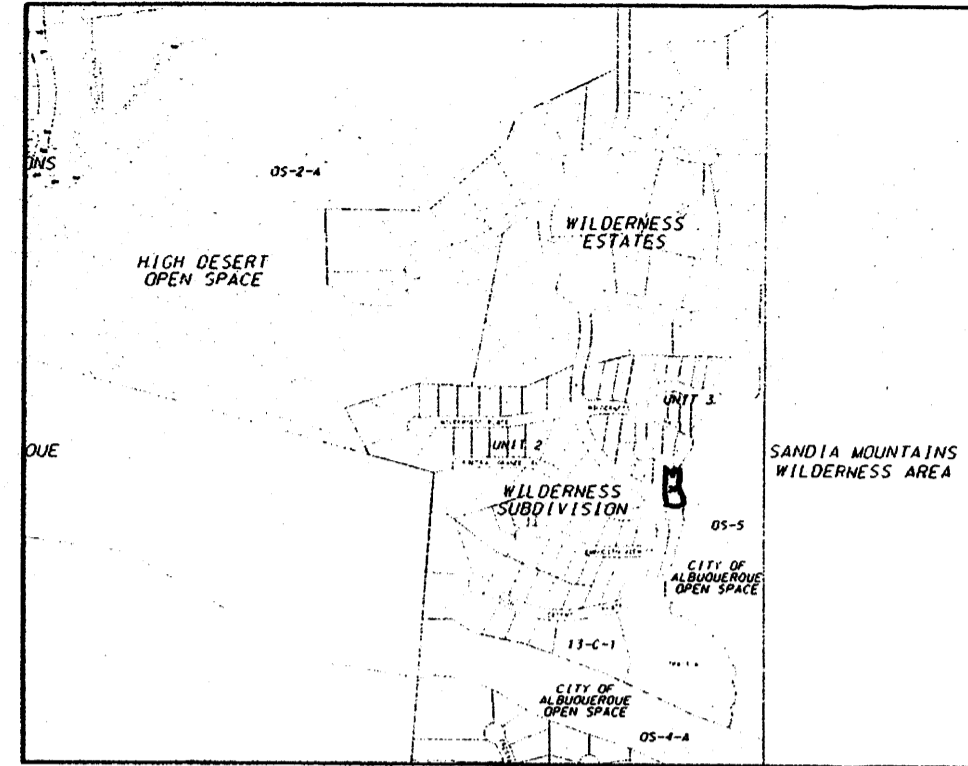


SP-2007313166



**LOCATION MAP**  
ZONE ATLAS INDEX MAP No. F-23  
NOT TO SCALE

**SUBDIVISION DATA**

1. DRB No.
2. Zone Atlas index No. F-23-Z
3. Gross Subdivision Acreage: 0.2329 Acre.
4. Total Number of Lots created: One (1) Lot.
5. This Plat shows existing easements.
6. Date of Survey: August, 2007.
7. No streets were created.
8. Plat is located within the Elena Gallegos Grant, within Projected Section 35, T11N, R4E, NMPM.
9. This subdivision lies within the City of Albuquerque. Water and sanitary sewer capabilities are based on City of Albuquerque facilities. Water and sanitary sewer infrastructure improvements must be approved by the City of Albuquerque.

**DISCLOSURE STATEMENT**

The purpose of this Plat is to vacate a portion of an existing 10' PUE on Lot 20 Unit 3 Wilderness Subdivision of the Plat of Unit 2 - Wilderness Subdivision AND Unit 3 - Wilderness Subdivision at 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 December 11, 2003 in Volume 2003C, Page 373 as Document No. 2003220908.

**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 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 transformer/switchgear doors and five feet (5') on each side.

**DESCRIPTION**

A certain tract of land situate within the Elena Gallegos Grant, in projected Section 35, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Lot 20, Unit 3 Wilderness Subdivision of the Plat of Unit 2 - Wilderness Subdivision AND Unit 3 - Wilderness Subdivision at 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 December 11, 2003 in Volume 2003C, Page 373 as Document No. 2003220908 and containing 0.2329 acre, more or less.

**NOTES**

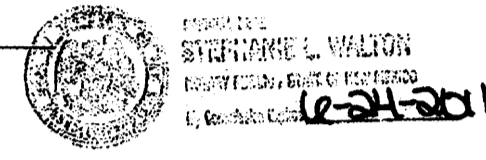
1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 Datum and also being the same as Bearings shown on the Plat of Unit 2 - Wilderness Subdivision AND Unit 3 - Wilderness Subdivision at High Desert, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 11, 2003 in Volume 2003C, Page 373 as Document No. 2003220908.
2. Distances are ground distances.
3. All easements of record that I am aware of are shown.
4. 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 for Builder Homes.
5. No woodburning fireplaces are allowed on any lot per the High Desert Sector Development Plan.
6. The exterior of walls constructed along the East Boundary of Lot 20-A shall be maintained by the High Desert Residential Owners Association.
7. Pursuant to Section 14-14-4.7 of the City of Albuquerque Code of Ordinances, "No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision."

**FREE CONSENT AND DEDICATION**

The foregoing Plat of that certain tract of land situate within the Elena Gallegos Grant, in projected Section 35, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Lot 20, Unit 3 Wilderness Subdivision at High Desert of the Plat of Unit 2 - Wilderness Subdivision AND Unit 3 - Wilderness Subdivision at 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 December 11, 2003 in Volume 2003C, Page 373 as Document No. 2003220908, now comprising Lot 20-A of Unit 3 Wilderness Subdivision 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. All access, Utility and Drainage Easements shown 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 and warrant that they hold among them complete and indefeasible title.

ANDREW MARTINEZ (Owner of Lot 20-A)

BY: *Andrew Martinez*  
Andrew Martinez  
State of New Mexico )  
County of Bernalillo ) SS



This instrument was acknowledged before me on 6 day of August, 2007 by Andrew Martinez.

My Commission Expires: 6-24-2011 *Stephanie L. Walton*  
Notary Public

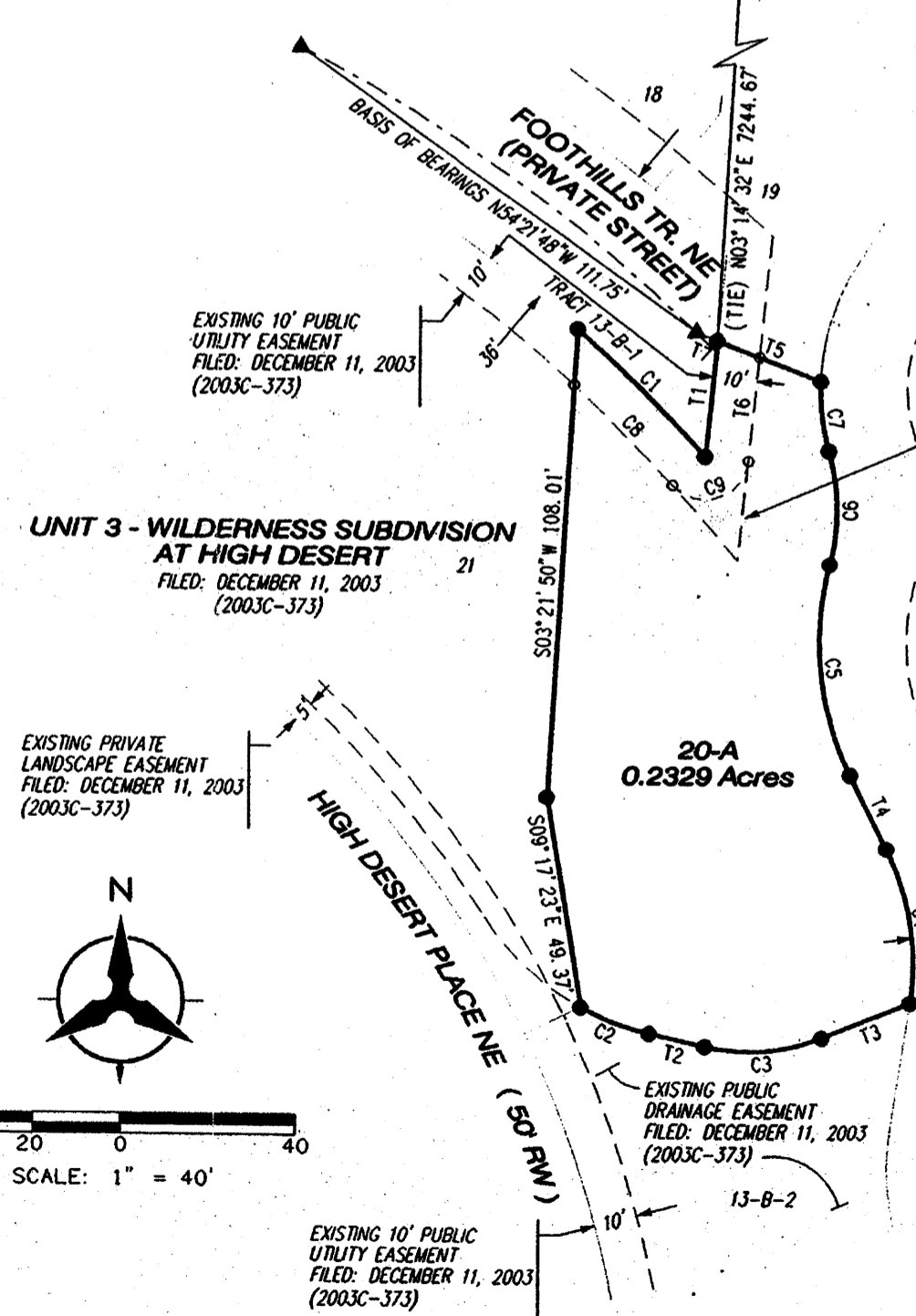
**JURISDICTIONAL AFFIDAVIT**

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque.

*Robert Gromatzky*  
Robert Gromatzky  
New Mexico Professional Surveyor 16469

Date: August 6, 2007

ACS ALUMINUM CAP STAMPED "1-024 RESET 1973/1995"  
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 SPIRIT ELEVATION = 6261.978



DOC# 2007120604  
08/29/2007 04:32 PM Page: 1 of 1  
PLAT R: \$7.00 B: 2007C P: 0230 M. Toulouse, Bernalillo County

**LEGEND**

- CENTERLINE
- SUBDIVISION BOUNDARY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469" OR PK NAIL
- ▲ FOUND CENTERLINE MONUMENT STAMPED "WEAVER LS 6544"

**Tangent Data**

ID	BEARING	DISTANCE
T1	S05°38'22"W	26.32'
T2	S77°21'28"E	13.03'
T3	N68°03'21"E	21.88'
T4	N26°23'17"W	19.00'
T5	N69°02'32"W	25.34'
T6	N05°38'22"E	23.58'
T7	N54°21'48"W	5.21'

**Curve Data**

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	06°31'41"	20.53'	41.02'	360.00'	40.99'	N45°45'02"W
C2	16°03'47"	8.47'	16.82'	60.00'	16.77'	S69°19'35"E
C3	34°35'11"	14.01'	27.16'	45.00'	26.75'	N85°20'56"E
C4	35°03'25"	18.95'	36.71'	60.00'	36.14'	N08°51'35"W
C5	40°57'20"	26.14'	50.04'	70.00'	48.98'	N05°54'37"W
C6	30°34'32"	13.67'	26.68'	50.00'	26.37'	N00°43'14"W
C7	17°29'01"	8.00'	15.87'	52.00'	15.81'	N07°15'59"W
C8	05°15'20"	16.06'	32.10'	350.00'	32.09'	S45°06'51"E
C9	131°52'26"	22.39'	23.02'	10.00'	18.26'	N71°34'35"E

**PLAT OF LOT 20-A, UNIT 3 WILDERNESS SUBDIVISION AT HIGH DESERT**  
(A REPLAT OF LOT 20, UNIT 3 WILDERNESS SUBDIVISION AT HIGH DESERT)

ALBUQUERQUE, NEW MEXICO  
AUGUST, 2007

PROJECT NUMBER 1002315

APPLICATION NUMBER 07DRB-7175

PLAT APPROVAL

UTILITY APPROVALS:  
 QWEST TELECOMMUNICATIONS *Stephanie L. Walton* 8-16-07  
 COMCAST CABLE *Konnie Banks* 8-16-07  
 PNM ELECTRIC SERVICES *Charles F. Brown* 8-16-07  
 PNM GAS SERVICES *Charles F. Brown* 8-16-07

CITY APPROVALS:  
*Robert Gromatzky* August 6, 2007  
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION *Robert Gromatzky* 8-15-07  
 UTILITY DEVELOPMENT DEPARTMENT *Robert Gromatzky* 8-15-07  
 PARKS & RECREATION DEPARTMENT *Christina Sandoval* 8-15-07  
 A.M.A.F.C.A. *Bradley S. Bigham* 8-15-07  
 CITY ENGINEER *Bradley S. Bigham* 8-15-07  
 DRB CHAIRPERSON, PLANNING DEPARTMENT *Robert Gromatzky* 8-20-07  
 REAL PROPERTY DIVISION *N/A* 8-20-07  
 HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION *Kaymond Bury* 8-16-07

**TAX CERTIFICATION**  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

102301049031710189

PROPERTY OWNER OF RECORD MARTINEZ ANDREW DI  
*Andrew Martinez* 8-20-07  
 BERNALILLO COUNTY TREASURER'S OFFICE DATE

**SURVEYOR'S CERTIFICATION**

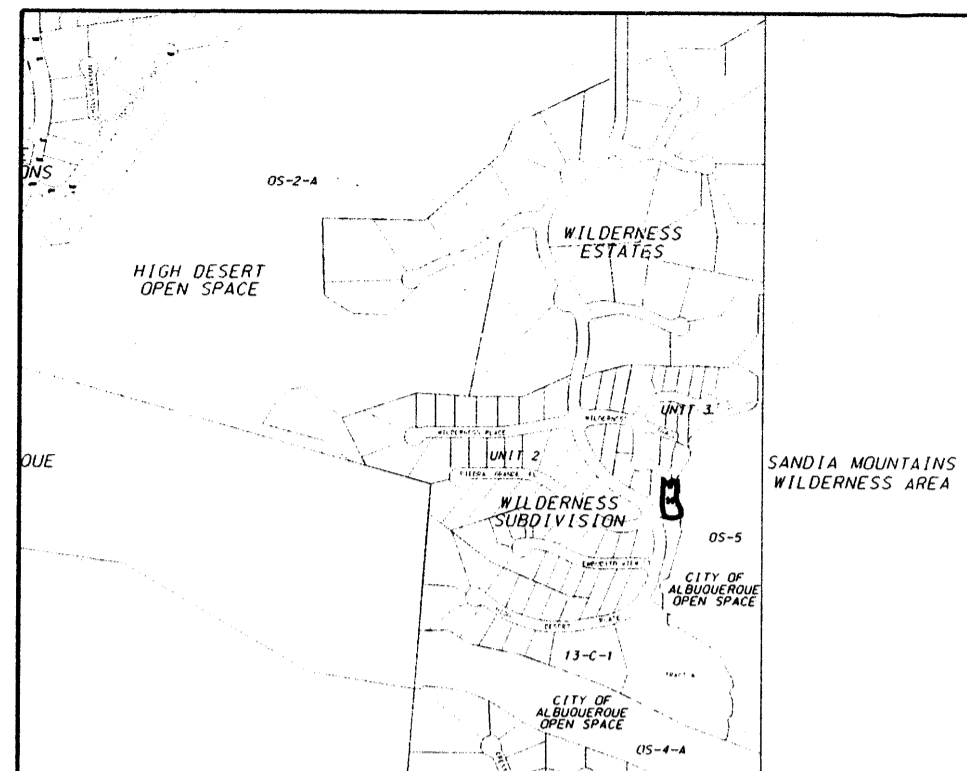
I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors 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.

*Robert Gromatzky*  
Robert Gromatzky  
New Mexico Professional Surveyor 16469  
Date: August 6, 2007



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

SP-2007313166



LOCATION MAP  
ZONE ATLAS INDEX MAP No. F-23  
NOT TO SCALE

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1. DRB No.
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ANDREW MARTINEZ (Owner of Lot 20-A)

BY: *Andrew Martinez*  
Andrew Martinez

State of New Mexico )  
County of Bernalillo )

This instrument was acknowledged before me on 6 day of August, 2007 by Andrew Martinez.

My Commission Expires: 6-24-2011 *Stephanie L. Walton*  
Notary Public

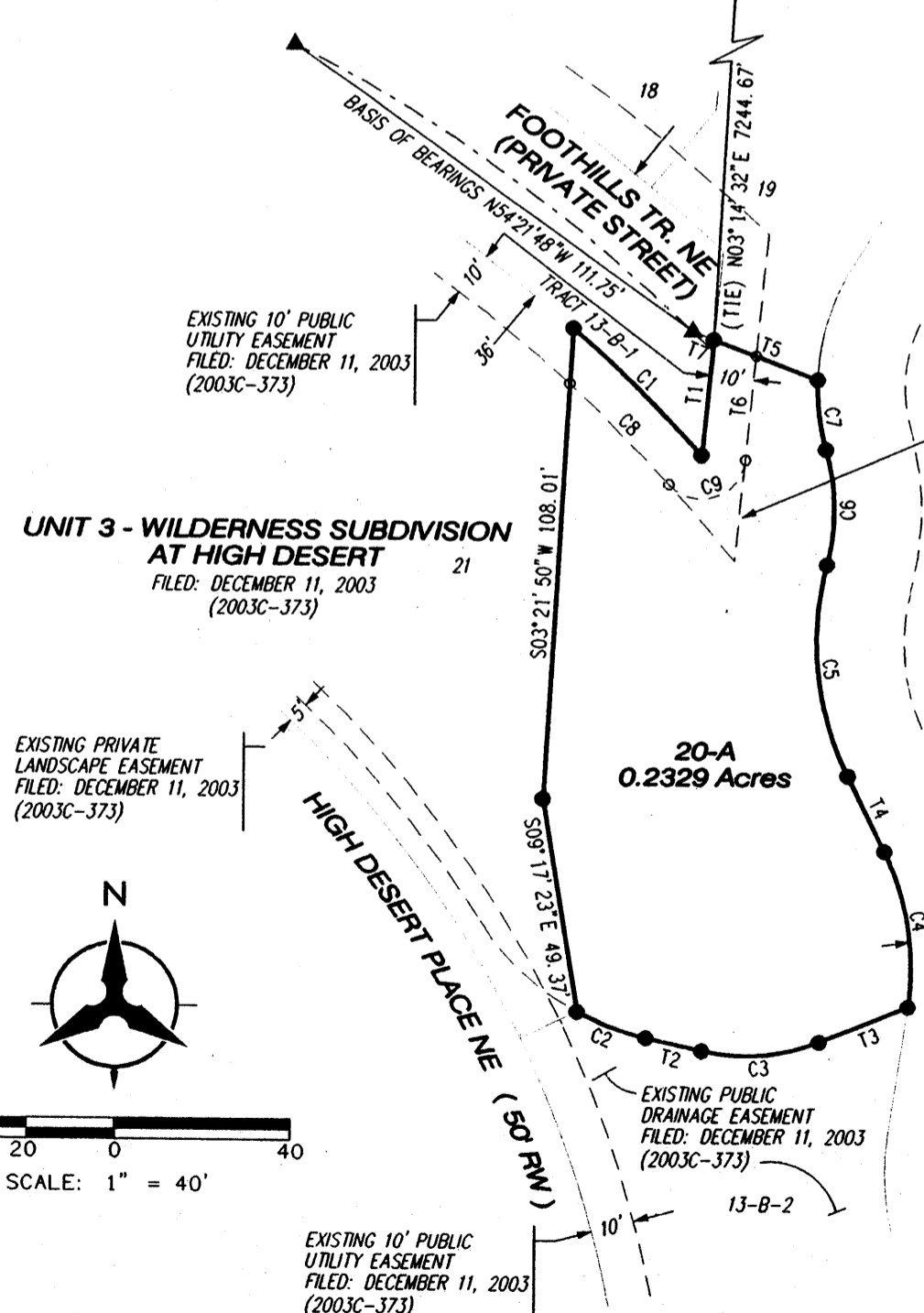
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*Robert Gromatzky*  
Robert Gromatzky  
New Mexico Professional Surveyor 16469

Date: August 6, 2007

ACS ALUMINUM CAP STAMPED "1-024 RESET 1973/1995"  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
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GROUND TO GRID FACTOR = 0.999605987  
DELTA ALPHA = -00'07"56"  
NGVD 1929 SPIRIT ELEVATION = 6261.978



**LEGEND**

- - - - - CENTERLINE
- SUBDIVISION BOUNDARY LINE
- - - - - PROPOSED EASEMENT LINE
- - - - - EXISTING EASEMENT LINE
- - - - - ADJOINING PROPERTY LINE
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C9	131°52'26"	22.39'	23.02'	10.00'	18.26'	N71°34'35"E

PLAT OF  
**LOT 20-A, UNIT 3  
WILDERNESS SUBDIVISION  
AT HIGH DESERT**  
(A REPLAT OF LOT 20, UNIT 3  
WILDERNESS SUBDIVISION AT HIGH DESERT)  
ALBUQUERQUE, NEW MEXICO  
AUGUST, 2007

PROJECT NUMBER \_\_\_\_\_

APPLICATION NUMBER \_\_\_\_\_

PLAT APPROVAL: *Final*  
**PRELIMINARY PLAT**  
APPROVED BY DRB  
ON \_\_\_\_\_ DATE \_\_\_\_\_

UTILITY APPROVALS: \_\_\_\_\_

QWEST TELECOMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST CABLE \_\_\_\_\_ DATE \_\_\_\_\_

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

PNM GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

CITY APPROVALS:  
*R. C. Wilbur* August 6, 2007  
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

UTILITY DEVELOPMENT DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

REAL PROPERTY DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION \_\_\_\_\_ DATE \_\_\_\_\_

**TAX CERTIFICATION**  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # \_\_\_\_\_

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

BERNALILLO COUNTY TREASURER'S OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, Robert Gromatzky, 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 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.

*Robert Gromatzky*  
Robert Gromatzky  
New Mexico Professional Surveyor 16469

Date: August 6, 2007

**ROBERT GROMATZKY**  
NEW MEXICO  
LICENSED PROFESSIONAL SURVEYOR  
16469

**Bohannon & Huston**

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

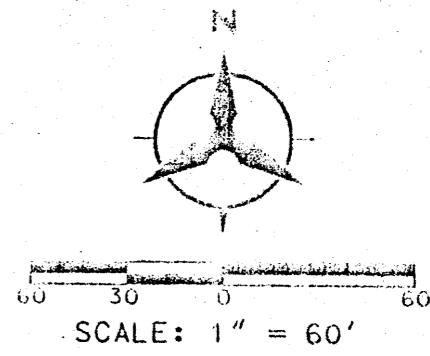
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

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Bk-2063C Pg-373  
Mary Herrera Bern. Co. PLRT R 37.00

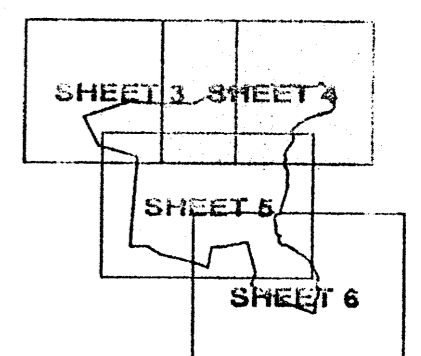
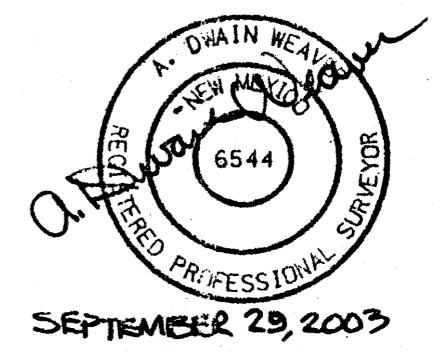
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NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=431,318.24 Y=1,513,364.75  
GROUND TO GRID FACTOR = 0.9996059#7  
DELTA ALPHA = -00°07'56"  
NGVD 1929 SPIRIT ELEVATION = 6261.978

**PLAT OF  
UNIT 2 - WILDERNESS SUBDIVISION  
AND  
UNIT 3 - WILDERNESS SUBDIVISION  
AT HIGH DESERT**

(A REPLAT OF TRACT 13-3, HIGH DESERT)  
ALBUQUERQUE, NEW MEXICO  
SEPTEMBER, 2003



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	RIGHT OF WAY
	10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	3/4" REBAR WITH 1 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	UNIT 2 - WILDERNESS SUBDIVISION
	UNIT 3 - WILDERNESS SUBDIVISION



PROJECTED SECTION 35  
T11N R4E  
PROJECTED SECTION 36

**Dolan & Huston**  
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING SPATIAL DATA ADVANCED TECHNOLOGIES

P:\6544\12.dwg 10/20/03 10:58:03 AM  
03/03/03  
mrc

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