY: 6.75 DU/AC
- MIN. LOT DIMENSIONS: 45' X 90'
MINIMUM LOT AREA: 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.

SITE DATA

ZONE ATLAS NO.	C-09
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.39 MILES
NO. OF EXISTING PARCELS	1
NO. OF LOTS CREATED	64
DENSITY	6.75 DU/AC

SURVEY NOTES:

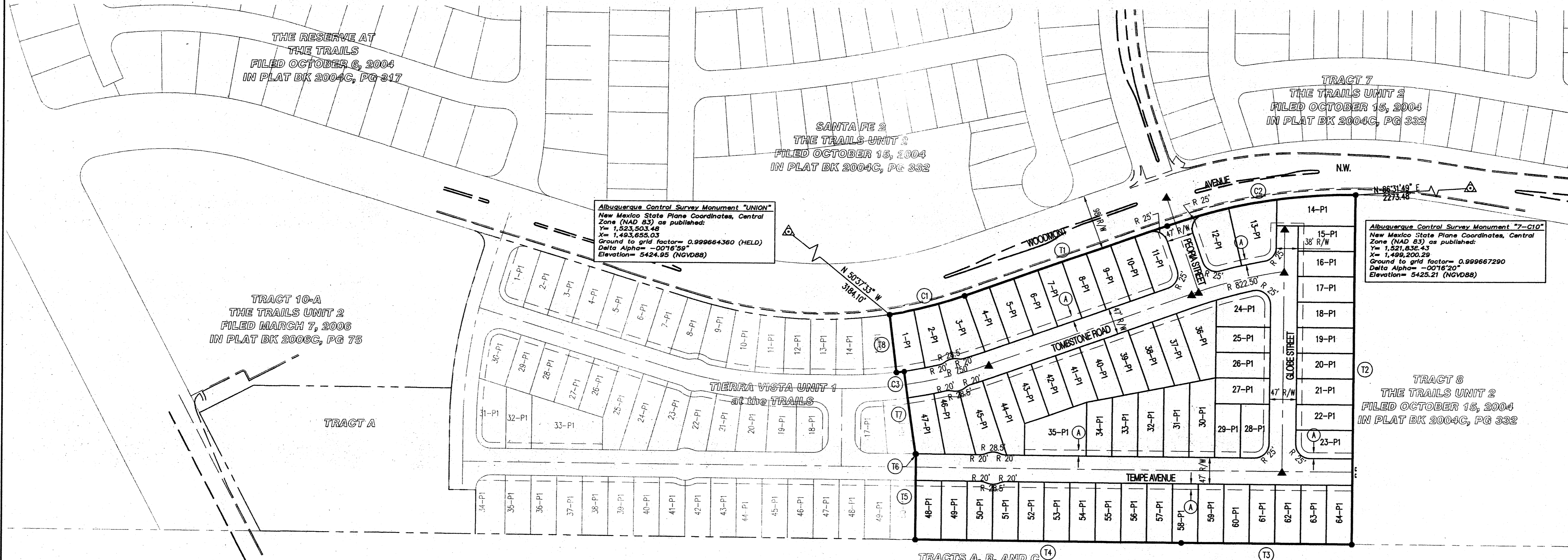
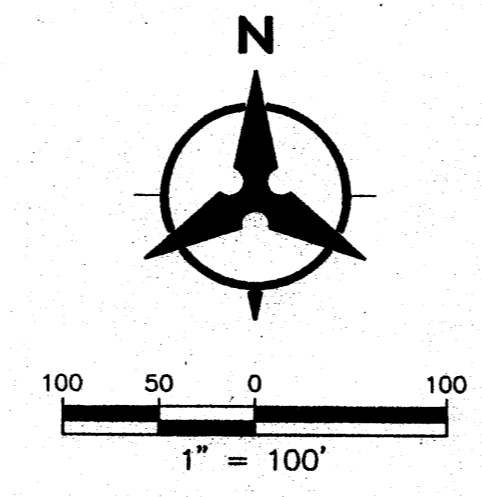
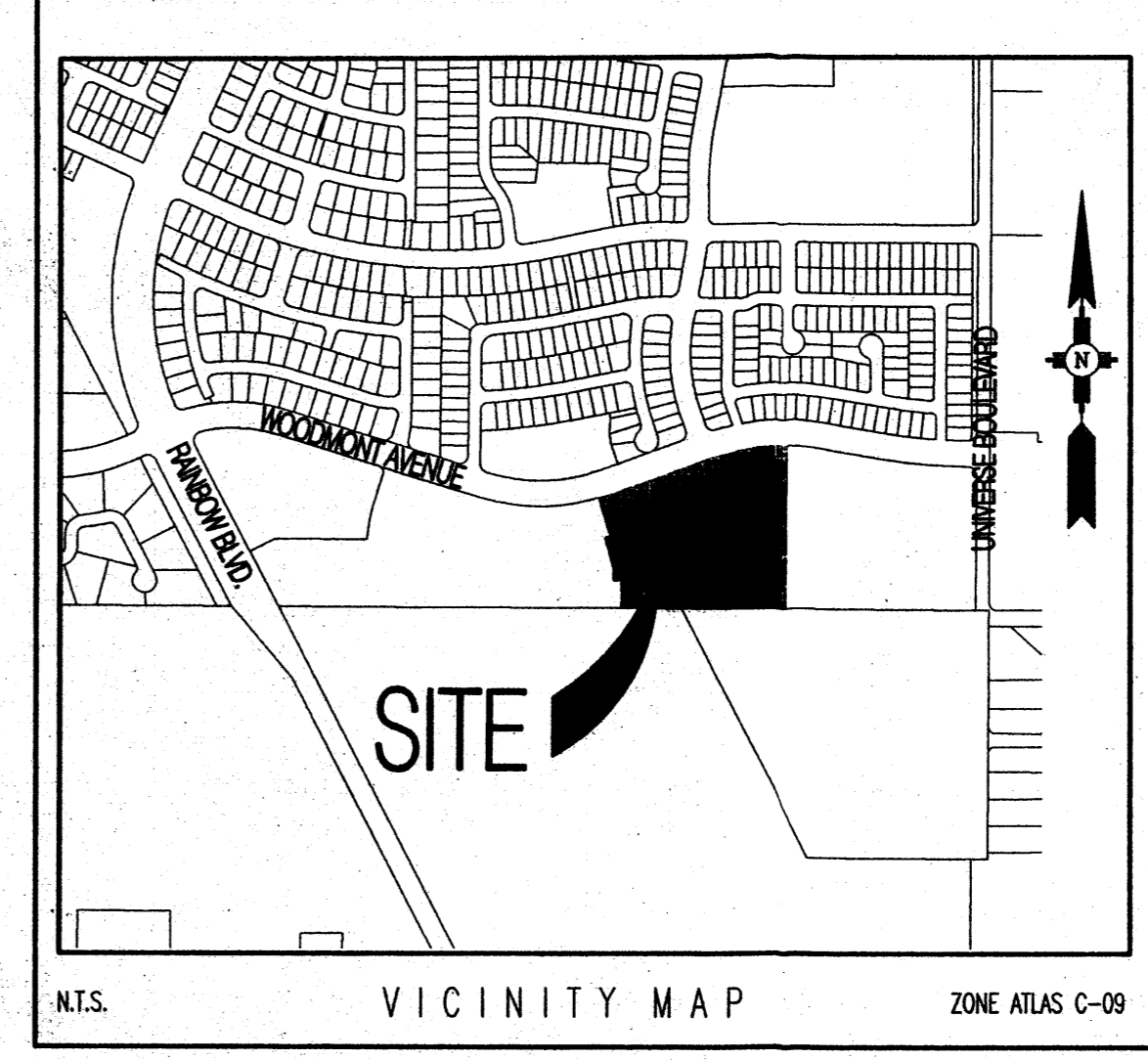
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS"
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASES 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] 7-25-11
CITY SURVEYOR DATE

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

Bohannon & Huston



Albuquerque Control Survey Monument "UNION"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
X= 1,523,503.48
Y= 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:
X= 1,521,836.43
Y= 1,499,200.29
Ground to grid factor= 0.999667290
Delta Alpha= -00'16"59"
Elevation= 5425.21 (NGVD88)

THE RESERVE AT THE TRAILS
FILED OCTOBER 6, 2004
IN PLAT BK 2004G, PG 317

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

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

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

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

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

**PRELIMINARY PLAT
APPROVED BY DRB
ON 7-27-11**

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

- ① 10' PUBLIC UTILITY EASEMENT

Boundary Curve Table

ID	ARC	RADIUS	DELTA	TANGENT
C1	136.74'	749.00'	10'27.37"	68.56'
C2	336.25'	951.00'	20'15.31"	169.90'
C3	14.12'	726.50'	01'06.50"	7.06'

Boundary Tangent Table

ID	BEARING	LENGTH
T1	N70°17'33"E	376.43'
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T3	N89°44'43"W	298.99'
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PRELIMINARY PLAT FOR
TIERRA VISTA UNIT 2
 at the TRAILS
 (BEING A REPLAT OF TRACT B, TIERRA VISTA
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 PROJECTED SECTION 16, TOWNSHIP 11 NORTH,
 RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2011

LEGAL DESCRIPTION

Tract B of Tierra Vista Unit 1 at the Trails Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF TIERRA VISTA UNIT 1 AT THE TRAILS (BEING A REPLAT OF TRACT 9-A 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. _____.

GENERAL NOTES

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 PROPOSED DEVELOPMENT: R-D
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 NUMBER OF LOTS: 64
 PROPOSED DENSITY: 6.75 DU/AC
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SITE DATA

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NO. OF EXISTING PARCELS	1
NO. OF LOTS CREATED	64
DENSITY	6.75 DU/AC

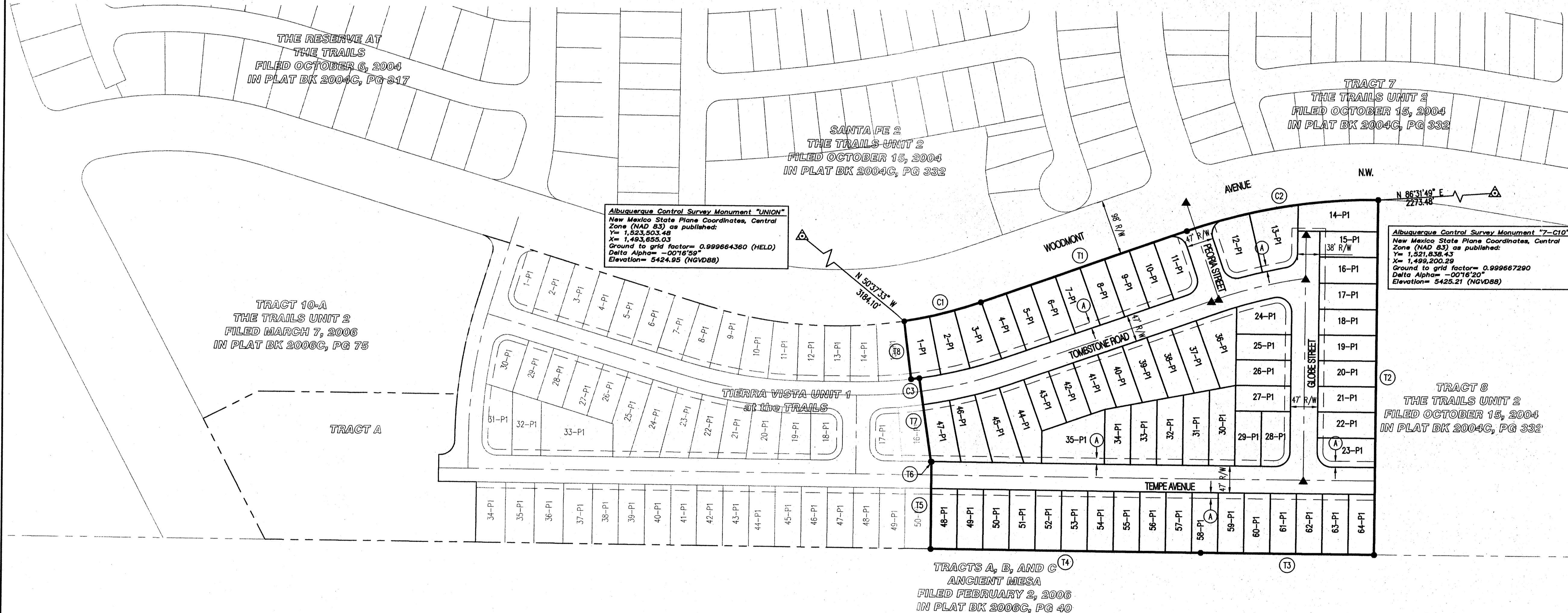
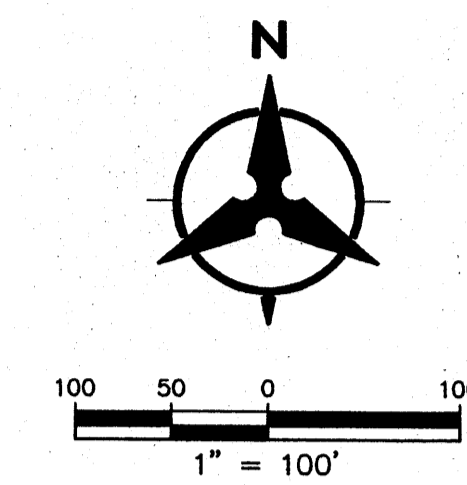
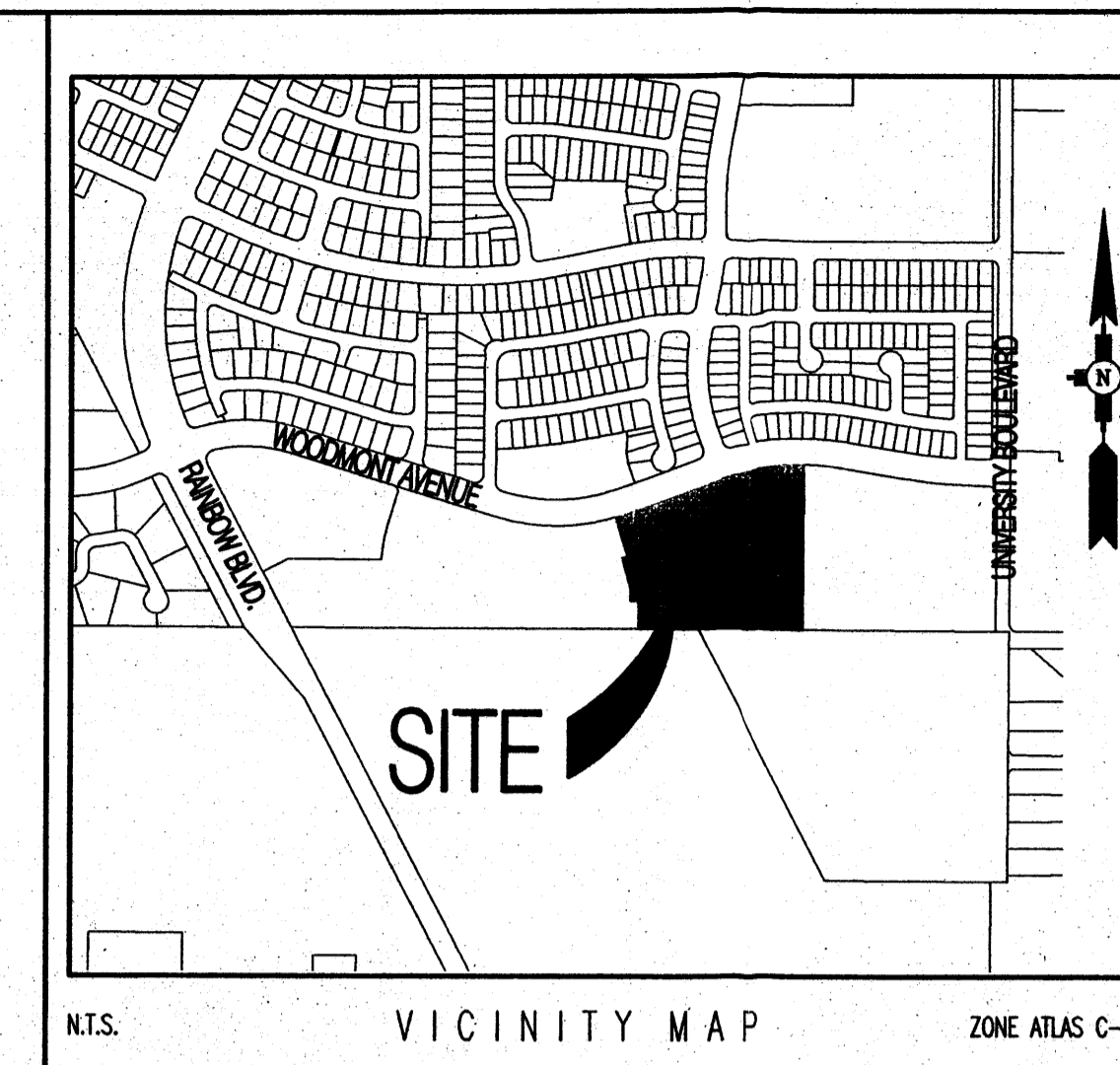
SURVEY NOTES:

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APPROVED

[Signature] 5/6/11
 CITY SURVEYOR DATE

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



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 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
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LEGEND

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	EXISTING SUBDIVISION BOUNDARY
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	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

KEYED NOTES

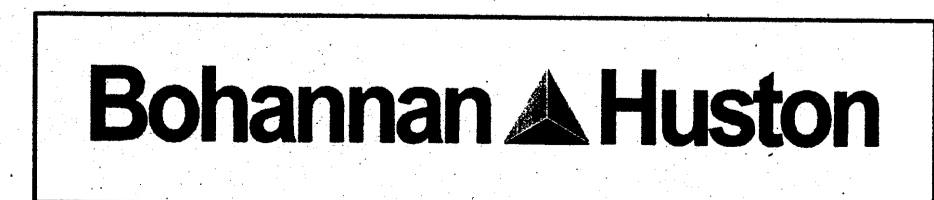
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 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2011

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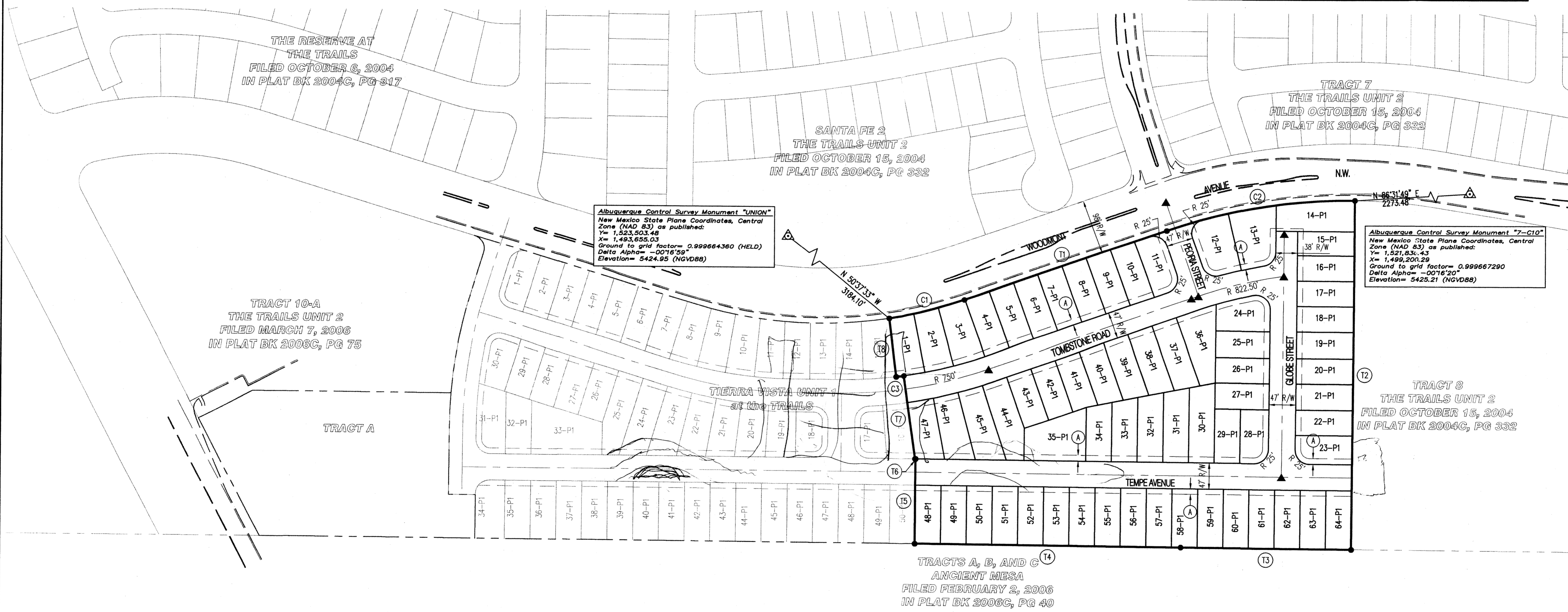
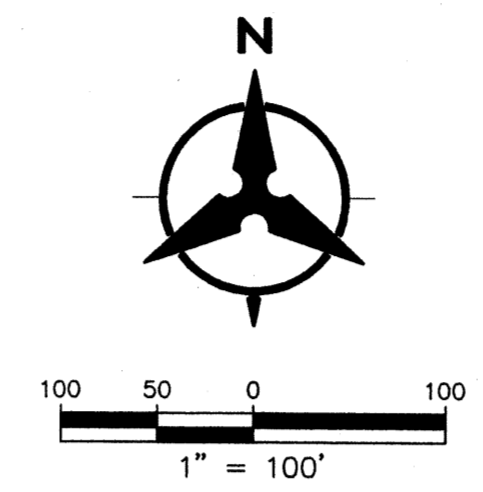
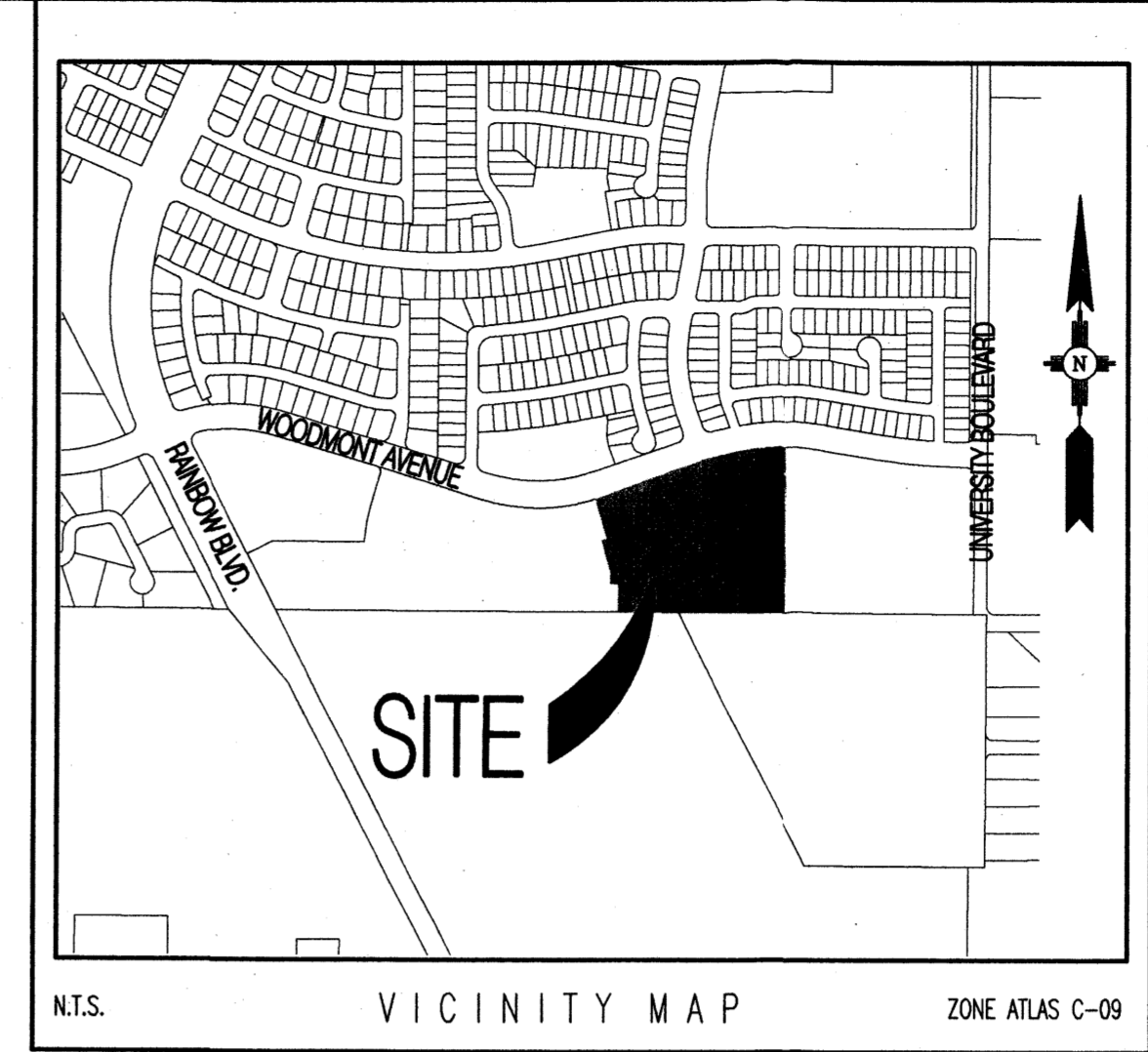
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APPROVED

[Signature] 6/7/11
 CITY SURVEYOR DATE

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



LEGEND

	SUBDIVISION BOUNDARY LINE
	EXISTING SUBDIVISION BOUNDARY
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