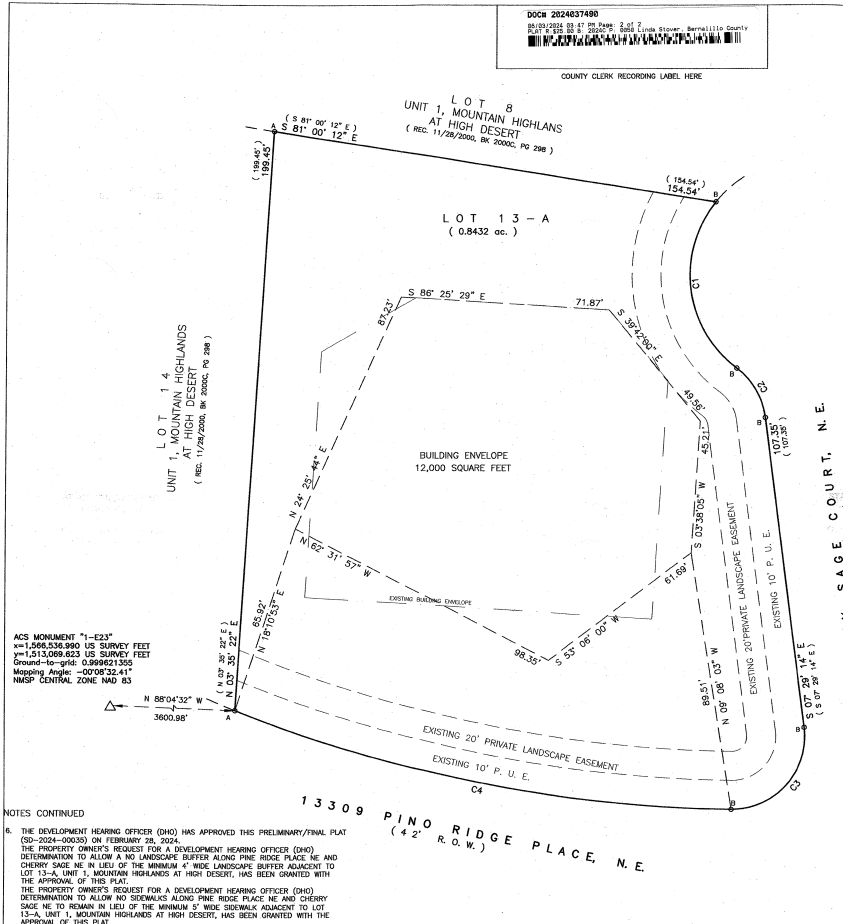


DOC# 2024037480

RECEIVED 03/17/2024 09:56 AM
COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOT 13-A, UNIT 1, MOUNTAIN
HIGHLANDS AT HIGH DESERT
WITHIN PROJECTED SECTION 26, T. 11 N., R. 4 E., NMPM
WITHIN THE ELENA GALLEGOS GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2023



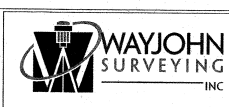
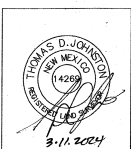
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
(C1)	40.00	64.69	92° 40' 06"	S 07° 20' 24" E, 57.87'
(C2)	25.00	20.15	46° 11' 13"	S 30° 34' 51" E, 19.61'
(C3)	25.00	42.88	88° 13' 11"	S 41° 37' 21" W, 37.80'
(C4)	479.00	176.72	21° 01' 06"	N 78° 45' 30" W, 174.73'

ACS MONUMENT "1"-E23"
x=1,068,004.990 US SURVEY FEET
y=1,513,069.623 US SURVEY FEET
Ground-to-grid: 0.99821305
Mapping Angle: -00°08'32.41"
NAD83 CENTRAL ZONE NAD 83

NOTES CONTINUED

6. THE DEVELOPMENT HEARING OFFICER (DHO) HAS APPROVED THIS PRELIMINARY/FINAL PLAT (SD-2024-00033) ON FEBRUARY 28, 2024. THE PROPERTY OWNER'S REQUEST FOR A DEVELOPMENT HEARING OFFICER (DHO) DETERMINATION TO ALLOW A 10' LANDSCAPE BUFFER ALONG PINE RIDGE PLACE NE AND CHERRY SAGE NE IN LIEU OF THE MINIMUM 4' WIDE LANDSCAPE BUFFER ADJACENT TO LOT 13-A, UNIT 1, MOUNTAIN HIGHLANDS AT HIGH DESERT, HAS BEEN GRANTED WITH THE APPROVAL OF THIS PLAT. THE PROPERTY OWNER'S REQUEST FOR A DEVELOPMENT HEARING OFFICER (DHO) DETERMINATION TO ALLOW NO SIDEWALKS ALONG PINE RIDGE PLACE NE AND CHERRY SAGE NE TO REMAIN IN LIEU OF THE MINIMUM 5' WIDE SIDEWALK ADJACENT TO LOT 13-A, UNIT 1, MOUNTAIN HIGHLANDS AT HIGH DESERT, HAS BEEN GRANTED WITH THE APPROVAL OF THIS PLAT.

13309 PINE RIDGE PLACE, N.E.
(42' R.O.W.)



RECORDING INFORMATION FOR COUNTY CLERK: OWNER: OLIVIA SANCHEZ N.A. MARTINEZ CHAVEZ APC: 11 023 002 403 507 11814 LOCATION: SECTION 26, T11N, R04E, NMPM SUBDIVISION: "HIGH DESERT"	DRAWN: P A M CHECKED: T D J DRAWING NO.: SP100123.DWG	SCALE: 1" = 20' DATE: 28 NOV 2023	FILE NO.: SP-10-01-2023 SHEET 2 OF 2
---	---	--------------------------------------	---