



GENERAL NOTES:

- EXISTING ZONING: SU-2HD/R-LT  
PROPOSED ZONING: SU-2HD/R-LT  
PROPOSED DEVELOPMENT: LOW-DENSITY SINGLE FAMILY DETACHED
- DESCRIPTION: TRACT 14A AT HIGH DESERT  
TOTAL ACREAGE: 38.01 ACRES  
NET ACREAGE: 38.01 ACRES  
TOTAL NUMBER OF LOTS: 67  
PROPOSED DENSITY: 1.76 D.U./AC  
3. MINIMUM NET LOT AREA: 0.30 ACRE  
LOTS SHALL HAVE A FLOOR AREA RATIO OF: 0.30 MAXIMUM  
BUILDING ENVELOPES SHALL BE: 10,000 SF (OR LESS)  
DISTANCE BETWEEN BUILDING ENVELOPES AND LOT LINES: 10' MINIMUM  
RIGHT-OF-WAY: 20' MINIMUM
- NO MORE THAN ONE WOOD BURNING FIREPLACE IS PERMITTED PER LOT. ALL OTHER FIREPLACES MUST BE GAS FIRED USING ARTIFICIAL LOGS.
- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- ALL SANITARY AND PUBLIC EASEMENTS AND WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC, AND TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE.
- A PRIVATE CROSS-LOT DRAINAGE EASEMENT ACROSS THE ENTIRE TRACT, EXCEPT WITHIN THE BUILDING ENVELOPES AND THE RIGHTS-OF-WAY SHALL BE GRANTED WITH THE FILING OF THE FINAL PLAT.

OWNER:

*Douglas H. Collister*  
HIGH DESERT INVESTMENT CORP., PRESIDENT DATE  
DOUGLAS H. COLLISTER

SURVEY NOTES:

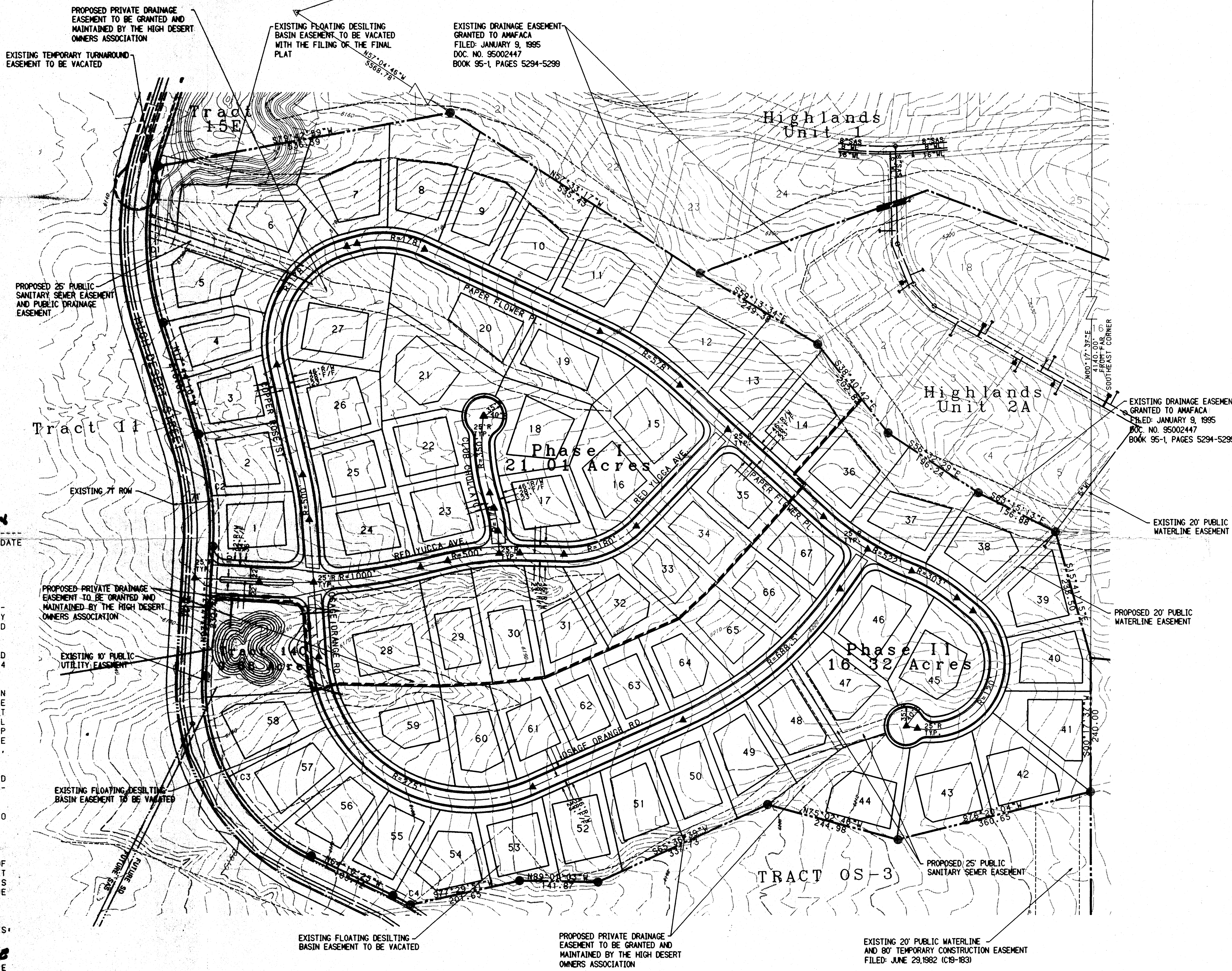
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".
- FOUND 3" ALUM. CAP ON 2.5"x30" ALUM. ROD CORNERS SHOWN THUS (⊙) STAMPED LS 6544 AND DATED 1983.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, P.L.S. 6544".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES:

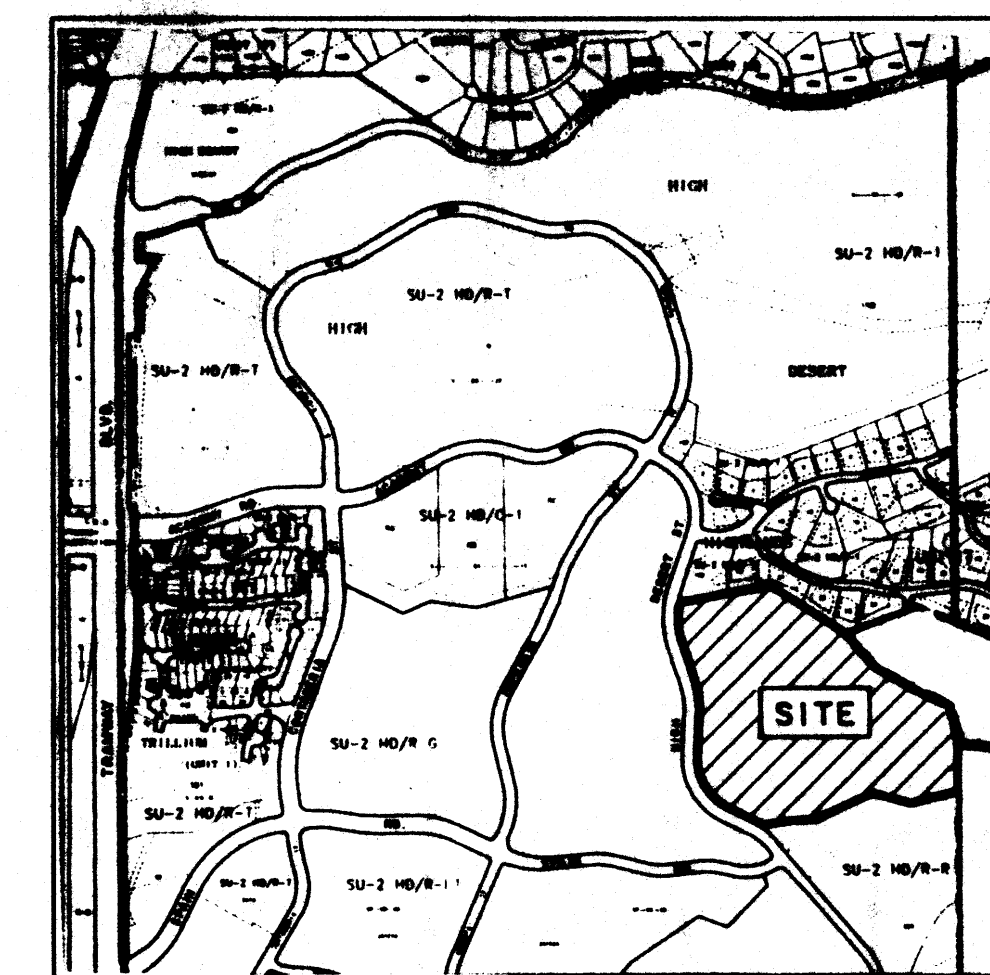
*Wendy Chae* DATE *06/11/98*  
CITY SURVEYOR

N.G.S./A.C.S. STATION "TUMBLE"  
N.M. State Plane Coordinates (Central Zone)  
X = 425,465.55 Y = 1,513,470.01  
Ground-to-Grid Factor = 0.9996197  
ΔX = -00°08'37"  
ΔY = 6009.155

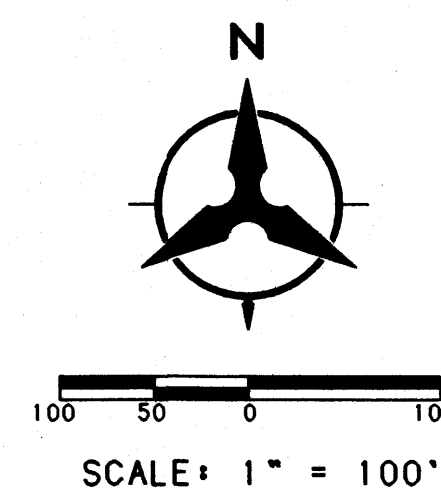
A.C.S. STATION "1-D24" - PROJECTED SECTION CORNER  
Geographic Position (NAD 1927)  
N.M. State Plane Coordinates (Central Zone)  
X = 431,318.50 Y = 1,513,365.05  
Ground-to-Grid Factor = 0.9996059  
ΔX = -00°07'56"



PRELIMINARY PLAT  
(TRACT 14A)  
THE OVERLOOK AT HIGH DESERT  
JUNE, 1998



LOCATION MAP  
ZONE ATLAS MAP NO. E-23  
NO SCALE



| NUMBER | DELTA     | DEGREE    | TANGENT | ARC     | RADIUS  |
|--------|-----------|-----------|---------|---------|---------|
| C1     | 31°54'44" | 11°13'45" | 145.89' | 284.19' | 510.24' |
| C2     | 21°01'41" | 10°17'04" | 103.40' | 204.47' | 557.12' |
| C3     | 67°27'56" | 16°58'03" | 225.48' | 397.62' | 337.68' |
| C4     | 4°55'26"  | 13°39'53" | 18.03'  | 36.03'  | 419.30' |