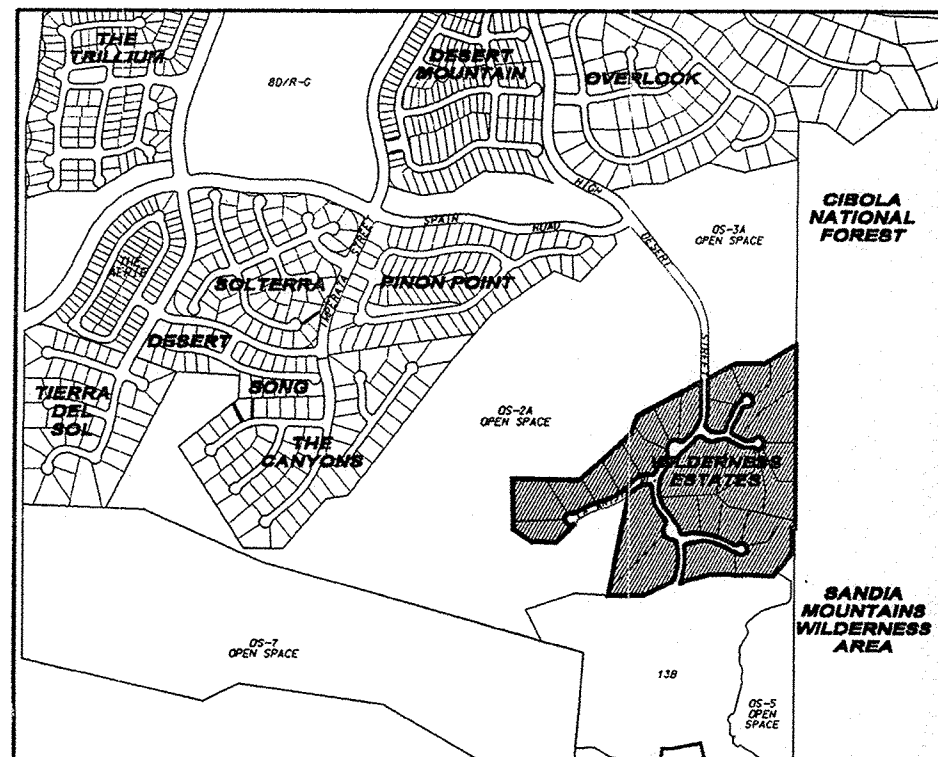


SP-2003290996



LOCATION MAP

ZONE ATLAS INDEX MAP No. F-23-Z
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas index No. F-23-Z
3. Gross Subdivision Acreage: Acres.
4. Total Number of Lots created: Twenty-seven (27) Lots.
5. This Plat shows existing easements.
6. Date of Survey: July, 2003.
7. No streets were created.
8. Plat is located within the Elena Gallegos Grant, within Projected Section 35, T11N, R4E, NMEP.

DISCLOSURE STATEMENT

The purpose of this Plat is to grant Drainage Easements to AMAFCA and the High Desert Residential Owners Association.

PUBLIC UTILITY EASEMENTS

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

- A. PNM Electric Services for the installation, maintenance and service of underground & overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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, (above ground 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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed shall extend ten feet (10') in front of transformers/switchgear door and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, in projected Sections 26 and 35, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Lots 1 thru 27 inclusive of the PLAT OF WILDERNESS ESTATES AT HIGH DESERT, Albuquerque, New Mexico as the same are shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on April 14, 2003, in Volume 2003C, Folio 101 as Document No. 2003060078.

Lots contain 33.8057 acres, more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 Datum and also being the same as Bearings shown on the PLAT OF HIGH DESERT, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on November 23, 1993 in Volume 93C, Folio 325 as Document No. 93133004.
2. Distances are ground distances.
3. Centerline (in lieu of R/M monumentation) to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS#6544".
4. Building shall conform to the conditions & restrictions described in the Declaration of Covenants for High Desert Residential Properties, recorded December 22, 1993 & High Desert Guidelines for Sustainability Estate.
5. A 20 foot strip(s) of property on each Lot adjacent to public right-of-way (as shown on this plat) in WILDERNESS ESTATES AT HIGH DESERT (is/are) subject to the Private Landscaping Easement in favor of the High Desert Residential Owners Association to be reserved by a separate document.
6. The following is applicable to Private Cross Lot Drainage Easements only as shown on the Plat Of Wilderness Estates at High Desert recorded in the office of the County Clerk of Bernalillo County, New Mexico on April 14, 2003 in Book 2003C, Pg. 101 as Document No. 2003060078. 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 of each 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 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 most recent High Desert Guidelines for Sustainability, and shall provide a certificate, as provided in the Guidelines for Sustainability, stamped by a registered New Mexico Professional Engineer, indicating the grading and drainage improvements are in substantial conformance with the plan approved by the High Desert new construction committee.
7. Those portions of each lot in WILDERNESS ESTATES AT HIGH DESERT which are i.) outside the building envelopes as indicated on Sheets 3 thru 5 and ii.) outside the easement in favor of AMAFCA and the High Desert Residential Owners Association are subject to an Easement Agreement in favor of the City of Albuquerque recorded by separate document.
8. Lots 8-A, 10-A, 11-A, 19-A and 20-A may require private sanitary sewer pumping facilities.
9. Drainage Easement granted to AMAFCA and High Desert Residential Owners Association with the filing of this Plat is subject to the existing easement agreement (Bear Arroyo) granted to AMAFCA and High Desert Residential Owners Association filed: November 12, 1993 (Bk. 93-32, Pgs. 3894-3918) as Document No. 93128205.
10. Thirty (30) foot easement across lot 9A shall include the right of the City to a permanent unobstructed vector truck access to SAS manhole #5. The maintenance of vector truck access within the SAS easement on lot 9A is the responsibility of the lot owner.

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.



A. Dwain Weaver
A. Dwain Weaver
New Mexico Professional Surveyor 6544

Date: July 15, 2003

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Elena Gallegos Grant, in projected Section 35, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Lots 1 thru 27, PLAT OF WILDERNESS ESTATES AT HIGH DESERT, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on April 14, 2003 in Volume 2003C, Page 101 as Document No. 2003060078, now comprising Lots 1-A thru 27-A, inclusive of the PLAT OF WILDERNESS ESTATES AT HIGH DESERT, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: All access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes, for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. 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.

HIGH DESERT INVESTMENT CORPORATION

By: Douglas H. Collister
Douglas H. Collister, President

State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on 15 day of July, 2003 by Douglas H. Collister, President of High Desert Investment Corporation

My Commission Expires: 5/13/07 Dwain A. Chase
Notary Public

PLAT OF
LOTS 1-A THRU 27-A
WILDERNESS ESTATES
AT HIGH DESERT

(A REPLAT OF LOTS 1 THRU 27
WILDERNESS ESTATES AT HIGH DESERT)
ALBUQUERQUE, NEW MEXICO
JULY, 2003

APPROVALS

PROJECT NUMBER 1002315

APPLICATION NUMBER 03-01167

CITY APPROVALS:

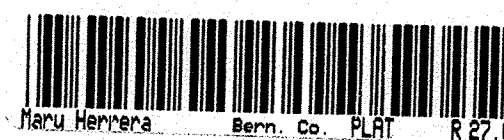
<u>John B. Hall</u>	7-15-03
CITY SUPERVISOR	DATE
<u>Theresa D. Danks</u>	7-23-03
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<u>Dan S. Shuster</u>	7/28/03
UTILITIES DEVELOPMENT	DATE
<u>Christina Sandoval</u>	7/23/03
PARKS & RECREATION DEPARTMENT	DATE
<u>Martin W. Ekerdt</u>	7-22-03
A.M.A.F.C.A.	DATE
<u>Brad J. Biglan</u>	7/23/03
CITY ENGINEER	DATE
<u>Brian Matson</u>	7/28/03
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
N/A	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<u>John</u>	7/15/03
HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION	DATE

TAX CERTIFICATION

1023 061 461 402 10102
PROPERTY OWNER OF RECORD High Desert Investment Corp
Dan S. Shuster 28 Jul 03
BERNALILLO COUNTY TREASURER'S OFFICE DATE

PNM STAMP

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.



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Page: 1 of 5
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Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

SHEET 1 OF 5

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