

Vicinity Map - Zone Atlas E-24-Z

N.T.S.

**Documents**

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2301758 AND AN EFFECTIVE DATE OF APRIL 12, 2023.
- PLAT OF THE HIGHLANDS AT HIGH DESERT, UNIT 2 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 7, 1995, IN BOOK 95C, PAGE 340.
- WARRANTY DEED FOR LOT 72 OF THE HIGHLANDS AT HIGH DESERT, UNIT 2 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 7, 2023, AS DOC. NO. 2023035411.

**Legal Description**

LOT NUMBERED SEVENTY-TWO (72) OF UNIT 2 OF THE HIGHLANDS AT HIGH DESERT, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 7, 1995, IN PLAT BOOK 95C, FOLIO 340.

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0163H, DATED AUGUST 16, 2012.

**Solar Collection Note**

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.

**Indexing Information**

Section 25, Township 11 North, Range 4 East, N.M.P.M.  
 as Projected into the Elena Gallegos Grant  
 Subdivision: The Highlands at High Desert  
 Owner: David Fite Revocable Trust  
 UPC #: 102406213929030223

**Purpose of Plat**

- ADJUST BUILDING ENVELOPE AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE..... 0.6132 ACRES  
 ZONE ATLAS PAGE NO..... E-24-Z  
 NUMBER OF EXISTING LOTS..... 1  
 NUMBER OF LOTS CREATED..... 1  
 MILES OF FULL-WIDTH STREETS..... 0.0000 MILES  
 MILES OF HALF-WIDTH STREETS..... 0.0000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0000 ACRES  
 DATE OF SURVEY..... JUNE 2023

**Notes**

- FIELD SURVEY PERFORMED IN MAY AND JUNE 2023.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD SEPTEMBER 13, 2023

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 102406213929030223

PROPERTY OWNER OF RECORD

Terry Horn

BERNALILLO COUNTY TREASURER'S OFFICE

George Stone 10-30-23

Plat for  
 Lot 72-A, The Highlands at  
 High Desert, Unit 2  
 Being Comprised of  
 Lot 72,  
 The Highlands at High Desert, Unit 2  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 July 2023

Project Number: PR-2023-008998

Application Number: SD-2023-00169

**Plat Approvals:**

- [Signature]* Aug 29, 2023  
PNM Electric Services
- Natalia Antonio* Aug 28, 2023  
Natalia Antonio (Aug 28, 2023 11:56 AM MST)
- Qwest Corp. d/b/a CenturyLink QC  
*Jeff Estvank* Aug 29, 2023  
Jeff Estvank (Aug 29, 2023 07:00 AM MST)
- New Mexico Gas Company  
*Michelle Martinez* Aug 29, 2023  
Michelle Martinez (Aug 29, 2023 07:00 AM MST)
- Comcast

**City Approvals:**

- Loren N. Risenhoover P.S.* 8/21/2023  
City Surveyor
- Ernest Armijo* Oct 5, 2023  
Traffic Engineering, Transportation Division
- [Signature]* Oct 12, 2023  
ABCWUA
- Whitney Olsen* Oct 5, 2023  
Parks and Recreation Department
- [Signature]* 8/28/2023  
AMAFCA
- Regina Chan* Oct 5, 2023  
Hydrology
- [Signature]* Oct 10, 2023  
Code Enforcement
- Jay Rodenbeck* Oct 5, 2023  
Planning Department
- Shahab Biazar* Oct 27, 2023  
City Engineer

**Surveyor's Certificate**

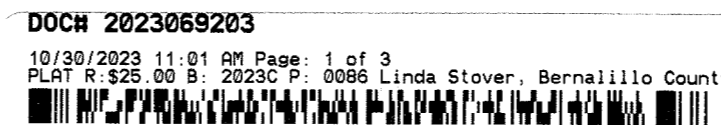
I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE 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.

*[Signature]* 8/31/23  
 BRIAN J. MARTINEZ  
 N.M.R.P.S. No. 18374  
 Date



CSI-CARTESIAN SURVEYS INC.

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

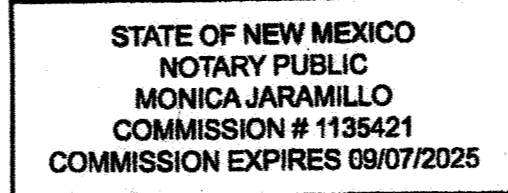


**Free Consent**

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

*[Signature]* 9/2/2023  
 DAVID N. FITE, TRUSTEE DATE

*[Signature]* 09/02/2023  
 SHIRLEY A. FITE, TRUSTEE DATE



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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 09/02, 2023  
 BY: DAVID N. AND SHIRLEY A. FITE, TRUSTEES, DAVID FITE REVOCABLE TRUST

By: *[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 09/07/25

**Easement Notes**

- 1 EXISTING 10' P.U.E. (09/07/1995, 95C-340)
- 2 CROSS-DRAINAGE EASEMENT, EXCLUDING THE BUILDING ENVELOPE AND EXISTING IMPROVEMENTS (09/07/1995, 95C-340) PORTIONS VACATED BY AND GRANTED WITH THE FILING OF THIS PLAT

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	143.03' (142.96')	888.79' (888.79')	9°13'14"	142.88'	S 87°30'22" E

**Plat for  
Lot 72-A, The Highlands at  
High Desert, Unit 2  
Being Comprised of  
Lot 72,  
The Highlands at High Desert, Unit 2  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2023**

ACS Monument "1\_D24R"  
NAD 1983 CENTRAL ZONE  
X=1571564.016 \*  
Y=1513427.292 \*  
Z=6264.605 \* (NAVD 1988)  
G-G=0.999609644  
Mapping Angle=-0°07'57.56"

\*U.S. SURVEY FEET

Envelope Line Table		
Line #	Direction	Length (ft)
L1	N 13°24'27" E (N 13°22'23" E)	4.38'
L2	N 86°58'07" W (N 87°05'42" W)	8.64'
L3	N 38°11'11" W	2.06'
L4	N 78°09'16" W	28.14'

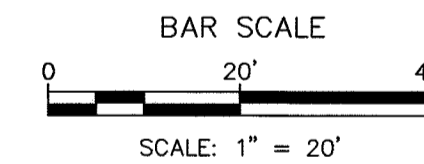
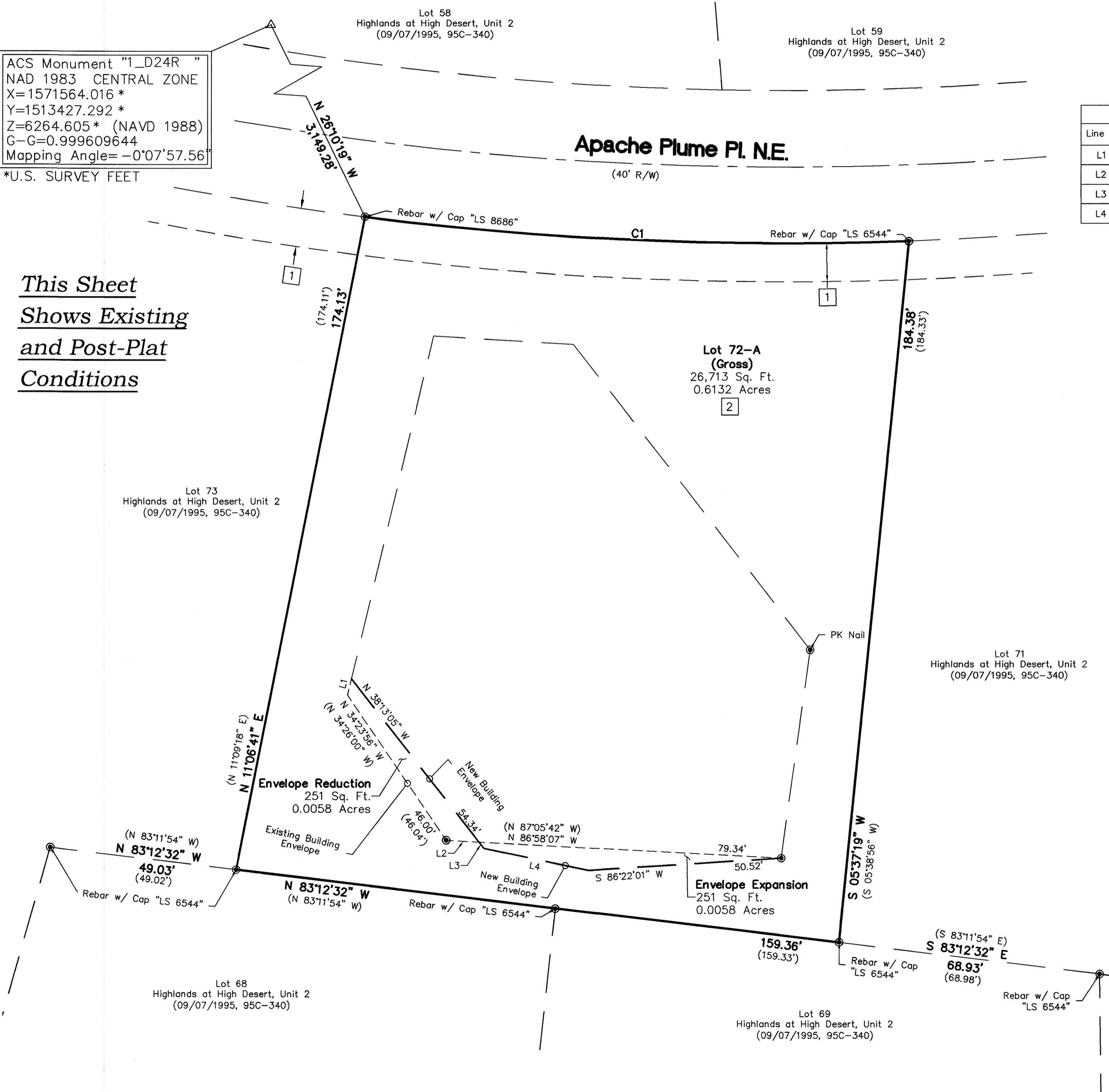
DOC# 2023069203

10/30/2023 11:01 AM Page: 2 of 3  
PLAT R:\$25.00 B: 2023C P: 0086 Linda Stover, Bernalillo County

**This Sheet  
Shows Existing  
and Post-Plat  
Conditions**

**Legend**

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT (09/07/1995, 95C-340)
- 5/8" REBAR FOUND UNLESS OTHERWISE INDICATED
- SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



**DHO Determination from Sidewalk Note**

THIS PROPERTY ADJOINS APACHE PLUME PL. N.E., WHICH IS DEFICIENT OF THE CITY REQUIRED 5 FOOT SIDEWALK FOR LOCAL STREETS PER DPM STANDARDS, BUT WHICH IS DISALLOWED FROM HAVING SUCH, PER HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION (HDROA) GUIDELINES. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON SEPTEMBER 13TH, 2023.

**CSI-CARTESIAN SURVEYS INC.**

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Phone (505) 896-3050 Fax (505) 891-0244  
cartesianbrian@gmail.com

**Easement Notes**

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- 2 CROSS-DRAINAGE EASEMENT, EXCLUDING THE BUILDING ENVELOPE AND EXISTING IMPROVEMENTS (09/07/1995, 95C-340) PORTIONS VACATED BY AND GRANTED WITH THE FILING OF THIS PLAT

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DOCH 2023069203  
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 July 2023**

**Approved by the HDROA NCC  
 8/13/2023**

Roberto James Montoya  
 HDROA NCC Chair

Post-Plat Envelope

Line Table		
Line #	Direction	Length (ft)
L3	N 38°11'11" W	2.06'
L4	N 78°09'16" W	28.14'

L1 and L2 Intentionally Omitted

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (09/07/1995, 95C-340)
⊙	5/8" REBAR FOUND UNLESS OTHERWISE INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

**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.

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**This Sheet  
 Shows Post-Plat  
 Conditions Only**

