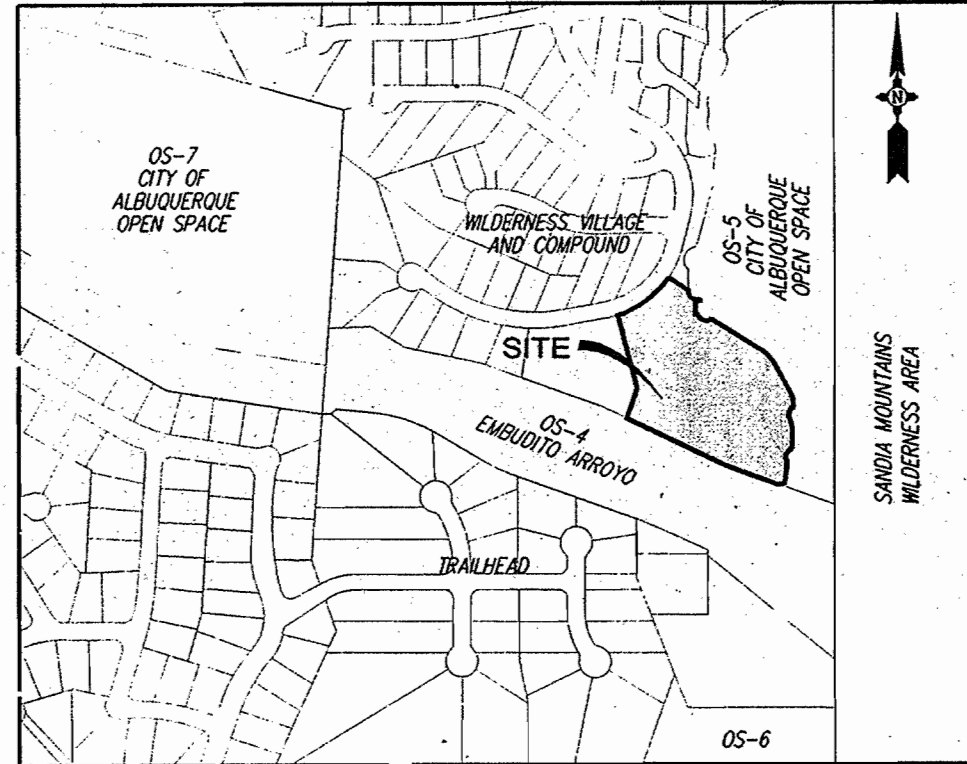


SP-2008283850



LOCATION MAP
ZONING ATLAS MAP F-23-Z
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zoning Atlas Index No. F-23-Z.
3. Gross Subdivision Area: 3.9653 Acres
4. Total Number of Lots / Tracts Created: One (1) Tract
5. Plat is located within the Elena Gallegos Grant within projected Section 35, T11N, R4E, NMPM.
6. Zoning: JU-2 (U)R

DISCLOSURE STATEMENT

The purpose of this Plat is to vacate and grant easements within Tract A 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 Book 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 Tract A, 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 Book 2003C, Page 373. as Document No. 2003220908.

Tract contains 3.9653 acres of land, more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927. Basis of bearing is derived from station "TUMBLE" and station "1-D24 RESET 1973/1995" Bearing = N88°58'12"W.
2. Distances are ground distances.
3. Record bearings and distances are the same as shown on the Plat of Unit-2 Wilderness Subdivision and Unit-3 Wilderness Subdivision at High Desert filed December 11, 2003, Book 2003C page 373.
4. All easements of record are shown.
5. *There shall be no motorized vehicular access over or across the Access Control Line, per the City of Albuquerque, except the following: (1) 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 Embudito 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 (2) 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 13B (Unit 2-Wilderness Village and Unit 3-Wilderness Compound) Tract 13 B-1, Tract OS-4-A, and Tract OS-7. Within 120 days after completion of such construction the owner or developer shall restore Tract OS-4-A and OS-7 to their former near natural condition.
6. *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 (High Desert Open Space) or Tract OS-7 (City of Albuquerque Bear Canyon Open Space) from Tract 13-B (Unit 2-Wilderness Village and Unit 3-Wilderness Compound) Tract 13-B-1, and 13-C and the Trailhead Subdivision at High Desert except as noted, as follows: Motorized vehicular access into and across Tract OS-4-A and Tract OS-7 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 Embudito 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 and Tract OS-7 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 was granted with the filing of the Plat of Unit 2-Wilderness Subdivision and Unit 3-Wilderness subdivision, filed: December 11, 2003, Book 2003C, page 373. A temporary construction easement across Tract OS-4-A was granted with the filing of a Replat for Tract OS-4 for the purpose of construction of such subdivision improvements and infrastructure (included but not limited to a public waterline, utilities, public arroyo improvements (bank stabilization, drop structures, etc.), a Perimeter wall/fence and a public trail. 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 permanent maintenance roadway shall be allowed to exist in Tract OS-4-A. Within 120 days after completion of such construction, the owner or developer shall restore Tract OS-4-A and OS-7 to its natural near condition.
7. Tract A-1 is subject to a (20) twenty-foot wide floating public waterline easement granted to ABCWUA with the filing of this plat and will be confined and defined by future platting of Tract A-1.

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.

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 A, 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 Book 2003C, Page 373 as Document No. 2003220908, now comprising Tract A-1 inclusive 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 consent to all of the foregoing and owner(s) warrant that they hold among them complete and indefeasible title in fee simple and do hereby certify that the execution of this Plat is their free act and deed.

MESA VERDE DEVELOPMENT CORPORATION

By: *Scott Schiabor*
Scott Schiabor, President

State of New Mexico)
) SS
County of Bernalillo)

This instrument was acknowledged before me on 15th day of July, 2008, by Scott Schiabor, President

My Commission Expires: 3-24-2012
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: 7-14, 2008

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 existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties 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: 7-14-08



PLAT OF
**TRACT A-1 WILDERNESS CAÑON
AT HIGH DESERT**

(TRACT A OF UNIT 2 WILDERNESS SUBDIVISION
and UNIT 3 WILDERNESS SUBDIVISION
AT HIGH DESERT)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2008

PROJECT NUMBER 1004989

APPLICATION NUMBER 08 DRB-70325

PLAT APPROVAL

UTILITY APPROVALS:

QWEST TELECOMMUNICATIONS	<i>[Signature]</i>	<u>7/21/08</u>
COMCAST CABLE	<i>[Signature]</i>	<u>8-4-08</u>
PNM ELECTRIC SERVICES	<i>[Signature]</i>	<u>8-6-08</u>
PNM GAS SERVICES	<i>[Signature]</i>	<u>8-6-08</u>

CITY APPROVAL:

CITY SURVEYOR	<i>[Signature]</i>	<u>7-15-08</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<i>[Signature]</i>	<u>7-23-08</u>
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	<i>[Signature]</i>	<u>8-11-08</u>

UTILITIES DEVELOPMENT:

PARKS & RECREATION DEPARTMENT	<i>[Signature]</i>	<u>7/23/08</u>
A.M.A.F.C.A.	<i>[Signature]</i>	<u>7/23/08</u>

CITY ENGINEER:

DRB CHAIRPERSON, PLANNING DEPARTMENT	<i>[Signature]</i>	<u>8-17-08</u>
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HIGH DESERT RESIDENTIAL HOMEOWNERS ASSOCIATION DATE 8-15-08
HIGH DESERT INVESTMENT CORPORATION DATE

TAX CERTIFICATION

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

1012306149424510167

PROPERTY OWNER OF RECORD Life Investments
[Signature] 8-19-08
BERNALILLO COUNTY TREASURER'S OFFICE DATE

Bohannon & Huston

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

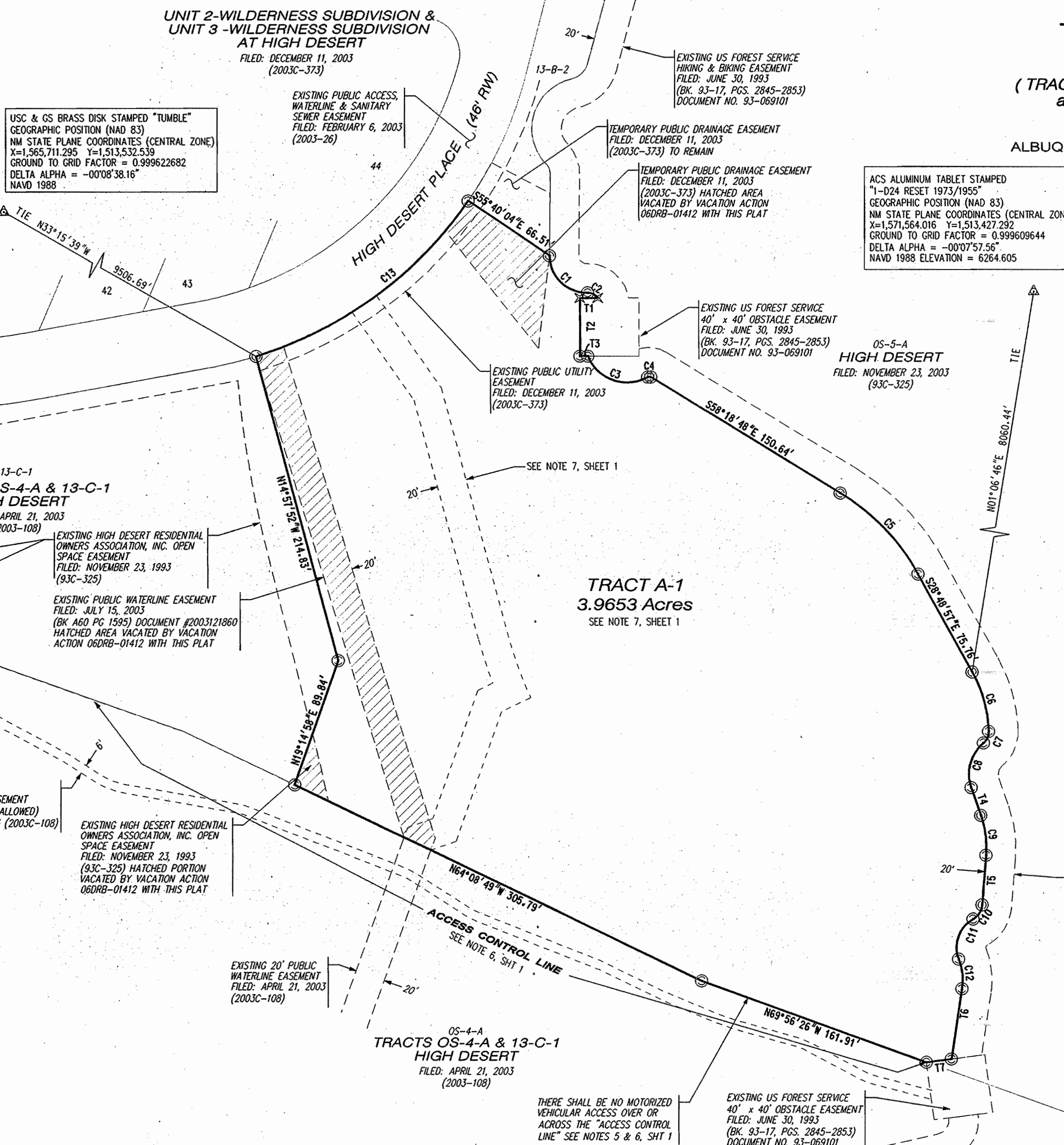
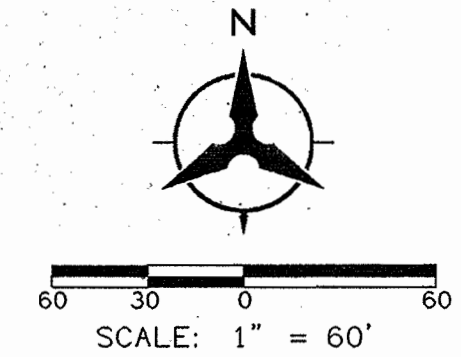
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

SHEET 1 OF 2

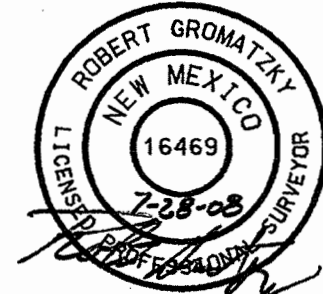
Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	92°27'07"	26.09'	40.34'	25.00'	36.10'	S45°35'18"E
C2	57°35'08"	4.40'	8.04'	8.00'	7.71'	S63°01'18"E
C3	98°30'18"	32.87'	48.69'	28.32'	42.91'	S70°37'14"E
C4	61°33'34"	1.19'	2.15'	2.00'	2.05'	S89°05'36"E
C5	29°29'51"	39.49'	77.22'	150.00'	76.37'	S43°33'53"E
C6	26°56'31"	21.56'	42.32'	90.00'	41.93'	S15°20'41"E
C7	51°35'27"	4.83'	9.00'	10.00'	8.70'	S23°55'18"W
C8	68°40'35"	19.13'	33.56'	28.00'	31.59'	S15°22'44"W
C9	23°30'50"	14.15'	27.91'	68.00'	27.71'	S07°12'09"E
C10	56°18'27"	6.42'	11.79'	12.00'	11.32'	S32°42'30"W
C11	81°52'22"	19.08'	31.44'	22.00'	28.83'	S19°55'33"W
C12	29°28'47"	10.52'	20.58'	40.00'	20.35'	S06°16'14"E
C13	38°16'12"	94.72'	182.35'	273.00'	178.98'	N53°28'02"E

Tangent Data		
ID	BEARING	DISTANCE
T1	N90°00'00"W	12.11'
T2	S00°00'00"E	40.00'
T3	N90°00'00"E	5.30'
T4	S18°57'34"E	20.00'
T5	S04°33'17"W	34.00'
T6	S08°28'09"W	48.69'
T7	S82°30'46"W	17.03'

**PLAT OF
TRACT A-1 WILDERNESS CAÑON
AT HIGH DESERT**
(TRACT A OF UNIT 2 WILDERNESS SUBDIVISION
and UNIT 3 WILDERNESS SUBDIVISION
AT HIGH DESERT)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2008



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	RIGHT OF WAY
	PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	#5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
	FOUND 5/8" REBAR WITH 1 1/4" PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	FOUND CHISLED "X"



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

SHEET 2 OF 2