

PLAT OF  
**LOT 24A-1,**  
**WEST HIGHLANDS AT HIGH DESERT**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2003

DEBORAH J. BUCHHORN  
 OWNER  
 PROJECTED  
 SEC. 26, T 11 N, R 4 E, N.M.P.M.  
 LOCATION  
 WEST HIGHLANDS AT HIGH DESERT  
 SUBDIVISION

COUNTY CLERK FILING DATA

DESCRIPTION

Lot 24A, West Highlands at High Desert, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 26, 2001, Book 2001C, Page 118.

VICINITY MAP **E-23**  
 SCALE: 1" = 750'

FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner.

*Deborah J. Buchhorn*  
 Deborah J. Buchhorn Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS  
 This instrument was acknowledged before me on this 25 day of September, 2003, by Deborah J. Buchhorn.

*Notary Public*  
 Notary Public

- DRB PROJECT NUMBER \_\_\_\_\_  
 APPLICATION NUMBER \_\_\_\_\_  
 APPROVALS:  
 DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE \_\_\_\_\_  
 UTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE \_\_\_\_\_  
 CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE \_\_\_\_\_  
 A.M.A.F.C.A. DATE \_\_\_\_\_  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE \_\_\_\_\_  
 PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE \_\_\_\_\_  
 CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE \_\_\_\_\_  
 HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION 9-25-03 DATE \_\_\_\_\_  
 HIGH DESERT INVESTMENT CORPORATION 9-25-03 DATE \_\_\_\_\_

BOUNDARY TABLES

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	423.00'	61.39'	S 63°51'03" W	61.34'	08°18'57"
(C1)	423.00'				08°18'55"
C2	25.00'	18.56'	S 80°57'36" W	18.14'	42°32'00"
(C2)	25.00'	18.50'	S 80°53'35" W	18.08'	42°23'58"
C3	40.00'	0.44'	N 78°18'21" W	0.44'	00°37'56"
(C3)	40.00'	0.50'	N 78°15'49" W	0.50'	00°42'46"
C4	458.93'	159.38'	N 85°44'13" E	158.58'	19°53'51"
(C4)	458.93'	159.41'	N 85°44'44" E	158.61'	19°54'06"

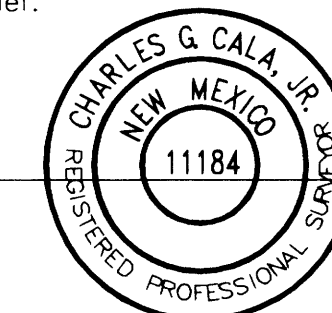
BUILDING ENVELOPE TABLE

LINE	DIRECTION	DISTANCE
E1	N 23°58'27" W	4.72'
E2	N 09°08'58" W	28.50'
E3	N 01°37'24" E	44.10'
E4	N 66°59'37" E	32.81'
E5	S 83°36'43" E	42.86'
E6	S 74°28'25" E	39.37'
E7	S 04°17'44" W	62.90'
E8	S 68°06'17" W	42.41'
E9	N 85°49'05" W	61.63'
T1	S 16°01'40" E	72.33'
T2	S 09°04'20" E	43.25'

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

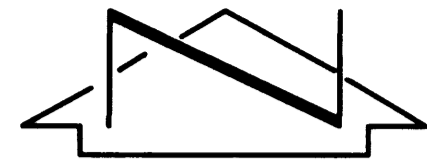
*Charles G. Cala, Jr.*  
 Charles G. Cala, Jr., NMPS 11184



9-24-03  
 Date



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE  NEW MEXICO 87109  
 ENGINEERS  SURVEYORS (505) 345-4250  
 JOB #2003.066.1 PLAT



SCALE: 1" = 20'



# PLAT OF LOT 24A-1, WEST HIGHLANDS AT HIGH DESERT

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2003

COUNTY CLERK FILING DATA

SIMMS PARK ROAD N.E.  
(R.O.W. VARIES)

NEW MEXICO CENTRAL ZONE-NAD 1927  
A.C.S. STA. "1-E23"  
X=426,291.21  
Y=1,513,007.10  
COMBINED FACTOR=0.999617692  
NO DELTA ALPHA INFORMATION  
ELEVATION=6034.244' (NGVD 29)

### KEYED NOTES

#### EXISTING EASEMENTS

- ① 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 200C-287
- ② 20' LANDSCAPE EASEMENT RESERVED FOR AND MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION, INC. GRANTED BY PLAT 2000C-287
- ③ 20' WATERLINE EASEMENT GRANTED BY PLAT 93C-325

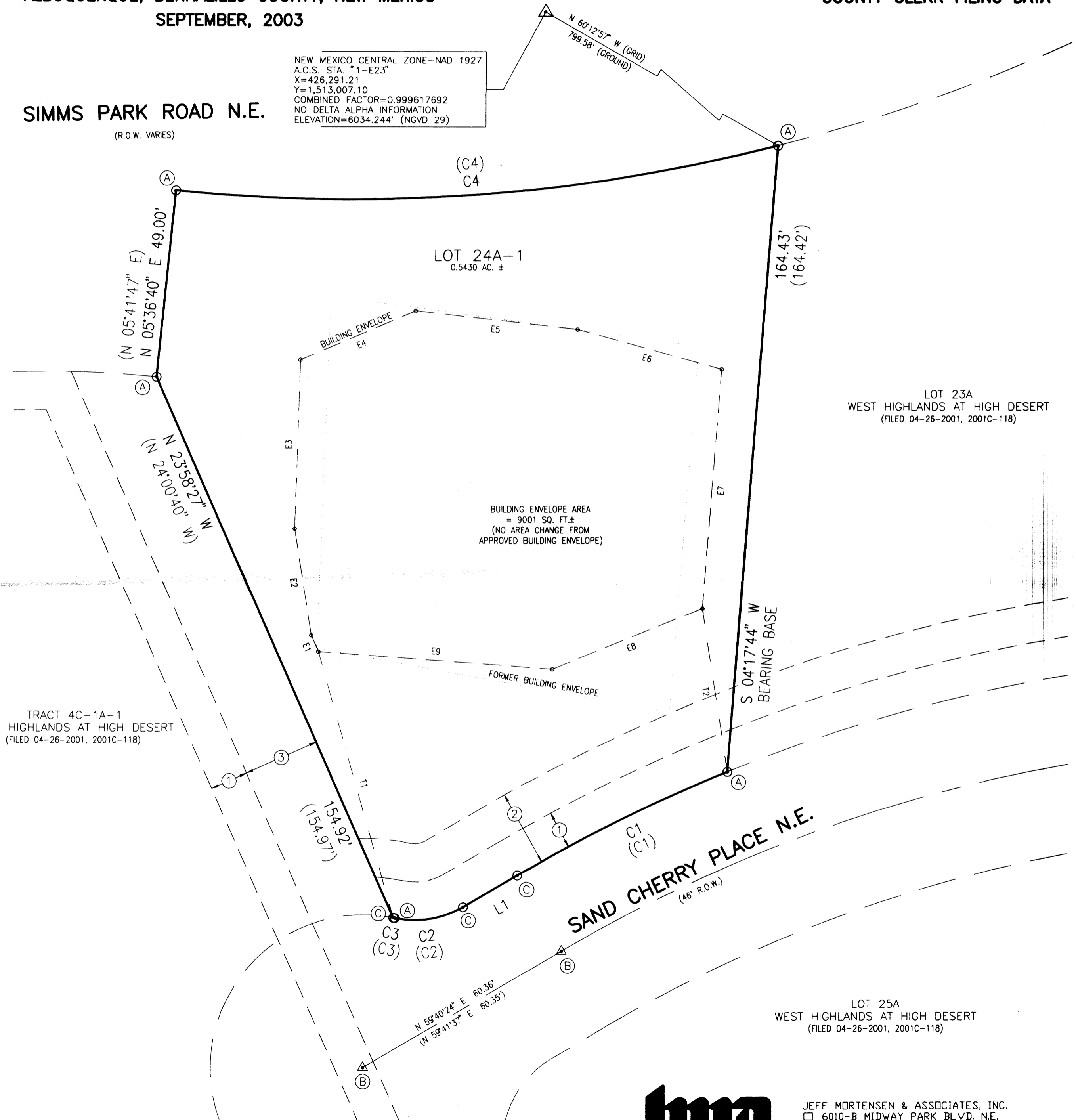
#### MONUMENTS

- Ⓐ FOUND #5 REBAR W/CAP STAMPED "WEAVER LS 6544", TAGGED W/WASHER STAMPED "NMPS 11184"
- Ⓑ FOUND C.O.A. CENTERLINE ALUMINUM MONUMENT STAMPED "LS 6544"
- Ⓒ SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

#### General Notes:

1. A boundary and building envelope survey was performed in August, 2003. Property corners were found or set as indicated. Each corner of the new building envelope was monumented with a bridge spike with red plastic cap stamped "CONTROL PT. NMPS 11184"
2. All distances are ground distances.
3. Site located within projected Section 26, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings shown hereon are based upon the eastern property line of Lot 24A, West Highlands at High Desert, per plat filed April 26, 2001, Book 2001C, Page 118. To achieve New Mexico State Plane Grid Bearings, rotate plat bearings clockwise 0°00'06".
5. Record bearings and distances are shown in parenthesis.
6. The following documents and instruments were used for the performance and preparation of this survey:
  - a. Plat of West Highlands at High Desert, filed 04-26-2001, Book 2001C, Page 118, Records of Bernalillo County, New Mexico.
  - b. Plat of West Highlands at High Desert, filed 11-03-2000, Book 2000C, Page 287, Records of Bernalillo County, New Mexico.
  - c. Warranty Deed, filed 05-30-2003, Book A57, Page 1621, Doc. #2003091813, Records of Bernalillo County, New Mexico.
7. No public or private street mileage was created by this plat.
8. The purpose of this plat is to modify the approved building envelope to conform with the proposed site plan.
9. Property surveyed hereon is subject to private 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. and further described by notes on plats 2000C-287 and 2001C-118.
10. Gross subdivision acreage = 0.5430 acres.

TRACT 4C-1A-1  
WEST HIGHLANDS AT HIGH DESERT  
(FILED 04-26-2001, 2001C-118)



LOT 24A-1  
0.5430 AC. ±

BUILDING ENVELOPE AREA  
= 9001 SQ. FT. ±  
(NO AREA CHANGE FROM  
APPROVED BUILDING ENVELOPE)

LOT 23A  
WEST HIGHLANDS AT HIGH DESERT  
(FILED 04-26-2001, 2001C-118)

LOT 25A  
WEST HIGHLANDS AT HIGH DESERT  
(FILED 04-26-2001, 2001C-118)



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