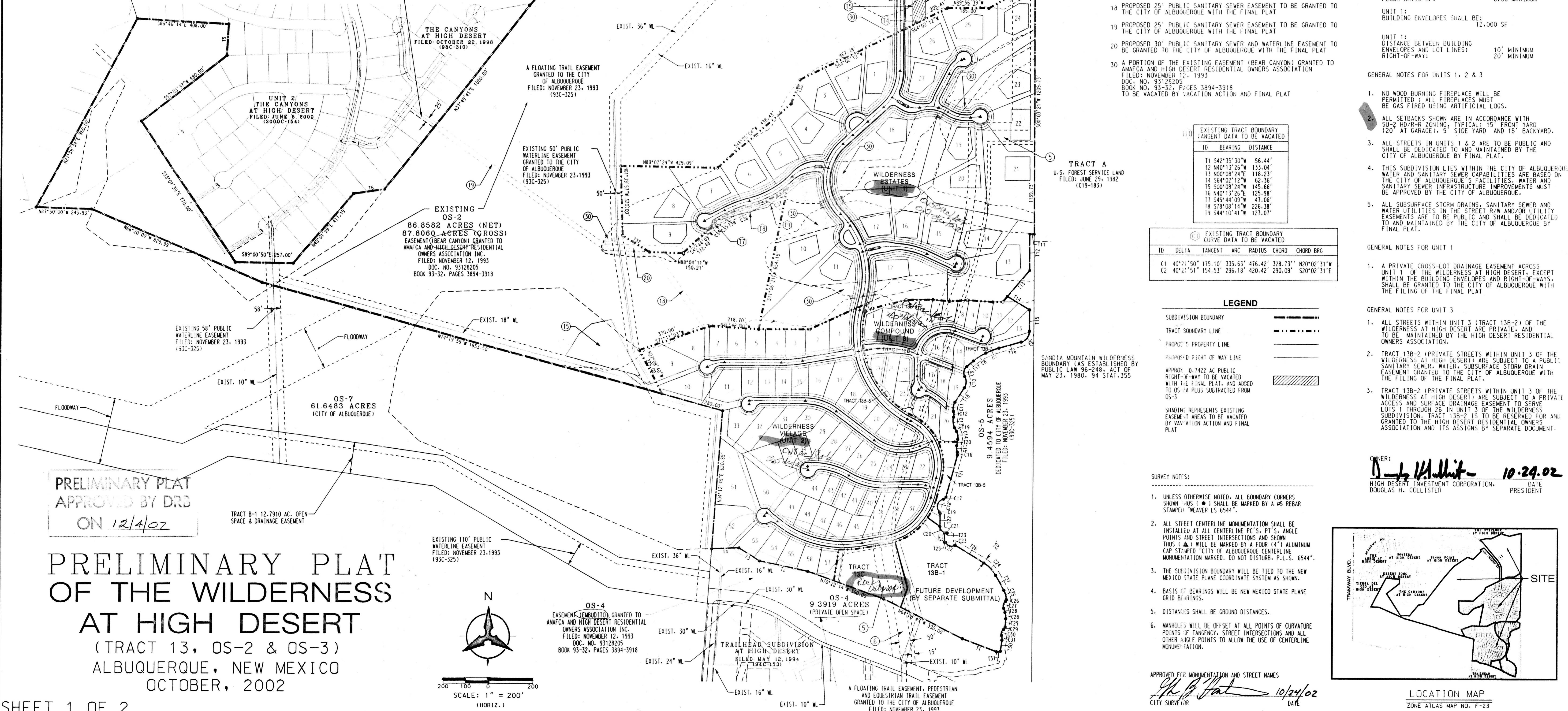


TANGENT DATA				
ID	BEARING	DISTANCE	ID	
T1	N69°56'26"W	161.91'	T25	N90°00'00"E
T2	N71°57'35"W	220.00'	T26	S58°18'48"E
T3	N57°39'22"W	109.22'	T27	S28°48'57"E
T4	S80°04'59"W	120.69'	T28	S18°51'34"E
T5	S03°13'46"W	140.00'	T29	S04°33'11"W
T6	N81°23'26"E	140.02'	T30	S08°28'09"W
T7	S68°12'17"E	177.34'	T31	S82°30'46"W
T8	N17°10'20"W	66.22'	T32	N00°08'24"E
T9	N79°29'51"E	201.65'	T33	S40°13'26"E
T10	S89°01'03"E	141.87'	T34	S00°08'24"E
T11	N89°56'39"W	20.00'	T35	S64°02'12"W
T12	S00°03'21"W	164.69'	T36	S20°02'20"W
T13	S40°15'11"W	152.64'	T37	N67°11'44"W
T14	S58°31'43"E	115.44'	T38	S61°48'45"W
T15	S00°03'21"W	95.53'	T39	S00°03'21"W
T16	S74°20'39"W	102.62'	T40	S89°19'38"W
T17	S48°55'12"E	39.54'	T41	N68°13'21"W
T18	S32°31'54"W	76.82'	T42	S86°28'27"W
T19	S26°23'17"E	19.00'	T43	N84°34'41"W
T20	S80°40'08"W	29.00'	T44	S89°05'12"W
T21	S15°03'35"W	193.94'	T45	S63°01'47"W
T22	S00°38'15"W	56.00'	T46	S19°19'06"W
T23	S90°00'00"W	12.11'	T47	S40°15'11"W
T24	S00°00'00"W	40.00'		

CURVE DATA													
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG	ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	16°25'20"	47.76'	94.81'	331.00'	94.55'	N64°37'00"E	C21	57°35'08"	4.40'	8.04'	8.00'	7.71'	S63°01'18"E
C2	81°27'40"	21.53'	35.54'	25.00'	32.63'	S82°51'49"E	C22	98°30'18"	32.87'	48.69'	28.32'	42.91'	S70°37'14"E
C3	16°47'22"	62.04'	123.20'	420.42'	122.76'	S31°49'46"E	C23	61°33'34"	1.19'	2.15'	2.00'	2.05'	S89°05'36"E
C4	32°23'41"	131.98'	268.56'	475.00'	265.00'	N24°01'36"W	C24	29°29'51"	39.49'	77.22'	150.00'	76.37'	S43°33'53"E
C5	19°01'32"	70.26'	139.23'	419.30'	138.59'	N49°44'12"W	C25	26°56'31"	21.56'	42.32'	90.00'	41.93'	S15°20'41"E
C6	17°41'18"	37.68'	64.81'	50.00'	60.38'	S37°12'00"W	C26	51°35'27"	4.83'	9.00'	10.00'	8.70'	S23°55'18"W
C7	10°51'46"	30.95'	61.72'	325.52'	61.62'	S68°54'46"W	C27	68°40'35"	19.13'	33.56'	28.00'	31.59'	S15°22'44"W
C8	14°33'41"	33.42'	66.49'	261.62'	66.31'	S56°12'02"W	C28	23°30'50"	14.15'	27.91'	68.00'	27.71'	S07°12'09"E
C9	77°09'15"	30.31'	51.17'	38.00'	41.39'	S10°20'35"W	C29	56°18'27"	6.42'	11.79'	12.00'	11.32'	S32°42'30"W
C10	60°45'58"	29.31'	53.04'	50.00'	50.58'	S02°08'35"W	C30	81°52'22"	19.08'	31.44'	22.00'	28.83'	S19°55'33"W
C11	48°32'23"	23.45'	44.05'	52.00'	42.75'	S08°15'42"W	C31	29°28'47"	10.52'	20.58'	40.00'	20.35'	S06°16'14"E
C12	30°34'32"	13.67'	26.68'	50.00'	26.37'	S00°43'14"E	C32	40°21'51"	156.22'	299.41'	425.00'	293.25'	N20°02'31"W
C13	40°57'20"	26.14'	50.04'	70.00'	48.98'	S05°54'37"E	C33	07°58'09"	33.09'	66.07'	475.00'	66.01'	S03°50'40"E
C14	35°03'25"	36.11'	60.00'	36.14'	S08°51'35"E		C34	26°19'22"	19.08'	31.44'	22.00'	18.22'	N32°34'28"E
C15	28°37'00"	15.30'	29.91'	60.00'	29.66'	S05°38'22"E	C35	42°23'58"	9.70'	18.50'	25.00'	18.08'	N40°36'46"E
C16	35°00'27"	6.31'	12.22'	20.00'	12.03'	S02°26'39"E	C36	13°34'43"	56.79'	113.05'	471.00'	112.78'	N68°36'06"E
C17	61°41'18"	8.96'	16.15'	15.00'	15.38'	S45°54'14"W	C37	25°01'32"	93.88'	184.76'	423.00'	183.29'	N62°52'42"E
C18	20°23'28"	61.10'	73.54'	35.00'	60.74'	S16°33'09"W	C38	40°21'51"	114.60'	334.63'	475.00'	327.75'	N20°02'31"W
C19	44°16'50"	4.07'	7.13'	10.00'	7.54'	S21°30'10"E	C39	00°39'41"	2.45'	4.91'	425.00'	4.91'	N12°59'15"E
C20	92°27'07"	26.09'	40.34'	25.00'	36.10'	S45°35'18"E							

ACS ALUMINUM TABLET STAMPED "1-024 RESET 1995"
 GEOGRAPHIC POSITION (NAD 1927)
 NEW STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 431,318.50 Y = 1,513,355.05
 GROUND TO GRID FACTOR = 0.9996059
 DELTA ALPHA = -00°07'56"

ACS ALUMINUM TABLET STAMPED "TUMBLE"
 GEOGRAPHIC POSITION (NAD 1927)
 NEW 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"
 NVD 1929 ELEVATION = 6009.155



THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE TRACT 13 (INTO 110 LOTS, FOUR PRIVATE OPEN SPACE TRACTS AND ONE FUTURE DEVELOPMENT TRACT), REPEAT TRACTS OS-2 AND OS-3 (PRIVATE OPEN SPACE), VACATE PUBLIC EASEMENTS AND RIGHT-OF-WAY, GRANT EASEMENTS AND DEDICATE PUBLIC RIGHT-OF-WAY, THE REPEATING OF TRACTS OS-2 AND OS-3 (PRIVATE OPEN SPACE) IS A CONDITION OF APPROVAL OF THE VACATION AND RELOCATION OF PUBLIC RIGHT-OF-WAY. THE VACATION OF PUBLIC EASEMENTS AND IS NECESSARY IN ORDER TO INCORPORATE A SMALL PORTION OF TRACT 13 INTO TRACT OS-2.

GENERAL NOTES

- EXISTING ZONING: SU-2 HD/R-R TRACT 13
- DESCRIPTION: TRACT 13 THE WILDERNESS AT HIGH DESERT

PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED; UNITS 1, 2 & 3

TOTAL SUBDIVISION ACREAGE: TRACT 13 72.5894 ACRES

UNIT 1 - WILDERNESS ESTATES 37,8826 ACRES
 UNIT 2 - WILDERNESS VILLAGE 22,4769 ACRES
 UNIT 3 - WILDERNESS COMPOUND 6,4293 ACRES
 TRACT 13B-1 (PRIVATE OPEN SPACE) 1,2815 ACRES
 TRACT 13B-2 (PRIVATE OPEN SPACE) 3,9653 ACRES
 TRACT 13B-3 (PRIVATE OPEN SPACE) 0,3268 ACRES
 TRACT 13B-4 (PRIVATE OPEN SPACE) 0,2332 ACRES
 TRACT 13B-5 (PRIVATE OPEN SPACE) 0,4910 ACRES

TOTAL PRIVATE OPEN SPACE ACREAGE: OS-2A 86,3214 ACRES OS-3A 22,9331 ACRES

TOTAL NUMBER OF LOTS UNIT 1: 27
 TOTAL NUMBER OF LOTS UNIT 2: 57
 TOTAL NUMBER OF LOTS UNIT 3: 26
 TOTAL NUMBER OF LOTS: 110

PROPOSED DENSITY:
 UNIT 1 0.7127 D.U./AC.
 UNIT 2 2.5359 D.U./AC.
 UNIT 3 4.0440 D.U./AC.

3. UNITS 1: MINIMUM NET LOT AREA 0.50 ACRES
 UNITS 2: MINIMUM NET LOT AREA 0.18 ACRES
 UNITS 3: MINIMUM NET LOT AREA 0.13 ACRES
 UNIT 1: LOTS SHALL HAVE A FLOOR RATIO OF: 0.30 MAXIMUM
 UNIT 1: BUILDING ENVELOPES SHALL BE: 12,000 SF
 UNIT 1: DISTANCE BETWEEN BUILDING ENVELOPES AND LOT LINES: 10' MINIMUM
 RIGHT-OF-WAY: 20' MINIMUM

GENERAL NOTES FOR UNITS 1, 2 & 3

- NO WOOD BURNING FIREPLACE WILL BE PERMITTED - ALL FIREPLACES MUST BE GAS FIRED USING ARTIFICIAL LOGS.
- ALL SETBACKS SHOWN ARE IN ACCORDANCE WITH SU-2 HD/R-R ZONING: TYPICAL: 15' FRONT YARD (20' AT GARAGE), 5' SIDE YARD AND 15' BACKYARD.
- ALL STREETS IN UNITS 1 & 2 ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.
- THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE.
- ALL SUBSURFACE STORM DRAINS, SANITARY SEWER AND WATER UTILITIES IN THE STREET R/W AND/OR UTILITY EASEMENTS ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.

GENERAL NOTES FOR UNIT 1

- A PRIVATE CROSS-LOT DRAINAGE EASEMENT ACROSS UNIT 1 OF THE WILDERNESS AT HIGH DESERT, EXCEPT WITHIN THE BUILDING ENVELOPES AND RIGHT-OF-WAYS, SHALL BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THE FINAL PLAT

GENERAL NOTES FOR UNIT 3

- ALL STREETS WITHIN UNIT 3 (TRACT 13B-2) OF THE WILDERNESS AT HIGH DESERT ARE PRIVATE, AND TO BE MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION.
- TRACT 13B-2 (PRIVATE STREETS WITHIN UNIT 3 OF THE WILDERNESS AT HIGH DESERT) ARE SUBJECT TO A PUBLIC SANITARY SEWER, WATER, SUBSURFACE STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THE FINAL PLAT.
- TRACT 13B-2 (PRIVATE STREETS WITHIN UNIT 3 OF THE WILDERNESS AT HIGH DESERT) ARE SUBJECT TO A PRIVATE ACCESS AND SURFACE DRAINAGE EASEMENT TO SERVE LOTS 1 THROUGH 26 IN UNIT 3 OF THE WILDERNESS SUBDIVISION. TRACT 13B-2 IS TO BE RESERVED FOR AND GRANTED TO THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION AND ITS ASSIGNS BY SEPARATE DOCUMENT.

- Keyed Note Table
- EXISTING 20' PUBLIC WATERLINE AND 80' TEMPORARY CONSTRUCTION EASEMENT FILED: JUNE 29, 1992 (C19-183) TO BE VACATED BY VACATION ACTION AND FINAL PLAT
 - EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS FILED: JUNE 29, 1992 (C19-183) TO BE VACATED BY VACATION ACTION AND FINAL PLAT.
 - EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS TO REMAIN FILED: JUNE 29, 1992 (C19-183)
 - PROPOSED PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
 - EXISTING FLOATING SEDIMENTATION BASIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FILED: NOVEMBER 23, 1993 (93C-325) TO BE VACATED VACATION ACTION AND FINAL PLAT
 - EXISTING FLOATING PARKING LOT EASEMENT GRANTED TO THE USDA FOREST SERVICE FILED: NOVEMBER 23, 1993 (93C-325)
 - PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
 - PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
 - PROPOSED 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
 - A PORTION OF THE EXISTING EASEMENT (BEAR CANYON) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION FILED: NOVEMBER 12, 1993 DOC. NO. 93128205 BOOK NO. 93-32, PAGES 3894-3918 TO BE VACATED BY VACATION ACTION AND FINAL PLAT

EXISTING TRACT BOUNDARY TANGENT DATA TO BE VACATED

ID	BEARING	DISTANCE
T1	S42°35'30"W	56.44'
T2	N40°13'26"W	133.04'
T3	N00°08'24"E	118.23'
T4	S64°02'12"W	62.36'
T5	S00°08'24"E	145.66'
T6	N40°13'26"E	125.98'
T7	S45°44'09"W	47.06'
T8	S78°08'14"W	226.38'
T9	S44°10'41"W	127.07'

EXISTING TRACT BOUNDARY CURVE DATA TO BE VACATED

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	40°21'50"	175.10'	335.63'	476.42'	328.73'	N20°02'31"W
C2	40°21'51"	154.53'	296.18'	420.42'	290.09'	S20°02'31"E

LEGEND

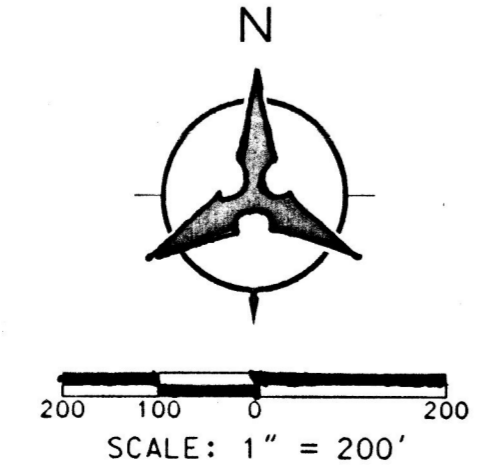
- SUBDIVISION BOUNDARY
- TRACT BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- APPROX. 0.7422 AC PUBLIC RIGHT-OF-WAY TO BE VACATED WITH THE FINAL PLAT, AND ADDED TO OS-2A PLUS SUBTRACTED FROM OS-3
- SHADING REPRESENTS EXISTING EASEMENT AREAS TO BE VACATED BY VACATION ACTION AND FINAL PLAT

CONDITA MOUNTAIN WILDERNESS BOUNDARY (AS ESTABLISHED BY PUBLIC LAW 96-248, ACT OF MAY 23, 1980, 94 STAT.355)

PRELIMINARY PLAT APPROVED BY DR3 ON 12/4/02

PRELIMINARY PLAT OF THE WILDERNESS AT HIGH DESERT

(TRACT 13, OS-2 & OS-3)
 ALBUQUERQUE, NEW MEXICO
 OCTOBER, 2002



SURVEY NOTES:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN (US 1 & 2) 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 (A) & (B) 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.
- MANHOLE'S WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER HOLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES
 [Signature] 10/24/02
 CITY SURVEYOR DATE

OWNER: High Desert Investment Corporation, DOUGLAS H. COLLISTER, PRESIDENT, DATE 10-29-02

LOCATION MAP
 ZONE ATLAS MAP NO. F-23
 NOT TO SCALE

EXISTING
OS-3
22.2079 ACRES
FILED: NOVEMBER 23, 1993
193C-3251

OS-3A
22.9330 ACRES

OS-2A
86.3211 ACRES

TRACT
13B-1
FUTURE DEVELOPMENT
(BY SEPARATE SUBMITTAL)

OS-4
9.3919 ACRES

OS-7
61.6483 ACRES

EXISTING
OS-2
86.8582 ACRES (NET)
87.9080 ACRES (GROSS)
EASEMENT (BEAR CANYON) GRANTED TO
AMAFCA AND HIGH DESERT RESIDENTIAL
OWNERS ASSOCIATION INC.
FILED: NOVEMBER 12, 1993
DOC. NO. 93128205
BOOK 93-32, PAGES 3894-3918

Keyed Note Table

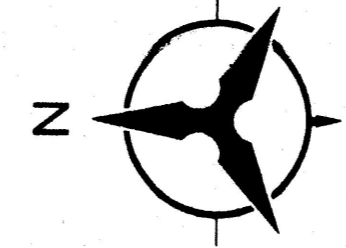
- 1 EXISTING 40'x40' OBSTACLE EASEMENT GRANTED TO THE U.S. FOREST SERVICE PURSUANT TO TRAILS EASEMENT (FOREST SERVICE) DOC. NO. 93-069101 FILED: JUNE 30, 1993 BOOK: 93-17, PAGES 2845-2853
- 2 EXISTING 20' HIKING AND BIKING EASEMENT GRANTED TO THE U.S. FOREST SERVICE DOC. NO. 93-06901 FILED: JUNE 30, 1993 BOOK: 93-17, PAGES 2845-2853
- 3 TRIANGULAR SWITCHBACK EASEMENT GRANTED TO THE U.S. FOREST SERVICE PURSUANT TO TRAILS EASEMENT (FOREST SERVICE) DOC. NO. 93-06901 FILED: JUNE 30, 1993 BOOK: 93-17, PAGES 2845-2853
- 4 EXISTING 20' PUBLIC WATERLINE AND 80' TEMPORARY CONSTRUCTION EASEMENT FILED: JUNE 29, 1982 (C19-183) TO BE VACATED BY VACATION ACTION AND FINAL PLAT
- 5 EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS FILED: JUNE 29, 1982 (C19-183) TO BE VACATED BY VACATION ACTION AND FINAL PLAT.
- 6 EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS TO REMAIN FILED: JUNE 29, 1982 (C19-183)
- 7 PROPOSED 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
- 8 PROPOSED 20' PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
- 9 PROPOSED 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
- 10 PROPOSED 30' PUBLIC SANITARY SEWER, STORM DRAIN AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
- 11 PROPOSED 40' PUBLIC SANITARY SEWER, STORM DRAIN AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
- 12 PROPOSED 30' PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
- 13 PROPOSED PUBLIC SANITARY SEWER, STORM DRAIN AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
- 14 PROPOSED 15' ACCESS EASEMENT TO BE GRANTED TO AMAFCA WITH THE FINAL PLAT
- 15 PROPOSED PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
- 18 PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
- 19 PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
- 20 PROPOSED 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
- 21 PROPOSED 25' PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
- 22 PROPOSED 20' STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
- 23 PROPOSED 25' PRIVATE ACCESS EASEMENT TO BE GRANTED TO THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION
- 24 PRIVATE TRACTS TO BE RESERVED FOR AND TO BE MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC.
- 25 PROPOSED 20' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
- 26 A PROPOSED FLOATING 20' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT. THIS EASEMENT IS TO BE DEFINED AND CONFINED WITH FUTURE PLATTING.
- 27 PROPOSED 20' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
- 28 PROPOSED 20' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
- 29 PROPOSED 20' PRIVATE RECIPROCAL ACCESS & DRAINAGE EASEMENT SHARED & MAINTAINED BY THE OWNERS OF THE TWO ADJACENT LOTS TO BE CREATED WITH THE FINAL PLAT
- 30 A PORTION OF THE EXISTING EASEMENT (BEAR CANYON) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION FILED: NOVEMBER 12, 1993 DOC. NO. 93128205 BOOK NO. 93-32, PAGES 3894-3918 TO BE VACATED BY VACATION ACTION AND FINAL PLAT
- 31 PROPOSED 30' WIDE PRIVATE ACCESS EASEMENT TO BE CREATED WITH THE FINAL PLAT
- 32 PROPOSED 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FINAL PLAT. (TYP.)
- 33 PROPOSED 20' PRIVATE LANDSCAPE EASEMENT TO BE RESERVED FOR AND MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION. TO BE GRANTED WITH THE FINAL PLAT. (TYP.)

- NOTES:
1. SEE SHEET 1 FOR GENERAL NOTES
 2. SEE SHEET 1 FOR SURVEY NOTES
 3. SEE SHEET 1 FOR CURVE AND TARGET DATA

LEGEND

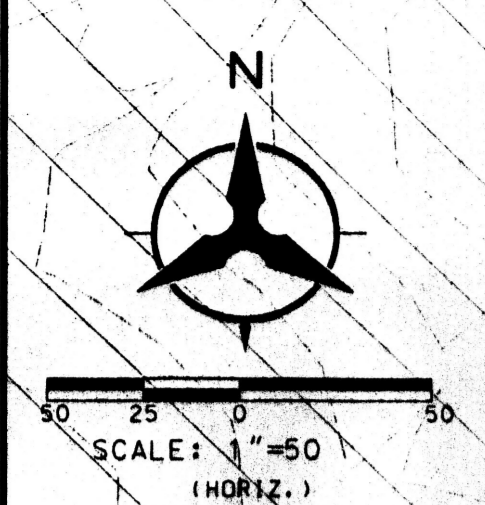
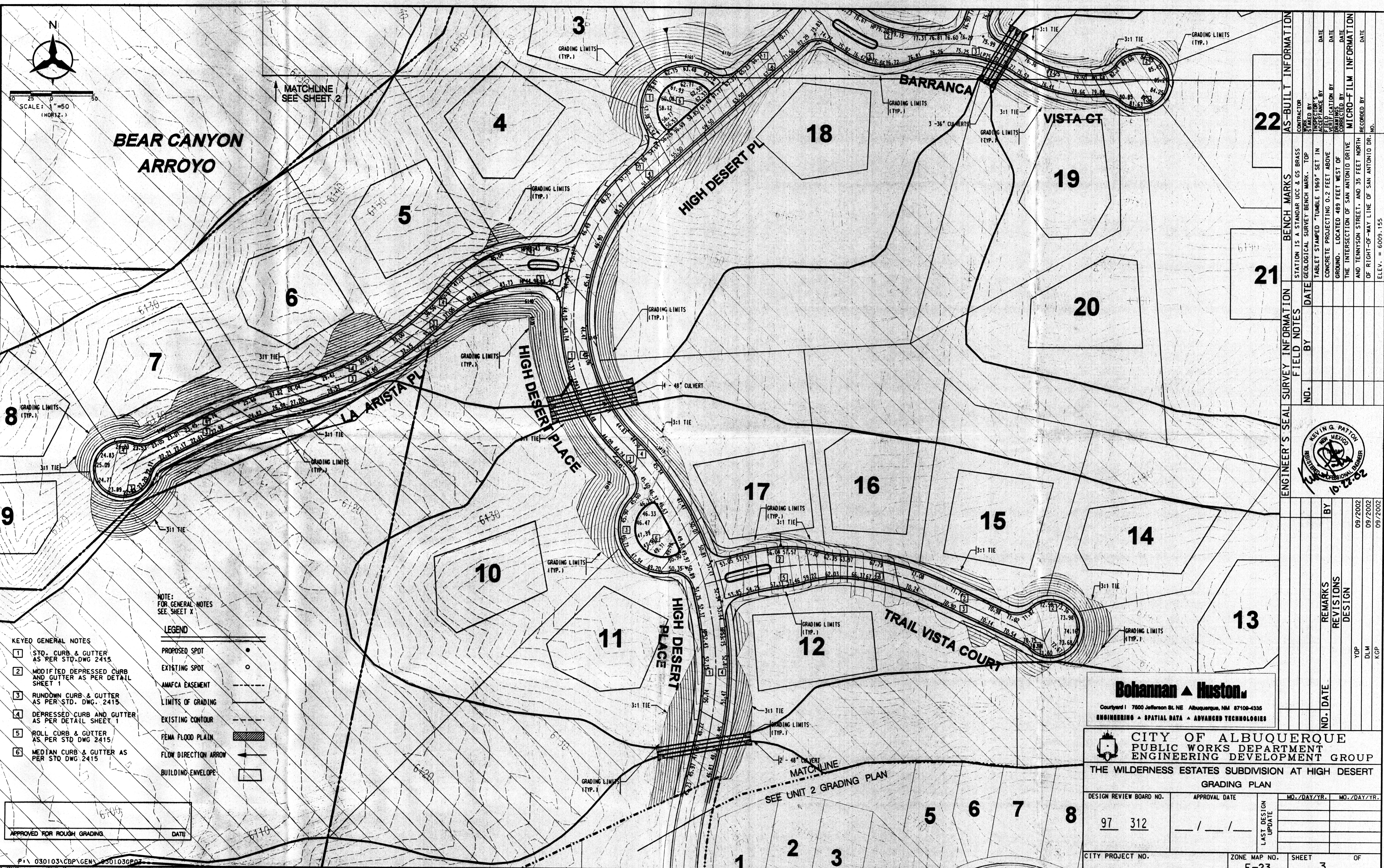
- SUBDIVISION BOUNDARY
- TRACT BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- APPROX. 0.1434 AC TO BE ADDED TO OS-2A FROM TRACT 13
- SHADING REPRESENTS EXISTING EASEMENT AREAS TO BE VACATED BY VACATION ACTION AND FINAL PLAT

ZONE 11ER
ZONE PRESSURE
BOUNDARY
ZONE 10E



SCALE: 1"=100'
(HORIZ.)

PRELIMINARY PLAT
OF THE WILDERNESS
AT HIGH DESERT
(TRACTS 13, OS-2 & OS-3)
ALBUQUERQUE, NEW MEXICO
OCTOBER, 2002



**BEAR CANYON
ARROYO**

MATCHLINE
SEE SHEET 2

NOTE:
FOR GENERAL NOTES
SEE SHEET X

- KEYED GENERAL NOTES**
- 1 STD. CURB & GUTTER AS PER STD. DWG 2415
 - 2 MODIFIED DEPRESSED CURB AND GUTTER AS PER DETAIL SHEET
 - 3 RUNDOWN CURB & GUTTER AS PER STD. DWG. 2415
 - 4 DEPRESSED CURB AND GUTTER AS PER DETAIL SHEET 1
 - 5 ROLL CURB & GUTTER AS PER STD DWG 2415/
 - 6 MEDIAN CURB & GUTTER AS PER STD DWG 2415

- LEGEND**
- PROPOSED SPOT
 - EXISTING SPOT
 - AMAFCA EASEMENT
 - LIMITS OF GRADING
 - EXISTING CONTOUR
 - FEMA FLOOD PLAIN
 - FLOW DIRECTION ARROW
 - BUILDING ENVELOPE

APPROVED FOR ROUGH GRADING _____ DATE _____

P:\030103\CDP\GENA_030103GPD2
22-01-2002
09:14

Bohannon & Huston
 Courtyard I 7600 Jefferson St NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

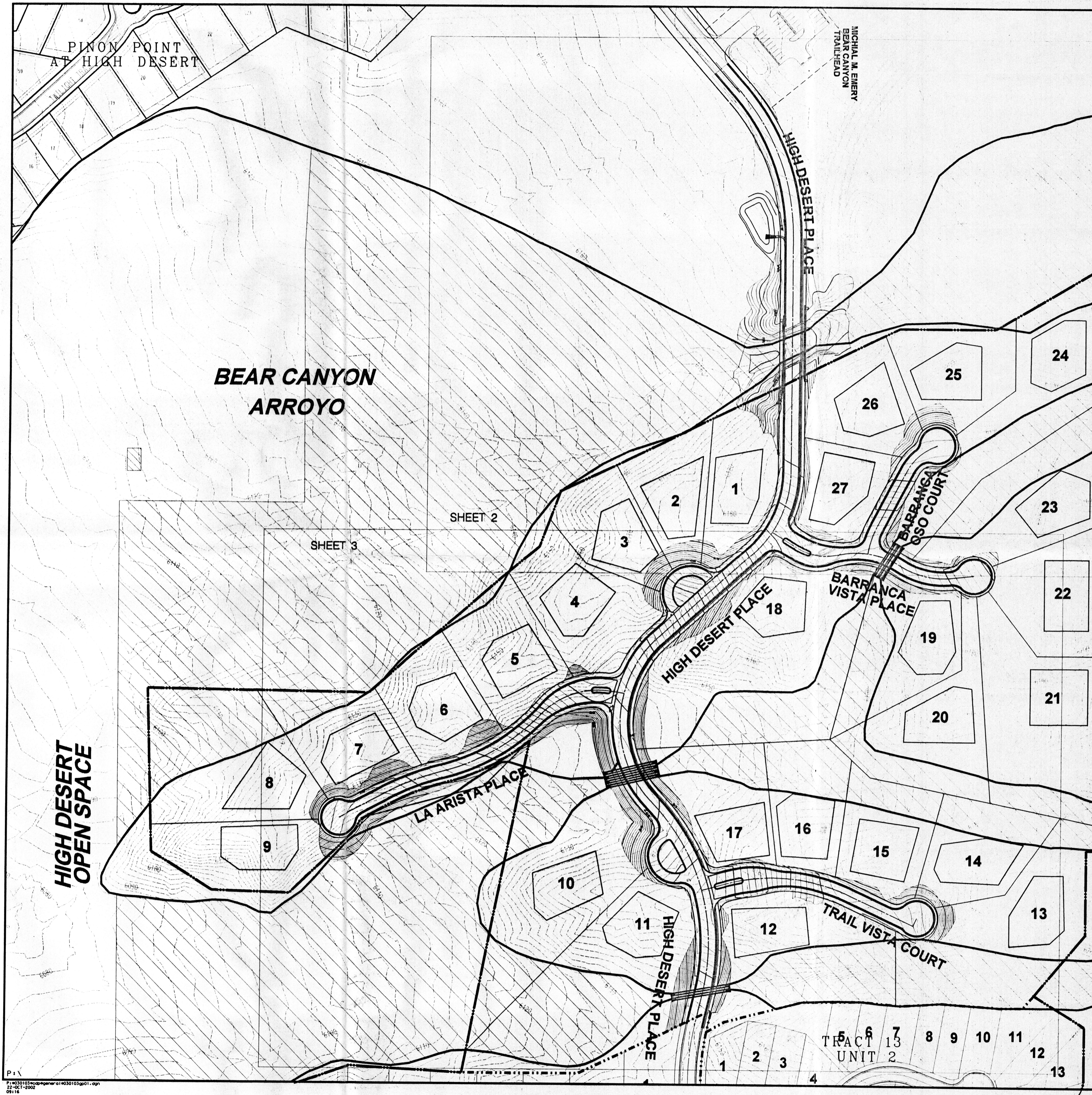
**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP**
 THE WILDERNESS ESTATES SUBDIVISION AT HIGH DESERT
 GRADING PLAN

DESIGN REVIEW BOARD NO.	APPROVAL DATE	MO./DAY/YR.	MO./DAY/YR.
97 312	— / — / —		
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	F-23	3	

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

KEVIN G. PATTON
 PROFESSIONAL ENGINEER
 10-22-02

NO.	DATE	REMARKS	BY
	09/2002	YOP	
	09/2002	DLM	
	09/2002	KGP	



CURB CONSTRUCTION NOTES

A. THEORETICAL FACE OF CURB
 B. TRAFFIC SIDE

RUN-DOWN CURB
NOT TO SCALE

DEPRESSED CURB & GUTTER
NOT TO SCALE

MODIFIED DEPRESSED CURB & GUTTER
NOT TO SCALE

NOTE:
 S=SLOPE (VARIES TO MATCH CROSS SLOPE OF PAVEMENT)
 X= DIMENSION VARIES WITH SLOPE

NOTE:
 S=SLOPE (VARIES TO MATCH CROSS SLOPE OF PAVEMENT)
 X= DIMENSION VARIES WITH SLOPE

LEGEND

- PROPOSED SPOT
- EXISTING SPOT
- AMAFCA EASEMENT
- LIMITS OF GRADING
- EXISTING CONTOUR
- FEMA FLOOD PLAIN
- FLOW DIRECTION ARROW
- BUILDING ENVELOPE

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

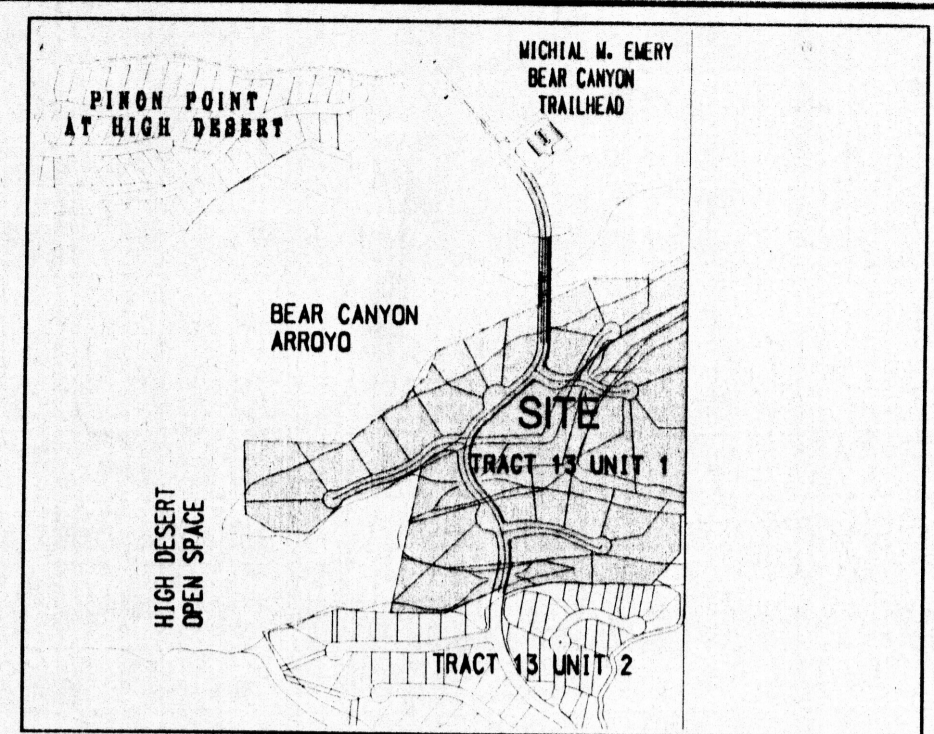
THE WILDERNESS ESTATES SUBDIVISION AT HIGH DESERT
OVERALL GRADING PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL _____ MO./DAY/YR. MO./DAY/YR.

LAST DESIGN UPDATE _____

CITY PROJECT NO. _____ ZONE MAP NO. F-23 SHEET 1 OF _____

BHI JOB NO. 030103



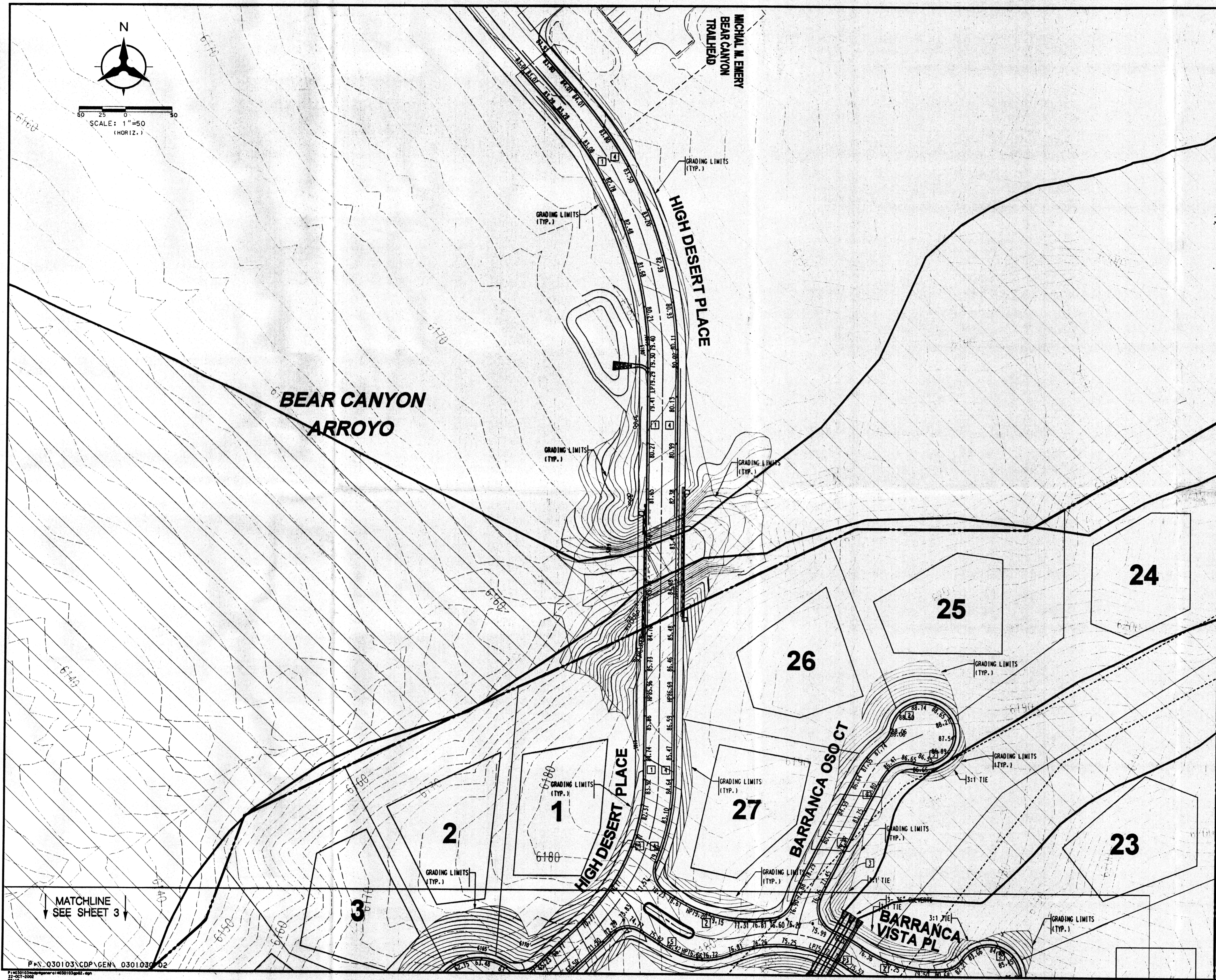
SITE LOCATION MAP (F-23)
NOT TO SCALE

GENERAL NOTES

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORTS PREPARED BY GEO-TEST, DATED FEBRUARY, 1998.
- ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATION AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL NOT GRADE OR DISTURB GROUND BEYOND GRADING LIMITS SHOWN.
- ALL TIEBACKS ARE 4:1 UNLESS OTHERWISE NOTED.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	INSPECTOR	ACC. BRASS TABLET STAMPED "1-B10"	DATE	NO.	BY	REMARKS	DATE
STAKED BY	FIELD LABEL BY	GEOGRAPHIC POSITION (NAD 1927)				REVISIONS	DATE
		N.M. STATE PLANE COORD. (CENTRAL ZONE)				DESIGN	DATE
		X=557,526.69 Y=1,525,168.35					DATE
		GROUND TO GRID FACTOR = 0.9996640					DATE
		DELTA ALPHA = -000EG 16 MIN 30 SEC					DATE
		NGVD 1929 ELEVATION = 5413.522					DATE
							DATE





GENERAL NOTES

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORTS PREPARED BY GEO-TEST, DATED FEBRUARY, 1998.
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- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL NOT GRADE OR DISTURB GROUND BEYOND GRADING LIMITS SHOWN.
- ALL TIEBACKS ARE 4:1 UNLESS OTHERWISE NOTED.

KEYED GENERAL NOTES

- STD. CURB & GUTTER AS PER STD. DWG 2415
- MODIFIED DEPRESSED CURB AND GUTTER AS PER DETAIL SHEET 1
- RUNDOWN CURB & GUTTER AS PER STD. DWG. 2415
- DEPRESSED CURB AND GUTTER AS PER DETAIL SHEET 1
- ROLL CURB & GUTTER AS PER STD DWG 2415
- MEDIAN CURB & GUTTER AS PER STD DWG 2415

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

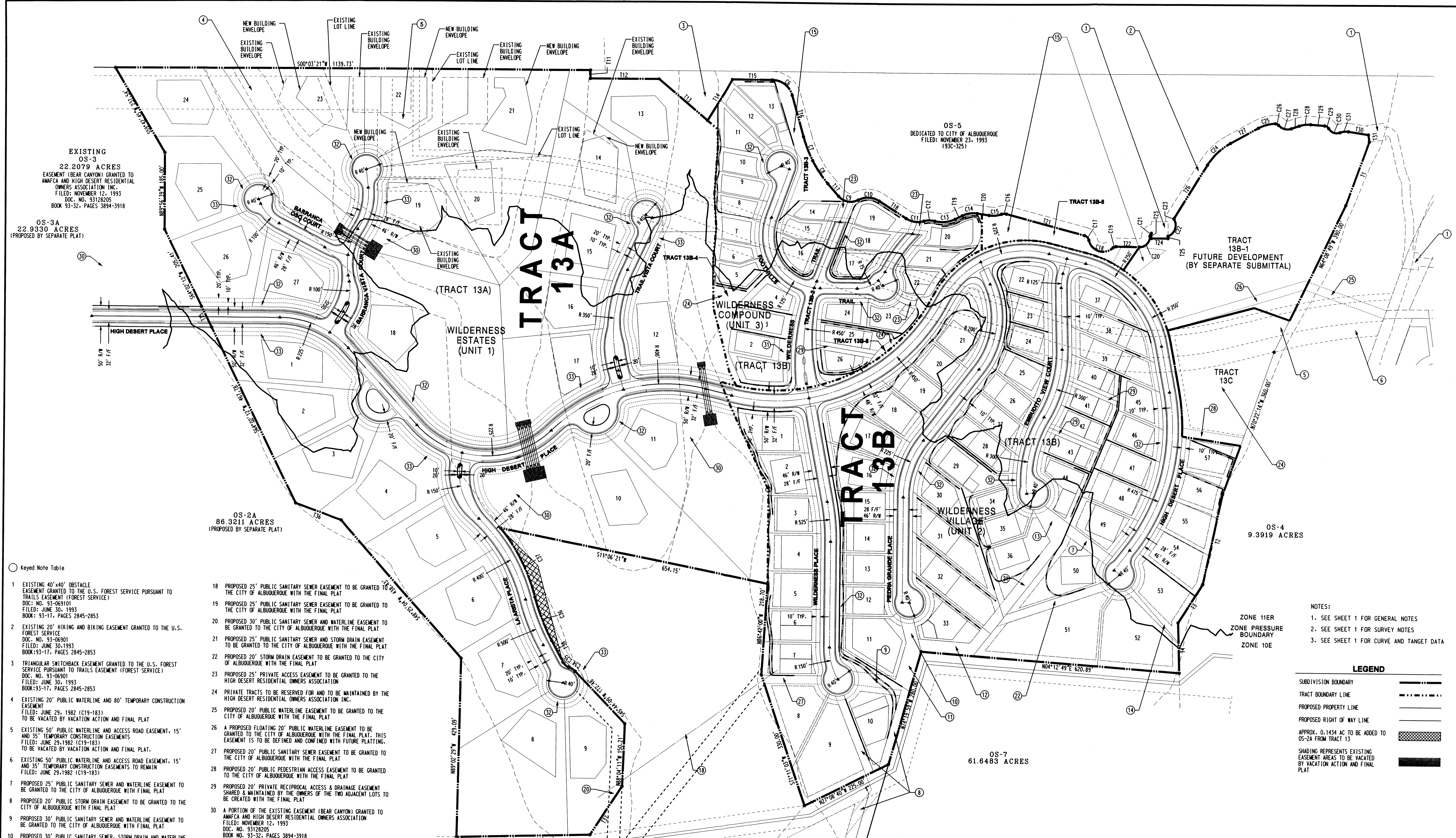
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP THE WILDERNESS ESTATES SUBDIVISION AT HIGH DESERT GRADING PLAN	
DESIGN REVIEW BOARD NO.	APPROVAL DATE
97 312	___/___/___
CITY PROJECT NO.	ZONE MAP NO.
	F-23
SHEET	OF
2	

ENGINEER'S SEAL SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	STATION IS A STANDARD UCC & GS BRASS	CONTRACTOR	DATE	DATE
		GEOLOGICAL SURVEY BENCH MARK. TOP	INSPECTED BY	DATE	DATE
		TABLET STAMPED "TUMBLE 1989" SET IN	ACCEPTANCE BY	DATE	DATE
		CONCRETE PROJECTING 0.2 FEET ABOVE	DATE	DATE	DATE
		GROUND. LOCATED 489 FEET WEST OF	DATE	DATE	DATE
		THE INTERSECTION OF SAN ANTONIO DRIVE	DATE	DATE	DATE
		AND TENNYSON STREET, AND 35 FEET NORTH	DATE	DATE	DATE
		OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR.	DATE	DATE	DATE
		ELEV. = 6009.155			

REMARKS	BY	DATE
REVISIONS		
DESIGN		
YOP		09/2002
DLW		09/2002
KGP		09/2002

MO./DAY/YR.	
LAST DESIGN UPDATE	MO./DAY/YR.

P:\N\030103\CDP\GEN\ 03010302



OS-5
DEDICATED TO CITY OF ALBUQUERQUE
FILED: NOVEMBER 23, 1993
(193C-325)

EXISTING OS-3
22.2079 ACRES
EASEMENT (BEAR CANYON) GRANTED TO
AMAFCA AND HIGH DESERT RESIDENTIAL
OWNERS ASSOCIATION INC.
FILED: NOVEMBER 12, 1993
DOC. NO. 93128205
BOOK 93-32, PAGES 3894-3918

OS-3A
22.9330 ACRES
(PROPOSED BY SEPARATE PLAT)

OS-2A
86.3211 ACRES
(PROPOSED BY SEPARATE PLAT)

TRACT 13B-1
FUTURE DEVELOPMENT
(BY SEPARATE SUBMITTAL)

OS-4
9.3919 ACRES

OS-7
61.6483 ACRES

EXISTING OS-2
86.8582 ACRES (NET)
87.8060 ACRES (GROSS)
EASEMENT (BEAR CANYON) GRANTED TO
AMAFCA AND HIGH DESERT RESIDENTIAL
OWNERS ASSOCIATION INC.
FILED: NOVEMBER 12, 1993
DOC. NO. 93128205
BOOK 93-32, PAGES 3894-3918

- Keyed Note Table
- EXISTING 40'x40' OBSTACLE EASEMENT GRANTED TO THE U.S. FOREST SERVICE PURSUANT TO TRAILS EASEMENT (FOREST SERVICE) DOC. NO. 93-069101 FILED: JUNE 30, 1993 BOOK: 93-17, PAGES 2845-2853
 - EXISTING 20' HIKING AND BIKING EASEMENT GRANTED TO THE U.S. FOREST SERVICE DOC. NO. 93-06901 FILED: JUNE 30, 1993 BOOK: 93-17, PAGES 2845-2853
 - TRIANGULAR SWITCHBACK EASEMENT GRANTED TO THE U.S. FOREST SERVICE PURSUANT TO TRAILS EASEMENT (FOREST SERVICE) DOC. NO. 93-06901 FILED: JUNE 30, 1993 BOOK: 93-17, PAGES 2845-2853
 - EXISTING 20' PUBLIC WATERLINE AND 80' TEMPORARY CONSTRUCTION EASEMENT FILED: JUNE 29, 1982 (C19-183) TO BE VACATED BY VACATION ACTION AND FINAL PLAT
 - EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS FILED: JUNE 29, 1982 (C19-183) TO BE VACATED BY VACATION ACTION AND FINAL PLAT.
 - EXISTING 50' PUBLIC WATERLINE AND ACCESS ROAD EASEMENT, 15' AND 35' TEMPORARY CONSTRUCTION EASEMENTS TO REMAIN FILED: JUNE 29, 1982 (C19-183)
 - PROPOSED 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
 - PROPOSED 20' PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
 - PROPOSED 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
 - PROPOSED 30' PUBLIC SANITARY SEWER, STORM DRAIN AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
 - PROPOSED 40' PUBLIC SANITARY SEWER, STORM DRAIN AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
 - PROPOSED 30' PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
 - PROPOSED PUBLIC SANITARY SEWER, STORM DRAIN AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
 - PROPOSED 15' ACCESS EASEMENT TO BE GRANTED TO AMAFCA WITH THE FINAL PLAT
 - PROPOSED PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT

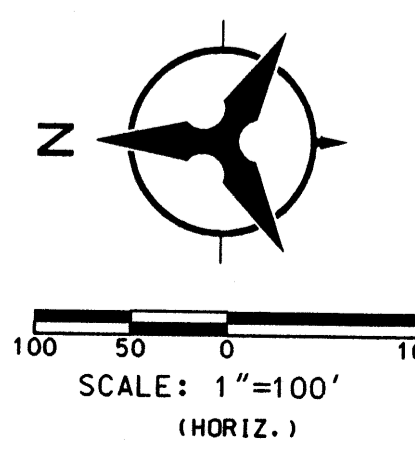
- PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
- PROPOSED 25' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
- PROPOSED 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
- PROPOSED 25' PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
- PROPOSED 20' STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
- PROPOSED 25' PRIVATE ACCESS EASEMENT TO BE GRANTED TO THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION
- PRIVATE TRACTS TO BE RESERVED FOR AND TO BE MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC.
- PROPOSED 20' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
- A PROPOSED FLOATING 20' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT. THIS EASEMENT IS TO BE DEFINED AND CONFINED WITH FUTURE PLATTING.
- PROPOSED 20' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
- PROPOSED 20' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
- PROPOSED 20' PRIVATE RECIPROCAL ACCESS & DRAINAGE EASEMENT SHARED & MAINTAINED BY THE OWNERS OF THE TWO ADJACENT LOTS TO BE CREATED WITH THE FINAL PLAT
- A PORTION OF THE EXISTING EASEMENT (BEAR CANYON) GRANTED TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC. FILED: NOVEMBER 12, 1993 DOC. NO. 93128205 BOOK NO. 93-32, PAGES 3894-3918 TO BE VACATED BY VACATION ACTION WITH BULK LAND PLAT
- PROPOSED 30' WIDE PRIVATE ACCESS EASEMENT TO BE CREATED WITH THE FINAL PLAT
- PROPOSED 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FINAL PLAT. (TYP.)
- PROPOSED 20' PRIVATE LANDSCAPE EASEMENT TO BE RESERVED FOR AND MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION. TO BE GRANTED WITH THE FINAL PLAT. (TYP.)

- NOTES:
- SEE SHEET 1 FOR GENERAL NOTES
 - SEE SHEET 1 FOR SURVEY NOTES
 - SEE SHEET 1 FOR CURVE AND TARGET DATA

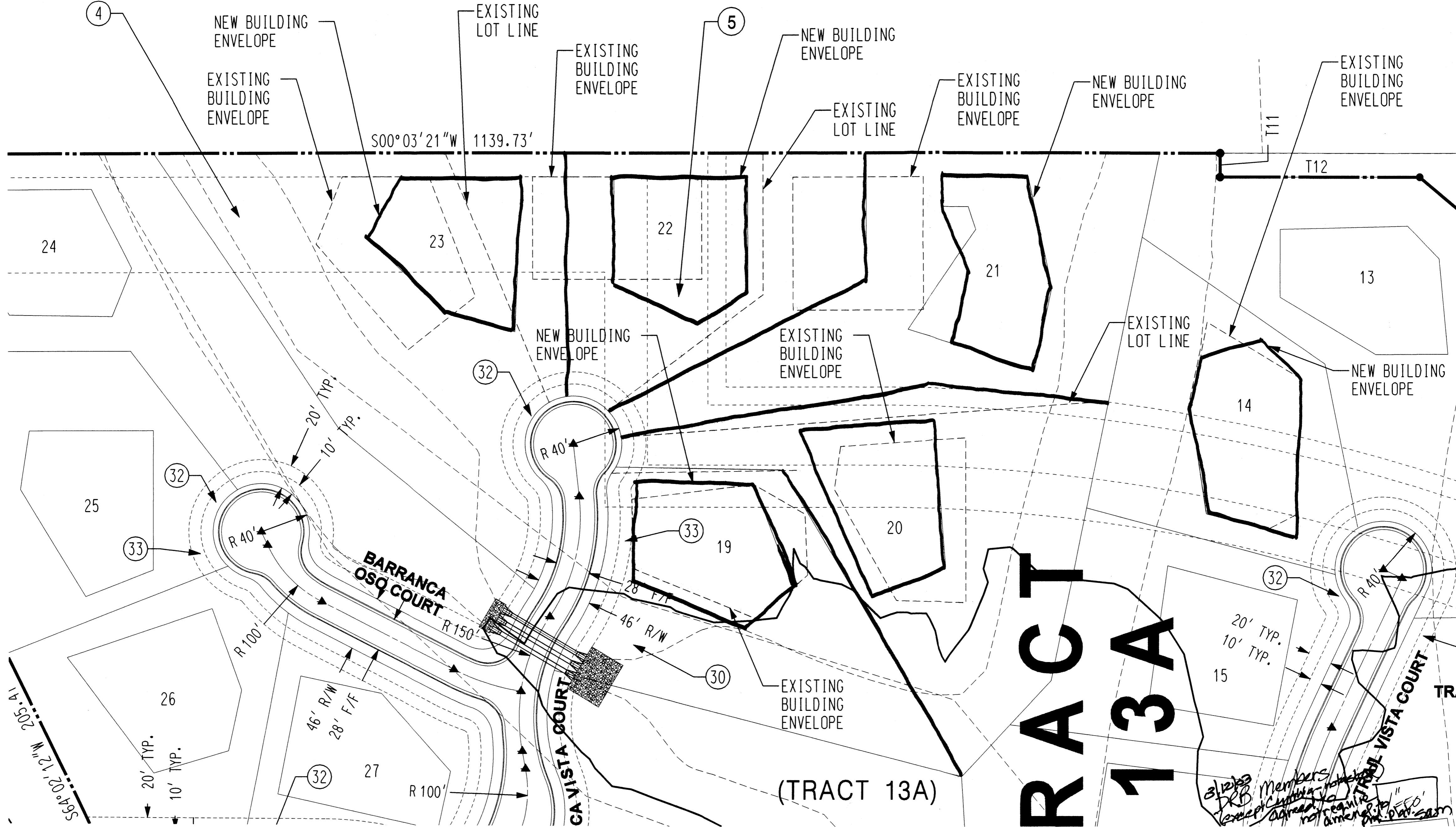
LEGEND

SUBDIVISION BOUNDARY	---
TRACT BOUNDARY LINE	----
PROPOSED PROPERTY LINE
PROPOSED RIGHT OF WAY LINE	—+—+—+—
APPROX. 0.1434 AC TO BE ADDED TO OS-2A FROM TRACT 13	▨
SHADING REPRESENTS EXISTING EASEMENT AREAS TO BE VACATED BY VACATION ACTION AND FINAL PLAT	■

ZONE 11ER
ZONE PRESSURE BOUNDARY
ZONE 10E



PRELIMINARY PLAT
OF THE WILDERNESS
AT HIGH DESERT
(TRACTS 13, OS-2 & OS-3)
ALBUQUERQUE, NEW MEXICO
OCTOBER, 2002 SHEET 2 OF 2



(TRACT 13A)

TRACT 13A

slips members not required amended by sam