

Vicinity Map Zone Atlas E-23-Z

Indexing Information

Section 26, Township 11 North, Range 4 East, N.M.P.M.
 as Projected into the Elena Gallegos Grant
 Subdivision: Highlands at High Desert, Unit 1
 Owner: Anne & Christopher Demas
 UPC #102306252425910309

Subdivision Data

GROSS ACREAGE 1.2449 ACRES
 ZONE ATLAS PAGE NO. E-23-Z
 NUMBER OF EXISTING LOTS 1
 NUMBER OF LOTS CREATED 1
 MILES OF FULL WIDTH STREETS 0.00 MILES
 MILES OF HALF WIDTH STREETS 0.00
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.00 ACRES
 DATE OF SURVEY JULY 2013

Legal

LOTS NUMBERED FORTY-FOUR (44), OF UNIT 1 OF HIGHLANDS AT HIGH DESERT, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 17, 1995, IN PLAT BOOK 95C, FOLIO 95.

Notes from Plat of Record (3/17/1995, BK. 95C, PG. 95)

PROPERTY SUBJECT TO THE EASEMENTS AS ESTABLISHED AND REFLECTED ON THE PLAT OF RECORD INCLUDING BUT NOT LIMITED TO:

- EXISTING DRAINAGE EASEMENT GRANTED TO AMAFCA AND THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION, INC. GRANTED BY PLAT FILED FEBRUARY 9, 1995 IN BOOK 95C, FOLIO 6, MODIFIED BY THE MODIFICATION TO EASEMENT TO AMAFCA AND EASEMENT TO OWNERS ASSOCIATION IN PROPOSED UNIT 1, HIGHLANDS SUBDIVISION (A PORTION OF HIGHLANDS DENDRITIC ARROYOS) RECORDED MARCH 8, 1995 DOC. NO. 95023421 IN BOOK 95-6, PAGE 2335, RECORDS OF BERNALILLO COUNTY.
- THOSE PORTIONS OF EACH LOT IN UNIT 1 WHICH ARE (I) OUTSIDE THE BUILDING ENVELOPES AS INDICATED ON SHEETS 5 AND 6 OF THE PLAT OF RECORD (3/17/1995, BK. 95C, PG. 95) AND (II) OUTSIDE OF THE EASEMENT IN FAVOR OF AMAFCA AND THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INDICATED ON SHEETS 3, 4, 7 AND 8 OF THE PLAT OF RECORD (3/17/1995, BK. 95C, PG. 95) ARE SUBJECT TO THE EASEMENT AGREEMENT IN FAVOR OF THE CITY OF ALBUQUERQUE RECORDED MARCH 3, 1995, IN BOOK 95-5, PAGES 8920-8940, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS DOCUMENT NUMBER 95021793.
- OPEN SPACE EASEMENT TO HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION RECORDED MARCH 10, 1995, IN BOOK 95-6, PAGES 4959-4973, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS DOCUMENT NUMBER 95024864, SUBORDINATE TO DRAINAGE EASEMENT IN FAVOR OF AMAFCA AND OWNERS ASSOCIATION.
- THE 20 FOOT STRIP(S) OF PROPERTY ALONG THE PUBLIC RIGHTS-OF-WAY OF EACH LOT IN UNIT 1 IS(ARE) SUBJECT TO THE LANDSCAPING EASEMENT IN FAVOR OF THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION RECORDED MARCH 10, 1995, IN BOOK 95-6, PAGES 4974-4983, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS DOCUMENT NUMBER 95024865.

THE NUMBERS REFLECTED HEREON (11-14 ARE THE SAME NUMBERS AS REFLECTED ON THE PLAT OF RECORD)

THE FOLLOWING NOTE IS APPLICABLE TO PRIVATE DRAINAGE EASEMENTS ONLY:

ALL LOTS ARE SUBJECT TO CROSS-DRAINAGE EASEMENTS OVER THAT PORTION OF EACH LOT OUTSIDE THE BUILDING ENVELOPE, AND OVER THAT PORTION OF THE BUILDING 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. SUCH CROSS-DRAINAGE EASEMENTS ARE IN ADDITION TO THOSE CREATED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HIGH DESERT RESIDENTIAL PROPERTIES, RECORDED DECEMBER 22, 1993 IN BOOK 93-36, PAGES 1-87, RECORDS OF BERNALILLO COUNTY, NEW MEXICO (THE "DECLARATION"). THE OWNER OF EACH LOT WILL MAINTAIN THE CROSS-DRAINAGE EASEMENT. IF THE OWNER FAILS TO MAINTAIN THE CROSS-DRAINAGE EASEMENT, OR ALTERS THE SURFACE OF THE CROSS-DRAINAGE EASEMENT, HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION, INC. WILL HAVE THE RIGHT TO PERFORM SUCH MAINTENANCE AS SET FORTH IN THE DECLARATION AND WILL HAVE THE RIGHT TO RESTORE THE SURFACE OF THE CROSS-DRAINAGE EASEMENT. THE CROSS-DRAINAGE EASEMENT OVER EACH LOT WILL NOT RESTRICT THE RIGHT OF THE OWNER OF THE LOT TO CONSTRUCT REASONABLE DRIVEWAYS AND WALKWAYS FROM THE PUBLIC STREET TO THE BUILDING ENVELOPE OVER THAT PORTION OF THE LOT SUBJECT TO THE CROSS-DRAINAGE EASEMENT, AS PROVIDED IN THE DECLARATION. PURSUANT TO THE DECLARATION THE OWNER OF EACH LOT SHALL DESIGN IMPROVEMENTS TO THE LOT IN CONFORMANCE WITH THE HIGH DESERT GUIDELINES FOR SUSTAINABILITY, AND SHALL PROVIDE A CERTIFICATION, AS PROVIDED IN THE GUIDELINES FOR SUSTAINABILITY STAMPED BY A REGISTERED NEW MEXICO PROFESSIONAL ENGINEER, INDICATING THE GRADING AND DRAINAGE IMPROVEMENTS, INCLUDING FOUNDATION WALL AND FINISHED GRADE ELEVATIONS ON THE LOT. THE PLAT OF RECORD (3/17/1995, BK. 95C, PG. 95),

Plat for
Lot 44-A
Highlands at High Desert, Unit 1
 Being Comprised of
Lot 44, Highlands at High Desert, Unit 1
City of Albuquerque
Bernalillo County, New Mexico
December 2013

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1009829

Plat approvals:

<u>Fernando Vigil</u> PNM Electric Services	<u>12-20-13</u> Date
<u>[Signature]</u> New Mexico Gas Company	<u>12/19/2013</u> Date
<u>[Signature]</u> Qwest Corporation d/b/a CenturyLink QC	<u>12/23/13</u> Date
<u>[Signature]</u> Comcast	<u>12/20/13</u> Date
_____	Date
_____	Date

City approvals:

<u>Dan P. Acosta</u> City Surveyor	<u>12-9-13</u> Date
<u>[Signature]</u> Traffic Engineer	<u>12-18-13</u> Date
<u>Allen Pote</u> ABCWUA	<u>12/18/13</u> Date
<u>Carl S. Dumont</u> Parks and Recreation Department	<u>12-18-13</u> Date
<u>[Signature]</u> AMAFCA	<u>12-19-13</u> Date
<u>Cent. a. Chew</u> City Engineer	<u>12-18-13</u> Date
<u>[Signature]</u> DRB Chairperson, Planning Department	<u>12/23/2013</u> Date

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr. 12/9/13
 WILL PLOTNER JR. DATE
 N.M.R.P.S. No. 14271

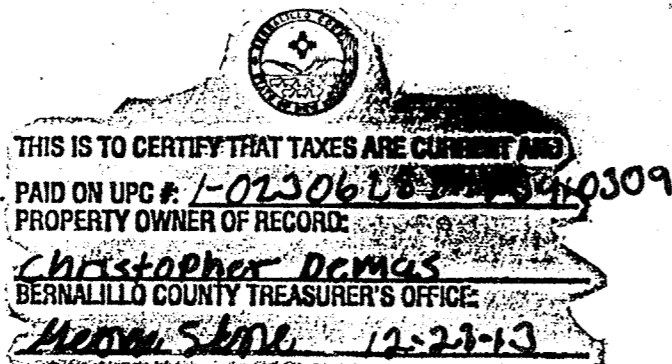


CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

Purpose of Plat

- ADJUST BUILDING ENVELOPE AS SHOWN HEREON.



Notes

- FIELD SURVEY PERFORMED IN JULY 2013.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
- BUILDING ENVELOPE LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS.

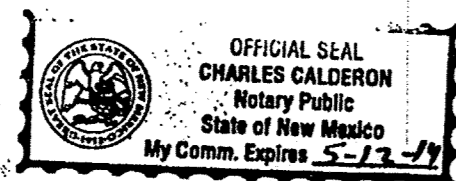
Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. 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. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

[Signature] 12/9/13
 CHRISTOPHER DEMAS DATE

[Signature] 12-09-13
 ANNE DEMAS DATE

Acknowledgment



STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9th of December 2013
 BY: ANNE AND CHRISTOPHER DEMAS, HUSBAND AND WIFE

[Signature] 5-12-14
 NOTARY PUBLIC MY COMMISSION EXPIRES

Easement Notes

- 1 EXISTING EASEMENT TO AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOC., INC., AS SHOWN ON PLAT (95C-95, 03/17/95)
- 2 10' P.U.E. (95C-95, 03/17/95)

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 Being Comprised of
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 City of Albuquerque
 Bernalillo County, New Mexico
 December 2013

ACS Monument " 1-D24R"
 NAD 1983 CENTRAL ZONE
 X=1571564.016
 Y=1513427.292
 Z=6264.605 (NAVD 1988)
 G-C=0.999509644
 Mapping Angle=-0°7'57.56"

ACS Monument " 1-D24R"
 NAD 1983 CENTRAL ZONE
 X=1571564.016
 Y=1513427.292
 Z=6264.605 (NAVD 1988)
 G-C=0.999509644
 Mapping Angle=-0°7'57.56"

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD INFO PER PLAT OF RECORD (95C-95, 03/17/95)
⊙	FOUND REBAR WITH CAP "LS 6544" UNLESS OTHERWISE INDICATED
△	FOUND CENTERLINE MONUMENT "LS 6544"

Solar Collection Note

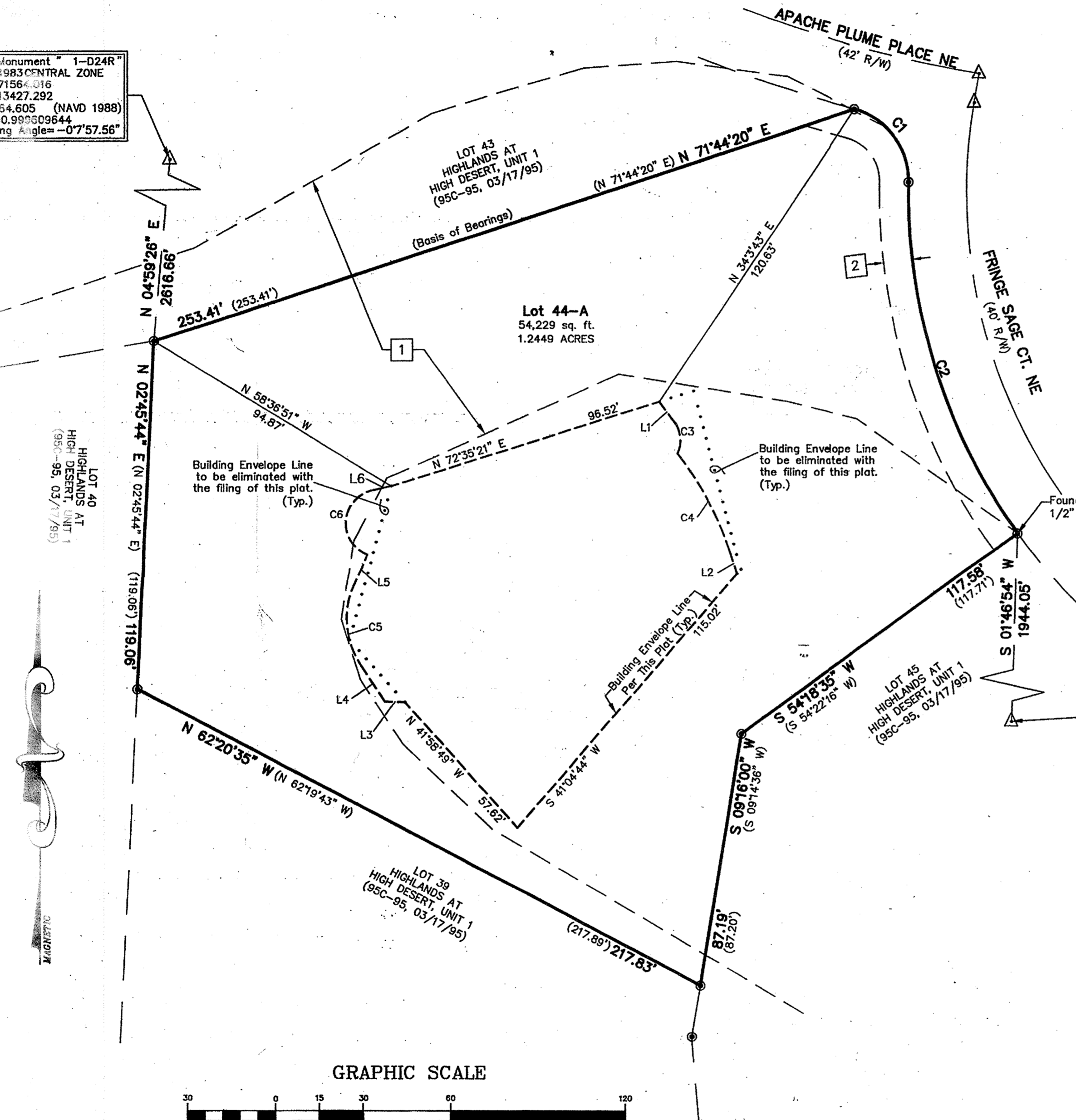
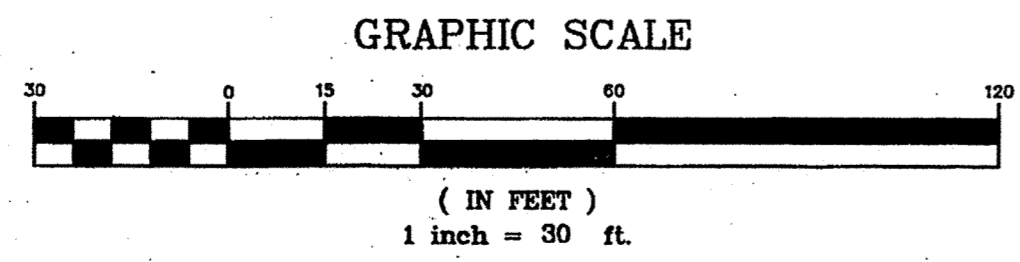
PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

ACS Monument " 1-F23"
 NAD 1983 CENTRAL ZONE
 X=1571572.520
 Y=1508813.751
 Z=6233.534 (NAVD 1988)
 G-C=0.999611127
 Mapping Angle=-0°7'57.28"

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	33.34' (33.34')	25.00 (25.00)	76°24'35"	30.92'	S 37°09'49" E
C2	128.02' (128.01')	200.00 (200.00)	36°40'26"	125.84'	S 17°17'45" E
C3	11.10'	10.35'	61°26'36"	10.58'	S 05°07'54" E
C4	38.97'	112.73'	19°48'29"	38.78'	S 28°06'43" E
C5	28.55'	28.54'	57°19'41"	27.38'	N 05°03'30" W
C6	30.74'	11.59'	151°54'11"	22.49'	N 07°40'31" E

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.81'	S 37°06'14" E
L2	7.51'	S 16°36'14" E
L3	6.76'	N 88°37'21" W
L4	14.84'	N 34°00'59" W
L5	11.60'	N 23°25'02" E
L6	5.36'	N 76°07'46" E



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