

GENERAL NOTES

- Bearings are given based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- Distances are ground.
- Record bearings and distances are shown in parentheses ().
- Distances shown along curved lines are arc lengths.
- All corners are a 5/8" Round and cap stamped "L.S. 9750" unless otherwise indicated herein.
- All corners found in place and held were topped with a brass six aluminum with the enclosed L.S. numbers.
- The front (adjacent to street right of way) lot corner will not be staked. A witness corner projects along the property line (10' typical), will be set using a concrete nail and improvements. The offset distance may be adjusted by even feet where necessary to fit within the concrete curb pan.
- There is a ten (10) foot wide Public Utility Easement granted adjacent to the right-of-way of roadway to be dedicated and is for the common and use of the City of Rio Rancho, its authorized utilities, contractors and designers.
- A private communication easement located within the PUE is granted to High Desert Investment Corporation, its successors and assigns (High Desert), the subsequent easements granted hereunder and the rights assigned hereunder will continue for so long as High Desert and/or the grantee lawfully exist as entities and High Desert and/or the grantee maintain the improvements within the easement (the "Improvements"). Prior to installation, High Desert and/or the grantee shall obtain to the City of Rio Rancho (the "City") the City Engineer's approval for such improvements for grantee shall be solely responsible for the maintenance and repair of any and all private communication improvements constructed on the PUE and/or public/private right-of-way pursuant to this plat. High Desert and/or the grantee shall be liable for and shall indemnify the City against any and all claims, liabilities, damages, cost or expenses incurred by the City as a result of the failure of such improvements. High Desert and/or the grantee shall comply with and and all rules promulgated by the City Engineer from time to time regarding the design and location of such improvements.
- Private street right of way will be dedicated subject to the rights of the Mariposa Community Association, Inc. a New Mexico non-profit corporation (the "Association"), and High Desert Investment Corporation, a New Mexico corporation ("High Desert") and/or their designers. To within such private rights of way, its design, install, construct, use, access and operate landscaping and maintenance of landscaping using native and supplemental irrigation and improvements related thereto; (ii) design, install, construct, use, access and operate landscaping irrigation facilities; and (iii) repair and maintenance of such landscaping and related improvements referred to as the "Improvements") for the benefit of the Association and its members for so long as the Association continues to operate and to maintain such improvements. Prior to the installation of any improvements on the private right of way shown on this plat, High Desert and/or the Association shall obtain to the City of Rio Rancho (the "City") the City Engineer's approval for such improvements for the City's review and approval. The City Engineer shall have the right to review the plans, the design and the construction of any and all improvements constructed in the private right of way pursuant to this plat. The Association shall be liable for and shall indemnify the City against any and all claims, liabilities, damages, cost or expenses incurred by the City as a result of the failure of such improvements. High Desert and/or the Association shall comply with and all rules promulgated by the City Engineer from time to time regarding the design and location of such improvements.
- The Peaks Subdivision shall comply with the adopted Mariposa Design Standards and the Storm Drainage Management Plan and requirements per the "MARIPOSA EAST DRAINAGE IMPLEMENTATION PLAN".

TREASURER'S CERTIFICATION

I, Sandra Dominguez, Treasurer of Sandoval County, New Mexico, do hereby certify that the amount of \$100,000.00 is the amount of the bond for the County Treasurer.

Sandra Dominguez 1-23-08
Sandoval County Treasurer

PUBLIC UTILITY AND PRIVATE COMMUNICATION FACILITY EASEMENT

A public utility and private communication easement ten (10) feet wide is granted, accepted and reserved with the filing of this plat. The easement which is referred to as a "PUE" is adjacent to the exterior right of way of private streets and is for the common and use of:

- High Desert Investment Corporation, its successors and assigns, for the installation, maintenance, and service of underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.
- High Desert Investment Corporation, its successors and assigns, for the installation, maintenance, and service of underground gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
- Desert Corporation for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground operations and networks.
- Cable One for installation, maintenance, and service of such lines, cables and other equipment and facilities reasonably necessary to provide cable TV service.
- High Desert Investment Corporation, its successors and assigns, for access, construction, installation, alteration, maintenance, repair and service of underground communication networks, including, but not limited to, fiber optic cables, and other related facilities of any and all underground foundations, markers, conduits, cables, conduits, surface mounted pipes, gutters, vents, antennas, cables and other necessary or convenient improvements connected therewith. High Desert Investment Corporation also reserves the right to install and maintain any and all other equipment and facilities of a public utility or to install, alter, or modify any or a portion of its rights under this easement.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, raise, operate, and maintain facilities for the purposes described above, together with any access to, from, and over such easements, including sufficient easements to install and remove lines, structures or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool deck, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or constructed on said easements. The grantee shall be solely responsible for covering any portions of national electrical safety codes by construction of poles, decking, or any structures adjacent to or near easements shown on this plat.

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

The City of Rio Rancho and its designers and/or contractors may install, maintain and service water and wastewater lines within the PUE.

SUBDIVISION DATA

- Number of existing tracts: 2
- Number of lots created: 173
- Number of tracts created: 9
- Total Plat Area: 78.3730 Ac
- Area of full width (Private) streets created: 1.20 acres (Tract 11 - Private Streets 11 3681 Ac.)
- Zoning shall be in accordance with the Mariposa Master Plan dated December 12, 2007 and Subdivision Agreement dated February 12, 2008.
- Minimum Lot Size shall be 2,000 square feet.

DEDICATIONS

- Tracts A through G as shown hereon shall be conveyed to the Mariposa Community Association, Inc. in fee simple as "Common Area Parcels" by special covenant. Said Association shall be responsible for maintenance of these "Common Area Parcels". A Private Open Space Easement is hereby granted over said Tracts A through G to the Mariposa Community Association, Inc. No buildings will be placed on said Open Space Easements. The purpose of said easement is to preserve the Tracts of Open Space.
- Tract H, which contains all of the Private Street rights of way, shall be conveyed by separate document to the Mariposa Community Association, Inc. in fee simple. Said Private Street right of way to be established by said Mariposa Community Association, Inc.
- Within all private street right of way as shown hereon, a Public Access Easement is hereby granted to the City of Rio Rancho for emergency access and refuse/garbage collection on this plat.
- The named public utilities, as shown and acknowledged hereon, shall have the right to cross said private streets (Tract H) of the location as mutually agreed upon by the Owner and said named utility companies. Said named public utility companies shall not be allowed access over said private streets (Tract H) for the purpose of maintaining their respective equipment and related facilities.
- A Public Drainage Easement over Tract E is hereby granted to the City of Rio Rancho by this plat.
- A Public Utility Easement over Tract E is hereby granted to the City of Rio Rancho by this plat.

SHEET INDEX

- Sheet 1: Approval, Legal Description, General Notes, etc.
- Sheet 2: Plat 1"=100' (Overall Boundary)
- Sheet 3: Plat 1"=400'
- Sheet 4: Plat 1"=800'
- Sheet 5: Plat 1"=800'
- Sheet 6: Curbs and Line Tables

COUNTY CLERK'S CERTIFICATION

STATE OF NEW MEXICO
COUNTY OF SANDOVAL

This instrument was properly recorded on 1/23/08 at 1:00 PM in Volume 27008 of the County Clerk's Office.

The Mariposa Estates Plat Book Number 22, pages 1-51
10/1/08
1/23/08

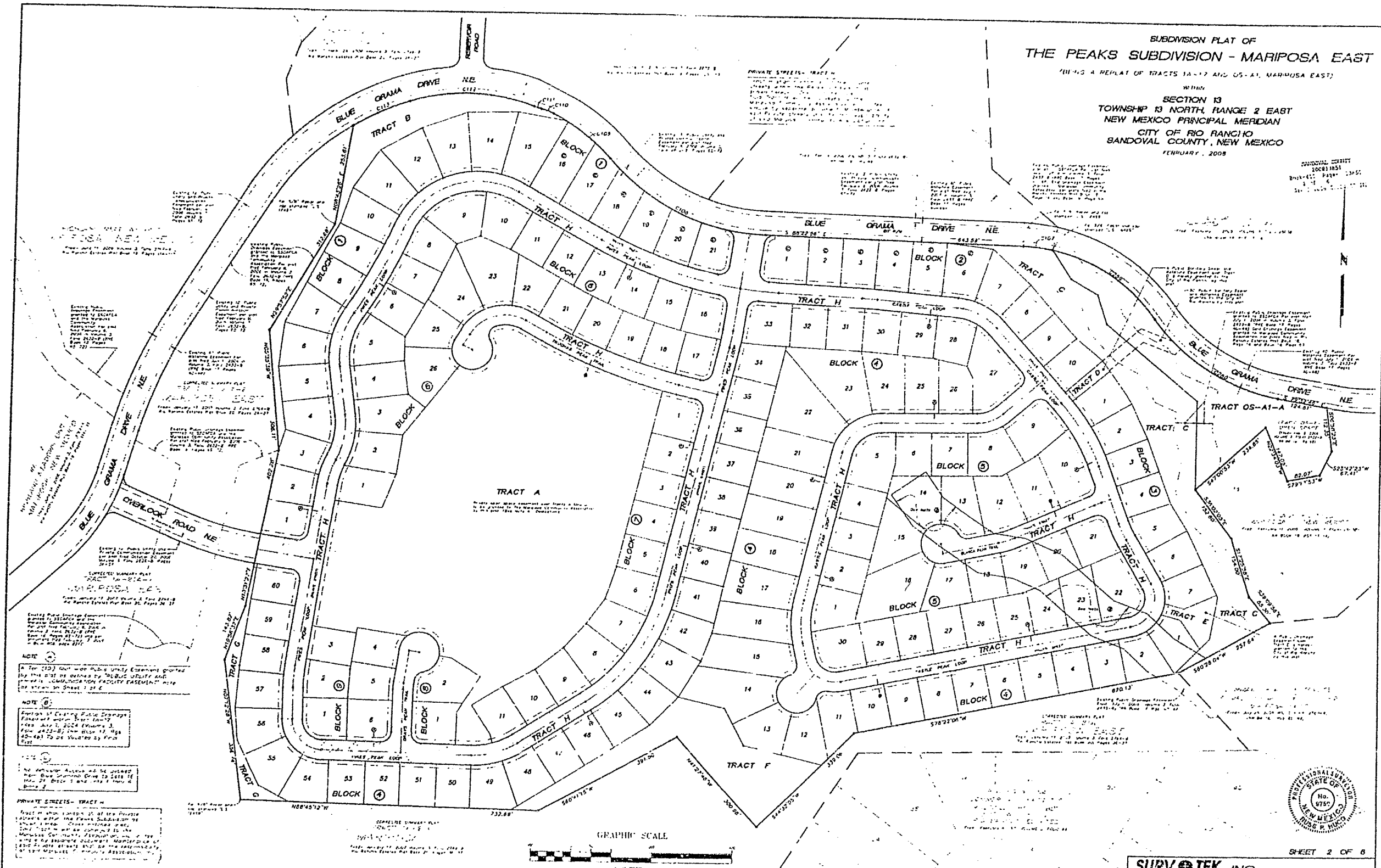
LEGAL DESCRIPTION

That certain part of the above described Section 13, Township 13 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico being and comprising all of Tracts 14-17, 19-21, 23-25, 27-29, 31-33, 35-37, 39-41, 43-45, 47-49, 51-53, 55-57, 59-61, 63-65, 67-69, 71-73, 75-77, 79-81, 83-85, 87-89, 91-93, 95-97, 99-101, 103-105, 107-109, 111-113, 115-117, 119-121, 123-125, 127-129, 131-133, 135-137, 139-141, 143-145, 147-149, 151-153, 155-157, 159-161, 163-165, 167-169, 171-173, 175-177, 179-181, 183-185, 187-189, 191-193, 195-197, 199-201, 203-205, 207-209, 211-213, 215-217, 219-221, 223-225, 227-229, 231-233, 235-237, 239-241, 243-245, 247-249, 251-253, 255-257, 259-261, 263-265, 267-269, 271-273, 275-277, 279-281, 283-285, 287-289, 291-293, 295-297, 299-301, 303-305, 307-309, 311-313, 315-317, 319-321, 323-325, 327-329, 331-333, 335-337, 339-341, 343-345, 347-349, 351-353, 355-357, 359-361, 363-365, 367-369, 371-373, 375-377, 379-381, 383-385, 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SUBDIVISION PLAT OF
THE PEAKS SUBDIVISION - MARIPOSA EAST

(THIS IS A REPEAT OF TRACTS 1A-17 AND 05-A1, MARIPOSA EAST)

WITHIN
SECTION 13
TOWNSHIP 13 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
FEBRUARY, 2008



NOTE: THIS PLAT IS A REPEAT OF TRACTS 1A-17 AND 05-A1, MARIPOSA EAST, AS SHOWN ON SHEET 1 OF 2.

NOTE: THE PLAT IS SUBJECT TO THE RECORDS OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO.

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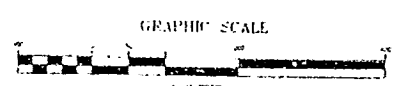
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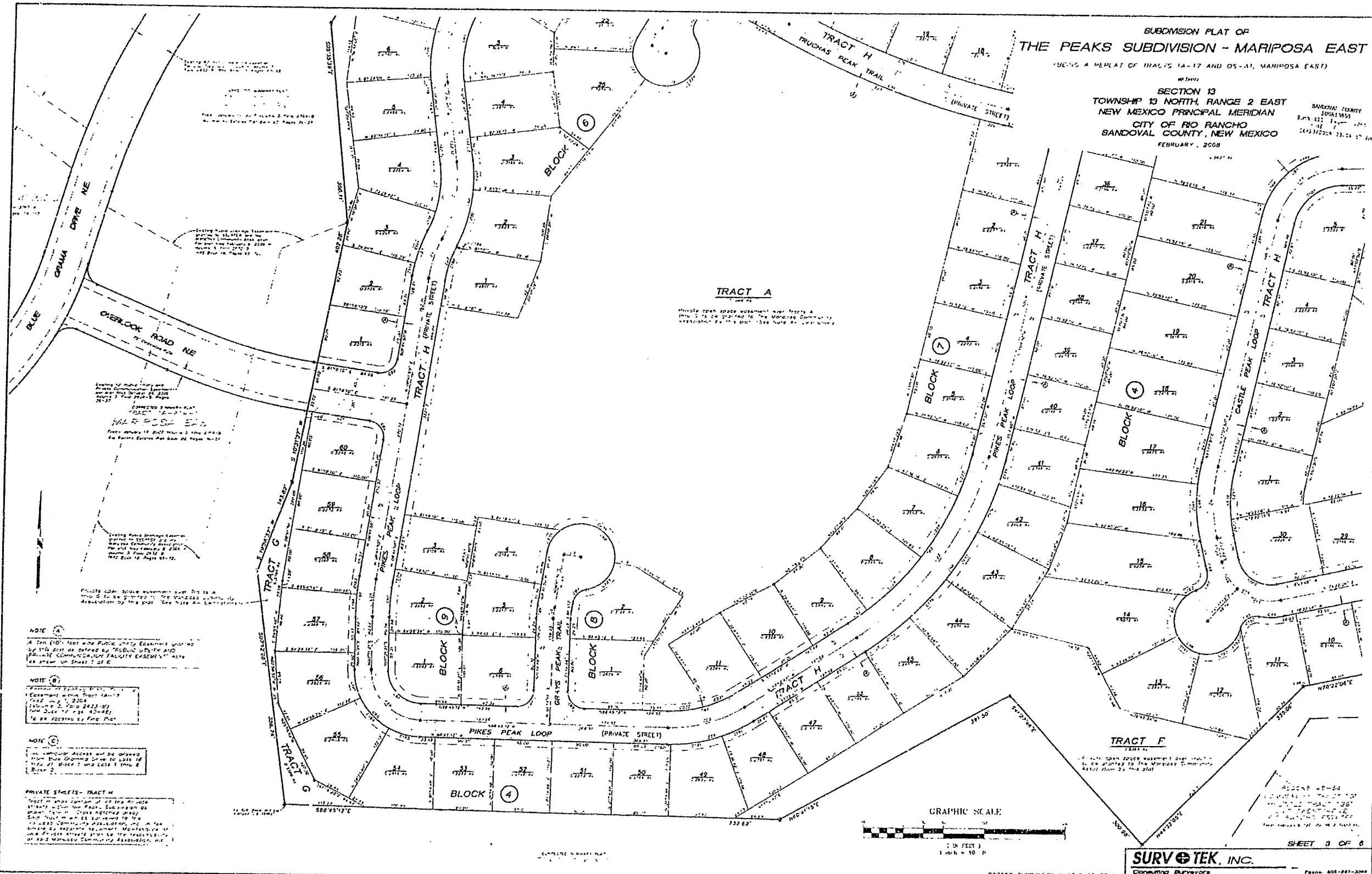


SURVOTEK, INC.
CONSULTING SURVEYORS
2800 West 10th Street, Suite 100, Albuquerque, New Mexico 87106
PHONE: 505-267-3391
FAX: 505-267-3392

SUBDIVISION PLAT OF
THE PEAKS SUBDIVISION - MARIPOSA EAST
 (BEING A MERGERS OF TRACTS 1A-17 AND 05-A1, MARIPOSA EAST)

SECTION 13
 TOWNSHIP 13 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF RIO RANCHO
 SANDOVAL COUNTY, NEW MEXICO
 FEBRUARY 7, 2008

SANDOVAL COUNTY
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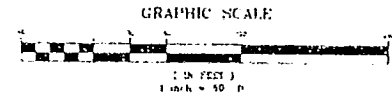
NOTE (A)
 A 10' (10'-0") wide Public Utility Easement is shown on this plat as defined by PUBLIC UTILITY AND PRIVATE COMMUNICATIONS FACILITY EASEMENT ACT as shown on Sheet 2 of 6.

NOTE (B)
 Easement with Tract 1A-17 (Subtract 10-00-236) (Subtract 10-00-243-01) (Subtract 10-00-45-002) to be retained by P&G Plat.

NOTE (C)
 All vehicular access will be provided from Blue Grass Drive to lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

PRIVATE STREETS - TRACT H
 Tract H Private Street, Castle Peak Loop, Pikes Peak Loop, Grays Peak Trail.

TRACT A
 Multiple open space easement over Tracts A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, 25A, 26A, 27A, 28A, 29A, 30A, 31A, 32A, 33A, 34A, 35A, 36A, 37A, 38A, 39A, 40A, 41A, 42A, 43A, 44A, 45A, 46A, 47A, 48A, 49A, 50A, 51A, 52A, 53A, 54A, 55A, 56A, 57A, 58A, 59A, 60A, 61A, 62A, 63A, 64A, 65A, 66A, 67A, 68A, 69A, 70A, 71A, 72A, 73A, 74A, 75A, 76A, 77A, 78A, 79A, 80A, 81A, 82A, 83A, 84A, 85A, 86A, 87A, 88A, 89A, 90A, 91A, 92A, 93A, 94A, 95A, 96A, 97A, 98A, 99A, 100A.



SURV-TEK, INC.
 Consulting Surveyors
 2301 Tenth Street, N.E. Albuquerque, New Mexico 87110
 Phone: 505-847-2304
 Fax: 505-847-2377

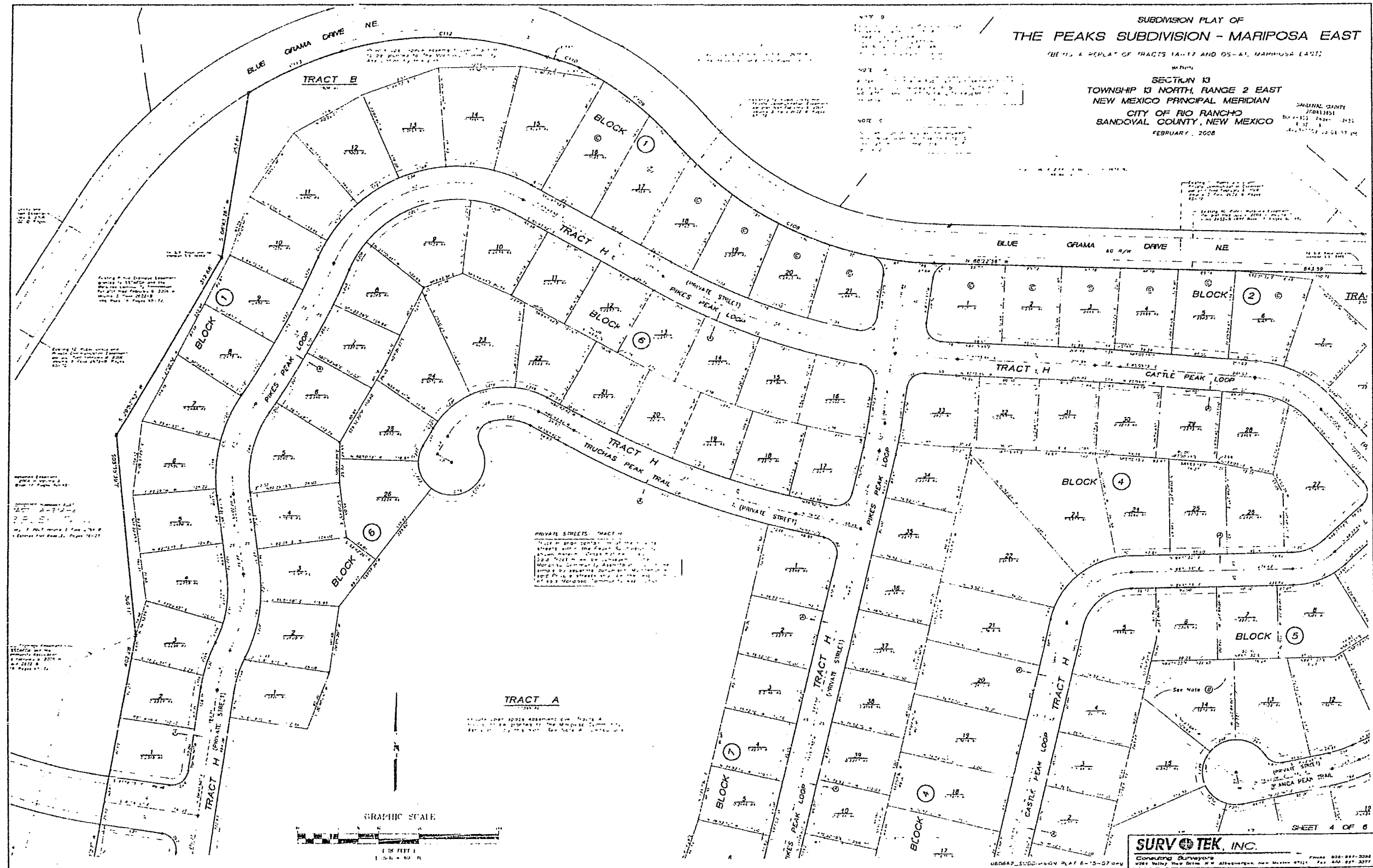
SUBDIVISION PLAY OF
THE PEAKS SUBDIVISION - MARIPOSA EAST

THE 11.4 ACRES OF TRACTS 1A-17 AND 05-01, MARIPOSA EAST

SECTION 13
 TOWNSHIP 13 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF RIO RANCHO
 SANDOVAL COUNTY, NEW MEXICO

FEBRUARY, 2008

ORIGINAL QUANTITY
 250
 100%
 100%
 100%



SURVOTEK, INC.
 Consulting Surveyors
 2721 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-887-3334
 Fax: 505-887-3377

SUBDIVISION PLAT OF
THE PEAKS SUBDIVISION - MARIPOSA EAST

(INCLUDING A REPEAT OF TRACTS 1A-17 AND 03-A1, MARIPOSA EAST)

SECTION 13
 TOWNSHIP 13 NORTH RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF RIO RANCHO
 SANDOVAL COUNTY, NEW MEXICO

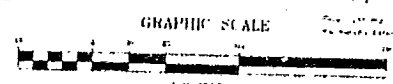
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WHERE STREETS TRACT =
 TRACT A
 TRACT B
 TRACT C
 TRACT D
 TRACT E
 TRACT H

NOTES:
 1. The plat is subject to the provisions of the Uniform Gifts to Minors Act, 1925, as amended, and the Uniform Transfers to Minors Act, 1952, as amended.

TRACT OS-A1-A



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040602 SUBDIVISION PLAT 1-18-08 JWG

