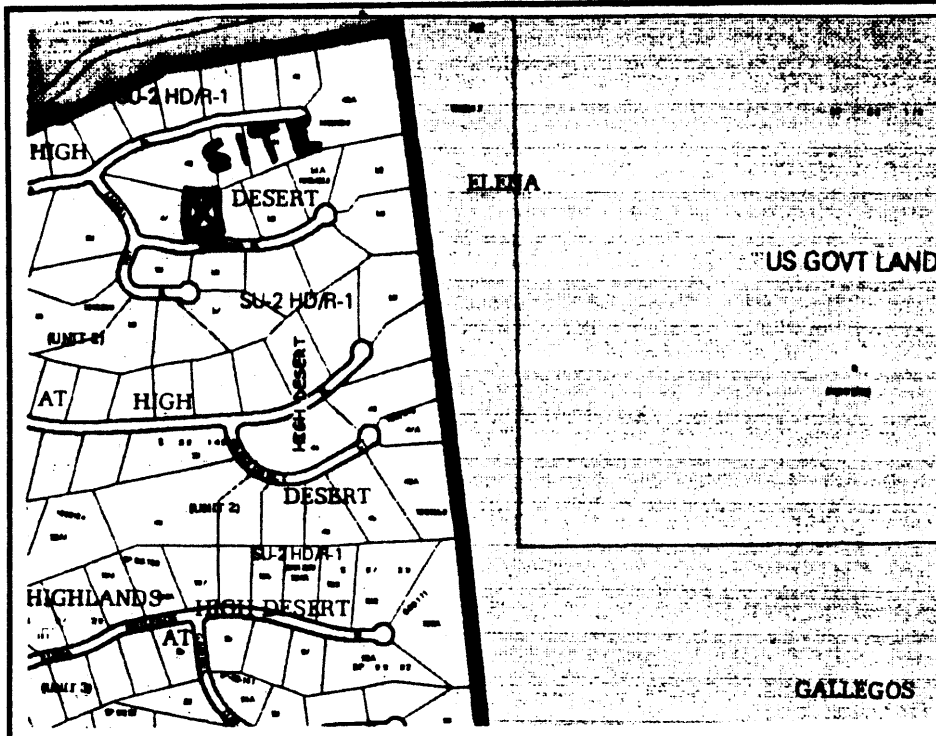


# PLAT OF LOT 48-A MOUNTAIN HIGHLANDS AT HIGH DESERT UNIT 2

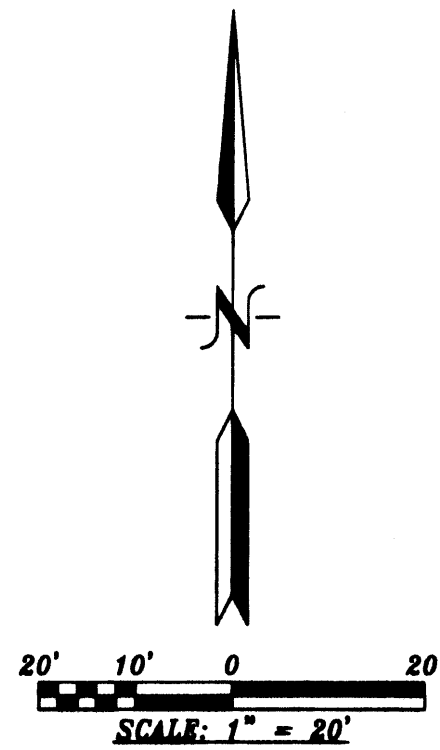
WITHIN  
THE ELENA GALLEGOS GRANT  
PROJECTED SECTION 25, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2008

### LEGAL DESCRIPTION

LOT NUMBERED FORTY-EIGHT (48) OF THE PLAT OF MOUNTAIN HIGHLANDS, AT HIGH DESERT, UNIT 2 (A REPLAT OF TRACT 15-D-1-B-1-C, HIGH DESERT), A SUBDIVISION OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 2, 2003, IN PLAT BOOK 2003C, FOLIO 298



VICINITY MAP No. E-24

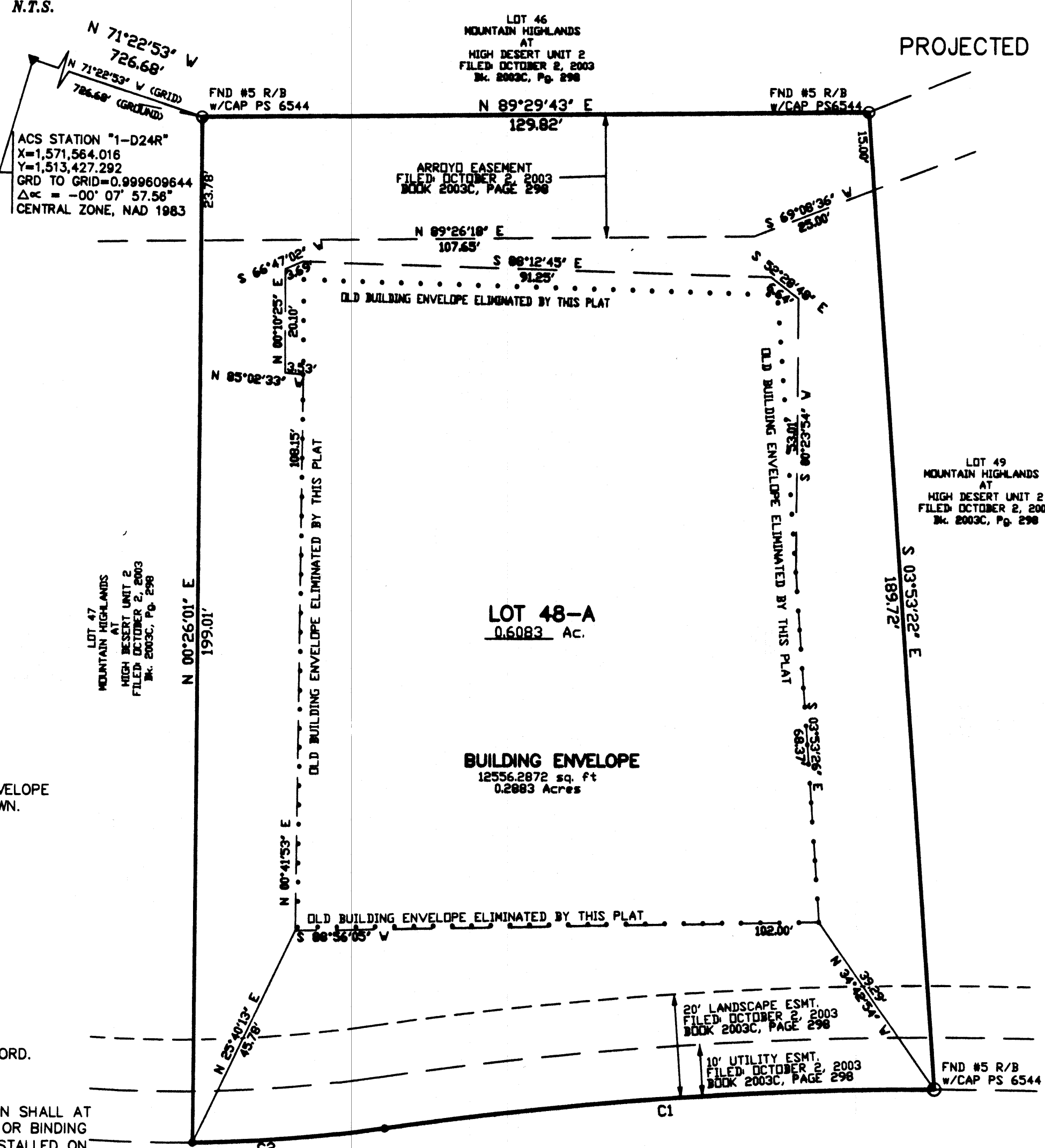


### PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO RE-ALIGN THE BUILDING ENVELOPE LINE LOCATED IN LOT 48 AND GRANT ANY EASEMENTS AS SHOWN.

### GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.6083 ACRES.
- TALOS LOG NO. 2008197635
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: DECEMBER, 2007
- CURRENT ZONING: SU-2 HD/R-1
- NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT



RICEGRASS PLACE N.E.  
50' R/W

### FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*Harrison E. Smith*  
DATE: 03/10/08

### ACKNOWLEDGMENT

STATE OF NEW MEXICO ) s.s.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 10th DAY OF MARCH 2008.

BY: HARRISON E. SMITH PHILLIPS M. SMITH  
OWNERS NAME

MY COMMISSION EXPIRES: Oct 3rd 2010 BY: Eduardo Rodriguez  
NOTARY PUBLIC

### SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO ) s.s.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 7th DAY OF March 2008.

*Anthony L. Harris*  
ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC.  
SUITE-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 889-8058 FAX: (505) 889-8645

PROJECT NUMBER: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_  
UTILITY APPROVALS:  
PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_  
PNM GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_  
QWEST TELECOMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_  
COMCAST \_\_\_\_\_ DATE \_\_\_\_\_  
NEW MEXICO UTILITIES \_\_\_\_\_ DATE \_\_\_\_\_  
CITY APPROVALS:  
*[Signature]* \_\_\_\_\_ DATE 3-17-08  
CITY SURVEYOR  
\*REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_  
PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

### CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	08°13'49"	S 85°47'33" W	746.00	107.16	107.07
C2	07°42'47"	S 85°24'30" W	279.00	37.56	37.53

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

PROPERTY IS NOT WITHIN FEDERALLY DESIGNATED FLOOD PLAIN

REF: PANEL BELOW

FIRM MAP PANEL # 163

Original plat

# TERRAIN MANAGEMENT

THE RESIDENTIAL HOME PROJECT IS LOCATED IN MOUNTAIN HIGHLANDS AT HIGH DESERT APPROXIMATELY 11 MILES NORTHEAST OF THE DOWNTOWN CORE OF ALBUQUERQUE, NM. THE GRADING & DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE CITY FLOOD PLAIN MANAGEMENT ORDINANCE, DRAINAGE ORDINANCE, AND AMAFCA RESOLUTIONS. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT, AND COMPLIES WITH THE HIGH DESERT RESIDENTIAL OWNER'S ASSOCIATION GUIDELINES. THE PLAN SHOWS:

- EXISTING CONTOURS, SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND IMPROVEMENTS
- PROPOSED IMPROVEMENTS: NEW RESIDENCE, CONCRETE DRIVE, COURTYARD WALLS, NEW GRADE ELEVATIONS, AND EROSION CONTROL
- CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS
- QUANTIFICATION AND ACCEPTANCE OF UPSTREAM OFF-SITE FLOWS WHICH CONTRIBUTE TO THE DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS
- WATER HARVESTING CONCEPT IN ORDER TO CONTROL EROSION

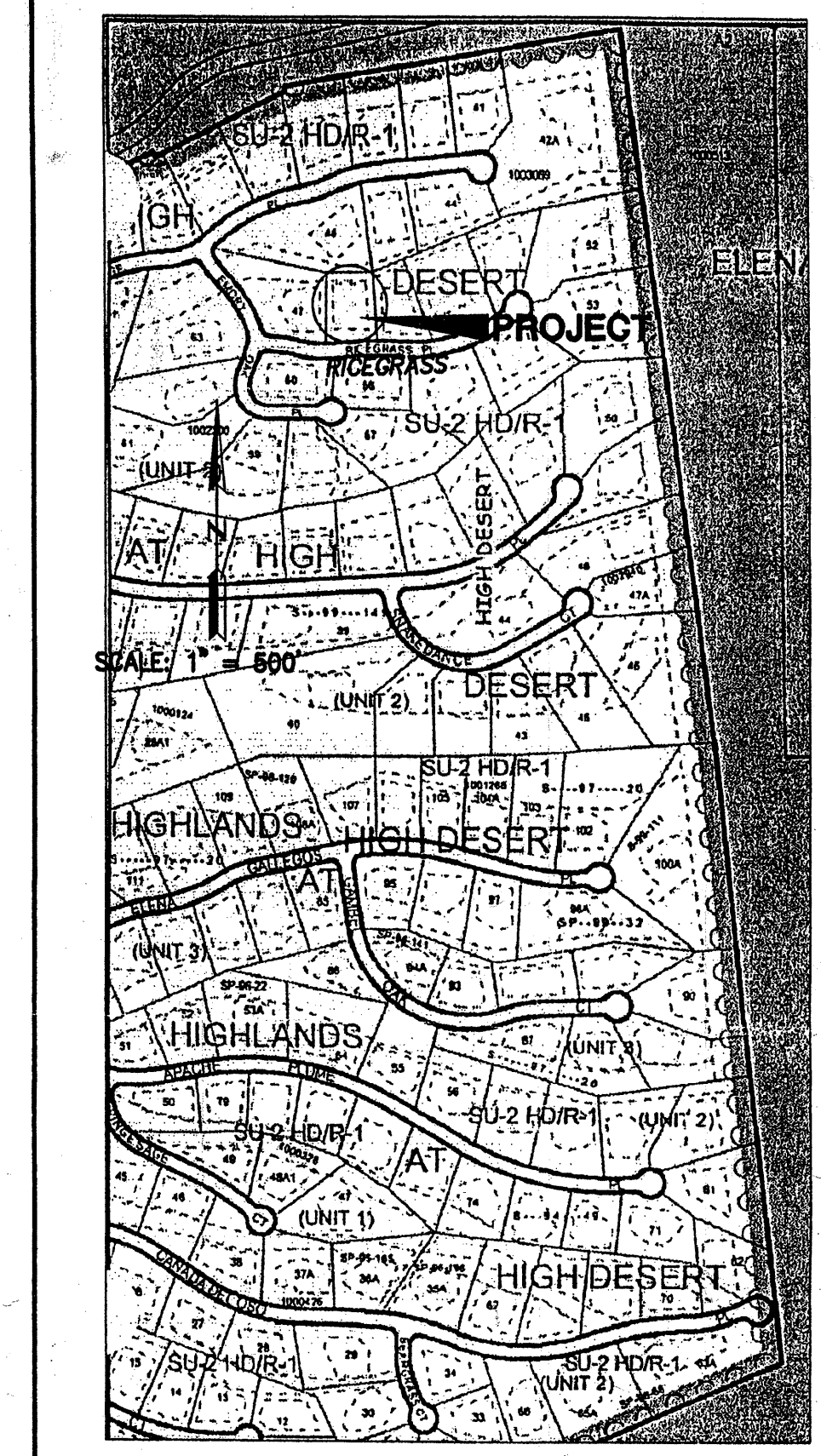
THE PURPOSE OF THE PLAN IS TO ESTABLISH CRITERIA FOR CONTROLLING STORM RUNOFF AND EROSION, AND ESSENTIALLY ALLOWING HISTORIC FLOWS TO CONTINUE TO DRAIN THROUGH THE PROPERTY. PRESENTLY, THE SITE IS BOUNDED ON THE NORTH AND EAST BY VACANT PROPERTY, LAND TO THE SOUTH IS ALSO UNDEVELOPED. RICE GRASS PLACE IS A VARYING WIDTH RECENTLY IMPROVED CITY CURB/GUTTER, PAVED ROADWAY. THE SITE GENERALLY FALLS FROM SOUTHEAST TO NORTHWEST AT 6%. ALL OFF-SITE FLOWS ARE QUANTIFIED ON THE PLAN/CALCULATIONS.

THE SITE IS NOT ENCUMBERED BY A DESIGNATED FEMA FLOODPLAIN.

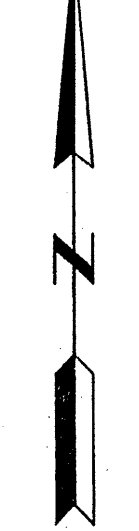
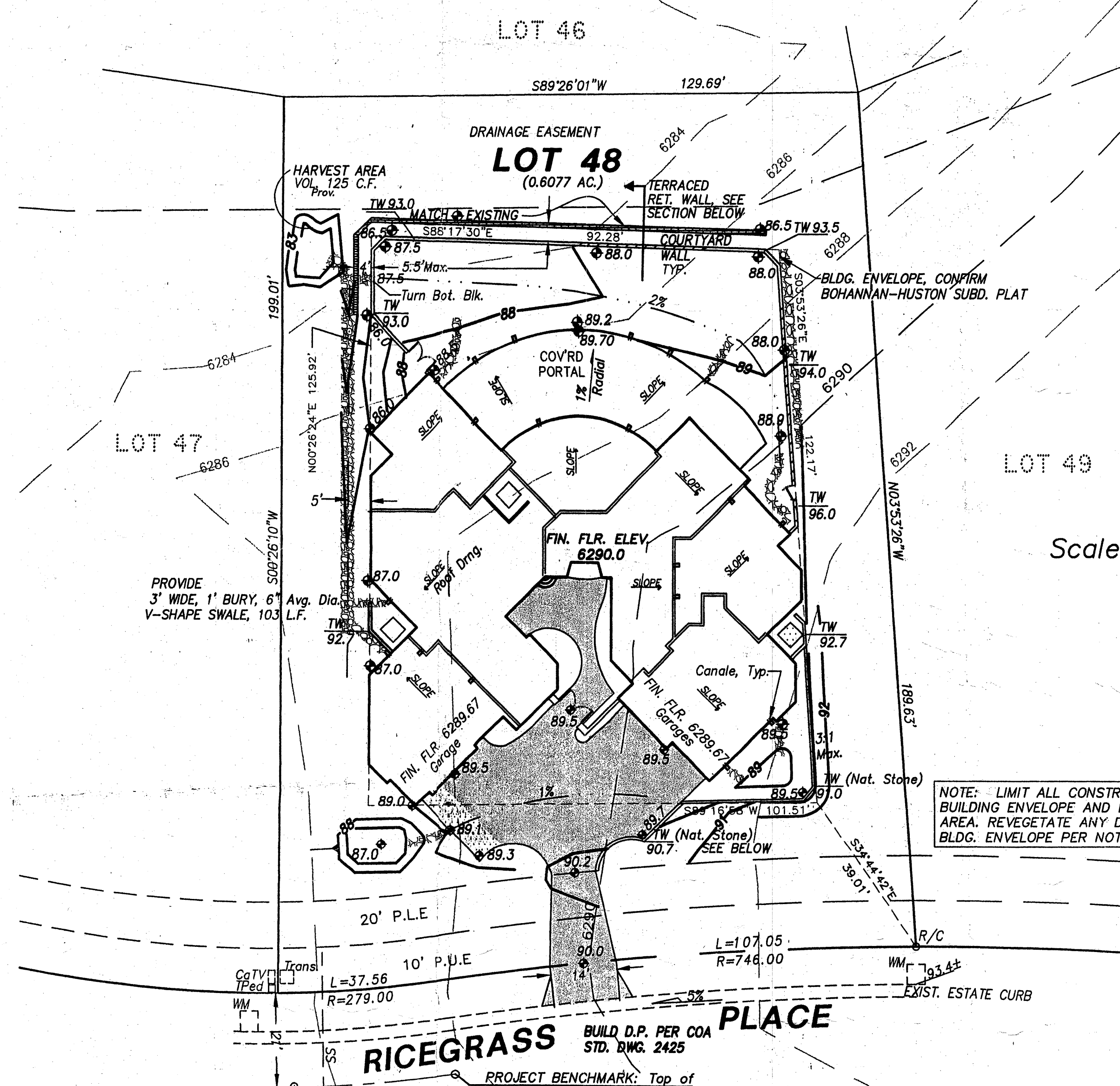
HISTORICAL SITE RUNOFF OUT FALL LOCATIONS WILL REMAIN UNCHANGED. SINCE RICE GRASS IS IMPROVED ONLY MINIMAL GRADING IS PROPOSED WITHIN THE CITY R.O.W. FREE DISCHARGE OF DEVELOPED FLOWS IS ACCEPTABLE SINCE THE PROJECT DOES NOT EXCEED THE ALLOWABLE RUNOFF ESTABLISHED FOR HIGH DESERT. WATER HARVESTING IS INCORPORATED IN ORDER TO MITIGATE BOTH EROSION AND CONCENTRATION OF DEVELOPED RUN-OFF FLOW.

## LEGEND

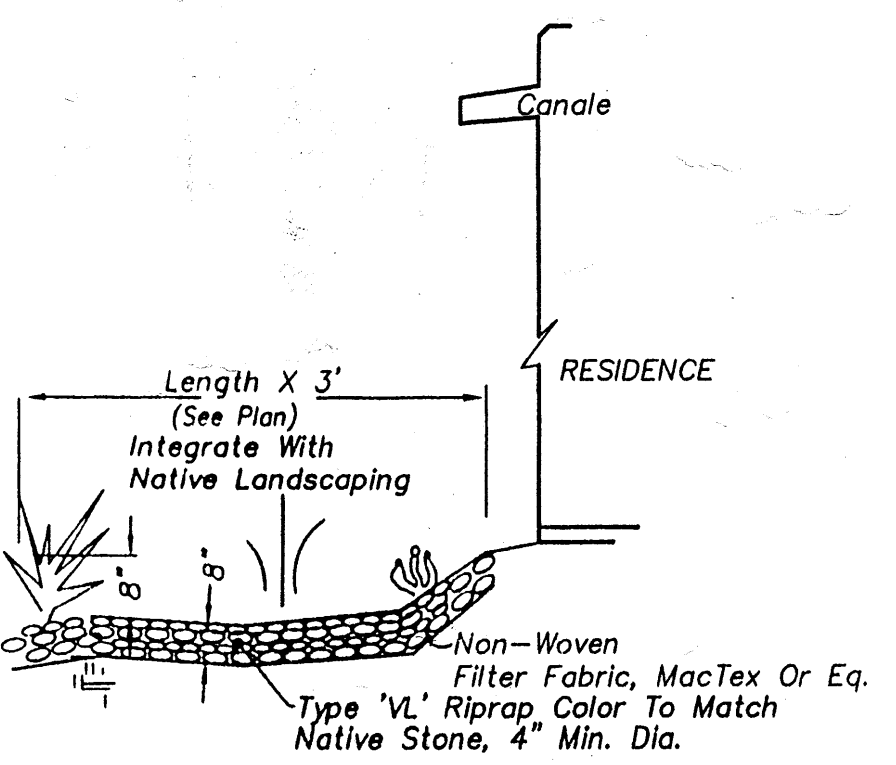
- +24.0 EXIST. SPOT ELEVATION (+)
- 10 EXIST. CONTOUR
- 24.0 NEW SPOT ELEVATION
- 12 NEW CONTOUR
- EXIST. CURB/GUTTER
- NEW SWALE
- DRAINAGE DIRECTION
- EXISTING TOP OF CURB
- EXISTING FLOWLINE
- EXISTING POWER POLE
- SAS --- EXISTING SANITARY SEWER
- MH EXISTING MANHOLE
- PIGMENTED CONCRETE -- per HDIC Guidelines
- RIP RAP EROSION PROTECTION W/ NON-WOVEN DRAINAGE FABRIC (MIRAFI OR EQ.)



VICINITY MAP ZONE E-24



Scale: 1" = 20'



EROSION PROTECTION DETAIL NO SCALE SEE NOTE 6.

## NOTES

- This Project and Associated Plan is Within the Overall Master Drainage Plan/Report for HIGH DESERT, MOUNTAIN Highlands Prepared By Bohannon-Huston, Inc.
- Engineer's Certification is Required For Certificate of Occupancy.
- In Addition to Drainage Easements Shown, Lots are Subject To Cross-Drainage Easements Over That Portion of Lot Outside The Building Envelope For Drainage of Storm Water Runoff. Ref. "Plat of Mountain Highlands, Unit 2, At High Desert".
- Revegetate All Areas Disturbed Due To Construction Per "Guidelines For Sustainability", High Desert Investment Corp  
 35% Sideoats Grama  
 12% Galleta  
 26% Blue Grama  
 18% Indian Rice Grass  
 6% Sand Dropseed  
 3% Purple Three Awm
- Maximum Site Grading Without Erosion Protection:  
 3 Horizontal To 1 Vertical, 3:1.
- Provide Erosion Protection At All Outfall of Canales and CMU/Courtyard Drain Openings with 1/4 Cu.Yd. of Buried Rip Rap Cobbles of 4" Min. Dia. @ 6" Depth. Color To Match Native Rock Earth Tone. See Erosion Protection Detail, This Sheet.
- Construct Temporary Construction Fencing Circa Property Line Opposite Building Envelope. Remove Upon Completion of Sitework.

NOTE: LIMIT ALL CONSTRUCTION STAGING TO BUILDING ENVELOPE AND PROPOSED DRIVEWAY AREA. REVEGETATE ANY DISTURBANCE BEYOND BLDG. ENVELOPE PER NOTE 4.

## CALCULATIONS

**DESIGN CRITERIA**  
 HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE  
 DISCHARGE RATE: Q = OPEAK x AREA. "Peak Discharge Rates For Small Watersheds"  
 VOLUMETRIC DISCHARGE: VOLUME = EWeighted x AREA  
 P100 = 2.90 Inches, Zone 4 Time of Concentration, TC = 10 Minutes  
 DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [ ] = 10 YEAR VALUES

**EXISTING CONDITIONS**  
 LOT AREA = 0.61 ACRES, WHERE EXCESS PRECIP. 'A' = 0.8 in. [0.2B]  
 PEAK DISCHARGE, Q100 = 1.3 CFS [0.5], WHERE UNIT PEAK DISCHARGE 'A' = 2.20 CFS/AC. [0.87]  
 THEREFORE: VOLUME 100 = 1771 CF [620]

**DEVELOPED CONDITIONS**  
 DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

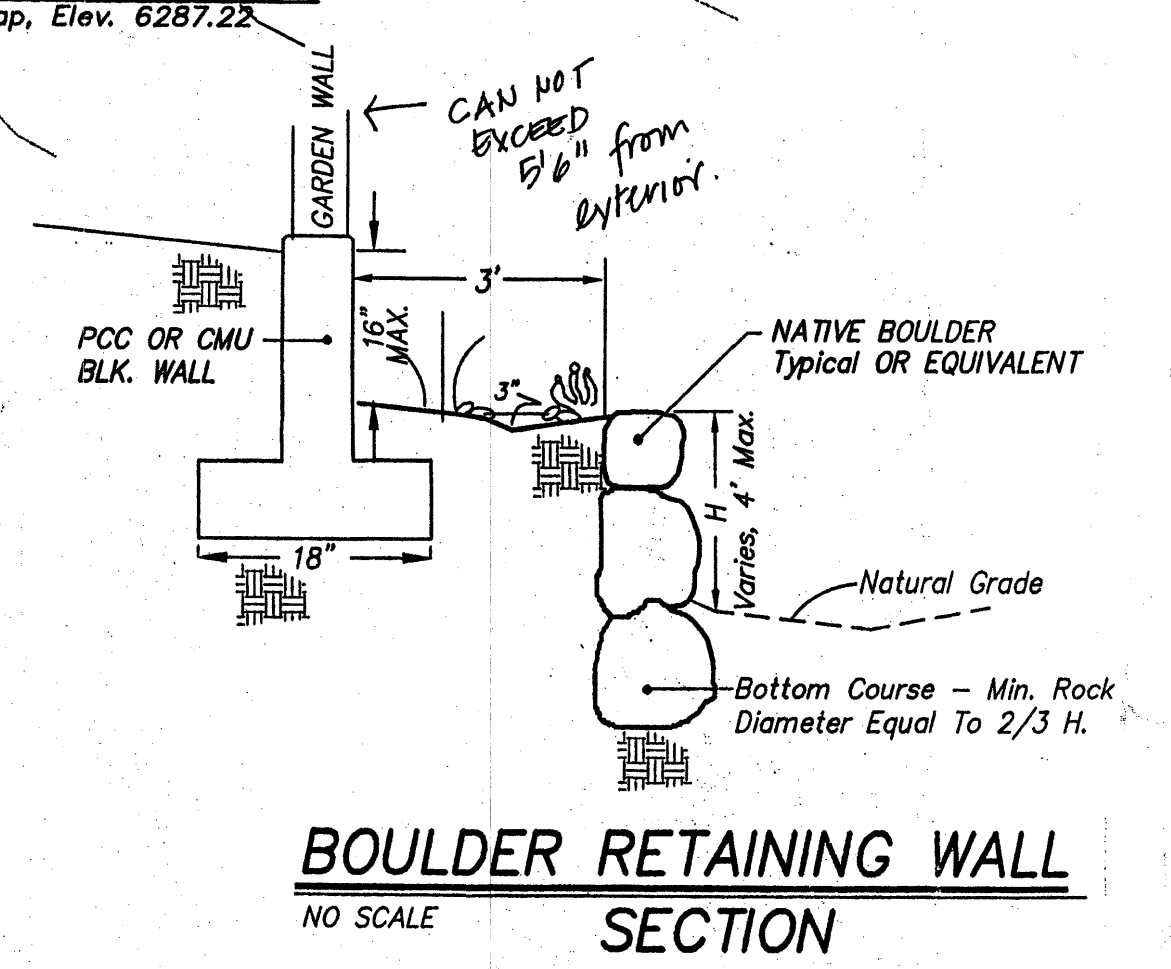
AREA	LAND TREATMENT	Q Peak	E
UNDEVELOPED	0.23 Ac.	2.20 [0.87]	0.80 [0.28]
LANDSCAPING, 10-20% SL	0.05 Ac.	2.92 [1.45]	1.08 [0.46]
GRAVEL & COMP. SOIL, 20%	0.12 Ac.	3.73 [2.26]	1.48 [0.73]
ROOF - PAVEMENT	0.21 Ac.	5.25 [3.57]	2.64 [1.69]

THEREFORE: EWeighted = 1.59 in. [0.87] & VOLUME 100 = 3512 CF  
 Q100 = 2.2 CFS VOLUME 10 = 1926 CF  
 Q10 = 1.3 CFS

**QUANTIFY UPSTREAM RUNOFF IMPACTING THE PROPERTY**  
 Using Similar Unit Discharge Obtained Above  
 SEE MASTER DRAINAGE PLAN, Prepared by Bohannon-Huston, Inc.  
 For Mountain Highlands @ High Desert

I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS OUTSIDE THE BUILDING ENVELOPE ONLY. MINIMAL DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

PHILIP W. CLARK NMPE #10265



## PROJECT DATA

**LEGAL DESCRIPTION**  
 Lot 48, MOUNTAIN HIGHLANDS AT HIGH DESERT, UNIT 2 Albuquerque, Bernalillo County, New Mexico

**PROJECT BENCHMARK**  
 Top of Alum. Cap Located At The CenterLine P.R.C. of Roadway, SEE PLAN, MSL Elevation = 6287.22

**TOPOGRAPHIC SURVEY**  
 Compiled by Clark Consulting Engineers, From Bohannon-Huston Design Survey. Planimetrics Updated And Field Verified March 2006.

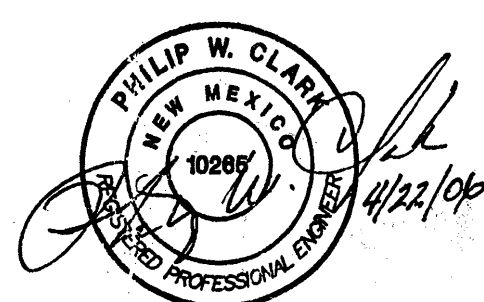
**Clark Consulting Engineers**  
 19 Ryan Road  
 Edgewood, New Mexico 87015  
 Tele: (505) 281-2444 Fax: (505) 281-2444

DATE	REVISION	LOT 48 MOUNTAIN HIGHLANDS - UNIT 2 HIGH DESERT - ALBUQUERQUE, NM
4-22-06	Add NDC	FOR HARRISON SMITH HOMES
	Counts & Area	13601 RICE GRASS PLACE, NE

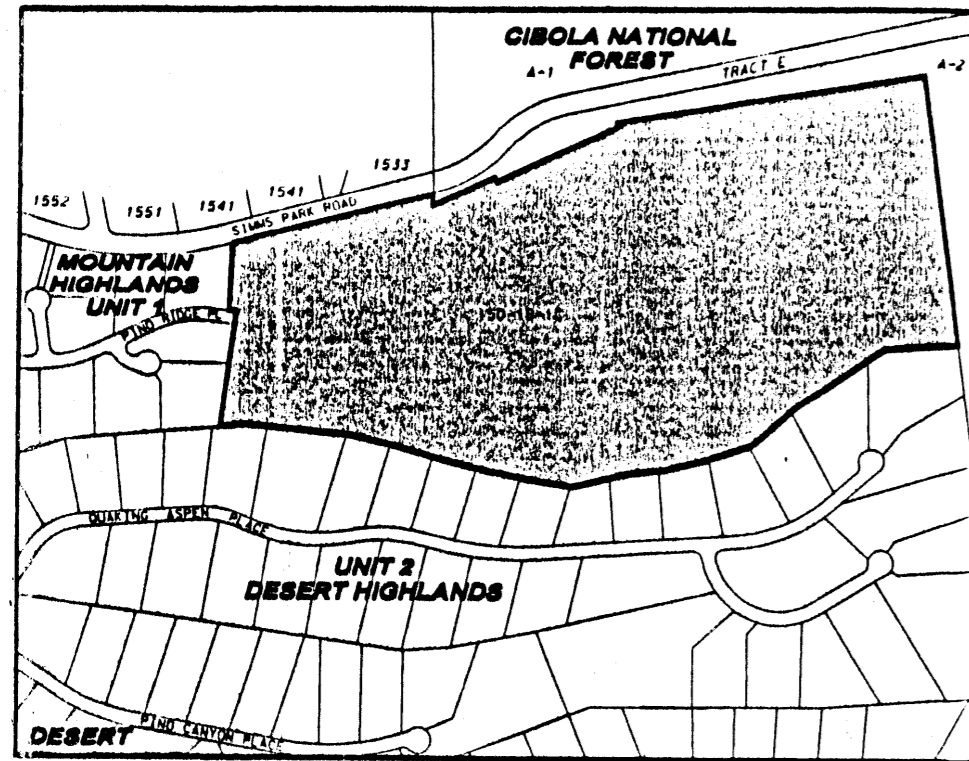
**Grading & Drainage Plan**

DESIGNED BY: PWC DRAWN BY: CCE JOB #: Smith\_Harrison 1 OF 1  
 CHECKED BY: PWC DATE: 3/31/06 FILE #: G/D

CCC APPROVED



SP-2003381260



LOCATION MAP

ZONE ATLAS INDEX MAP Nos D-23-Z, D-24-Z, E-23-Z & E-24-Z NOT TO SCALE

SUBDIVISION DATA

- 1. Project No. 1000512
2. Zone Atlas Index Nos. D-23-Z, D-24-Z, E-23-Z, & E-24-Z
3. Gross Subdivision Acreage: 48.4762 Acres.
4. Total Number of Lots created: Forty (40) Lots.
5. This Plat shows existing easements.
6. Date of Survey August, 2000
7. Total mileage of full width Public streets created: 0.7051 mile
8. Plat is located within the Elena Gallegos Grant, within Projected Sections 23, 24, 25, & 26, T11N, R4E, NMPM.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Tract 15D-1B-1C of the PLAT OF TRACTS 15D-1B-1A, 15D-1B-1B & 15D-1B-1C HIGH DESERT, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on September 6, 2000 in Book 2000C, Page 230 as Document No. 2000088151 into Forty (40) Lots, to grant easements and to dedicate additional public street right-of-way to the City of Albuquerque.

PUBLIC UTILITY EASEMENTS

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

- A. PNM Electric Services for the installation, maintenance and service of underground & overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
D. 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.

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, (above ground 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 Electric Safety Code caused 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 transformers/switchgear door and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, within projected Sections 23, 24, 25 and 26, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract 15D-1B-1C of the PLAT OF TRACTS 15D-1B-1A, 15D-1B-1B, & 15D-1B-1C, HIGH DESERT, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on September 6, 2000 in Book 2000C, Page 230 as Document No. 2000088151 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone 1927 Datum) and ground distances as follows:

BEGINNING at a point on the northerly boundary line of said Tract 15D-1B-1C, said point being the Albuquerque City Survey (ACS) monument "1-024 (R)" a standard ACS aluminum cap riveted to top of a two (2) inch pipe, having New Mexico State Plane Grid Coordinates, Central Zone (NAD 1927) of X=431,318.24 and Y=1,513,364.75 and from said point of beginning running thence along the northerly boundary line of said Tract 15D-1B-1C:
N64°45'00"E, a distance of 211.00 feet to a point; thence,
S25°15'00"E, a distance of 16.00 feet to a point; thence,
N64°45'00"E, a distance of 415.84 feet to a point; thence,
N09°22'00"W, a distance of 13.79 feet to a point; thence,
N80°38'00"E, a distance of 974.00 feet to the northeast corner of said Tract 15D-1B-1C, thence running along the easterly boundary line of said Tract 15D-1B-1C,
S07°27'00"E, a distance of 894.82 feet to the southeast corner of said Tract 15D-1B-1C, thence running along the southerly boundary line of said Tract 15D-1B-1C,
S85°53'02"W, a distance of 233.15 feet to a point; thence,
S54°36'04"W, a distance of 240.69 feet to a point; thence,
S57°23'40"W, a distance of 89.37 feet to a point; thence,
S47°28'36"W, a distance of 193.18 feet to a point; thence,
S71°05'08"W, a distance of 140.56 feet to a point; thence,
S75°42'56"W, a distance of 140.28 feet to a point; thence,
S83°09'28"W, a distance of 125.54 feet to a point; thence,
S75°57'29"W, a distance of 171.00 feet to a point; thence,
N80°33'12"W, a distance of 139.64 feet to a point; thence,
N77°45'57"W, a distance of 137.96 feet to a point; thence,
N75°08'54"W, a distance of 143.25 feet to a point; thence,
N73°21'22"W, a distance of 141.85 feet to a point; thence,
N75°34'09"W, a distance of 141.77 feet to a point; thence,
N84°12'47"W, a distance of 343.12 feet to a point; thence,
S85°09'52"W, a distance of 75.75 feet to the southwest corner of said Tract 15D-1B-1C, thence running along the westerly boundary line of said Tract 15D-1B-1C,
N07°13'04"E, a distance of 382.14 feet to a point of curvature (non-tangent) on the northerly right-of-way line of Pino Ridge Place NE, thence running along the westerly boundary line of said Tract 15D-1B-1C and also along said right-of-way line,
21.58 feet along the arc of a curve to the right having a radius of 279.00 feet and a chord which bears N83°49'58"W, a distance of 21.58 feet to a point of non-tangency; thence leaving said right-of-way line and running thence along the westerly boundary line of said Tract 15D-1B-1C,
N02°03'30"E, a distance of 228.51 feet to the northwest corner of said Tract 15D-1B-1C, a point on the southerly right-of-way of Simas Park Road, thence running along the northerly boundary line of said Tract 15D-1B-1C and also along said right-of-way line,
N75°07'19"E, a distance of 370.18 feet to a point; thence,
S14°52'41"E, a distance of 2.00 feet,
N75°07'19"E, a distance of 80.00 feet to a point, thence leaving said right-of-way line and running thence along the northerly boundary line of said Tract 15D-1B-1C,
S00°44'22"E, a distance of 35.83 feet to the point and place of beginning.

Tract contains 48.4762 acres, more or less.

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.



A. Dwain Weaver
A. Dwain Weaver
New Mexico Professional Surveyor 6544
Date: SEPTEMBER 16, 2003

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Elena Gallegos Grant, in projected Sections 23, 24, 25, & 26, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract 15D-1B-1C of the PLAT OF TRACTS 15D-1B-1A, 15D-1B-1B & 15D-1B-1C HIGH DESERT, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on September 6, 2000 in Book 2000C, Page 230 as Document No. 2000088151, now comprising Lots 30 thru 69 inclusive of MOUNTAIN HIGHLANDS UNIT 2 AT HIGH DESERT, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants, and do hereby grant: All access, Utility and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes, for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

HIGH DESERT INVESTMENT CORPORATION

BY: Douglas H. Collister, President

State of New Mexico )
County of Bernalillo )

This instrument was acknowledged before me on 18 day of September, 2003 by Douglas H. Collister, President of High Desert Investment Corporation.

My Commission Expires: 6-24-07 Stephanie Stratton

STEPHANIE L. STRATTON
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 6-24-07

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 Datum and also being the same as Bearings shown on the PLAT OF TRACTS 15D-1B-1A, 15D-1B-1B & 15D-1B-1C HIGH DESERT, Albuquerque, New Mexico, recorded September 6, 2000 in Book 2000C, Page 230 as Document No. 2000088151.
2. Distances are ground distances.
3. Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's; PT's, angle points and street intersections prior to acceptance of subdivision improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS#6544".
4. No more than one wood-burning fireplace is permitted per lot; All other fireplaces must be gas fired using artificial logs.
5. Building shall conform to the conditions & restrictions described in the Declaration of Covenants for High Desert Residential Properties, recorded December 22, 1993 & High Desert Guidelines for Sustainability Estate.
6. City of Albuquerque Water and Sanitary Sewer Service to MOUNTAIN HIGHLANDS UNIT 2 AT HIGH DESERT must be verified and coordinated with the Public Works Department, City of Albuquerque.
7. A 20 foot strip(s) of property on each Lot adjacent to public right-of-way (as shown on this plat) in MOUNTAIN HIGHLANDS UNIT 2 AT HIGH DESERT (hereinafter referred to as the Private Landscaping Easement) in favor of the High Desert Residential Owners Association to be reserved by a separate document.
8. Those portions of each lot in Mountain Highlands Unit 2 at High Desert which are (i.) outside the building envelope as indicated on Sheets 3 thru 5 and (ii.) outside the easement in favor of AMAFCA and the High Desert Residential Owners Association are subject to an Easement Agreement in favor of the City of Albuquerque recorded by separate document.
9. The following is applicable to Private Cross Lot Drainage Easements only. By the filing of this plat, all lots are subject to cross-drainage easements over that portion of each lot outside the building envelope, and over that portion of the building lot of each lot upon which there are no improvements, for drainage of storm water runoff. No person shall alter the drainage on any lot so as to materially increase the drainage of storm water onto adjacent portions of any lots or alter the surface of the cross-drainage easement without the consent of the owner of the affected property and the High Desert Residential Owners Association, Inc. Such cross-drainage easements are in addition to those created and described in the Declaration of Covenants, Conditions, and Restrictions for High Desert Residential Properties, recorded December 22, 1993 in Book 93-36, pages 1-87, records of Bernalillo County, New Mexico (the "Declaration"). The owner of each lot will maintain the cross-drainage easement. If the owner fails to maintain the cross-drainage easement, or alters the surface of the cross-drainage easement, High Desert Residential Owners Association, Inc. will have the right to perform such maintenance as set forth in the Declaration and will have the right to restore the surface of the cross-drainage easement. The cross-drainage easement over each lot will not restrict the right of the owner of the lot to construct reasonable driveways and walkways from the public street to the building envelope over the lot subject to the cross-drainage easement, as provided in the Declaration. Pursuant to the Declaration, the owner of each lot shall design improvements to the lot in conformance with the most recent High Desert Guidelines for Sustainability, and shall provide a certificate, as provided in the Guidelines for Sustainability, stamped by a registered New Mexico Professional Engineer, indicating the grading and drainage improvements are in substantial conformance with the plan approved by the High Desert New Construction Committee.
10. Lots 44, 45, 46, 58, 59, 61, 62, 63, 67, 68 and 69 may require private sanitary sewer pumping facilities.

PLAT OF MOUNTAIN HIGHLANDS UNIT 2 AT HIGH DESERT

(A REPLAT OF TRACT 15D-1B-1C, HIGH DESERT)

ALBUQUERQUE, NEW MEXICO SEPTEMBER, 2003

PROJECT NUMBER 1000512

APPLICATION NUMBER

PLAT APPROVAL

UTILITY APPROVALS:

QWEST DATE

COMCAST CABLE DATE

PNM ELECTRIC SERVICES DATE

PNM GAS SERVICES DATE

CITY APPROVALS:

CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS & RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION DATE

TAX CERTIFICATION

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE DATE

PNM STAMP

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.

Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

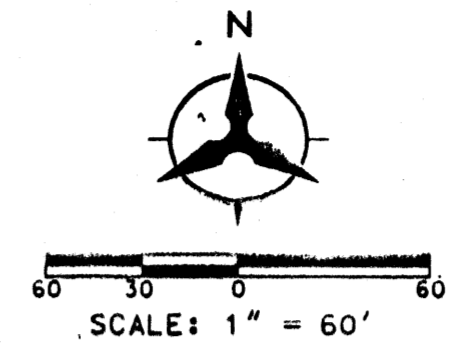
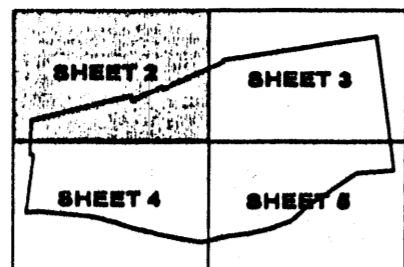
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

NOTE: SEE SHEET 6 FOR CURVE & TANGENT DATA



PLAT OF  
MOUNTAIN HIGHLANDS  
UNIT 2  
AT HIGH DESERT  
(A REPLAT OF TRACT 15D-1B-1C, HIGH DESERT)  
ALBUQUERQUE, NEW MEXICO  
SEPTEMBER, 2003

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	BUILDING ENVELOPE TIE LINE
	SECTION LINE
	BUILDING ENVELOPE
	RIGHT OF WAY
10' PUE	10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
20' LE	20' PRIVATE LANDSCAPE EASEMENT TO BE RESERVED FOR AND MAINTAINED BY HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION, INC. BY SEPARATE DOCUMENT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	3/4" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	3" ALUMINUM CAP ON 2 1/2" x 30" ALUMINUM ROD



ACS ALUMINUM CAP STAMPED "1-024 RESET 1973/1995"  
PROJECTED SECTION CORNER  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 431,318.24 Y = 1,513,364.75  
GROUND TO GRID FACTOR = 0.999605987  
DELTA ALPHA = -00°07'56"  
NGVD 1929 ELEVATION = 6261.978

NCS/ACS BRASS TABLET STAMPED "TUMBLE"  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 425,465.55 Y = 1,513,470.01  
GROUND TO GRID FACTOR = 0.9996187  
DELTA ALPHA = -00°08'37"  
NGVD 1929 ELEVATION = 6009.155

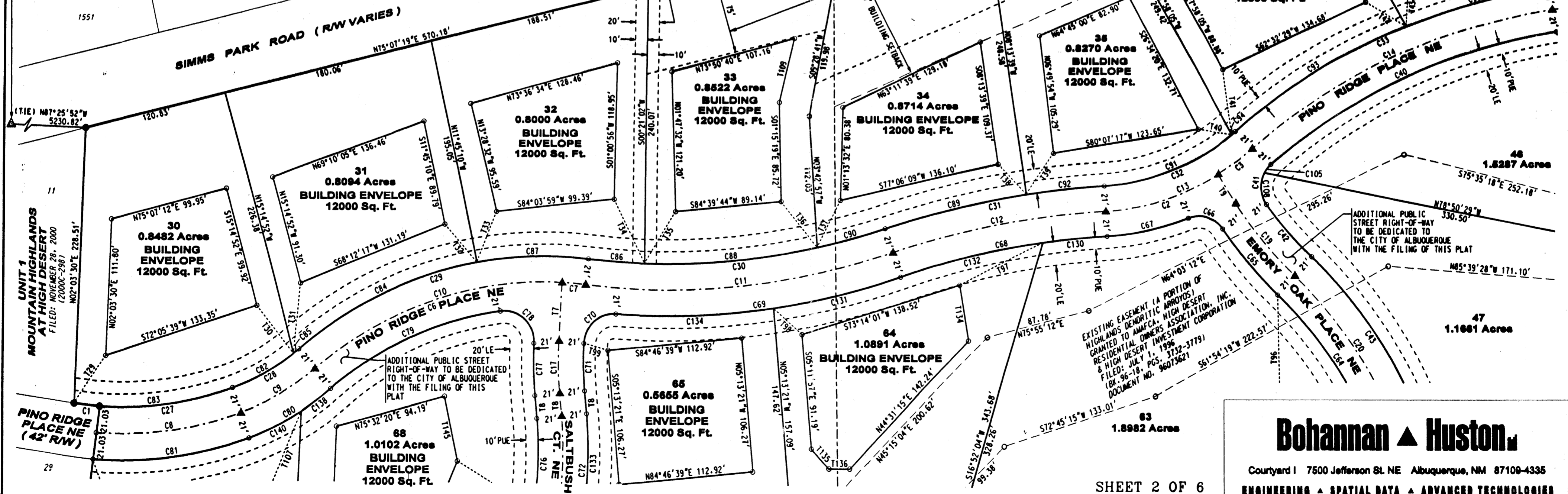
SANDIA HEIGHTS SOUTH UNIT 15  
FILED: JUNE 5, 1984 (C24-41)

SANDIA HEIGHTS SOUTH UNIT 16  
FILED: 8/24/90 (190C-202)  
1534-A

20' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

TRACT E  
ELENA GALLEGOS GRANT  
FILED: JUNE 29, 1982 (C19-183)

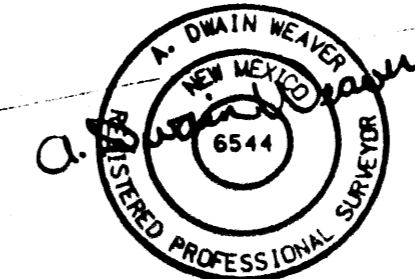
TRACT A-2  
PLAT OF TRACTS A-1 & A-2 OF A PORTION OF THE ELENA GALLEGOS GRANT  
FILED: OCTOBER 18, 2000 (2000C-275)



SHEET 2 OF 6

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

**PLAT OF  
MOUNTAIN HIGHLANDS  
UNIT 2  
AT HIGH DESERT**  
(A REPLAT OF TRACT 15D-1B-1C, HIGH DESERT)  
ALBUQUERQUE, NEW MEXICO  
SEPTEMBER, 2003



SEPTEMBER 16, 2003



SCALE: 1" = 60'

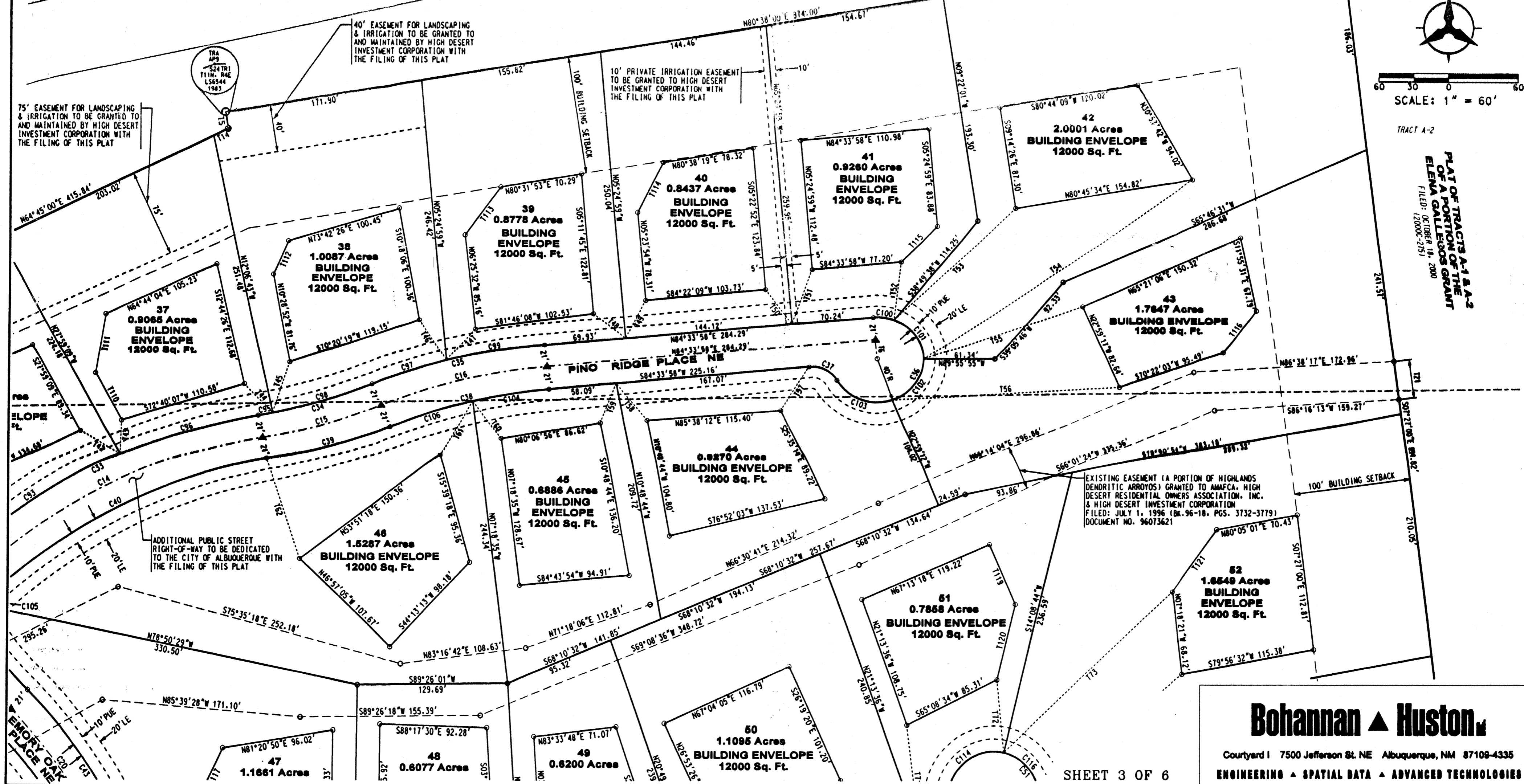
PLAT OF TRACTS A-1 & A-2  
OF A PORTION OF THE  
ELENA GALLEGOS GRANT  
FILED: OCTOBER 18, 2000  
(2000C-275)

TRACT E  
ELENA GALLEGOS GRANT  
FILED: JUNE 29, 1982  
(C19-183)

**LEGEND**

	SUBDIVISION BOUNDARY LINE		10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	NEW LOT LINE		20' PRIVATE LANDSCAPE EASEMENT TO BE RESERVED FOR AND MAINTAINED BY HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION, INC. BY SEPARATE DOCUMENT
	CENTERLINE		CITY OF ALBUQUERQUE CONTROL MONUMENT
	PROPOSED EASEMENT LINE		CENTERLINE MONUMENT TO BE INSTALLED
	EXISTING EASEMENT LINE		3/4" REBAR WITH 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	ADJOINING PROPERTY LINE		3" ALUMINUM CAP ON 2 1/2" x 30" ALUMINUM ROD
	BUILDING ENVELOPE TIE LINE		
	SECTION LINE		
	BUILDING ENVELOPE		
	RIGHT OF WAY		

NOTE: SEE SHEET 6 FOR CURVE & TANGENT DATA



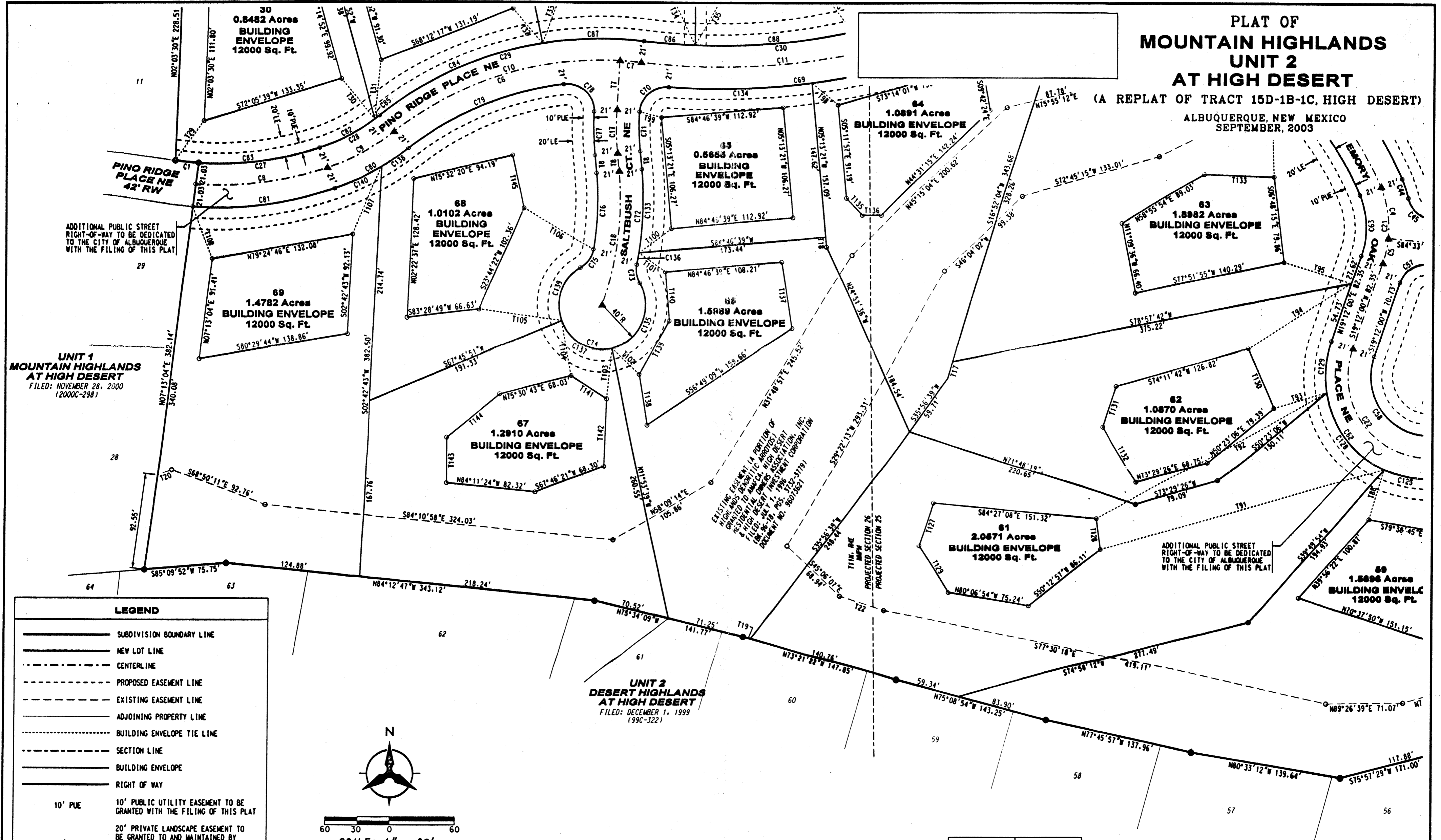
SHEET 3 OF 6

**Bohannon & Huston**

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

**PLAT OF  
MOUNTAIN HIGHLANDS  
UNIT 2  
AT HIGH DESERT**

(A REPLAT OF TRACT 15D-1B-1C, HIGH DESERT)  
ALBUQUERQUE, NEW MEXICO  
SEPTEMBER, 2003



ADDITIONAL PUBLIC STREET  
RIGHT-OF-WAY TO BE DEDICATED  
TO THE CITY OF ALBUQUERQUE  
WITH THE FILING OF THIS PLAT

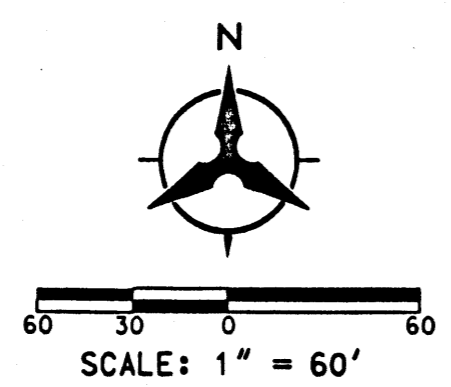
**UNIT 1  
MOUNTAIN HIGHLANDS  
AT HIGH DESERT**  
FILED: NOVEMBER 28, 2000  
(2000C-298)

EXISTING EASEMENT IN A PORTION OF  
HIGHWAYS 28 AND 211, AND A PORTION OF  
SECTION 26, T11N, R10E, S35E, HIGHLANDS  
& HIGH DESERT RESIDENTIAL DEVELOPMENT  
ASSOCIATION, INC. (HRS) TRACT 15D-1B-1C,  
ALBUQUERQUE, NEW MEXICO, AS SHOWN ON  
DOCUMENT NO. 9807582-1719.

ADDITIONAL PUBLIC STREET  
RIGHT-OF-WAY TO BE DEDICATED  
TO THE CITY OF ALBUQUERQUE  
WITH THE FILING OF THIS PLAT

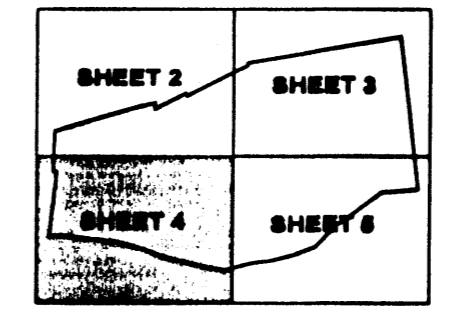
**UNIT 2  
DESERT HIGHLANDS  
AT HIGH DESERT**  
FILED: DECEMBER 1, 1999  
(199C-322)

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	BUILDING ENVELOPE TIE LINE
	SECTION LINE
	BUILDING ENVELOPE
	RIGHT OF WAY
10' PUE	10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
20' LE	20' PRIVATE LANDSCAPE EASEMENT TO BE GRANTED TO AND MAINTAINED BY HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION, INC. BY SEPARATE DOCUMENT
▲	CITY OF ALBUQUERQUE CONTROL MONUMENT
▲	CENTERLINE MONUMENT TO BE INSTALLED
●	5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
○	3" ALUMINUM CAP ON 2 1/2" x 30" ALUMINUM ROD



NOTE: SEE SHEET 6 FOR CURVE & TANGENT DATA

**A. DWAIN WEAVER**  
NEW MEXICO  
REGISTERED PROFESSIONAL SURVEYOR  
6544  
SEPTEMBER 16, 2003



SHEET 4 OF 6

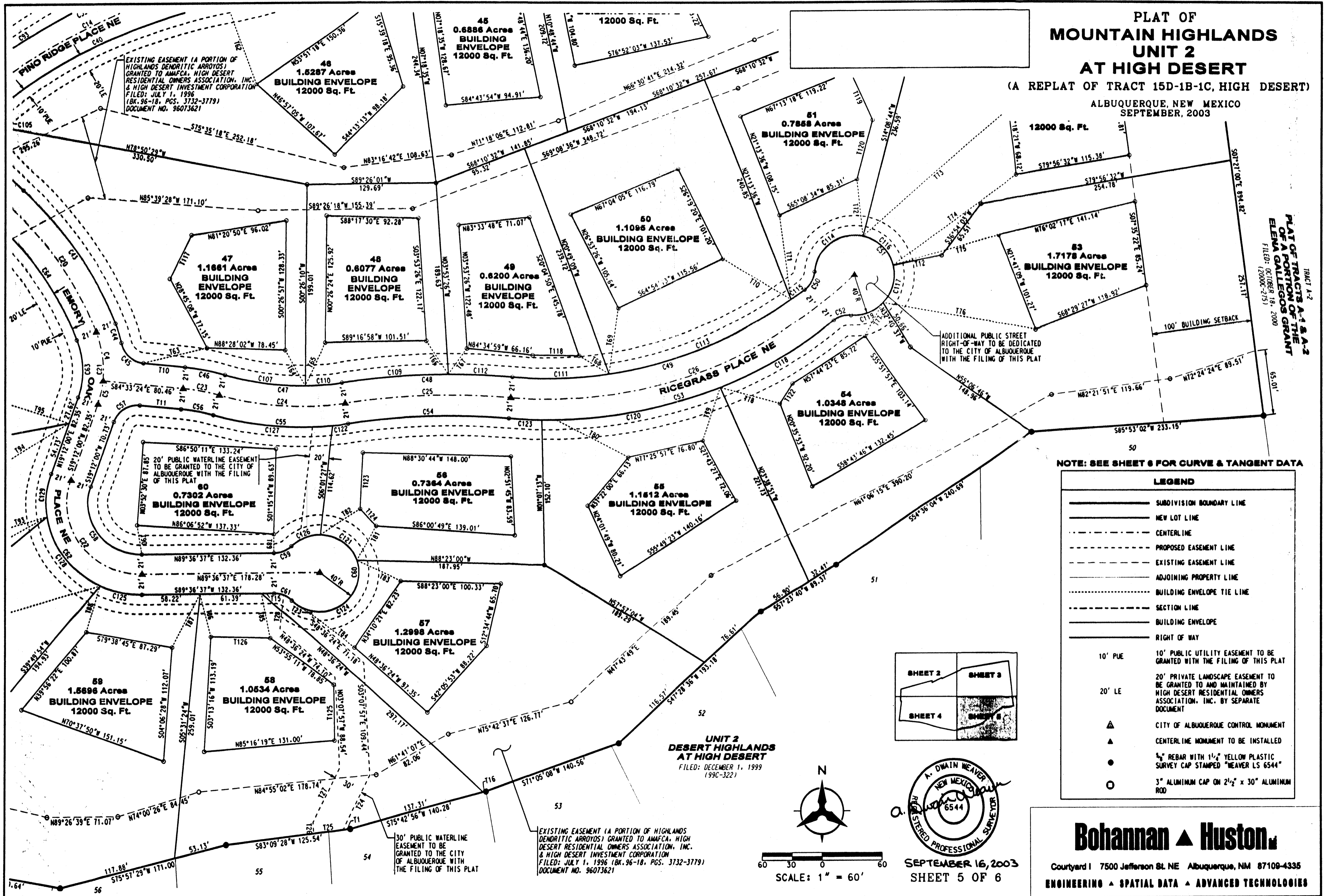
**Bohannon & Huston**

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

**PLAT OF  
MOUNTAIN HIGHLANDS  
UNIT 2  
AT HIGH DESERT**

(A REPLAT OF TRACT 15D-1B-1C, HIGH DESERT)

ALBUQUERQUE, NEW MEXICO  
SEPTEMBER, 2003

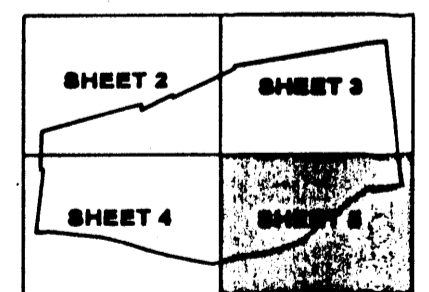


TRACT A-2  
PLAT OF TRACTS A-1 & A-2  
OF A GALLEGOS GRANT  
FILED: OCTOBER 18, 2000  
12000C-2151

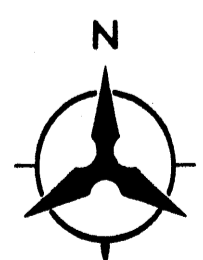
NOTE: SEE SHEET 6 FOR CURVE & TANGENT DATA

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- BUILDING ENVELOPE TIE LINE
- SECTION LINE
- BUILDING ENVELOPE
- RIGHT OF WAY
- 10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- 20' LE 20' PRIVATE LANDSCAPE EASEMENT TO BE GRANTED TO AND MAINTAINED BY HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION, INC. BY SEPARATE DOCUMENT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- CENTERLINE MONUMENT TO BE INSTALLED
- 5/8" REBAR WITH 1 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
- 3" ALUMINUM CAP ON 2 1/2" x 30" ALUMINUM ROD



**UNIT 2  
DESERT HIGHLANDS  
AT HIGH DESERT**  
FILED: DECEMBER 1, 1999  
(199C-322)



SCALE: 1" = 60'



SEPTEMBER 16, 2003  
SHEET 5 OF 6

**Bohannon & Huston**

Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4335  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

# PLAT OF MOUNTAIN HIGHLANDS UNIT 2 AT HIGH DESERT

(A REPLAT OF TRACT 15D-1B-1C, HIGH DESERT)

ALBUQUERQUE, NEW MEXICO  
SEPTEMBER, 2003

### CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	04°25'58"	10.80'	21.58'	279.00'	21.58'	N83°49'58"W
C2	28°51'01"	51.63'	101.06'	200.00'	99.98'	N72°05'46"E
C3	10°23'05"	18.17'	36.25'	200.00'	36.20'	N52°25'43"E
C4	27°28'19"	24.44'	47.95'	100.00'	47.49'	S08°17'33"E
C5	13°45'24"	12.06'	24.01'	100.00'	23.95'	S12°19'18"W
C6	42°53'25"	117.84'	224.57'	300.00'	219.37'	N71°26'39"E
C7	03°45'36"	9.85'	19.69'	300.00'	19.68'	S85°13'50"E
C8	23°34'48"	62.62'	123.46'	300.00'	122.59'	N82°23'24"E
C9	20°36'03"	36.35'	71.91'	200.00'	71.52'	N60°17'58"E
C10	46°39'01"	129.36'	244.26'	300.00'	237.57'	N73°19'27"E
C11	25°02'07"	133.21'	262.17'	600.00'	260.09'	N84°07'54"E
C12	14°57'26"	91.89'	182.74'	700.00'	182.22'	N79°05'34"E
C13	39°20'06"	71.48'	137.31'	200.00'	134.62'	N66°54'14"E
C14	32°37'19"	146.31'	284.68'	500.00'	280.85'	N63°32'50"E
C15	12°14'42"	53.63'	106.86'	500.00'	106.65'	N73°44'08"E
C16	16°57'10"	74.52'	147.94'	500.00'	147.40'	N76°05'23"E
C17	08°06'43"	21.27'	42.47'	300.00'	42.44'	S01°10'00"E
C18	24°08'45"	64.17'	126.43'	300.00'	125.49'	S06°51'01"W
C19	14°57'18"	39.38'	78.30'	300.00'	78.08'	S39°51'23"E
C20	25°18'20"	78.57'	154.58'	350.00'	153.33'	S34°40'52"E
C21	41°13'42"	37.62'	71.96'	100.00'	70.41'	S01°24'51"E
C22	109°35'23"	106.30'	143.45'	75.00'	122.56'	S35°35'41"E
C23	10°34'24"	18.51'	36.91'	200.00'	36.86'	S79°16'11"E
C24	24°27'55"	65.04'	128.10'	300.00'	127.13'	S86°12'57"E
C25	13°08'04"	83.47'	166.20'	725.00'	165.84'	N88°07'08"E
C26	47°47'35"	199.38'	375.37'	450.00'	364.58'	N70°47'23"E
C27	23°21'04"	57.65'	113.71'	279.00'	112.92'	N82°16'31"E
C28	20°36'03"	32.53'	64.36'	179.00'	64.01'	N60°17'58"E
C29	46°39'01"	138.41'	261.36'	321.00'	254.20'	N73°19'27"E
C30	25°02'07"	128.55'	252.99'	579.00'	250.98'	N84°07'54"E
C31	14°57'26"	94.65'	188.22'	721.00'	187.68'	N79°05'34"E
C32	39°20'06"	63.98'	122.89'	179.00'	120.49'	N66°54'14"E
C33	32°37'19"	152.46'	296.64'	521.00'	292.65'	N63°32'50"E
C34	12°14'42"	51.38'	102.37'	479.00'	102.17'	N73°44'08"E
C35	16°57'10"	77.64'	154.15'	521.00'	153.59'	N76°05'23"E
C36	24°27'23"	-----	171.36'	40.00'	67.30'	S27°17'39"W
C37	65°27'23"	16.07'	28.56'	25.00'	27.03'	N62°42'21"W
C38	16°57'10"	71.39'	141.73'	479.00'	141.21'	S76°05'23"W
C39	12°14'42"	55.89'	111.35'	521.00'	111.13'	S73°44'08"W
C40	32°21'49"	139.00'	270.57'	479.00'	266.98'	S63°40'34"W
C41	82°54'14"	22.08'	36.17'	25.00'	33.10'	S06°02'33"W
C42	11°55'28"	29.14'	58.07'	279.00'	57.96'	S41°22'18"E
C43	25°18'20"	83.29'	163.86'	371.00'	162.53'	S34°40'52"E
C44	09°06'25"	9.64'	19.23'	121.00'	19.21'	S17°28'30"E
C45	71°38'06"	18.04'	31.26'	25.00'	29.26'	S48°44'20"E
C46	10°34'24"	20.45'	40.78'	221.00'	40.73'	S79°16'11"E
C47	24°27'55"	60.49'	119.13'	279.00'	118.23'	S86°12'57"E
C48	13°08'04"	85.88'	171.01'	746.00'	170.64'	N88°07'08"E
C49	41°37'08"	163.04'	311.62'	429.00'	304.81'	N73°52'36"E
C50	48°07'22"	11.16'	21.00'	25.00'	20.39'	N29°00'21"E
C51	269°45'17"	-----	188.32'	40.00'	56.69'	S40°10'41"E
C52	42°14'04"	9.66'	18.43'	25.00'	18.01'	S73°34'56"W
C53	42°13'17"	181.84'	347.08'	471.00'	339.28'	S73°34'32"W
C54	13°08'04"	81.05'	161.39'	704.00'	161.03'	S88°07'08"W
C55	24°27'55"	69.59'	137.07'	321.00'	136.03'	N86°12'57"W
C56	10°34'24"	16.56'	33.03'	179.00'	32.99'	N79°16'11"W
C57	76°14'36"	19.62'	33.27'	25.00'	30.87'	S57°19'18"W
C58	109°35'23"	76.54'	103.29'	54.00'	88.25'	S35°35'41"E
C59	44°57'09"	10.34'	19.61'	25.00'	19.12'	N67°08'02"E
C60	269°54'18"	-----	188.43'	40.00'	56.62'	S00°23'23"E
C61	44°57'09"	10.34'	19.61'	25.00'	19.12'	N67°08'02"E
C62	109°35'23"	136.06'	183.62'	96.00'	156.88'	N35°35'41"E
C63	41°13'42"	29.72'	56.85'	79.00'	55.63'	N01°24'51"W
C64	25°18'20"	73.86'	145.31'	329.00'	144.13'	N34°40'52"W
C65	12°42'48"	35.76'	71.23'	321.00'	71.08'	N40°58'38"W
C66	77°02'38"	19.90'	33.62'	25.00'	31.14'	N73°08'33"W
C67	18°14'09"	35.47'	70.34'	221.00'	70.04'	S77°27'12"W
C68	14°57'26"	89.13'	177.25'	679.00'	176.75'	S79°05'34"W
C69	22°25'48"	123.13'	243.11'	621.00'	241.56'	S82°49'45"W
C70	91°19'45"	25.59'	39.85'	25.00'	35.76'	S48°22'46"W
C71	07°56'15"	19.36'	38.65'	279.00'	38.62'	S01°15'14"E
C72	15°58'19"	45.03'	89.48'	321.00'	89.19'	S02°45'48"W
C73	41°00'41"	9.35'	17.89'	25.00'	17.52'	S09°45'23"E
C74	269°33'53"	-----	188.19'	40.00'	56.78'	N75°28'46"W
C75	49°55'21"	11.64'	21.78'	25.00'	21.10'	N34°20'30"E
C76	14°36'10"	35.75'	71.11'	279.00'	70.92'	N02°04'44"E
C77	07°35'16"	21.29'	42.51'	321.00'	42.48'	N01°25'43"W
C78	99°54'23"	29.74'	43.59'	25.00'	38.28'	N47°35'44"W
C79	32°27'35"	81.21'	158.06'	279.00'	155.96'	S66°13'44"W
C80	20°36'03"	40.16'	79.46'	221.00'	79.03'	S69°17'58"W
C81	23°46'44"	67.58'	133.22'	321.00'	132.27'	S82°29'22"W
C82	18°46'22"	29.59'	58.65'	179.00'	58.39'	S61°12'49"W
C83	27°47'01"	69.00'	135.29'	279.00'	133.97'	S84°29'30"W
C84	29°51'15"	85.57'	167.26'	321.00'	165.37'	S64°55'34"W
C85	01°49'41"	2.86'	5.71'	179.00'	5.71'	S50°54'47"W
C86	04°41'33"	23.72'	47.42'	579.00'	47.41'	N85°41'49"W
C87	16°47'46"	47.39'	94.10'	321.00'	93.76'	S88°15'05"W
C88	14°28'53"	73.56'	146.34'	579.00'	145.95'	S84°42'58"W
C89	09°42'46"	61.26'	122.23'	721.00'	122.08'	S76°28'14"W
C90	05°51'40"	29.64'	59.23'	579.00'	59.20'	S74°32'41"W
C91	37°58'31"	61.59'	118.64'	179.00'	116.48'	S67°35'01"W
C92	05°14'39"	33.02'	65.99'	721.00'	65.97'	S83°56'57"W
C93	18°55'33"	86.84'	172.10'	521.00'	171.31'	S56°41'57"W
C94	01°21'35"	2.12'	4.25'	179.00'	4.25'	S47°54'58"W
C95	01°30'25"	6.30'	12.60'	479.00'	12.60'	S79°06'17"W
C96	13°41'46"	62.57'	124.54'	521.00'	124.24'	S73°00'36"W
C97	07°30'18"	34.17'	68.24'	521.00'	68.19'	S71°21'56"W
C98	10°44'17"	45.02'	89.77'	479.00'	89.64'	S72°58'56"W
C99	09°26'53"	43.05'	85.91'	521.00'	85.81'	S79°50'31"W

### TANGENT DATA

ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	N83°09'28"E	7.17'	T100	S52°38'57"W	37.61'
T2	S14°52'41"E	2.00'	T101	N51°51'58"W	30.27'
T3	S00°44'22"E	35.83'	T102	N47°56'30"W	33.99'
T4	S25°15'00"E	16.00'	T103	N06°04'36"E	45.25'
T5	N09°22'00"W	13.79'	T104	N10°28'28"W	49.68'
T6	S05°26'02"E	19.00'	T105	S82°48'55"E	77.07'
T7	S02°53'22"E	47.03'	T106	S59°51'34"E	74.12'
T8	S05°13'21"E	17.74'	T107	N23°21'03"E	68.39'
T9	S32°22'45"E	28.18'	T108	N20°29'01"W	51.86'
T10	S84°33'24"E	41.90'	T109	S12°08'59"W	58.27'
T11	N84°33'24"W	41.41'	T110	N27°58'09"W	48.60'
T12	S78°34'50"W	49.48'	T111	N08°37'24"E	55.64'
T13	S64°45'00"W	24.21'	T112	N22°47'32"E	32.82'
T14	S64°45'00"W	13.79'	T113	N36°49'09"E	50.97'
T15	S89°36'37"W	12.74'	T114	N26°54'33"E	47.96'
T16	S75°42'56"W	2.97'	T115	S44°19'14"W	44.27'
T17	S16°52'04"W	15.43'	T116	S35°08'54"W	49.35'
T18	N05°13'21"W	9.47'	T117	N26°05'31"E	49.15'
T19	N73°21'22"W	7.09'	T118	N89°22'15"W	46.50'
T20	N68°02'10"E	13.95'	T119	S23°58'33"E	54.98'
T21	S07°27'00"E	35.21'	T120	S14°08'44"W	63.36'
T22	S71°34'02"E	42.98'	T121	N36°11'05"E	64.82'
T23	S06°01'27"W	6.41'	T122	N32°07'30"E	23.94'
T24	S27°52'55"W	57.31'	T123	S02°39'47"W	60.13'
T25	S83°09'28"W	29.89'	T124	S42°42'34"E	23.95'
T26	N04°06'28"W	10.25'	T125	N01°01'23"W	54.32'
T27	N27°52'55"E	57.32'	T126	N88°35'29"W	59.51'
T28	N06°01'27"E	34.91'	T127	N17°06'52"E	43.69'
T29	S34°13'29"W	46.83'	T128	S07°23'47"E	30.61'
T30	S38°55'34"E	49.80'	T129	N30°50'38"W	52.89'
T31	S08°23'02"W	56.90'	T130	N23°51'55"W	58.81'
T32	S40°30'59"E	41.66'	T131	S18°39'00"W	38.76'
T33	S21°05'36"W	45.35'	T132	S30°35'12"E	61.19'
T34	S25°50'48"E	59.21'	T133	S87°57'17"E	64.33'
T35	S30°48'37"W	50.54'	T134	N09°42'24"W	45.33'
T36	S38°43'58"E	49.05'	T135	S43°52'49"E	21.25'
T37	S26°02'50"W	43.76'	T136	N90°00'00"E	17.55'
T38	S43°16'31"E	34.83'	T137	S09°22'26"E	61.26'
T39	S33°06'21"W	41.54'	T138	N09°20'16"W	46.18'
T40	S80°50'09"E	29.14'	T139	N29°48'25"E	55.22'
T41	S07°34'43"E	57.42'	T140	N05°13'21"W	44.37'
T42	S57°15'36"E	40.90'	T141	S57°44'31"E	38.86'
T43	S01°53'38"W	31.88'	T142	S02°04'19"W	61.79'
T44	S43°15'21"E	35.87'	T143	N00°00'00"E	43.92'
T45	S17°21'30"W	48.34'	T144	N51°14'21"E	62.38'
T46	S31°49'43"E	44.96'	T145	S12°07'53"E	51.72'
T47	S39°52'42"E	38.57'			
T48	S51°04'31"E	35.84'			
T49	S25°58'29"W	38.77'			
T50	S36°32'41"E	39.07'			
T51	S18°56'32"W	52.38'			
T52	S06°27'49"W	52.96'			
T53	S46°13'33"W	144.16'			
T54	S54°57'38"W	282.23'			
T55	S70°00'28"W	145.25'			
T56	S86°40'20"W	196.17'			
T57	N31°12'31"E	47.06'			
T58	N38°58'38"W	42.72'			
T59	N20°45'58"E	38.19'			
T60	N35°40'13"E	42.10'			
T61	N28°49'21"E	57.68'			
T62	N18°41'50"E	89.81'			
T63					



SANDIA HEIGHTS  
SOUTH UNIT 15  
FILED: JUNE 5, 1984  
(C24-41)

ACS ALUMINUM TABLET STAMPED "TUMBLE"  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 425,465.55 Y = 1,513,470.01  
GROUND TO GRID FACTOR = 0.9996197  
DELTA ALPHA = -00°08'37"  
NGVD 1929 ELEVATION = 6009.155

EASEMENT (A PORTION OF HIGHLANDS  
DENDRITIC ARROYOS) GRANTED TO  
AMAFCA AND HIGH DESERT RESIDENTIAL  
OWNERS ASSOCIATION INC. AND HIGH  
DESERT INVESTMENT CORPORATION  
FILED: JULY 1, 1996  
DOC. NO. 96073621  
BOOK 96-18, PAGES 3732-3779

ACS ALUMINUM TABLET STAMPED "1-024 RESET 1995"  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 431,318.50 Y = 1,513,365.05  
GROUND TO GRID FACTOR = 0.9996059  
DELTA ALPHA = -00°07'56"

PROPOSED 10' PUBLIC-UTILITY  
EASEMENT TO BE GRANTED  
WITH FINAL PLAT. (TYPICAL)

EXISTING 100' BUILDING SETBACK LINE  
PROPOSED 100' PRIVATE LANDSCAPING  
EASEMENT TO BE RESERVED FOR &  
MAINTAINED BY HIGH DESERT RESIDENTIAL  
OWNERS ASSOCIATION INC. TO BE GRANTED  
WITH FINAL PLAT (TYPICAL)

10' IRRIGATION LINE EASEMENT  
TO BE GRANTED TO THE HIGH  
DESERT RESIDENTIAL HOME  
OWNERS ASSOCIATION WITH  
THE FINAL PLAT

CIBOLA  
NATIONAL  
FOREST

EXISTING 100' BUILDING  
SETBACK LINE

TRACT A  
U.S. FOREST SERVICE LAND  
FILED: JUNE 29, 1982  
(C19-183)

APPROVED BY  
FILED ON 8/27/02  
GAD 9/27/02

GENERAL NOTES

- EXISTING ZONING: SU-2/HO-R-1  
TRACT 15D-1B-1B  
PROPOSED DEVELOPMENT: LOW-DENSITY SINGLE FAMILY DETACHED
- DESCRIPTION: TRACT 15D-1B-1B  
HIGH DESERT  
TOTAL ACRES: 48.4711 ACRES  
TOTAL NUMBER OF LOTS: 35 40  
NUMBER OF LOTS WITHIN THE DESIGN OVERLAY ZONE: 38 31  
PROPOSED DENSITY: 1-2450 D.U./AC
- MINIMUM NET LOT AREA: 0.5 ACRE  
LOTS SHALL HAVE A FLOOR RATIO OF: 0.30 MAXIMUM  
BUILDING ENVELOPES SHALL BE: 12,000 SF MAXIMUM  
DISTANCE BETWEEN BUILDING ENVELOPES AND LOT LINES: 10' MINIMUM  
RIGHT-OF-WAY: 20' MINIMUM
- NO MORE THAN ONE WOOD BURNING FIREPLACE IS PERMITTED PER LOT. ALL OTHER FIREPLACES MUST BE GAS FIRED USING ARTIFICIAL LOGS.
- ALL STREETS AND DRAINAGE IMPROVEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.
- ALL SANITARY SEWER AND WATER UTILITIES SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO MAINTAIN HIGHLANDS UNIT 2 AT HIGH DESERT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
- A PRIVATE CROSS-LOT DRAINAGE EASEMENT ACROSS THE ENTIRE TRACT, EXCEPT WITHIN THE BUILDING ENVELOPES AND THE RIGHTS-OF-WAY, SHALL BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THE FINAL PLAT.

OWNER: Douglas H. Collister August 27, 2002  
DATE  
HIGH DESERT INVESTMENT CORPORATION, PRESIDENT

EASEMENT (A PORTION OF HIGHLANDS  
DENDRITIC ARROYOS) GRANTED TO  
AMAFCA AND HIGH DESERT RESIDENTIAL  
OWNERS ASSOCIATION INC. AND HIGH  
DESERT INVESTMENT CORPORATION  
FILED: JULY 1, 1996  
DOC. NO. 96073621  
BOOK 96-18, PAGES 3732-3779

SURVEY NOTES:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".
- FOUND CORNERS SHOWN THUS (⊙) SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, P.L.S. 6544".
- 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 GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES  
GHB Jant 8/27/02  
CITY SURVEYOR DATE

PROPOSED 20' PRIVATE LANDSCAPE  
EASEMENT TO BE RESERVED FOR &  
MAINTAINED BY HIGH DESERT  
RESIDENTIAL OWNERS ASSOCIATION  
INC. TO BE GRANTED WITH FINAL PLAT  
(TYPICAL)

UNIT 1  
MOUNTAIN HIGHLANDS  
AT HIGH DESERT  
FILED: NOVEMBER 28, 2000  
(2000C-298)

EXIST. 10' SWS  
EXIST. 8' W

EXISTING SIMMS PARK ROAD

PINO RIDGE

SALT BUSH CT

EVORY OAK PLACE

RICEGRASS PLACE

EVORY OAK PLACE

EVORY OAK PLACE

EVORY OAK PLACE

UNIT 2  
DESERT-HIGHLANDS  
AT HIGH DESERT  
FILED: DECEMBER 1, 1999  
(99C-322)

EASEMENT (A PORTION OF HIGHLANDS  
DENDRITIC ARROYOS) GRANTED TO  
AMAFCA AND HIGH DESERT RESIDENTIAL  
OWNERS ASSOCIATION INC. AND HIGH  
DESERT INVESTMENT CORPORATION  
FILED: JULY 1, 1996  
DOC. NO. 96073621  
BOOK 96-18, PAGES 3732-3779

DESIGN OVERLAY  
ZONE

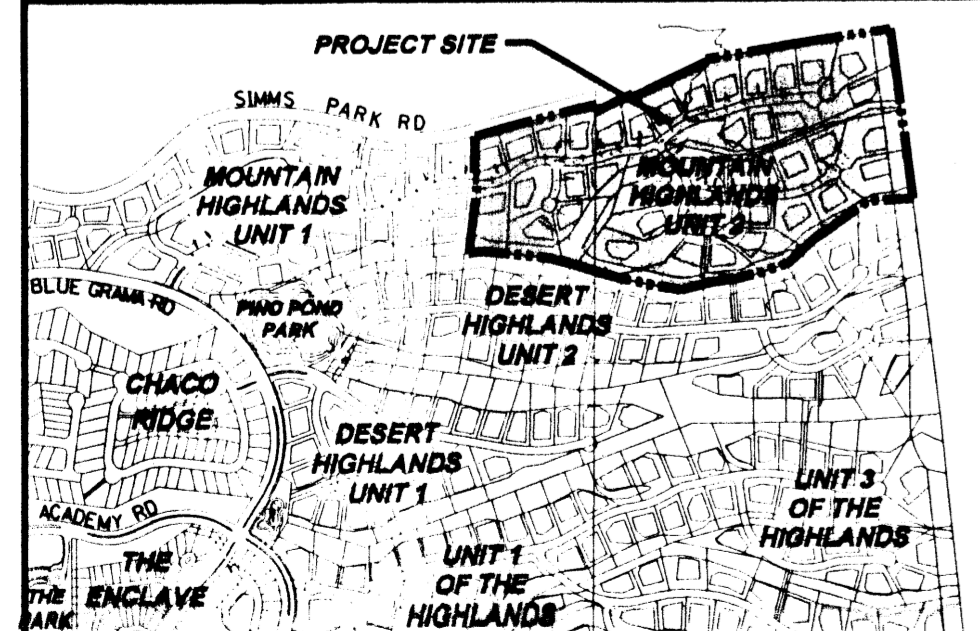
PROPOSED 30' PUBLIC  
UTILITY EASEMENT  
TO BE GRANTED TO THE  
CITY OF ALBUQUERQUE  
WITH THE FINAL PLAT

EXISTING 30' WATERLINE  
EASEMENT GRANTED TO  
THE CITY OF ALBUQUERQUE  
FILED: FEBRUARY 9, 1995  
(95C-46)

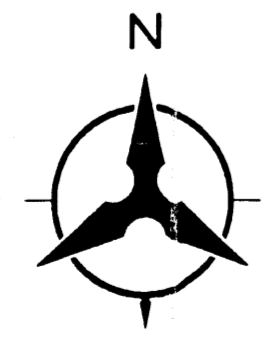
WATER PRESSURE  
ZONE BOUNDARY  
(CONTOUR 6285)

# PRELIMINARY PLAT UNIT 2 OF MOUNTAIN HIGHLANDS AT HIGH DESERT

(TRACT 15D-1B-1C)  
ALBUQUERQUE, NEW MEXICO  
AUGUST, 2002



LOCATION MAP  
ZONE ATLAS MAP NO. E-23 & E-24  
NOT TO SCALE



SCALE: 1" = 100'  
(HORIZ.)

PROPERTY BOUNDARY TANGENT DATA

No.	Direction	Distance
T1	S 14°32'30" E	2.00'
T2	N 75°37'17" E	80.00'
T3	S 00°44'21" E	35.83'
T4	S 25°15'01" E	16.00'
T5	N 09°21'57" W	13.79'
T6	S 83°03'01" W	125.27'
T7	S 85°09'52" W	75.74'

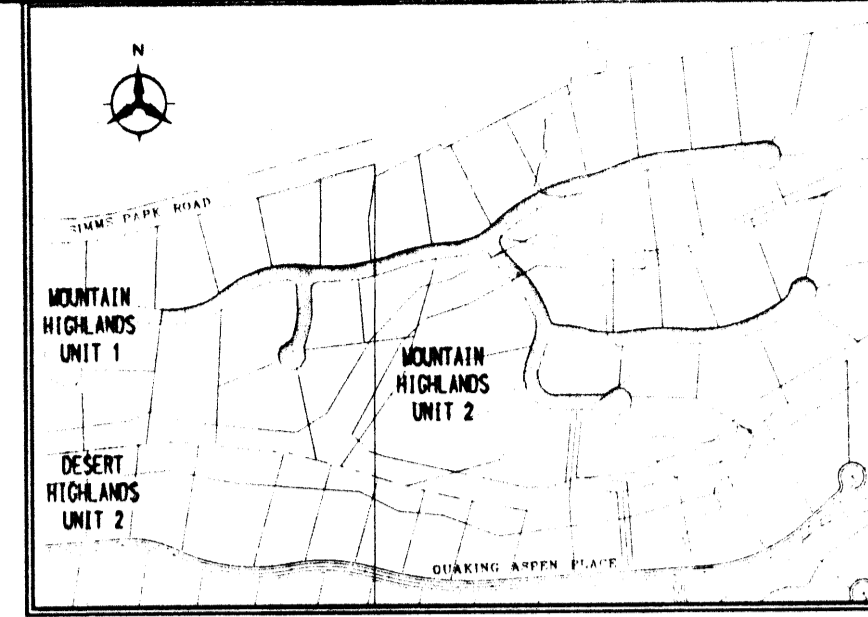
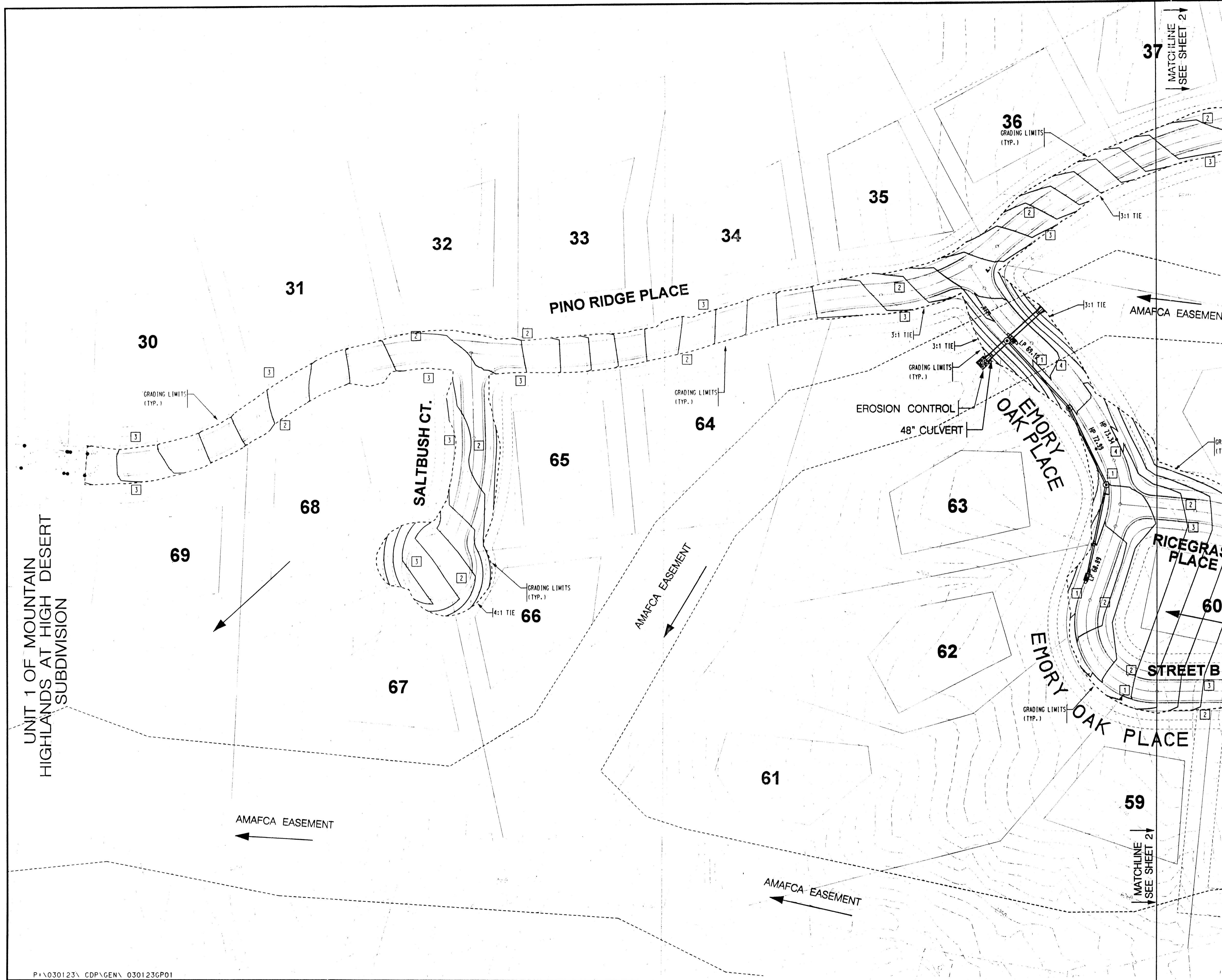
PROPERTY BOUNDARY CURVE DATA

No.	Delta	Tangent	Arc	Radius	Chord	Chord Bearing
C1	04°05'28"	10.80	21.58'	279.00	21.58	S 83°49'58" E

**Bohannon & Huston**

Courtyard 1 7500 Jefferson St NE Albuquerque, NM 87109-4335  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

UNIT 1 OF MOUNTAIN HIGHLANDS AT HIGH DESERT SUBDIVISION

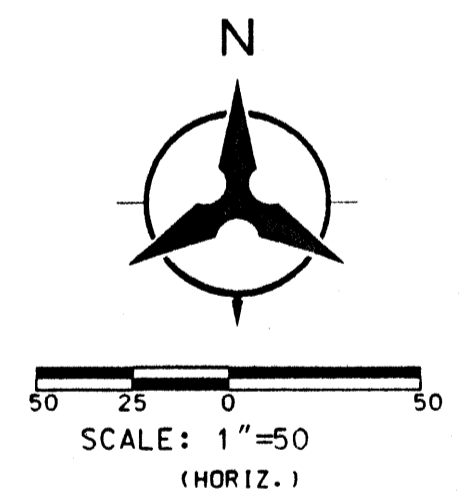


SITE LOCATION MAP NOT TO SCALE

NOTE: SEE SHEET 2 FOR GENERAL NOTES & KEYED NOTES

LEGEND

- PROPOSED SPOT ●
- EXISTING SPOT ○
- AMAFCA EASEMENT - - - - -
- LIMITS OF GRADING - - - - -
- EXISTING CONTOUR ———
- FEMA FLOOD PLAIN [Hatched Box]
- FLOW DIRECTION ARROW ←
- BUILDING ENVELOPE [Rectangle]



APPROVED FOR ROUGH GRADING \_\_\_\_\_ DATE \_\_\_\_\_

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

**CITY OF ALBUQUERQUE**  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP  
 UNIT 2 OF MOUNTAIN HIGHLANDS SUBDIVISION AT HIGH DESERT  
 GRADING PLAN

DESIGN REVIEW BOARD NO.	APPROVAL DATE	MO./DAY/YR.	MO./DAY/YR.
97 312	___/___/___		
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	E-23/24		

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES	
CONTRACTOR	STATION IS A STANDARD UCC & GS BRASS	NO.	DATE	NO.	DATE	NO.	DATE
STARTED BY	GEOLOGICAL SURVEY BENCH MARK - TOP						
ACCEPTED BY	TABLET STAMPED "TUMBLE 1969" SET IN						
DATE	CONCRETE PROJECTING 0.2 FEET ABOVE						
	GROUND - LOCATED 489 FEET WEST OF						
	THE INTERSECTION OF SAN ANTONIO DRIVE						
	AND TENNESSEE STREET - AND 35 FEET NORTH						
	OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR.						
	ELEV. = 6009.155						

