

Vicinity Map - Zone Atlas E-23-Z

Purpose of Plat

- 1. CHANGE THE BUILDING ENVELOPE ON SUBJECT PROPERTY.

Legal Description

LOT NUMBERED ONE HUNDRED-TWELVE-A (112-A) OF UNIT 3, HIGHLANDS AT HIGH DESERT ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 7, 1998, IN PLAT BOOK 98C, FOLIO 185.

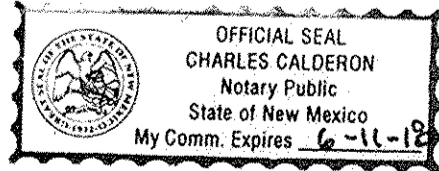
Notes

- 1. FIELD SURVEY PERFORMED IN MARCH 2017.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND) USING GROUND TO GRID FACTOR OF 0.999617004.
- 4. BUILDING ENVELOPE TO BE ELIMINATED SHOWN HEREON AS
- 5. THE PORTION OF LOT 112A-1 OUTSIDE OF THE BUILDING ENVELOPE AND OUTSIDE OF THE EASEMENTS BENEFITING AMAFCA AND THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION IS SUBJECT TO THE EASEMENT AGREEMENT WITH THE CITY ALBUQUERQUE DATE 5/13/97, IN BOOK 97-13, PAGE 167-187 AS DOC. NO. 97048257.

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT 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 DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Paulette C. Stevenson 4/28/17
 PAULETTE C. STEVENSON, OWNER DATE



STATE OF NEW MEXICO }
 COUNTY OF *Condon* } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON *28 of April*, 2017
 BY: PAULETTE C. STEVENSON, OWNER

By: *Charles Calderon*
 NOTARY PUBLIC

MY COMMISSION EXPIRES *June 11, 2018*

Indexing Information

Projected Sections 26, Township 11 North, Range 4 East, N.M.P.M. within the Elena Gallegos Grant
 Subdivision: Highlands at High Desert, Unit 3
 Owner: Paulette C. Stevenson
 UPC #: 102306251634910514

Subdivision Data

GROSS ACREAGE. 0.8834 ACRES
 ZONE ATLAS PAGE NO. E-23-Z
 NUMBER OF EXISTING LOTS. 1
 NUMBER OF LOTS CREATED. 1
 MILES OF FULL-WIDTH STREETS. 0.000 MILES
 MILES OF HALF-WIDTH STREETS. 0.000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.000 ACRES
 DATE OF SURVEY. MARCH 2017
 SQUARE FOOTAGE OF BUILDING ENVELOPE. 11,198 Sq. Ft.

Public Utility Easements

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 (aboveground 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Home Owners Association

THE HOME OWNERS ASSOCIATION HEREBY GIVES CONSENT TO ALL OF THE FOREGOING SUBDIVISION AND CHANGES TO THE BUILDING ENVELOPE AS SHOWN HEREON.

Paula D. Yaman 5/2 2017
 DATE

REPRESENTATIVE OF THE HOMEOWNERS ASSOCIATION

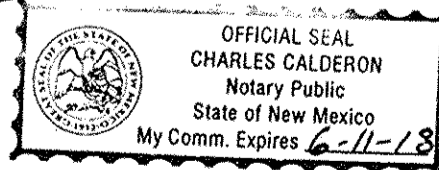
STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON *2nd of May*, 2017

By: *Charles Calderon*

NOTARY PUBLIC

MY COMMISSION EXPIRES *June 11, 2018*



Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC

1023-062-516-349-10514

PROPERTY OWNER OF RECORD

Stevenson Paulette C. + Martin

BERNALILLO COUNTY TREASURER'S OFFICE

[Signature]

Plat for
 Lot 112A-1
 Highlands At High Desert Unit 3
 Being Comprised of
 Lot 112A
 Highlands At High Desert Unit 3
 City of Albuquerque
 Bernalillo County, New Mexico
 April 2017

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: 1011186

Application Number: 17DRB-70125

Plat Approvals:

Fernando Vigil 5-1-17
 PNM Electric Services
[Signature] 5/3/2017
 Qwest Corp. d/b/a CenturyLink QC
[Signature] 5/2/17
 New Mexico Gas Company
[Signature] 5/6/17
 Comcast

City Approvals:

Soren M. Reinboer P.E. 4/27/17
 City Surveyor
[Signature] 5/10/17
 Traffic Engineer
[Signature] 05-10-17
 ABCWUA
[Signature] 5/10/17
 Parks and Recreation Department
[Signature] 5-1-17
 AMAFCA
[Signature] 5/10/2017
 City Engineer
[Signature] 11-19-17
 DRB Chairperson, Planning Department

Surveyor's Certificate

"I, WILL PLOTNER JR., A 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. 4/26/17
 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



Sheet 1 of 2
 170411

Documents

1. PLAT OF HIGHLANDS AT HIGH DESERT, UNIT 3, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 7, 1998, IN BOOK 98C, PAGE 185.
2. WARRANTY DEED FOR PAULETTE C. AND MARTIN J. STEVENSON, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 24, 2006, IN BOOK A115, PAGE 7189.
3. PLAT FOR LOT 28A-1, DESERT HIGHLANDS AT HIGH DESERT, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 8, 2000, IN BOOK 2000C, PAGE 45.
4. PLAT FOR LOTS 11A AND 12A, DESERT HIGHLANDS AT HIGH DESERT, IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 3, 1999, IN BOOK 99C, PAGE 136.

Flood Notes

THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP DATE AUGUST 16, 2012, MAP NO. 35001C0163H.

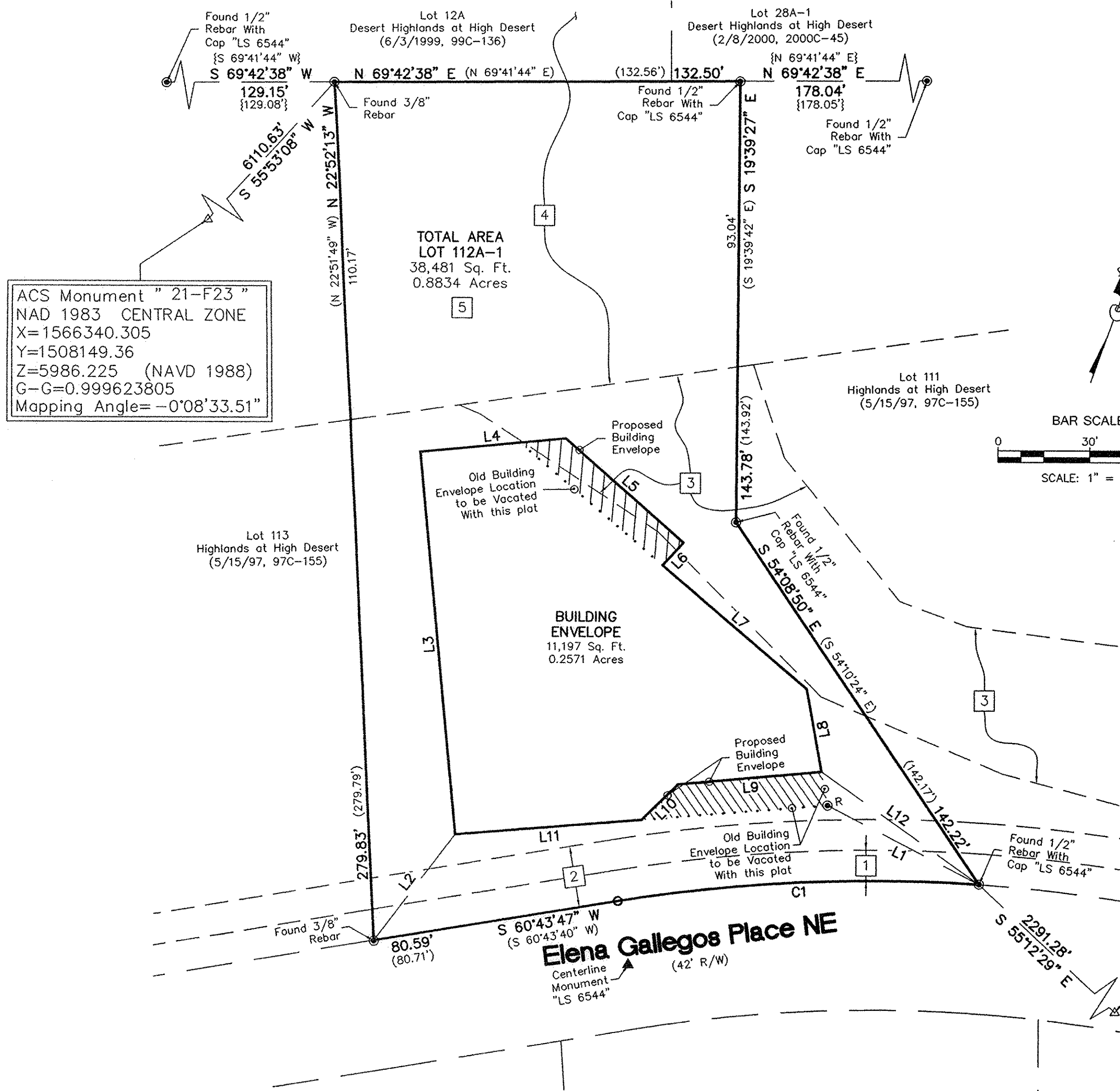
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (7/7/98, 98C-185)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (5/15/97, 97C-155)
●	FOUND MONUMENT AS INDICATED
● ^R	FOUND 5/8" REBAR, BENT
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
.....	BUILDING ENVELOPE BOUNDARY ELIMINATED BY THIS PLAT
	PORTION REMOVED FROM BUILDING ENVELOPE BY THIS PLAT
	PORTION ADDED TO BUILDING ENVELOPE BY THIS PLAT

**Plat for
Lot 112A-1
Highlands At High Desert Unit 3
Being Comprised of
Lot 112A
Highlands At High Desert Unit 3
City of Albuquerque
Bernalillo County, New Mexico
April 2017**

Line Table		
Line #	Direction	Length (ft)
L1	S 82°40'44" E (S 82°33'10" E)	55.80' (55.84')
L2	S 17°25'48" W (S 17°33'59" W)	43.46' (43.59')
L3	N 25°26'40" W (N 25°30'25" W)	125.11' (125.11')
L4	N 64°33'18" E (N 64°29'33" E)	47.69'
L5	S 68°38'40" E	51.26'
L6	S 23°10'01" W	9.95'
L7	S 69°36'10" E (S 69°39'55" E)	62.00'
L8	S 30°24'45" E (S 30°28'31" E)	27.44'
L9	S 64°49'35" W	46.99'
L10	S 25°41'24" W	16.67'
L11	S 65°23'55" W (S 65°20'39" W)	60.92'
L12	N 74°38'42" W	63.26'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	118.31' (118.32')	521.00' (521.00')	13°00'41"	118.06'	S 67°14'08" W



ACS Monument " 21-F23 "
NAD 1983 CENTRAL ZONE
X=1566340.305
Y=1508149.36
Z=5986.225 (NAVD 1988)
G-G=0.999623805
Mapping Angle=-0°08'33.51"

ACS Monument " 1-E24 "
NAD 1983 CENTRAL ZONE
X=1573566.233
Y=1510095.592
Z=6364.908 (NAVD 1988)
G-G=0.99960454
Mapping Angle=-0°07'43.52"

Easement Notes

- 1 EXISTING 10' P.U.E. (5/15/97, 97C-155)
- 2 EXISTING 20' LANDSCAPING EASEMENT BENEFITING THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION (5/15/97, BK. 97-13, PG. 2454-2463)
- 3 EXISTING AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION, INC. EASEMENT (6/20/95, BK. 95-14, PG. 6998-7042)
- 4 EXISTING AMAFCA AND HIGH DESERT RESIDENTIAL OWNERS ASSOC., INC. EASEMENT (11/12/1993, BK. 93-32, PG. 3919-3942)
- 5 EXISTING CROSS-LOT DRAINAGE EASEMENT OUTLINED WITHIN THE HOME OWNERS ASSOCIATION'S HIGH DESERT RESIDENTIAL PROPERTIES (12/22/93, BK. 93-36, PG. 1-87) AND ADDITIONAL CONDITIONS OF CROSS-LOT DRAINAGE GRANTED BY PLAT OF RECORD (7/7/98, 98C-185)

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 ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

CARTESIAN SURVEYS INC.

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