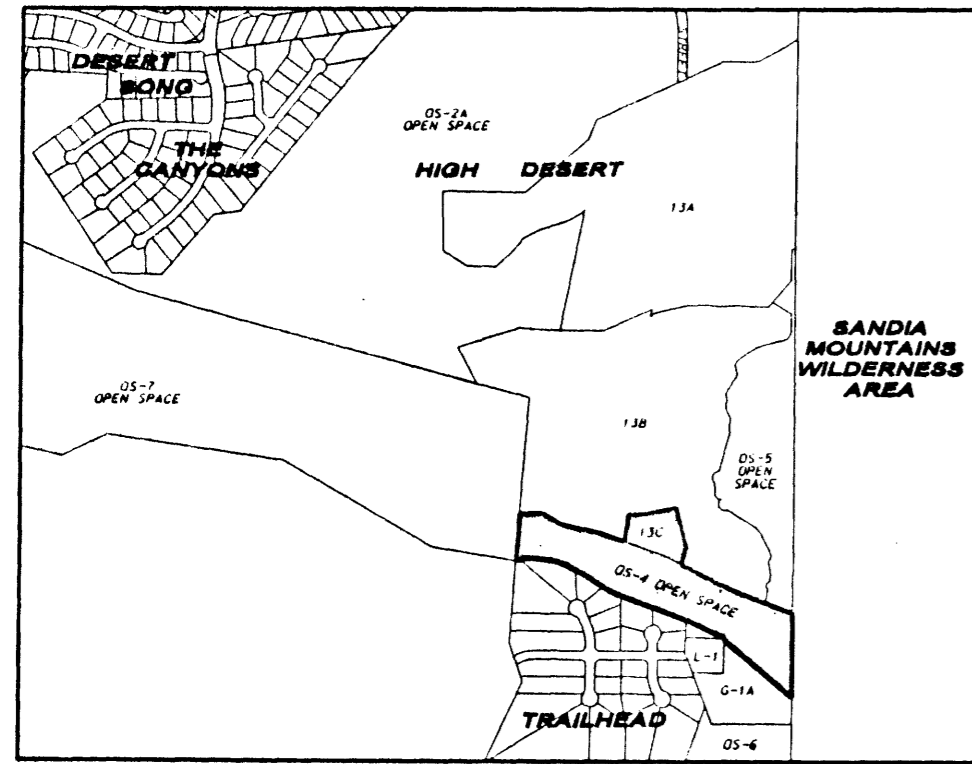


SP-2003142589



LOCATION MAP

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

SUBDIVISION DATA

- DRB No.
- Zone Atlas index No. F-23-Z
- Gross Subdivision Acreage: 10.8213 Acres.
- Total Number of Tracts created: Two (2) Tracts.
- This Plat shows existing easements.
- Date of Survey: November, 2002.
- Total mileage of full width streets created: 0 mile
- Plat is located within the Elena Gallegos Grant, within Projected Section 35, T11N, R4E, NMPM.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Tract OS-4 of the PLAT OF 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 November 23, 1993 in Volume 93C, Folio 325 as Document No. 93133004 together with Tract 13-C of the CORRECTION PLAT, BULK PLAT OF TRACTS 13-A, 13-B, 13-C, OS-2-A & OS-3-A, 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 February 6, 2003 in Book 2003C, Page 26 as Document No. 2003019957 into 2 tracts, to grant easements, to vacate easements, and to grant an Access Control Line.

PUBLIC UTILITY EASEMENTS

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

- 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.
- PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWEST 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.
- 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, in projected Section 35, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract 13-C of the CORRECTION PLAT, BULK PLAT OF TRACTS 13-A, 13-B, 13-C, OS-2-A & OS-3-A, 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 February 6, 2003 in Book 2003C, Page 26 as Document No. 2003019957 together with Tract OS-4 of the PLAT OF 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 November 23, 1993 in Volume 93C, Folio 325 as Document No. 93133004 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the northeast corner of said Tract OS-4, a point on the projected Section Line of Sections 35 and 36, Township 11 North, Range 4 East, New Mexico Principal Meridian, whence the Albuquerque City Survey (ACS) Monument "D24 RESET, 1973/1995", a standard AC aluminum cap riveted to the top of a two (2) inch iron pipe (having New Mexico State Plane Grid Coordinates Central Zone of X=431,318.24 and Y=1,513,364.75) bears N00°12'17"E, a distance of 8383.00 feet and from said point of beginning running thence along the easterly boundary line of said Tract OS-4 and also along said projected Section Line, S00°03'21"E, a distance of 440.00 feet to the southeast corner of said Tract OS-4, thence leaving said projected Section Line and running thence along the southerly boundary line of said Tract OS-4, N50°24'17"W, a distance of 463.52 feet to a point; thence, N00°07'36"E, a distance of 16.04 feet to a point; thence, N66°01'15"W, a distance of 218.81 feet to a point; thence, N70°24'17"W, a distance of 360.35 feet to a point of curvature (non-tangent); thence, 104.23 feet along the arc of a curve to the right having a radius of 528.00 feet and a chord which bears N64°44'44"W, a distance of 104.06 feet to a point of non-tangency; thence, N59°05'41"W, a distance of 143.76 feet to a point of curvature; thence, 209.23 feet along the arc of a curve to the left having a radius of 472.00 feet and a chord which bears N71°47'37"W, a distance of 207.52 feet to a point of tangency; thence, N84°29'34"W, a distance of 93.10 feet to a point of curvature (non-tangent); thence, 21.51 feet along the arc of a curve to the right having a radius of 50.00 feet and a chord which bears S51°52'37"W, a distance of 21.35 feet to a point of non-tangency; thence, N89°47'16"W, a distance of 25.06 feet to the southwest corner of said Tract OS-4, thence running along the westerly boundary line of said Tract OS-4, N04°12'49"E, a distance of 244.95 feet to the northwest corner of said Tract OS-4, thence running along the northerly boundary line of said Tract OS-4, N88°04'59"E, a distance of 120.69 feet to a point; thence, S57°39'22"E, a distance of 109.22 feet to a point; thence, S77°57'35"E, a distance of 220.00 feet to a point; thence, S70°22'14"E, a distance of 124.52 feet to the southwest corner of said Tract 13-C, thence running along the westerly boundary line of said Tract 13-C, N08°29'15"E, a distance of 141.83 feet to a point of curvature (non-tangent) being the northwest corner of said Tract 13-C, thence running along the northerly boundary line of said Tract 13-C, 108.34 feet along the arc of a curve to the left having a radius of 498.00 feet and a chord which bears N85°48'34"E, a distance of 108.13 feet to a point of tangency; thence, N79°34'37"E, a distance of 112.57 feet to a point of curvature; thence, 33.23 feet along the arc of a curve to the right having a radius of 273.00 feet and a chord which bears N76°05'22"E, a distance of 33.21 feet to the northeast corner of said Tract 13-C, thence running along the easterly boundary line of said Tract 13-C, S14°57'52"E, a distance of 214.83 feet to a point; thence, S19°14'58"W, a distance of 89.84 feet to the southeast corner of said Tract 13-C and also being a point on the northerly boundary line of said Tract OS-4, thence running along the northerly boundary line of said Tract OS-4, S64°08'49"E, a distance of 305.79 feet to a point; thence, S69°56'26"E, a distance of 161.91 feet to a point; thence, S69°56'53"E, a distance of 168.09 feet to the point and place of beginning.

Tract contains 10.8213 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: April 8, 2003

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 Tract OS-4 of the PLAT OF 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 November 23, 1993 in Volume 93C, Folio 325 as Document No. 93133004 together with Tract 13-C of the CORRECTION PLAT, BULK PLAT OF TRACTS 13-A, 13-B, 13-C, OS-2-A & OS-3-A, 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 February 6, 2003 in Book 2003C, Page 26 as Document No. 2003019957 now comprising Tract 13-C-1 AND Tract OS-4-A, 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 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 _____ day of _____, 2003 by Douglas H. Collister, President of High Desert Investment Corporation.

My Commission Expires: _____ Notary Public

NOTES

- 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 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 November 23, 1993 in Volume 93C, Folio 325 as Document No. 93133004.
- Distances are ground distances.
- OS-4-A is subject to a floating trail easement for a non-motorized vehicular and pedestrian trail granted to the City of Albuquerque and filed: November 23, 1993 in Book 93C, Page 325 as Document No. 93133004. Easement is vacated by Vacation Action V-030208-00374.
- There shall be no motorized vehicular access over or across the Access Control Line, per the City of Albuquerque, except the following: (i) City of Albuquerque, Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA), utility companies and High Desert Residential Owners Association, Inc. only for maintenance, including maintenance of a public waterline, the Embudo Arroyo drainage improvements, utilities and a public trail and for private open space purposes. Such temporary maintenance access shall note that maintenance access is limited to the duration of the maintenance performed and is for maintenance purposes only. After maintenance is performed the High Desert Residential Owners Association shall be required to restore the maintenance access to its near natural condition. No permanent maintenance roadway shall be allowed in Tract OS-4-A; and (ii) temporary motorized vehicular access during and in connection with the construction of subdivision improvements (bank stabilization, drop structures, utilities, etc.) a perimeter wall/fence, a public trail and landscape construction within Tract OS-4-A. Within 120 days after completion of such construction HDIC and SPS shall restore Tract OS-4-A to its former near natural conditions.
- Pursuant to the High Desert Sector Development Plan and the Declaration of Covenants, Conditions and Restrictions for High Desert Residential Properties, there shall be no motorized vehicular access into or across Tract OS-4-A (City of Albuquerque Open Space) from Tract 13-B-1 except as noted, as follows: Motorized vehicular access into and across Tract OS-4-A is reserved for the City of Albuquerque, AMAFCA, utility companies and the High Desert Residential Owners Association for maintenance, including maintenance of a public waterline, utilities, the Embudo Arroyo drainage improvements, and a public trail and for private open space purposes. In addition, temporary motorized vehicular access into and across Tract OS-4-A shall be allowed during and in connection with the construction of subdivision improvements and infrastructure including but not limited to a public waterline, utilities, public arroyo improvements (bank stabilization, drop structures, etc.), a perimeter wall/fence, a public trail and landscape construction. An access easement for maintenance into Tract OS-4-A is granted with the filing of this plat. A temporary construction easement across Tract OS-4-A is granted with the filing of this plat for the purpose of construction of such subdivision improvements and infrastructure (including but not limited to a public waterline, utilities, public arroyo improvements (bank stabilization, drop structures, etc.), a perimeter wall/fence and a public trail. The restrictions contained in this plat shall not limit the granting of future utility easements into or across Tract OS-4-A. Any such temporary maintenance access shall note that maintenance access is limited to the duration of the maintenance performed and is for maintenance purposes only. After maintenance is performed, the High Desert Residential Owners Association shall be required to restore the maintenance access to its near natural condition. No defined permanent maintenance roadway shall be allowed to exist in Tract OS-4-A. Within 120 days after completion of such construction, HDIC and SPS shall restore Tract OS-4-A to its previous near natural conditions.

PLAT OF TRACTS OS-4-A & 13-C-1 HIGH DESERT
(A REPLAT OF TRACTS OS-4 & 13-C, HIGH DESERT)
ALBUQUERQUE, NEW MEXICO
APRIL, 2003

APPROVALS

PLANNING DIRECTOR	DATE
_____	_____
CITY ENGINEER	DATE
_____	_____
A.M.A.F.C.A.	DATE
_____	_____
TRAFFIC ENGINEER	DATE
_____	_____
CITY SURVEYOR	DATE
_____	_____
PROPERTY MANAGEMENT	DATE
_____	_____
UTILITY DEVELOPMENT DEPARTMENT	DATE
_____	_____
PARKS & RECREATION	DATE
_____	_____
QWEST	DATE
_____	_____
COMCAST CABLE	DATE
_____	_____
PNM ELECTRIC SERVICES	DATE
_____	_____
PNM GAS SERVICES	DATE
_____	_____
HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION	DATE
_____	_____

TAX CERTIFICATION

PROPERTY OWNER OF RECORD	DATE
_____	_____
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
Court yard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES