

LOCATION MAP  
NOT TO SCALE

**SUBDIVISION DATA**

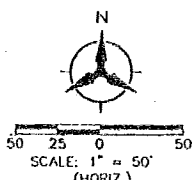
- Gross Plat Acreage: 2.4652 Acres
- Total Number of Lots/Tracts: Two (2) Lots
- Date of Survey: July, 2004
- Plat is located within Section 14, Township 13 North, Range 2 East, New Mexico Principal Meridian, Rio Rancho, Sandoval County, New Mexico.

**DESCRIPTION**

A certain tract of land situated within Section 14, Township 13 North, Range 2 East, New Mexico Principal Meridian, Rio Rancho, Sandoval County, New Mexico, being and comprising all of Lots 23 and 24 of the FINAL PLAT OF VENADA ESTATES - MARIPOSA, NEW MEXICO, Rio Rancho, Sandoval County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Sandoval County, New Mexico on February 11, 2005 in Volume 3, Folio 2603B as Document No. 200505001.

Lots 23 & 24 contain 2.4652 acres, more or less.

USGS BRASS DISH STAMPED "OREAN" GEOGRAPHIC POSITION (NAD 1983) NM STATE PLANE COORDINATES (CENTRAL ZONE) X = 1,506,195.40 Y = 1,586,795.12 GROUND TO GRID FACTOR = 0.9956783 DELTA ALPHA = -0° 15' 39.3" NVD: 29 ELEVATION = 6114.708



**LEGEND**

- BOUNDARY LINE
- BUILDING ENVELOPE
- BUILDING ENVELOPE TIE LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE
- USGS BRASS DISH STAMPED "OREAN"
- 1/2" REBAR
- 1/2" REBAR WITH 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "REARER 13 0514"

ID	DELTA	TANGENT	ARC	BACKS	CHORD	CHORD BEG.
C1	145°04'11"	163.97	127.47'	50.00'	95.65'	S18°30'24"E
C2	170°17'	39.77	47.20'	50.00'	43.25'	S53°19'13"E
C3	60°15'34"	31.41	62.07'	50.00'	24.09'	S15°53'45"W
C4	27°13'10"	13.05'	25.55'	50.00'	23.25'	S39°48'06"W

ID	BEARING	DISTANCE
T1	S31°25'25"E	46.83'
T2	S52°10'03"W	21.37'
T3	N28°10'30"E	12.71'
T4	S10°19'58"W	45.83'
T5	S49°29'25"E	48.97'
T6	N02°25'03"E	83.78'
T7	N16°10'47"E	88.10'
T8	S12°57'00"E	37.05'
T9	S74°48'37"E	22.58'
T10	S37°16'02"W	32.75'
T11	S13°15'55"W	41.87'
T12	N07°25'56"W	11.20'
T13	N17°25'56"W	15.65'
T14	N02°56'14"E	12.20'
T15	N21°17'33"E	20.58'
T16	S07°56'11"W	14.50'

**DISCLOSURE STATEMENT**

The purpose of this Plat is to grant Drainage Easements or Lots 23 & 24 of the FINAL PLAT OF VENADA ESTATES - MARIPOSA, NEW MEXICO, Rio Rancho, Sandoval County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Sandoval County, New Mexico on February 11, 2005 in Volume 3, Folio 2603B as Document No. 200505001.

**NOTES**

- Bearings & Distances are New Mexico State Plane, GCS Bearings (Central Zone) NAD 1983, also being the same as bearings shown on the Final Plat of Venada Estates - Mariposa, New Mexico filed February 11, 2005 as Document No. 200505001 in Volume 3, Folio 2603B, records of Sandoval County, New Mexico.
- Distances are ground distances.
- All easements of record are shown.
- Lot 24A may require Private Sanitary Sewer Pumping Facilities.
- Private Cross Lot Drainage Easement, Drainage Easement to City, Easement to Association for Maintenance: (A) All lots within Venada Estates Subdivision, Filed: February 11, 2005 in Volume 3, Folio 2603B as Document Number 200505001 are subject to cross-drainage easements over that portion of each lot outside the building envelope, and over that portion of the building envelope 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, High Desert Investment Corporation ("Founder") and the Mariposa Community Association, Inc. ("Association") Such cross-drainage easements are in addition to those created and described in the Community Charter for Mariposa Residential Property, recorded December 23, 2004 in Book 407, Page 41052 as Document No. 200441052, records of Sandoval County, New Mexico (the "Charter"). 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, the Association 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 Charter. Pursuant to the Charter, the owner of each lot shall design improvements to the lot in conformance with the most recent Mariposa 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 Founder. Owners will be responsible for maintenance of walkways and driveways. (B) All lots within Venada Estates Subdivision, Filed: February 11, 2005 in Volume 3, Folio 2603B as Document Number 200505001 are subject to Cross-drainage easements granted to the City of Rio Rancho ("City") over that portion of each lot outside the building envelope, and over that portion of the building envelope of each lot upon which there are no improvements and outside any easement to SSCAFCA, for the conveyance of surface storm water. Founder, Association and the owner of lots, (Founder and owners only as to the property and lots owned thereby), will be responsible for (i) conveying any storm water flows across the property and lots in a controlled manner to ensure the flows do not result in substantial damage to the property, lots, adjoining properties or downstream properties; (ii) conveying all flows to the property or lots from the City's adjoining right-of-way in a controlled manner to ensure the flows do not result in substantial damage to the property, lots, adjoining properties or downstream properties; (iii) constructing drainage improvements upon, maintaining, repairing and modifying the easement and the property and lots, and if City requires, removing improvements constructed on the easement or the property or lots ("Maintenance and Repair"), all in accordance with City standards including but not limited to the City approved Drainage Reports and Drainage Plans for the tracts subject to this easement; and (iv) all costs of the Maintenance and Repair. Neither Founder, Association, owners, nor Association will permit the easement to constitute a hazard to the health or safety of the general public or to interfere with City's use of City's adjoining property. Except any damage resulting from the negligent acts or omissions of City, City will have no responsibility or liability resulting from or arising in connection with (i) any storm water flows on the property or lots, (ii) building envelopes within the lots, (iii) any Maintenance and Repair performed on the property, lots or the easement by Founder, Association, any owner, or (iv) any damage to any property, structures or improvements located on the Property or within the Building Envelopes caused by any storm drainage or any Maintenance and Repair. The obligations of Founder and Association will terminate upon transfer of a lot to a third party. The Association is granted an easement in order to perform the Maintenance and Repair and fulfill its obligations under the easement.
- Lots 23A & 24A are subject to an existing Drainage Easement granted to SSCAFCA by Document filed: December 15, 2004 in Book 407, Page 39398 as Document No. 200439398.

**SURVEYOR'S CERTIFICATION**

I, A. Dawn 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, 2003 and is true and accurate to the best of my knowledge and belief.



A. Dawn Weaver  
New Mexico Professional Surveyor 6544  
Date: April 27, 2005

**SUMMARY PLAT OF  
LOTS 23A & 24A  
VENADA ESTATES -  
MARIPOSA, NEW MEXICO**  
(A REPLAT OF LOTS 23 & 24  
VENADA ESTATES - MARIPOSA, NEW MEXICO)  
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO  
APRIL, 2005

**UTILITY APPROVALS**

WATER	Marshall Bay	7/22/05
ELECTRIC SERVICES	Joe Allen	7/20/05
SEWER SERVICES	Joe Allen	7/20/05
CITY UTILITIES DIVISION	Carl Cooner	7-20-05
CABLE RE		

**CITY CLERK CERTIFICATE**

I, Bonnie Montoya, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved administratively by the City of Rio Rancho, City Development Director on the 24th day of August, 2005.

BY: Bonnie Montoya, City Clerk  
DATE: 8/29/05

**DEPARTMENT OF DEVELOPMENT SERVICES**  
Dawn Ward, Director  
DATE: 6-24-05

**SANDOVAL COUNTY CLERK**

This instrument was filed for record on August 26, 2005 at 2:22 o'clock PM, received in Volume 3 of records of said County, Folio 2603B as Document No. 200505001.

BY: Juanita Dominguez, Clerk  
DATE: 8/30/05

**SANDOVAL COUNTY CLERK**

STATE OF NEW MEXICO  
COUNTY OF SANDOVAL

This instrument was filed for record on August 26, 2005 at 2:22 o'clock PM, received in Volume 3 of records of said County, Folio 2603B as Document No. 200505001.

BY: Stephanie L. Stratton, Clerk  
DATE: 4/28/05

**MARIPOSA COMMUNITY ASSOCIATION**  
JACK EICHROD, PRESIDENT  
DATE: 4/28/05

**FREE CONSENT AND DEDICATION**

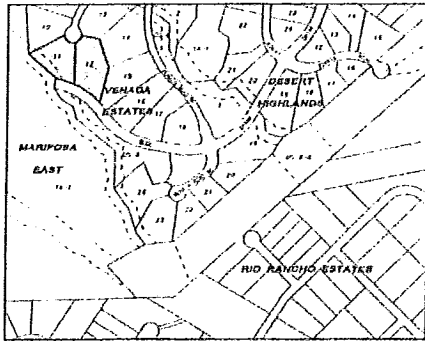
The foregoing Plat of that certain tract of land situated within Section 14, Township 13 North, Range 2 East, New Mexico Principal Meridian, Rio Rancho, Sandoval County, New Mexico, being and comprising Lots 23 & 24 of the FINAL PLAT OF VENADA ESTATES - MARIPOSA, NEW MEXICO, Rio Rancho, Sandoval County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Sandoval County, New Mexico on February 11, 2005 in Volume 3, Folio 2603B as Document No. 200505001 now comprising Lots 23A & 24A VENADA ESTATES - MARIPOSA, NEW MEXICO, Rio Rancho, Sandoval County, 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 and do hereby consent to all of the foregoing and do hereby certify that this Plat is their free act and deed.

HIGH DESERT INVESTMENT CORPORATION  
BY: Douglas H. Collier, President  
State of New Mexico )  
County of Bernalillo )

This instrument was acknowledged before me on the 28th day of April, 2005 by Douglas H. Collier, President of High Desert Investment Corporation.

My Commission Expires: 6-24-07  
Stephanie L. Stratton, Notary Public

**Bohannon & Huston**  
Countywide 7800 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



LOCATION MAP  
NOT TO SCALE

**SUBDIVISION DATA**

1. Gross Plat Acreage: 2.3523 Acres
2. Total Number of Lots/Tracts: Two (2) Lots
3. Date of Survey: July, 2004
4. Plat is located within Section 14, Township 13 North, Range 2 East, New Mexico Principal Meridian, Rio Rancho, Sandoval County, New Mexico.

**DISCLOSURE STATEMENT**

The purpose of this Plat is to grant Utility Easements on Lots 11 & 12 of the FINAL PLAT OF VENADA ESTATES - MARIPOSA, NEW MEXICO, Rio Rancho, Sandoval County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Sandoval County, New Mexico on February 11, 2005 in Volume 3, Folio 2503B as Document No. 200505001

**NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983, also being the same as bearings shown on the Final Plat of Venada Estates - Mariposa, New Mexico filed February 11, 2005 as Document No. 200505001 in Volume 3, Folio 2503B, records of Sandoval County, New Mexico.
2. Distances are ground distances.
3. All easements of record are shown.
4. Private Cross Lot Drainage Easement: Drainage Easement to City; Easement to Association for Maintenance
  - (A) All lots within Venada Estates Subdivision, Filed: February 11, 2005 in Volume 3, Folio 2503B as Document Number 200505001 are subject to cross-drainage easements over that portion of each lot outside the building envelope, and over that portion of the building envelope 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, High Desert Investment Corporation ("Founder") and the Mariposa Community Association, Inc. ("Association"). Such cross-drainage easements are in addition to those created and described in the Community Charter for Mariposa Residential Property, recorded December 28, 2004 in Book 407, Page 41052 as Document No. 200411082, records of Sandoval County, New Mexico (the "Charter"). 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, the Association 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 Charter. Pursuant to the Charter, the owner of each lot shall design improvements to the lot in conformance with the most recent Mariposa 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 Founder. Owners will be responsible for maintenance of walkways and driveways.
  - (B) All lots within Venada Estates Subdivision, Filed: February 11, 2005 in Volume 3, Folio 2503B as Document Number 200505001 are subject to Cross-drainage easements granted to the City of Rio Rancho ("City") over that portion of each lot outside the building envelope, and over that portion of the building envelope of each lot upon which there are no improvements and outside to SSCAFCA, for the conveyance of surface storm water. Founder, Association and the owner of lots, (Founder and owners only as to the property and lots owned thereby), will be responsible for (i) conveying any storm water flows across the property and lots in a controlled manner to ensure the flows do not result in substantial damage to the property, lots, adjoining properties or downstream properties; (ii) conveying all flows to the property or lots from the City's adjoining right-of-way in a controlled manner to ensure the flows do not result in substantial damages to the property, lots, adjoining properties or downstream properties; (iii) constructing drainage improvements upon, maintaining, repairing and modifying the easement and the property and lots, and if City requires, removing improvements constructed on the easement or the property or lots (Maintenance and Repair), all in accordance with City standards including but not limited to the City approved Drainage Reports and Drainage Plans for the tracts subject to this easement; and (iv) all costs of the Maintenance and Repair under this Agreement. Neither Grantor, nor owners, nor Association will permit the easement to constitute a hazard to the health or safety of the general public or to interfere with City's use of City's adjacent property. Except any damage resulting from the adjacent acts or omissions of City, City will have no responsibility or liability resulting from or arising in connection with (i) any storm drainage on the property or lots, the easement or building envelope within the lots, (ii) any Maintenance and Repair performed on the property, lots or the easement by Founder, Association, any owner, or (iii) any damage to any property, structures or improvements located on the property or within the building envelope caused by any storm drainage or any Maintenance and Repair. The obligations of Founder hereunder will terminate upon transfer of a lot to a third party. The Association is granted an easement in order to perform the Maintenance and Repair and fulfill its obligations under the easement.
6. Lots 11A & 12A are subject to an existing Drainage Easement granted to SSCAFCA by Document Mvd. December 15, 2004 in Book 407, Page 3889B as Document No. 200439925

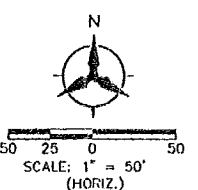
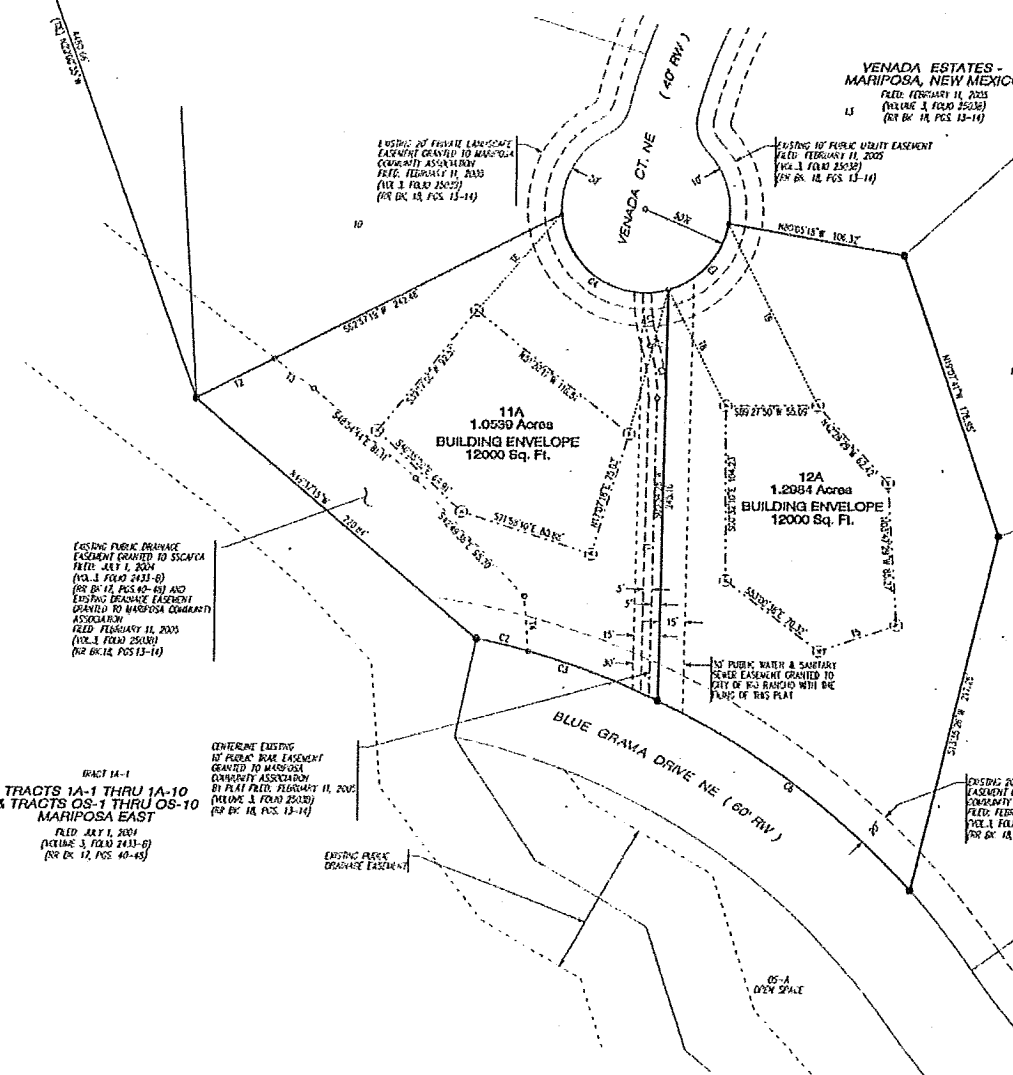
**DESCRIPTION**

A certain tract of land situated within Section 14, Township 13 North, Range 2 East, New Mexico Principal Meridian, Rio Rancho, Sandoval County, New Mexico, being and comprising all of Lots 11 and 12 of the FINAL PLAT OF VENADA ESTATES - MARIPOSA, NEW MEXICO, Rio Rancho, Sandoval County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Sandoval County, New Mexico on February 11, 2005 in Volume 3, Folio 2503B as Document No. 200505001.  
Lots 11 & 12 contain 2.3523 acres, more or less.

**LEGEND**

- LOT LINE
- BUILDING ENVELOPE
- BUILDING ENVELOPE TIE LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE
- CENTERLINE
- (B) USGS BRASS DISK STAMPED "BREAT"
- (C) 1/2" REBAR
- 1/2" REBAR WITH 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER 15 0504"

USGS BRASS DISK STAMPED "BREAT"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 1,506,199.40 Y = 1,580,796.12  
GROUND TO GRID FACTOR = 0.9996283  
DELTA ALPHA = -00° 15' 38.3"  
NGVD 29 ELEVATION = 6114.708



Curve Data

D	DELTA	TANGENT	ARC	CHORD	CHORD BEG	CHORD END
01	183°42'	18.01'	31.76'	189.00'	31.62'	368.1721'E
02	07°44'45"	15.70'	31.32'	490.00'	31.38'	116°21'53"W
03	17°38'47"	27.27'	114.01'	490.00'	113.77'	107°22'40"W
04	102°03'42"	67.13'	68.31'	59.66'	77.90'	505°13'43"E
05	83°01'18"	31.65'	59.28'	490.00'	52.78'	141°45'17"E
06	22°34'05"	95.78'	159.07'	490.00'	187.85'	163°20'16"W

Legend Lots

D	BEARING	DISTANCE
11	S02°42'25"W	176.21'
12	N45°27'13"E	51.18'
13	S57°26'35"E	29.53'
14	S04°27'41"E	33.60'
15	N09°47'04"E	48.11'
16	N40°42'25"E	25.92'
17	N14°31'32"E	49.01'
18	N58°35'05"E	77.13'
19	N26°46'00"W	126.27'

**SUMMARY PLAT OF  
LOTS 11A & 12A  
VENADA ESTATES -  
MARIPOSA, NEW MEXICO**  
(A REPLAT OF LOTS 11 & 12  
VENADA ESTATES - MARIPOSA, NEW MEXICO)  
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO  
MAY, 2005

**UTILITY APPROVALS**

ONEST: Marshall Lewis DATE: 7/20/05

PROV. ELECTRIC SERVICES: [Signature] DATE: 7/20/05

PROV. GAS SERVICES: [Signature] DATE: 7/20/05

CITY DEPT. UTILITIES DIVISION: [Signature] DATE: 8/24/05

CABLE ONE: [Signature] DATE: 7-20-05

**CITY CLERK CERTIFICATE**

I, Roman Montoya, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved administratively by the City of Rio Rancho, City Development Director on the 24th day of August, 2005.

BY: [Signature] DATE: 8/25/05  
RIO RANCHO CITY CLERK

**DEPARTMENT OF DEVELOPMENT SERVICES**

[Signature] DATE: 8-24-05  
DORIS WOODS

**SANDOVAL COUNTY TREASURER CERTIFICATE**

The last 10 years of 2005 property taxes for the property shown hereon are paid in full.

Owner: 144099, 144095, 336234

[Signature] DATE: 8-30-05  
Sandoval County Treasurer

**SANDOVAL COUNTY CLERK CERTIFICATE**

STATE OF NEW MEXICO )  
COUNTY OF SANDOVAL ) SS

This instrument was filed for record on August 30th, 2005 at 3:20 o'clock PM, recorded in Volume 3, of records of said County, Folio 2512B as Document No. 24789.

BY: [Signature]  
CLERK & RECORDER DEPUTY

**FREE CONSENT AND DEDICATION**

The foregoing Plat of that certain tract of land situated within Section 14, Township 13 North, Range 2 East, New Mexico Principal Meridian, Rio Rancho, Sandoval County, New Mexico, being and comprising Lots 11 & 12 of the FINAL PLAT OF VENADA ESTATES - MARIPOSA, NEW MEXICO, Rio Rancho, Sandoval County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Sandoval County, New Mexico on February 11, 2005 in Volume 3, Folio 2503B as Document No. 200505001 now comprising Lots 11A & 12A VENADA ESTATES - MARIPOSA, NEW MEXICO, Rio Rancho, Sandoval County, New Mexico is with the free consent and in accordance with the desires of the undivided 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 and do hereby consent to all of the foregoing and do hereby certify that this Plat is their free act and deed.

HIGH DESERT INVESTMENT CORPORATION  
BY: [Signature]  
Douglas H. Colster, President  
State of New Mexico )  
COUNTY OF BERNALILLO ) SS

This instrument was acknowledged before me on 13 day of July, 2005 by Douglas H. Colster, President of High Desert Investment Corporation.

My Commission Expires: May 13, 2007 [Signature]  
Notary Public

**SURVEYOR'S CERTIFICATION**

I, A. Dawn 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 is true and accurate to the best of my knowledge and belief.

[Signature]  
A. Dawn Weaver  
New Mexico Professional Surveyor 6544

Date: May 27, 2005



**Bohannon & Huston**  
17500 Jefferson St. NE Albuquerque, NM 87109-4335  
ING • SPATIAL DATA • ADVANCED TECHNOLOGIES