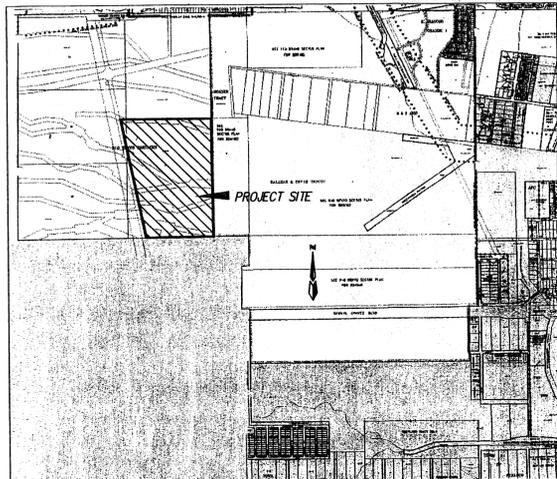


SKETCH PLAT/MASTERPLAN

RIO BRAVO WEST PHASE I
 PARCEL 2-D, RIO BRAVO PARTNERS
 WITHIN THE TOWN OF ATRISCO GRANT

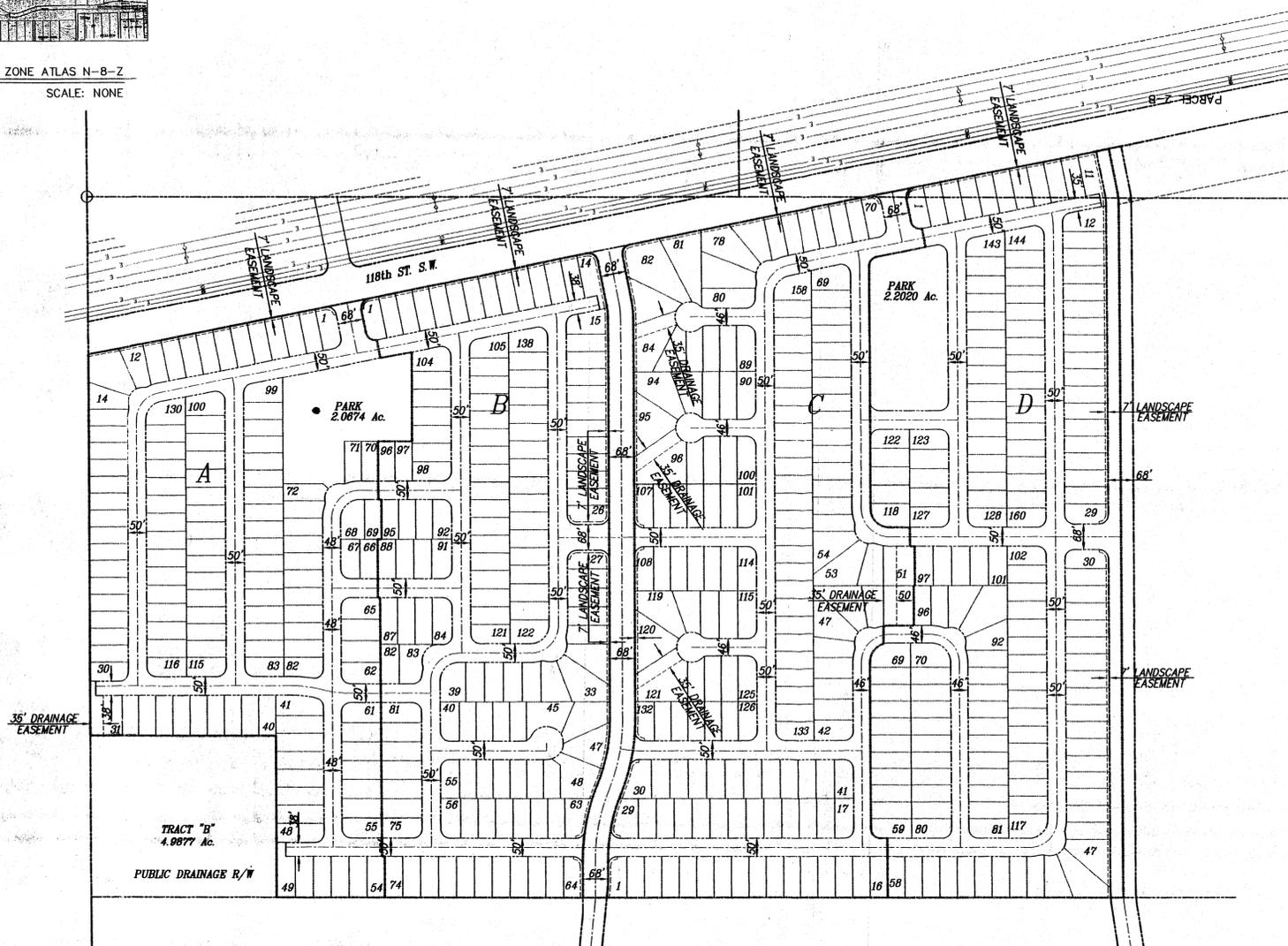
WITHIN THE
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2003



LOCATION MAP

ZONE ATLAS N-8-Z

SCALE: NONE



LEGAL DESCRIPTION

PARCEL 2-D, RIO BRAVO PARTNERS, WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 5, TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO.

SUBDIVISION DATA

GROSS ACREAGE	108.1127 AC
ZONE ATLAS NO.	N-8-Z
NO. OF EXISTING TRACTS	1
NO. OF TRACTS/LOTS CREATED	586
NO. OF TRACTS ELIMINATED	1
DATE OF SURVEY	APRIL 2002
ZONING	RD

OWNERS

WESTPAC INVESTMENTS, INC.
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200

SURVEYOR

ALDRICH LAND SURVEY
 P.O. BOX 30701
 ALBUQUERQUE, N.M. 87190-0701

RIO BRAVO WEST
 PHASE I

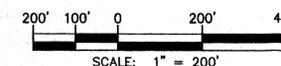
SKETCH PLAT



MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS

P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200, FAX (505) 797-9539

Designed: DMG	Drawn: KJS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 200'	Date: 05-22-03	Job: A03056	



**SKETCH PLAT
ANDERSON HEIGHTS**
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 5 AND 8
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004

DESCRIPTION
A tract of land situate, within the Town of Atrisco Grant, projected Sections 5 and 8, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL 2-D, LANDS OF RIO BRAVO PARTNERS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 17, 1996 in Volume 96C, Folio 160 and all of TRACT B-1, ROSNER TRACTS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 27, 2003 in Book 2003C, Page 80 together with all of PARCEL A, ANDERSON HEIGHTS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on and containing 248.2350 acres more or less.

SUBDIVISION DATA
GROSS ACREAGE 248.2350 AC
ZONE ATLAS NO. N-8 & P-8
LOTS CREATED 1,362 LOTS
DATE OF SURVEY NOVEMBER, 2003

PHASE 1
NUMBER OF LOTS 490
TYPICAL LOT SIZE 45' x 105'
TYPICAL LOT AREA 4725 SF (0.1085 AC)
TOTAL AREA 89.7336 AC

PHASE 2
NUMBER OF LOTS 469
TYPICAL LOT SIZES 50' x 105' (103)
TYPICAL LOT SIZE 40' x 105' (366)
TYPICAL LOT AREA 50' 5250 SF (0.1205 AC)
TYPICAL LOT AREA 40' 4200 SF (0.0964 AC)
TOTAL AREA 89.3615 AC

PHASE 3
NUMBER OF LOTS 403
TYPICAL LOT SIZE 45' x 105'
TYPICAL LOT AREA 4725 SF (0.1085 AC)
TOTAL AREA 69.1399 AC

LEGEND
--- EXISTING PROPERTY LINE TO BE REMOVED WITH PLATTING
--- 7' LANDSCAPE EASEMENT AND PUE
--- 50' PROPOSED RIGHT-OF-WAY WIDTH

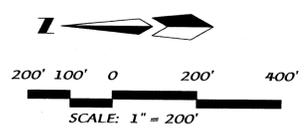
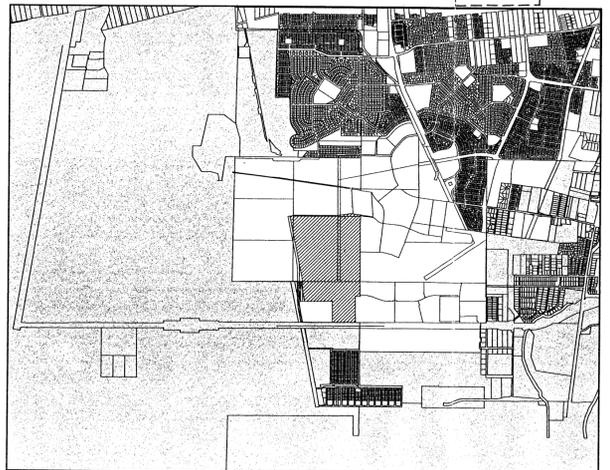
- EASEMENTS**
- 1 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
 - 2 100' OR 200' AMAFCA DRAINAGE (07-19-90, 90C-163)
 - 3 7' UTILITY EASEMENT (11-20-73, D5-200)
 - 4 10' UTILITY EASEMENT (11-20-73, D5-200)
 - 5 EXISTING 7' PUBLIC UTILITY EASEMENT (02-05-64, D3-89)
 - 6 EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104)
 - 7 EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104) (03-27-03, 03C-80)
 - 8 EXISTING 20' PUBLIC WATERLINE EASEMENT (02-07-03, BK A50 - PG 485)
 - 9 EXISTING 124' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT (06-05-02, 02C-197)
 - 10 EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)
 - 11 EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
 - 12 EXISTING 68' PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
 - 13 EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)
 - 14 EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)
 - 15 EXISTING 50' PNM GAS PIPELINE (03-27-00, A3-9161)
 - 16 EXISTING 156' PUBLIC ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT ()
 - 17 EXISTING 86' PUBLIC ACCESS ()
 - 18 EXISTING C.O.A. BLANKET PUBLIC DRAINAGE EASEMENT

- PROPERTY CORNERS**
- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
 - FOUND 1" IRON PIPE WITH TAG "LS 11993"
 - FOUND BRASS CAP "WST-3"
 - FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
 - FOUND REBAR WITH CAP "PS 11993" (TYP)

SURVEYOR
ALDRICH LAND SURVEYING
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190
(505) 884-1990

OWNERS
ANDERSON HEIGHTS, LLC
PO BOX 12317
ALBUQUERQUE, N.M. 87195
(505) 822-5562

ENGINEERS
D. MARK GOODWIN & ASSOCIATES,
P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200



SITE BENCHMARK
ACS MONUMENT
"3-P10"
ELEVATION=4935.735
(SLD 1929)

SKETCH PLAT ANDERSON HEIGHTS			
Dwg: base-4.dwg	Drawn: STEPHEN	Checked: DMG	Sheet 1 of 1
Scale: 1"=200'	Date: 02/04/04	Job: A03080	

F:\A03\JOBS\A3080A1\sketchplat_base-4.dwg, 02/04/04 STEPHEN

**BULK LAND PLAT FOR
 TRACT A-1, A-2 AND B-1
 ROSNER TRACT
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 5
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2003**

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S89°26'02"E	971.03'
L2	S00°01'54"W	1297.68'
L3	N82°19'51"W	383.49'
L4	S07°40'09"W	60.00'
L5	S03°49'29"E	1037.49'
L6	S82°22'07"E	321.10'
L7	S00°01'54"W	2828.06'
L8	S89°47'35"W	949.92'
L9	N00°11'58"W	5224.89'
L10	N00°11'58"W	2771.02'
L11	N00°11'58"W	1530.71'
L12	N00°11'58"W	923.16'
L13	S00°01'54"W	721.52'
L14	S00°01'54"W	576.16'
L15	S00°01'54"W	57.23'
L16	S00°01'54"W	2770.83'
L17	N89°48'25"E	961.10'
L18	N78°46'22"E	986.25'

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 1/2" REBAR WITH CAP "LS 4078" (TYP)
- FOUND BRASS CAP "WST-3"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)

"NOTICE OF SUBDIVISION PLAT CONDITIONS"

ROSNER TRACT - TRACTS A-1, A-2 & B-1
 THE PLAT OF ROSNER TRACT - TRACTS A-1, A-2 & B-1 HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 14-14-6-1 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND, EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

ACS MONUMENT
 "1-NB"
 Y=1470679.06
 X=348455.82
 G-G=0.99967260
 Δα=-00°17'26"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)

ACS MONUMENT
 "TRANS"
 Y=1471822.67
 X=354899.45
 G-G=0.99967921
 Δα=-00°18'42"
 CENTRAL ZONE
 ELEVATION=5118.43
 NAD 1927/SLD 1929

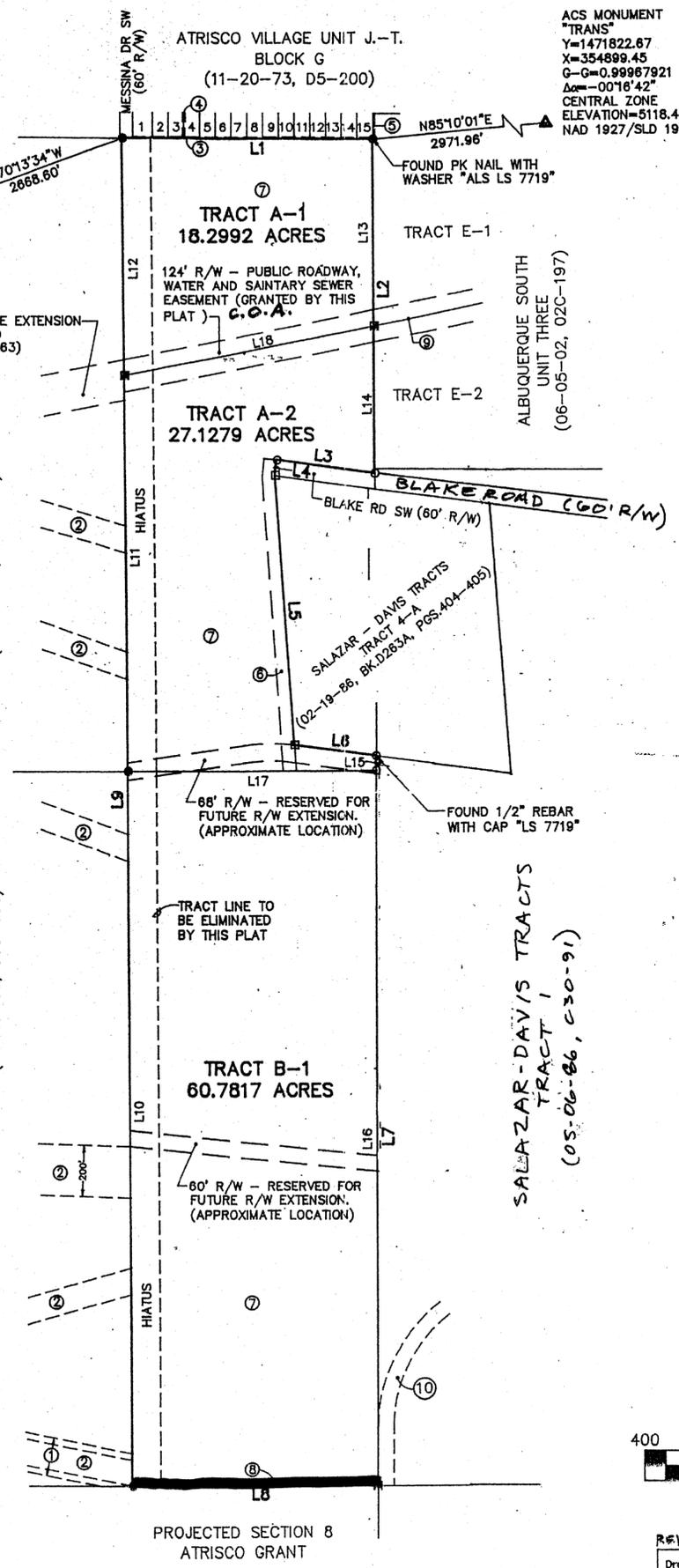
156' R/W - FUTURE EXTENSION
 GIBSON BOULEVARD
 (07-19-90, 90C-163)

LANDS OF RIO BRAVO PARTNERS
 PORTION OF PARCEL 1
 (07-19-90, 90C-163)

LANDS OF RIO BRAVO PARTNERS
 PARCEL 2-D
 (04-17-96, 96C-160)

ALBUQUERQUE SOUTH
 UNIT THREE
 (06-05-02, 02C-197)

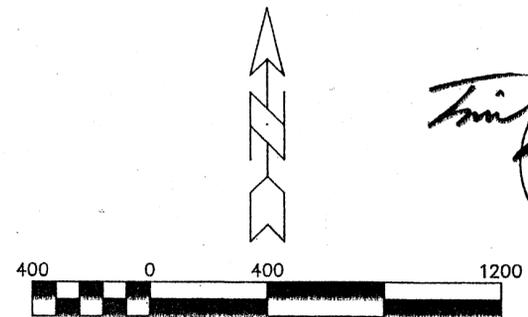
SALAZAR-DAVIS TRACTS
 TRACT 1
 (05-06-86, C30-91)



EASEMENTS

- ① 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
- ② 100' OR 200' AMAFCA DRAINAGE DRAINAGE (07-19-90, 90C-163)
- ③ 7' UTILITY EASEMENT (11-20-73, D5-200)
- ④ 10' UTILITY EASEMENT (11-20-73, D5-200)
- ⑤ EXISTING 7' PUBLIC UTILITY EASEMENT (02-05-64, D3-89)
- ⑥ EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104)
- ⑦ EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104)
- ⑧ EXISTING 20' PUBLIC WATERLINE EASEMENT (02-07-03, BK.A50 - PG.485)
- ⑨ EXISTING 124' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT (06-05-02, 02C-197)
- ⑩ EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)

A BLANKET DRAINAGE EASEMENT ON THE ENTIRE TRACT A-1, A-2 AND B-1 AS SHOWN HEREON IS HEREBY GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT. THIS BLANKET DRAINAGE EASEMENT SHALL BE REDEFINED BY FUTURE PLATTING ACTION.



ALDRICH LAND SURVEYING

REV. 03-26-03	REVISED: 03-11-03
Drawn By: RJA/TA	Date: 02-27-03
Checked By: TA	Drawing Name: 02029ABP.DWG
Job No.: 02-029	Sheet: 2 of 2

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

95042076 76C-160

PLAT OF
LANDS OF RIO BRAVO PARTNERS
PARCELS 2-A, 2-B, 2-C & 2-D
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 1996

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 11°13'18" E	87.78'
L2	N 11°13'35" W	1087.38'
L3	S 78°37'11" W	273.28'
L4	S 78°37'11" W	242.56'
L45	N 11°13'35" W	187.73'
L46	N 11°13'35" W	1427.85'
L47	N 11°13'35" W	2128.89'
L48	N 11°13'35" W	834.51'
L49	N 11°13'35" W	101.79'
L50	N 11°13'35" W	1774.30'
L51	S 78°37'11" W	169.58'
L52	S 78°37'11" W	1128.07'
L53	N 11°13'35" W	1128.82'
L54	N 11°13'35" W	1128.58'
L55	S 78°44'24" W	240.40'
L56	N 78°44'24" E	166.42'
L57	S 78°44'24" W	178.38'
L58	N 11°13'35" W	636.80'
L59	S 11°13'35" E	700.00'

CENTER LINE OF DRAINAGE EASEMENTS
(ALL RECORD DATA)

CENTER LINE	DIRECTION	DISTANCE
L1	S 82°01'00" W	698.00'
L2	N 73°57'00" W	1,808.00'
L3	N 42°34'00" W	808.00'
L4	N 89°15'00" W	1,825.00'
L5	N 89°15'00" W	874.00'
L6	S 82°08'00" W	2,518.00'
L7	N 70°31'00" W	741.00'
L8	N 81°44'00" W	1,587.00'
L9	N 88°31'00" W	840.00'
L10	N 88°49'00" W	1,348.00'
L11	N 82°12'00" W	281.00'
L12	N 89°41'00" W	614.00'
L13	N 84°18'00" W	353.00'
L14	S 82°50'00" W	1,380.00'
L15	N 58°19'00" W	1,375.00'
L16	N 78°32'00" W	614.00'
L17	N 37°02'00" W	329.00'
L18	N 57°38'00" W	588.00'
L19	N 82°17'00" W	352.00'
L20	S 71°35'00" W	490.00'
L21	N 57°37'00" W	1,118.00'
L21A	S 88°57'00" W	587.00'
L21B	S 79°24'00" W	450.00'
L21C	N 83°18'00" W	351.00'
L22	N 52°02'00" W	808.00'
L23	N 79°38'00" W	489.00'
L24	S 71°20'00" W	251.00'
L25	N 78°32'00" W	234.00'
L26	N 53°02'00" W	450.00'
L27	N 79°35'00" W	588.00'
L28	S 73°55'00" W	730.00'
L29	N 70°50'00" W	554.00'
L30	N 85°53'00" W	1,120.00'
L31	N 84°48'00" W	1,093.00'
L32	N 88°28'00" W	1,018.00'
L33	N 78°53'00" W	1,285.00'
L34	N 51°58'00" W	383.00'
L35	S 89°17'00" W	1,184.00'
L36	N 70°17'00" W	1,182.00'
L37	S 89°34'00" W	508.00'
L38	S 80°49'00" W	612.00'
L39	S 85°10'00" W	1,014.00'
L40	S 68°19'00" W	356.00'

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
10:08 APR 17 1996
at 10:08 clock A.M. Recorded in Vol. 160
of records of said County Folio 160
Andy J. Woodward, Clerk & Recorder
Deputy Clerk

TRACT 1-C
SHOWN ON PLAT OF
SALAZAR - DAVIS TRACTS
FILED 5/6/86
(C30-91)

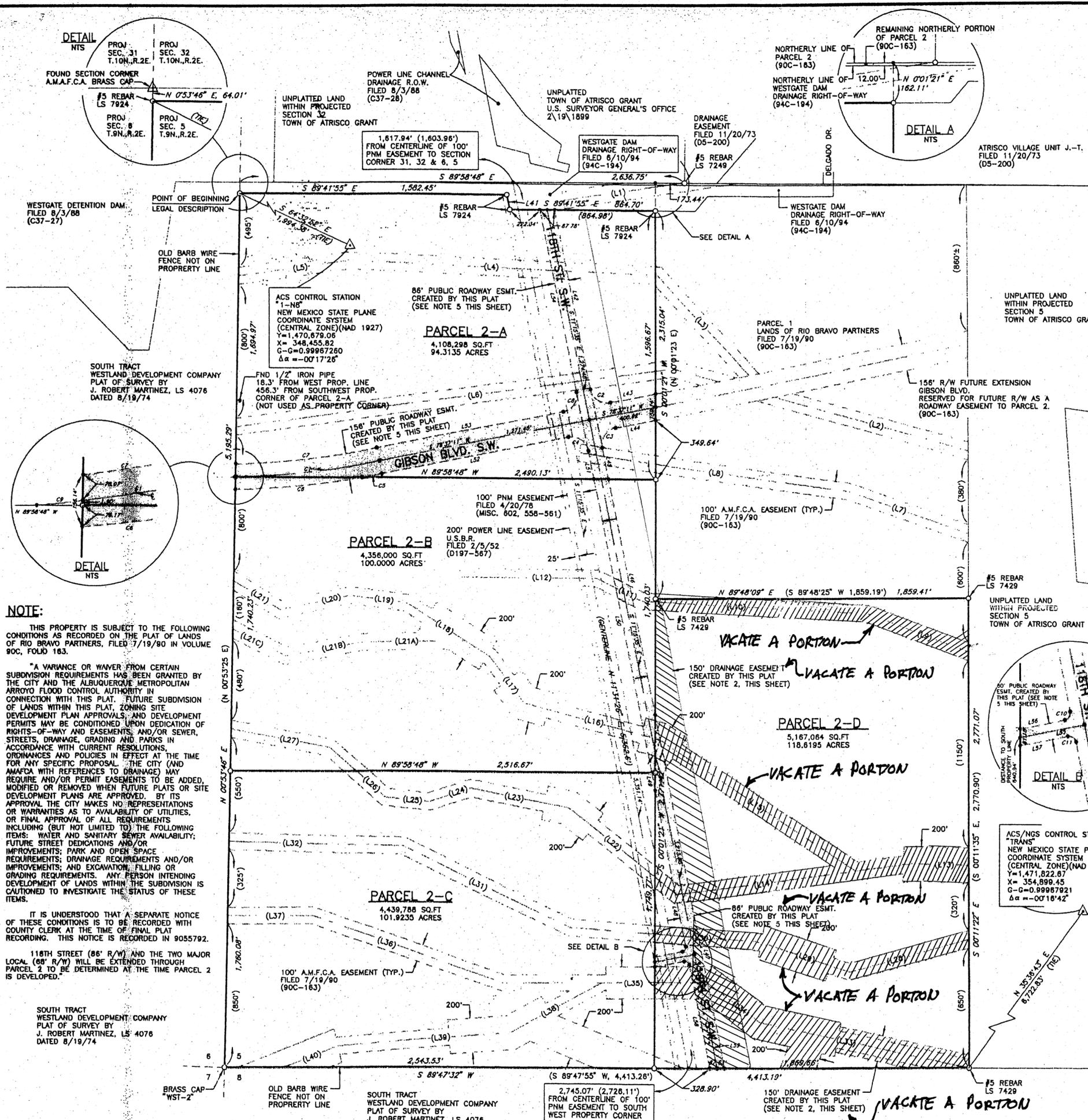
SCALE: 1" = 400'
400 200 0 400

TRACT 1
SALAZAR - DAVIS TRACTS
FILED 5/6/86
(C30-91)

NOTES:

- CITY PARKS AND GENERAL SERVICES DEPARTMENT RESERVES THE RIGHT TO NEGOTIATE WITH EACH PROPERTY OWNER THE LOCATION AND SIZE OF ANY PARK SPACE THAT MAY BE REQUIRED.
- EASEMENTS TO ACCOMMODATE THE EXISTING 100 YEAR STORM FLOWS ARE HEREBY GRANTED TO AMAFCA FOR DRAINAGE CONTROL. SUCH EASEMENTS ARE TO RUN WITH THE LAND BUT MAY BE MODIFIED, REMOVED OR REPLACED AS NECESSARY AND MUTUALLY AGREED TO BY AMAFCA AND OWNER(S) PENDING FUTURE PLATTING SUBMITTALS WHICH CONFORM TO A MORE COMPLETE OR IMPROVED ROUTING OF THE DRAINAGE FACILITIES.
- FURTHER DIVISION OF THIS LAND WILL BE SUBJECT TO THE PARK DEDICATION AND DEVELOPMENT ORDINANCE.
- THIS AREA FALLS WITHIN THE SOUTHWEST AREA PLAN WHICH WAS ADOPTED ON AUGUST 23, 1988, POLICY 34, ON PAGE 51 STATES THAT "ARCHAEOLOGICAL CLEARANCE SURVEYS OF AREAS GREATER THAN 10 ACRES SCHEDULED FOR DEVELOPMENT MUST BE PERFORMED PRIOR TO RECEIVING SUBMISSION APPROVAL OR STARTING CONSTRUCTION."
- PUBLIC ROADWAY EASEMENTS CREATED BY THIS PLAT MAY BE MODIFIED, REMOVED OR REPLACED AS NECESSARY AND MUTUALLY AGREED TO BY THE CITY OF ALBUQUERQUE AND OWNER(S) PENDING FUTURE PLATTING SUBMITTALS OF EACH INDIVIDUAL PARCEL.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	5000.00'	857.28'	858.23'	N 83°31'54" E	08°48'25"
C2	100.00'	137.28'	141.37'	S 36°19'12" E	90°07'14"
C3	100.00'	136.87'	141.27'	S 33°40'48" W	89°52'48"
C4	100.00'	137.29'	141.37'	N 36°18'12" W	90°07'14"
C5	5078.00'	119.19'	118.18'	N 79°17'32" E	01°20'41"
C6	5078.00'	794.81'	794.12'	N 84°13'22" E	08°31'00"
C7	4822.00'	840.57'	839.55'	N 83°30'44" E	08°47'03"
C8	100.00'	136.87'	141.27'	N 33°40'48" E	89°52'48"
C9	5000.00'	137.27'	137.56'	N 89°13'54" E	01°34'35"
C10	23.00'	39.27'	39.36'	N 33°44'23" E	90°00'00"
C11	23.00'	39.27'	39.36'	N 38°15'35" W	90°00'00"



NOTE:
THIS PROPERTY IS SUBJECT TO THE FOLLOWING CONDITIONS AS RECORDED ON THE PLAT OF LANDS OF RIO BRAVO PARTNERS, FILED 7/19/90 IN VOLUME 90C, FOLIO 163.

"A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT. FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS AND/OR SEWER, STREETS, DRAINAGE, GRADING AND PAVES IN ACCORDANCE WITH CURRENT REGULATIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL. THE CITY (AND AMAFCA WITH REFERENCES TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED. BY ITS APPROVAL THE CITY MAKES NO REPRESENTATIONS OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THE SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

IT IS UNDERSTOOD THAT A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING. THIS NOTICE IS RECORDED IN 9055792.

118TH STREET (86' R/W) AND THE TWO MAJOR LOCAL (86' R/W) WILL BE EXTENDED THROUGH PARCEL 2 TO BE DETERMINED AT THE TIME PARCEL 2 IS DEVELOPED.

SOUTH TRACT WESTLAND DEVELOPMENT COMPANY PLAT OF SURVEY BY J. ROBERT MARTINEZ, LS 4076 DATED 8/19/74

960-160

PLAT OF
LANDS OF RIO BRAVO PARTNERS
PARCELS 2-A, 2-B, 2-C & 2-D
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 1996

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 11°15'18" E	87.78'
L2	N 11°15'35" W	1067.39'
L3	S 78°37'11" W	273.28'
L4	S 78°37'11" W	242.56'
L5	N 11°15'35" W	187.73'
L6	N 11°15'35" W	1427.85'
L7	N 11°15'35" W	2128.99'
L8	N 11°15'35" W	934.51'
L9	N 11°15'35" W	1071.79'
L10	N 11°15'35" W	1774.39'
L11	N 11°15'35" W	169.50'
L12	S 78°37'11" W	1128.07'
L13	S 78°37'11" W	1128.82'
L14	N 11°15'35" W	1105.58'
L15	S 78°44'24" W	240.40'
L16	N 78°44'25" E	166.42'
L17	S 78°44'25" W	178.39'
L18	N 11°15'35" W	636.80'
L19	S 11°15'35" E	700.00'

CENTER LINE OF DRAINAGE EASEMENTS
(ALL RECORD DATA)

CENTER LINE	DIRECTION	DISTANCE
L1	S 82°01'00" W	686.00'
L2	N 73°57'00" W	1,806.00'
L3	N 42°34'00" W	808.00'
L4	N 87°15'00" W	1,825.00'
L5	S 82°12'00" W	628.00'
L6	S 82°09'00" W	2,578.00'
L7	N 70°31'00" W	741.00'
L8	N 81°44'00" W	1,587.00'
L9	N 69°31'00" W	640.00'
L10	N 88°49'00" W	1,346.00'
L11	N 62°12'00" W	281.00'
L12	N 89°41'00" W	814.00'
L13	N 88°18'00" W	353.00'
L14	S 82°58'00" W	1,380.00'
L15	N 56°19'00" W	1,375.00'
L16	N 75°32'00" W	814.00'
L17	N 37°02'00" W	329.00'
L18	N 57°38'00" W	588.00'
L19	N 82°17'00" W	352.00'
L20	S 77°28'00" W	400.00'
L21	N 57°37'00" W	318.00'
L21A	S 88°57'00" W	597.00'
L21B	S 79°28'00" W	450.00'
L21C	N 63°18'00" W	351.00'
L22	N 92°02'00" W	808.00'
L23	N 78°38'00" W	229.25'
L24	S 71°20'00" W	251.00'
L25	N 78°32'00" W	234.00'
L26	N 53°02'00" W	450.00'
L27	N 79°35'00" W	588.00'
L28	S 73°55'00" W	730.00'
L29	N 70°50'00" W	554.00'
L30	N 85°53'00" W	1,120.00'
L31	N 64°48'00" W	1,093.00'
L32	N 88°29'00" W	1,018.00'
L33	N 78°53'00" W	1,285.00'
L34	N 51°59'00" W	393.00'
L35	S 89°17'00" W	1,184.00'
L36	N 70°17'00" W	1,182.00'
L37	S 89°34'00" W	508.00'
L38	S 80°49'00" W	1,014.00'
L39	S 85°10'00" W	1,014.00'
L40	S 68°19'00" W	356.00'

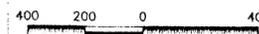
State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
10.08 APR 17 1996
At _____ o'clock A.M. Recorded in Vol. _____
of records of said County folio _____
Indy D. Woodman, Clerk & Recorder
Deputy Clerk

TRACT 1-C
SHOWN ON PLAT OF
SALAZAR DAVIS TRACTS
FILED 5/6/86
(C30-91)

TRACT 4-A
SALAZAR - DAVIS TRACTS
FILED 5/6/86
(C30-91)

TRACT 1
SALAZAR - DAVIS TRACTS
FILED 5/6/86
(C30-91)

SCALE: 1" = 400'



NOTES:

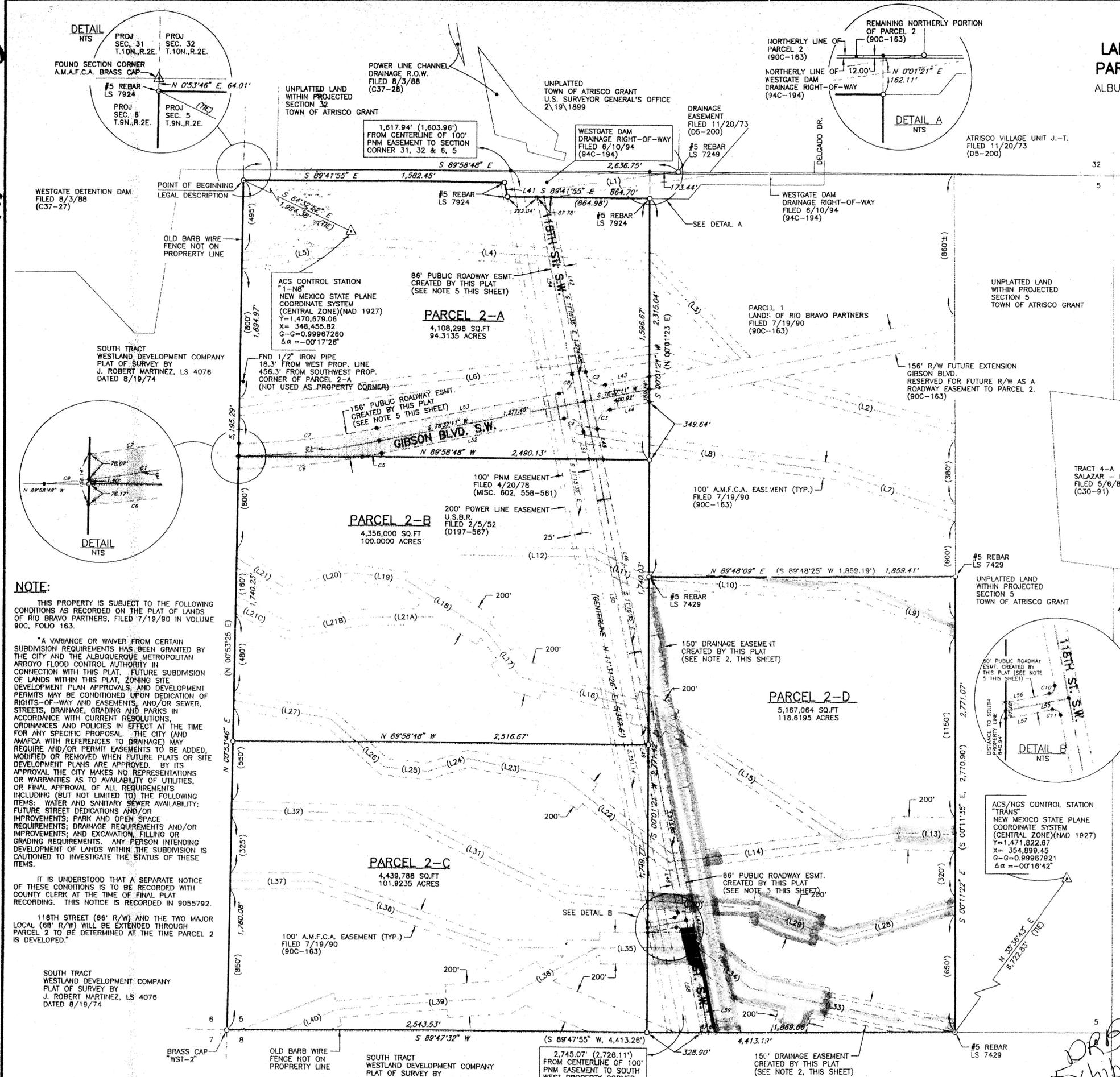
- CITY PARKS AND GENERAL SERVICES DEPARTMENT RESERVES THE RIGHT TO NEGOTIATE WITH EACH PROPERTY OWNER THE LOCATION AND SIZE OF ANY PARK SPACE THAT MAY BE REQUIRED.
- EASEMENTS TO ACCOMMODATE THE EXISTING 100 YEAR STORM FLOWS ARE HEREBY GRANTED TO AMAFCA FOR DRAINAGE CONTROL. SUCH EASEMENTS ARE TO RUN WITH THE LAND BUT MAY BE MODIFIED, REMOVED OR REPLACED AS NECESSARY AND MUTUALLY AGREED TO BY AMAFCA AND OWNER(S) PENDING FUTURE PLATTING SUBMITTALS WHICH CONFORM TO A MORE COMPLETE OR IMPROVED ROUTING OF THE DRAINAGE FACILITIES.
- FURTHER DIVISION OF THIS LAND WILL BE SUBJECT TO THE PARK DEDICATION AND DEVELOPMENT ORDINANCE.
- THIS AREA FALLS WITHIN THE SOUTHWEST AREA PLAN WHICH WAS ADOPTED ON AUGUST 23, 1988. POLICY 34, ON PAGE 51 STATES THAT "ARCHAEOLOGICAL CLEARANCE SURVEYS OF AREAS GREATER THAN 10 ACRES SCHEDULED FOR DEVELOPMENT MUST BE PERFORMED PRIOR TO RECEIVING SUBDIVISION APPROVAL OR STARTING CONSTRUCTION."
- PUBLIC ROADWAY EASEMENTS CREATED BY THIS PLAT MAY BE MODIFIED, REMOVED OR REPLACED AS NECESSARY AND MUTUALLY AGREED TO BY THE CITY OF ALBUQUERQUE AND OWNER(S) PENDING FUTURE PLATTING SUBMITTALS OF EACH INDIVIDUAL PARCEL.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	5000.00'	857.28'	856.23'	N 83°31'54" E	09°49'25"
C2	100.00'	157.29'	141.57'	S 86°19'12" E	80°07'14"
C3	100.00'	156.87'	141.27'	S 33°40'48" W	89°52'46"
C4	100.00'	157.29'	141.57'	N 56°19'12" W	80°07'14"
C5	5078.00'	119.19'	119.18'	N 78°17'32" E	01°20'41"
C6	5078.00'	784.81'	784.12'	N 84°13'22" E	08°31'00"
C7	1922.00'	840.81'	838.25'	N 83°30'44" E	09°47'05"
C8	100.00'	156.87'	141.27'	N 33°40'48" E	89°52'46"
C9	5000.00'	137.57'	137.56'	N 88°13'54" E	01°31'12"
C10	25.00'	39.27'	39.36'	N 33°41'25" E	80°00'00"
C11	25.00'	39.27'	39.36'	N 56°18'35" W	90°00'00"

DRB
Exhibit B
5/19/04

96C-1100(2)

96C-1100(2)



NOTE:
THIS PROPERTY IS SUBJECT TO THE FOLLOWING CONDITIONS AS RECORDED ON THE PLAT OF LANDS OF RIO BRAVO PARTNERS, FILED 7/19/90 IN VOLUME 90C, FOLIO 163.

"A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT. FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL. THE CITY (AND AMAFCA WITH REFERENCES TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED. BY ITS APPROVAL THE CITY MAKES NO REPRESENTATIONS OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THE SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

IT IS UNDERSTOOD THAT A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING. THIS NOTICE IS RECORDED IN 9055792.

118TH STREET (86' R/W) AND THE TWO MAJOR LOCAL (88' R/W) WILL BE EXTENDED THROUGH PARCEL 2 TO BE DETERMINED AT THE TIME PARCEL 2 IS DEVELOPED.

SOUTH TRACT WESTLAND DEVELOPMENT COMPANY PLAT OF SURVEY BY J. ROBERT MARTINEZ, LS 4076 DATED 8/19/74

Bulk Land Plat of
 Parcels A and B
Anderson Heights
 Albuquerque, Bernalillo County, New Mexico
 October 2003

PARCEL 2-C
 LANDS OF RIO BRAVO PARTNERS
 (4/17/1996, 96C-160)

PARCEL 2-D
 LANDS OF RIO BRAVO PARTNERS
 (4/17/1996, 96C-160)

TRACT B-1
 ROSNER TRACT
 (03/27/2003, 2003C-80)

TRACT I
 SALAZAR-DAVIS TRACTS
 (5/6/1986, C30-91)

TRACT B
 ARROWOOD RANCH DEVELOPMENT
 (12/06/2002, 200C-390)

TRACT A
 ARROWOOD RANCH DEVELOPMENT
 (12/06/2002, 200C-390)

A.C.S. MONUMENT "BETTER"
 STANDARD U.S.C. & G.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=344,698.31
 Y=1,459,465.95
 GROUND TO GRID FACTOR=0.9996167
 DELTA ALPHA ANGLE=-017'52"

A.C.S. MONUMENT "TRANS"
 STANDARD U.S.C. & G.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=354,899.45
 Y=1,471,822.57
 EL=5118.370 - NGVD 1929
 GROUND TO GRID FACTOR=0.99967021
 DELTA ALPHA ANGLE=-016'42"

86' PUBLIC ACCESS EASEMENT GRANTED BY THIS PLAT. LOCATION OF THE FUTURE R.O.W. THAT IS TO BE DEDICATED MAY BE MODIFIED WITH THE APPROVAL OF THE CITY OF ALBUQUERQUE. FINAL WIDTH OF EASEMENT MAY BE 156' WIDE TO MATCH EXISTING EASEMENT. FINAL ROADWAY ALIGNMENT TO AVOID EXISTING POWER POLES WHILE MEETING DPM DESIGN STANDARDS.

Parcel A
 Area=58.8160 Acres±
 2,997,625 Square Feet±

Parcel B
 Area=28.3199 Acres±
 1,233,615 Square Feet±

A BLANKET PUBLIC DRAINAGE EASEMENT ACROSS PARCELS "A" AND "B" IS GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT. FUTURE DEVELOPMENT IS SUBJECT TO DRAINAGE REQUIREMENTS OUTLINED IN THE AMOLE-HUBBELL DRAINAGE MANAGEMENT PLAN.

EXISTING 86' PUBLIC ROADWAY EASEMENT-SUBJECT TO MODIFICATION WITH CITY OF ALBUQUERQUE APPROVAL (4/17/1996, 96C-160)

EXISTING 200' AMAFCA DRAINAGE EASEMENT-SUBJECT TO MODIFICATION WITH AMAFCA APPROVAL (4/17/1996, 96C-160)

EXISTING 150' AMAFCA DRAINAGE EASEMENT-SUBJECT TO MODIFICATION WITH AMAFCA APPROVAL (4/17/1996, 96C-160)

EXISTING 36' PUBLIC DRAINAGE, WATER & SANITARY SEWER EASEMENT (12/06/2002, 200C-390)

EXISTING 48' PUBLIC DRAINAGE, WATER & SANITARY SEWER EASEMENT (12/06/2002, 200C-390)

EXISTING 56' PUBLIC ROADWAY, WATER & SANITARY SEWER EASEMENT (12/06/2002, 200C-390)

EXISTING 50' PNM GAS PIPELINE EASEMENT (QUITCLAIM DEED: 03/27/2000, A3-8161)

EXISTING CONSTRUCTION MAINTENANCE EASEMENT (04/15/1994, BOOK 94-12, PG. 419)

UN-PLATTED LANDS OF WESTLAND DEVELOPMENT CO., INC. (4/17/1996, 96C-160)

UN-PLATTED LANDS OF WESTLAND DEVELOPMENT CO., INC. "SOUTH TRACT" PER JUDGEMENT FILED IN THE OFFICE OF THE DISTRICT COURT ON FEBRUARY 10, 1977 (CASE NO. 8-76-03865)



A.C.S. MONUMENT "8-010"
 STANDARD A.C.S. ALUMINUM CAP
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=350,626.63
 Y=1,459,633.45
 EL=4928.436 - NGVD 1929
 GROUND TO GRID FACTOR=0.9996866
 DELTA ALPHA ANGLE=-016'01"

Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- DENOTES FOUND PROPERTY CORNER AS NOTED
- DENOTES REBAR W/ YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY

GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. 1001765

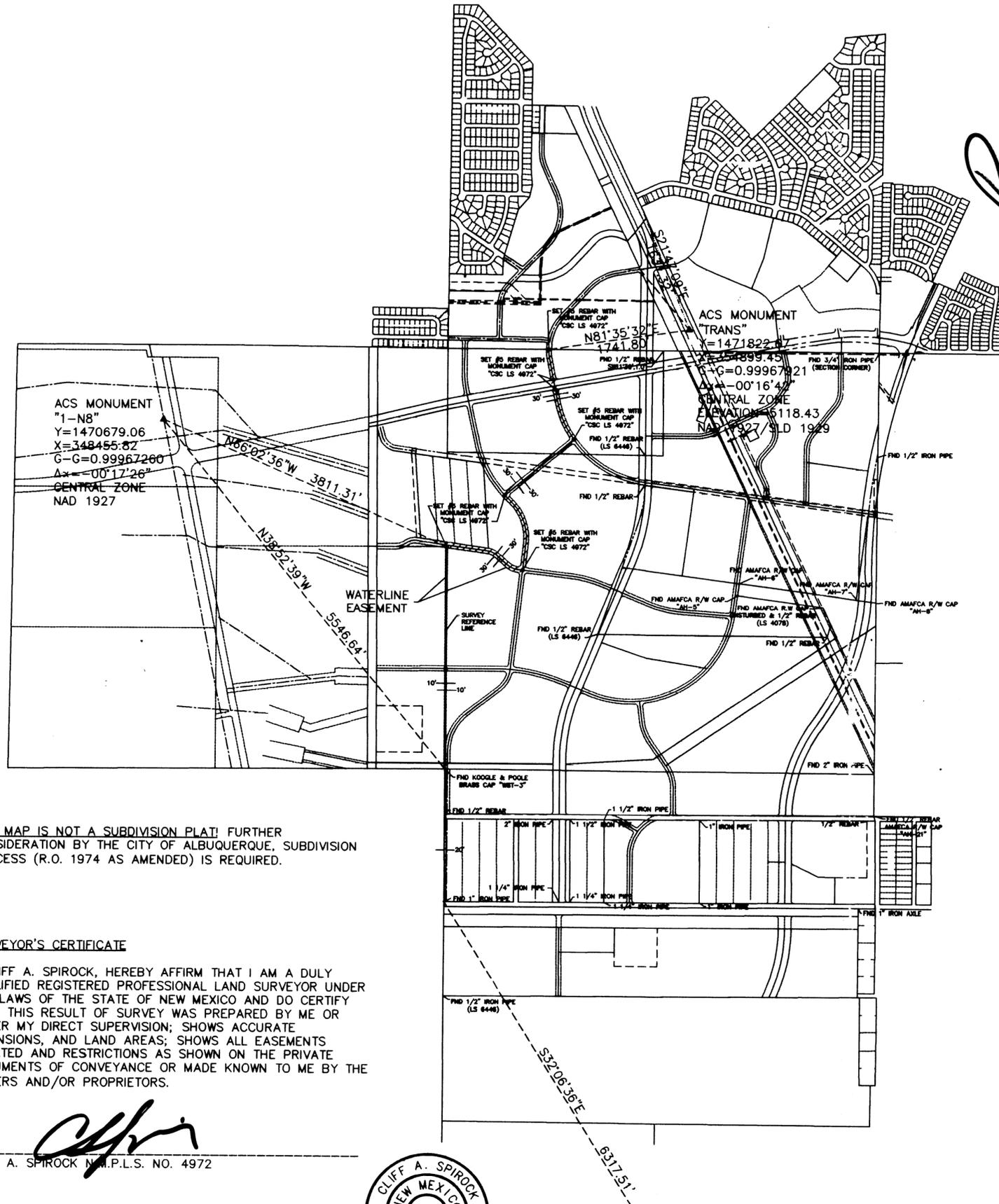
Sheet 2 of 2

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

RIO BRAVO SECTOR DEVELOPMENT PLAN RESULTS OF SURVEY (CONFORMANCE WITH ADOPTED PLAN) GRANT OF EASEMENT (EXCEPT STREETS)

SITUATE WITHIN
PROJECTED SECTIONS 3, 4, 5, 8, 9, & 10, T9N, R2E, N.M.P.M.
&
PROJECTED SECTIONS 32, 33, & 34, T10N, R2E, N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

AUGUST 2000



PROPERTY DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING PORTIONS OF PROJECTED SECTIONS 3, 4, 5, 8, 9, 10, T9N, R2E, N.M.P.M. AND PROJECTED SECTIONS 32, 33, 34, T10N, R2E, N.M.P.M. AND BEING MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER WHICH IS A POINT OF INTERSECTION OF THE EASTERLY ROW LINE FOR SNOW VISTA BOULEVARD WITH THE WESTERLY PROPERTY LINE OF PARCEL 1, BLK 87 OF WESTGATE HEIGHTS, UNIT 4, WHEN THE TIE FROM ACS "TRANS" BEARS S21°47'09"E, 1631.32 FEET; THENCE FROM SAID POINT OF BEGINNING N64°41'58"E A DISTANCE OF 283.17 FEET TO A POINT; THENCE N80°14'58"E TO A DISTANCE OF 145.90 FEET TO A POINT; THENCE S80°11'30"E A DISTANCE OF 206.20 FEET TO A POINT; THENCE S75°35'11"E A DISTANCE OF 240.00 FEET TO A POINT; THENCE S75°45'37"E A DISTANCE OF 1053.05 FEET TO A POINT; THENCE S63°24'52"E A DISTANCE OF 123.27 FEET TO A POINT; THENCE S50°46'39"E A DISTANCE OF 560.79 FEET TO A POINT; THENCE S39°51'47"W A DISTANCE OF 150.09 FEET TO A POINT; THENCE S50°44'45"E A DISTANCE OF 300.53 FEET TO A POINT; THENCE N39°12'55"E A DISTANCE OF 259.63 FEET TO A POINT; THENCE S51°05'12"E A DISTANCE OF 62.42 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY A DISTANCE OF 353.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 393.00 FEET, A CENTRAL ANGLE OF 51°28'10" AND A CHORD THAT BEARS S25°00'53"E A DISTANCE OF 341.10 FEET TO A POINT; THENCE S89°14'44"E A DISTANCE OF 50.00 FEET TO A POINT; THENCE S00°45'16"W A DISTANCE OF 468.48 FEET TO A POINT; THENCE S00°46'54"W A DISTANCE OF 264.41 FEET TO A POINT; THENCE S00°15'34"W A DISTANCE OF 1284.57 FEET TO A POINT; THENCE S00°19'13"W A DISTANCE OF 711.53 FEET TO A POINT; THENCE S00°13'09"W A DISTANCE OF 1080-.05 FEET TO A POINT; THENCE S 00°15'40"W A DISTANCE OF 284.93 FEET TO A POINT; THENCE S00°12'03"W A DISTANCE OF 1852.89 FEET TO A POINT; THENCE S00°10'55"W A DISTANCE OF 517.63 FEET TO A POINT; THENCE S16°32'00"E A DISTANCE OF 61.92 FEET TO A POINT; THENCE S00°15'40"E A DISTANCE OF 1037.37 FEET TO A POINT; THENCE S06°22'30"E A DISTANCE OF 58.29 FEET TO A POINT OF ANGLE; THENCE S89°56'08"W A DISTANCE OF 210.07 FEET TO A POINT OF ANGLE; THENCE S00°07'44"W A DISTANCE OF 97.71 FEET TO A POINT; THENCE S00°08'57"W A DISTANCE OF 1000.71 FEET TO A POINT OF ANGLE; THENCE S89°44'36"W A DISTANCE OF 1173.07 FEET TO A POINT; THENCE S 89°44'33"W A DISTANCE OF 2498.13 FEET TO A POINT; THENCE S89°44'40"W A DISTANCE OF 1416.21 FEET TO A POINT OF ANGLE; THENCE N00°03'25"W A DISTANCE OF 850.06 FEET TO A POINT; THENCE N00°08'00"W A DISTANCE OF 309.72 FEET TO A POINT; THENCE N00°04'26"W A DISTANCE OF 1035.53 FEET TO A POINT; THENCE 00°07'59"W A DISTANCE OF 558.84 FEET TO A POINT OF ANGLE; THENCE S89°45'59"W A DISTANCE OF 843.10 FEET TO A POINT OF ANGLE; THENCE N00°11'12"W A DISTANCE OF 1256.79 FEET TO A POINT; THENCE N00°11'13"W A DISTANCE OF 1514.22 FEET TO A POINT; THENCE N00°11'10"W A DISTANCE OF 1473.08 FEET TO A POINT; THENCE N00°11'12"W A DISTANCE OF 979.33 FEET TO A POINT OF ANGLE; THENCE S89°25'19"E A DISTANCE OF 863.69 FEET TO A POINT OF ANGLE; THENCE N00°19'23"E A DISTANCE OF 100.12 FEET TO A POINT; THENCE N00°14'13"E A DISTANCE OF 50.00 FEET TO A POINT; THENCE N00°27'40"E A DISTANCE OF 469.49 FEET TO A POINT; THENCE N00°36'11"E A DISTANCE OF 90.74 FEET TO A POINT; THENCE N00°37'19"E A DISTANCE OF 208.70 FEET TO A POINT; THENCE S89°29'23"E A DISTANCE OF 582.00 FEET TO A POINT; THENCE N37°45'29"E A DISTANCE OF 186.84 FEET TO A POINT; THENCE N56°25'15"W A DISTANCE OF 65.30 FEET TO A POINT; THENCE N37°42'56"E A DISTANCE OF 11.03 FEET TO A POINT; THENCE S56°14'39"E A DISTANCE OF 4.98 FEET TO A POINT; THENCE N16°36'09"E A DISTANCE OF 62.79 FEET TO A POINT; THENCE N16°36'21"E A DISTANCE OF 576.88 FEET TO A POINT; THENCE N40°51'41"E A DISTANCE OF 203.64 FEET TO A POINT; THENCE N13°28'35"E A DISTANCE OF 159.12 FEET TO A POINT; THENCE N04°36'18"W A DISTANCE OF 188.71 FEET TO A POINT; THENCE N00°19'24"E A DISTANCE OF 447.98 FEET TO A POINT; THENCE S89°27'07"E A DISTANCE OF 99.11 FEET TO A POINT; THENCE N89°50'11"E A DISTANCE OF 56.00 FEET TO A POINT; THENCE S89°27'07"E A DISTANCE OF 404.27 FEET TO A POINT; THENCE S25°18'40"E A DISTANCE OF 1457.98 FEET TO A POINT OF ANGLE; THENCE N41°36'25"E A DISTANCE OF 147.13 FEET TO A POINT; THENCE N36°20'55"E A DISTANCE OF 113.65 FEET TO A POINT; THENCE N37°37'59"E A DISTANCE OF 112.31 FEET TO A POINT OF ANGLE; THENCE N25°21'52"E A DISTANCE OF 155.92 FEET TO THE POINT AND PLACE OF BEGINNING.

THIS MAP IS NOT A SUBDIVISION PLAT. FURTHER CONSIDERATION BY THE CITY OF ALBUQUERQUE, SUBDIVISION PROCESS (R.O. 1974 AS AMENDED) IS REQUIRED.

SURVEYOR'S CERTIFICATE

I, CLIFF A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS RESULT OF SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS CREATED AND RESTRICTIONS AS SHOWN ON THE PRIVATE DOCUMENTS OF CONVEYANCE OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS.

CLIFF A. SPIROCK N.M.P.L.S. NO. 4972



ACS MONUMENT
"R907.6-6"
Y=1459360.23
X=355295.32
G-G=0.99968150
Δx=-00°16'38"
CENTRAL ZONE
TRIG ELEVATION=5070.00
NAD 1927

DATE: AUGUST 2000
SCALE: AS SHOWN
DESIGNED: CAS/MB/JTS
DRAWN: MB/DKS/JTS
JOB NO.: N423-06-615

community sciences corporation
LAND PLANNING P.O. Box 1328
ENGINEERING SURVEYING Corrales, N.M. 87048

SHEET 1 of 2

(505) 897-0000

Community Sciences Corporation, Corrales, New Mexico



Vicinity Map A-11

NOTES:

- THE BEARING BASE FOR THIS PLAT IS NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS REFERENCED FROM AND ROTATED TO THE LINE BETWEEN ACS "SANDBERN" AND ACS "1A-10".
- THIS PLAT WAS COMPILED USING EXISTING RECORD DATA AND ACTUAL FIELD SURVEY.
- BENCHMARK FOR THIS PLAT IS THE ACS MONUMENT "SANDBERN" LOCATED APPROXIMATELY 2.4 MILES WEST OF GOLF COURSE RD NW AND SET IN THE GROUND WITHIN A 7' R.R. TIE ENCLOSURE. ELEVATION= 5456.92.
- UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED "CSC LS #4972".
- PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 - PNM ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - PNM GAS SERVICE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 - U.S. WEST COMMUNICATIONS 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.
 - COMCAST INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
 - NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND WATER AND SANITARY SEWER LINES ACROSS THE EASEMENT (BUT NOT PARALLEL WITHIN) AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE 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 EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH 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 ERRECTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATE

I, CLIFF A. SPIROCK, HEREBY AFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOW ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AND INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE REQUIREMENTS SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLIFF A. SPIROCK N.M.P.L.S. NO. 4972



DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE IN PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING ALSO THE NORTHEAST CORNER OF TRACT 19A-1 OF PARADISE NORTH AS SHOWN AND DESIGNATED ON THE VACATION AMENDED PLAT AND REPLAT OF PARADISE NORTH FILED ON AUGUST 8, 1990, IN VOL. 90C, FOLIO 182, OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, WHENCE NGS CONTROL STATION "SANBERN" (NEW MEXICO COORDINATE SYSTEM-CENTRAL ZONE NAD27: X=361854.29, Y=1534209.29) BEARS N81°40'01"W AND 4946.80 FEET DISTANT;
 THENCE S89°49'27"E, A DISTANCE OF 1322.20 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON THE WESTERLY BOUNDARY OF STONEBRIDGE SUBDIVISION;
 THENCE S00°18'50"W ALONG THE WESTERLY LINE OF SAID STONEBRIDGE SUBDIVISION, A DISTANCE OF 1320.28 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING ALSO THE NORTHEAST CORNER OF TUSCANY RIDGE SUBDIVISION AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED ON AUGUST 12, 1997, IN VOL. 97C, FOLIO 273 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO;
 THENCE N89°49'23"W ALONG THE NORTHERLY BOUNDARY OF SAID TUSCANY RIDGE SUBDIVISION, A DISTANCE OF 661.54 FEET TO AN ANGLE POINT;
 THENCE 89°47'36"W ALONG THE NORTHERLY BOUNDARY OF SAID TUSCANY RIDGE SUBDIVISION, A DISTANCE OF 659.98 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, BEING ALSO THE SOUTHEAST CORNER OF TRACT 16A-1 OF SAID PARADISE NORTH;
 THENCE N00°17'03"E ALONG THE EASTERLY BOUNDARY OF SAID PARADISE NORTH, A DISTANCE OF 1319.91 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING, CONTAINING 40.0618 ACRES, MORE OR LESS.

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE TRACT DESCRIBED AS THE SE 1/4 OF THE NE 1/4 OF PROJECTED SECTION 2, T11N, R2E, NMPM INTO SEVEN (7) PARCELS, AND TO DEDICATE PUBLIC ROADWAY EASEMENTS AND DRAINAGE RIGHTS-OF-WAY.

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

OWNER SIGNATURE: _____ DATE: _____

OWNER PRINTED NAME: _____

ADDRESS: _____ TRACT: _____

STATE OF _____)
) SS
 COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2000, ON BEHALF OF SAID COMPANY, BY: DR. JEFFREY L. FINE

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTICE OF SUBDIVISION PLAT CONDITIONS

Pursuant to Section 7 of the City of Albuquerque, New Mexico Subdivision Ordinance, a Variance or Waiver from certain Subdivision Requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this Plat.

Future subdivision of lands within this Plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with references to drainage) may require and/or permit easements to be added, modified or removed when future plats or Site Development Plans are approved.

By its approval, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items:

- water and sanitary sewer availability,
- future street dedications and/or improvements,
- parks and open space requirements,
- drainage requirements and/or improvements,
- excavation, filling, or grading requirements.

Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

A separate notice of these conditions is to be recorded with the County Clerk at the time of Final Plat recording.

BULK LAND PLAT

FINELAND DEVELOPMENT

SITUATE WITHIN SE 1/4 OF THE NE 1/4
 PROJECTED SECTION 2, T11N, R2E, N.M.P.M.
 TOWN OF ATRISCO GRANT
 CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO,
 NEW MEXICO

AUGUST, 2000

SUBDIVISION DATA

SUBDIVISION CASE NO..... 40.0618
 GROSS SUBDIVISION ACREAGE..... A-11
 ZONE ATLAS INDEX NO..... 1
 NO. OF EXISTING PARCELS..... 7
 DATE OF SURVEY..... OCTOBER 1999
 S.P. TALOS LOG NO..... 00033110400233

EPC CASE NO..... Z-98-31
 UPC NO..... 1-011-066-470-335-1-01-20
 WESTSIDE - McMAHON CORRIDOR STUDY NO..... TPU-7601 (7) CN 9823

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NM

CITY PLANNER / ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION _____ DATE _____

CITY ENGINEER _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT _____ DATE _____

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____

CITY SURVEYOR, ENGINEERING DIVISION _____ DATE _____

NEW MEXICO UTILITIES, INC. _____ DATE _____

PUBLIC SERVICE COMPANY OF NEW MEXICO - GAS _____ DATE _____

PUBLIC SERVICE COMPANY OF NEW MEXICO - ELECTRIC _____ DATE _____

US WEST COMMUNICATIONS _____ DATE _____

COMCAST INTERCABLE _____ DATE _____

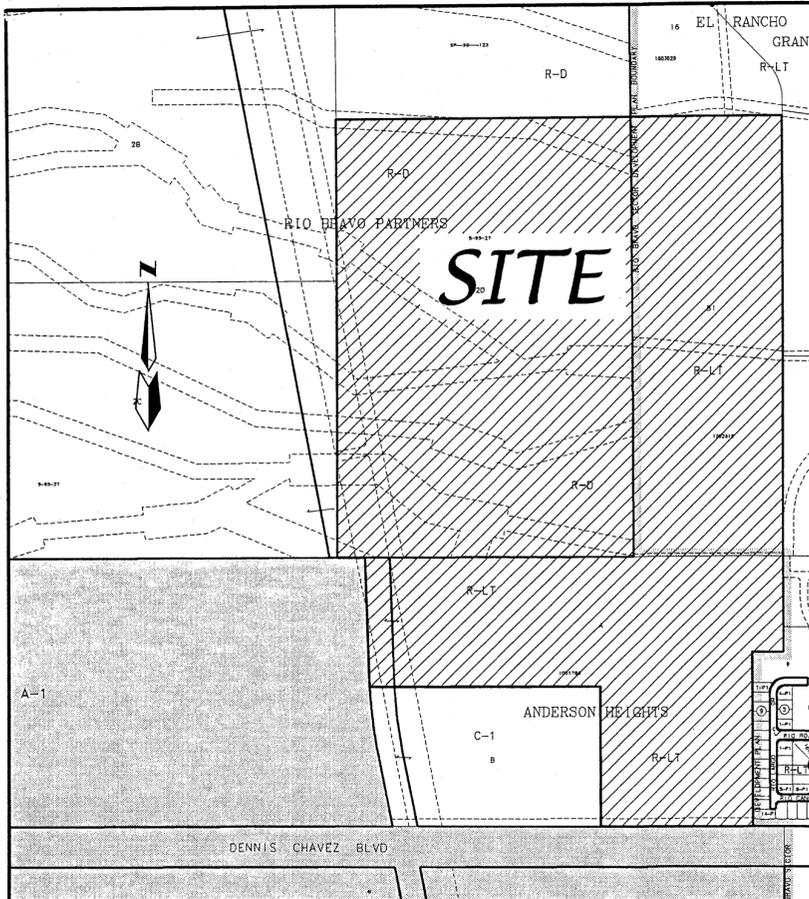
TREASURER'S CERTIFICATION

THIS IS CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#:
 1-011-066-470-335-1-01-20

PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____

DATE: 7/3/00	<p>community sciences corporation Albuquerque / Phoenix 4481 CORRALES ROAD., P.O. BOX 1328 CORRALES, NEW MEXICO 87048-1328 Voice (505) 897-0000 Fax (505) 898-5195</p>	1 of 2
SCALE:		
DESIGNED: CSC		
DRAWN: CSC		
JOB NO. N448-01		



VICINITY MAP 1"=750' ZONE ATLAS: N-8, P-8

SUBDIVISION DATA

GROSS ACREAGE	248.2350 Acres
ZONE ATLAS NO.	N-8-Z & P-8-Z
NO. OF EXISTING TRACTS	3
NO. OF LOTS/TRACTS/PARCELS CREATED	146/10/8
NO. OF TRACTS ELIMINATED	3
MILES OF FULL WIDTH STREETS CREATED	0.57
AREA DEDICATED TO CITY OF ALBUQUERQUE	11.9511 Acres
DATE OF SURVEY	November, 2003
ZONING	R-D/R-LT
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2003473085

FREE CONSENT AND DEDICATION

The subdivision hereon described 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 dedicate 118th Street S.W. and Colobel Avenue S.W. to the City of Albuquerque in fee simple with warranty covenants and 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, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and 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. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: KB HOME New Mexico Inc
 BY: Robert Coleman
 TITLE: Director of Land

Robert Coleman 2/15/05 DATE
 Robert Coleman

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on FEBRUARY 15, 2005
 By Robert Coleman, Director of Land, KB HOME New Mexico Inc, A New Mexico Corporation on behalf of said corporation

Suzanne M. McInerney 6-11-05
 NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Sections 5 and 8, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL 2-D, LANDS OF RIO BRAVO PARTNERS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 17, 1996 in Volume 96C, Folio 160 and all of TRACT B-1, ROSNER TRACTS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 27, 2003 in Book 2003C, Page 80 together with all of PARCEL A, ANDERSON HEIGHTS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 3, 2003, in Book 2003C in Page 361 and containing 248.2350 acres more or less.

PURPOSE OF PLAT

- SUBDIVIDE THREE (3) TRACTS INTO ONE HUNDRED AND FORTY SIX (146) LOTS, TEN (10) TRACTS FOR HOME OWNERS ASSOCIATION AND DRAINAGE AND EIGHT (8) PARCELS FOR FUTURE DEVELOPMENT.
- GRANT NEW EASEMENTS AS SHOWN HEREON
- VACATE EASEMENTS AS SHOWN HEREON
- DEDICATE RIGHT-OF-WAY AS SHOWN HEREON
- TRACTS 5, 6, 7, 8, 9 AND 10 AS SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACTS 6, 7, 8, 9 AND 10 ARE TO BE JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENTS. TRACT 5 IS A PRIVATE ACCESS EASEMENT IN FAVOR OF THE HOMEOWNERS ASSOCIATION AND A PUBLIC SANITARY SEWER, WATER AND STORM DRAIN EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THIS PLAT.

SURVEY NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
 "LANDS OF RIO BRAVO PARTNERS", (04-17-96, 96C-160)
 "ROSNER TRACT, TRACT A-1, A-2 AND B-1", (03-27-03, 03C-80)
 "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT"
 (07-23-03, 03C-223)
 "ANDERSON HEIGHTS, PARCELS A AND B", (12-03-03, 2003C - 361))
 all being records of Bernalillo County, New Mexico.

- Field Survey performed on November, 2003.
- Title Report: None provided.
- UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2003473085

PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date _____

PNM Gas Services _____ Date _____

Qwest Telecommunications _____ Date _____

Comcast _____ Date _____

City Approvals: *[Signature]* 3-7-05
 City Surveyor _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

Utilities Development _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

SURVEYOR'S CERTIFICATION:

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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] 03-04-05
 Timothy Aldrich, P.S. No. 7719 _____ Date _____



ALDRICH LAND SURVEYING

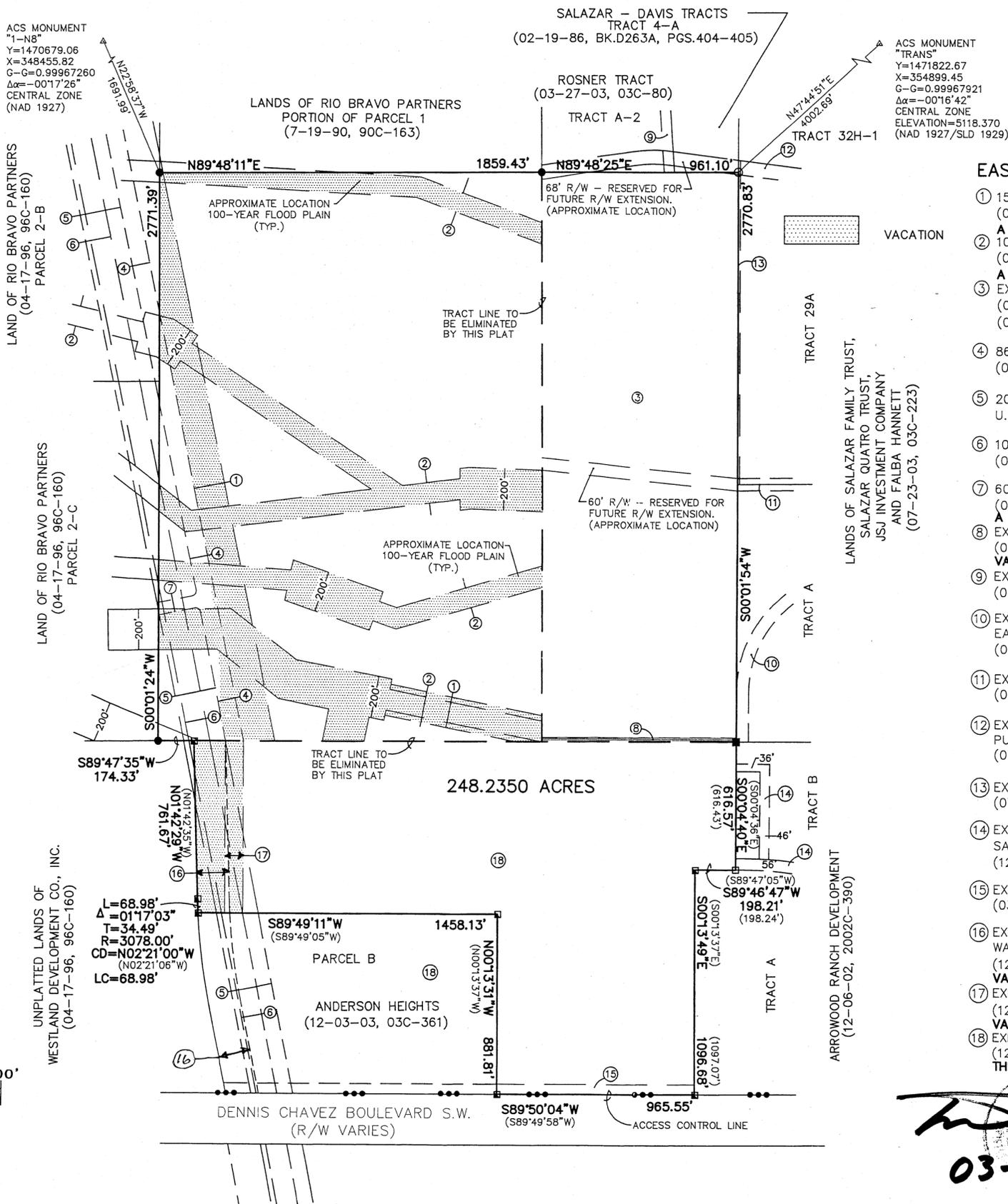
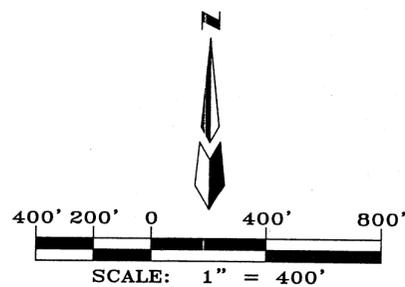
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 1" IRON PIPE WITH TAG "LS 11993"
- FOUND BRASS CAP "WST-3"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND REBAR WITH CAP "PS 11993" (TYP.)



EASEMENTS

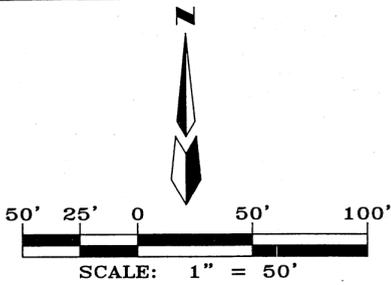
- ① 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
- ② **A PORTION VACATED WITH THIS PLAT** 100' OR 200' AMAFCA DRAINAGE (07-19-90, 90C-163)
- ③ **A PORTION VACATED WITH THIS PLAT** EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104) (03-27-03, 03C-80)
- ④ 86' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)
- ⑤ 200' POWER LINE EASEMENT U.S.B.R. (02-05-52, D197-567)
- ⑥ 100' PNM EASEMENT (04-20-78, BK.MISC 602, 558-561)
- ⑦ 60' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)
- ⑧ **A PORTION VACATED WITH THIS PLAT** EXISTING 20' PUBLIC WATERLINE EASEMENT (02-07-03, BK.A50 - PG.485)
- ⑨ EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104)
- ⑩ EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)
- ⑪ EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
- ⑫ EXISTING 68' PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
- ⑬ EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)
- ⑭ EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)
- ⑮ EXISTING 50' PNM GAS PIPELINE (03-27-00, A3-9161)
- ⑯ EXISTING 156' PUBLIC ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT (12-30-03, 03C-361)
- ⑰ **VACATED BY THIS PLAT (A PORTION IS VACATED)** EXISTING 86' PUBLIC ACCESS (12-30-03, 03C-361)
- ⑱ **VACATED BY THIS PLAT** EXISTING C.O.A. BLANKET PUBLIC DRAINAGE EASEMENT (12-30-03, 03C-361) **A PORTION VACATED BY THIS PLAT**

Handwritten signature and date:
 03-04-05

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY
 H.O.A. = HOME OWNERS ASSOCIATION

SEE NOTE 5 IN PURPOSE OF PLAT, SHEET 1 OF 14 ABOUT HOMEOWNERS ASSOCIATION TRACTS 5, 6, 7, 8, 9 AND 10.

NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

**PLAT FOR
 ANDERSON HEIGHTS UNIT 1**
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

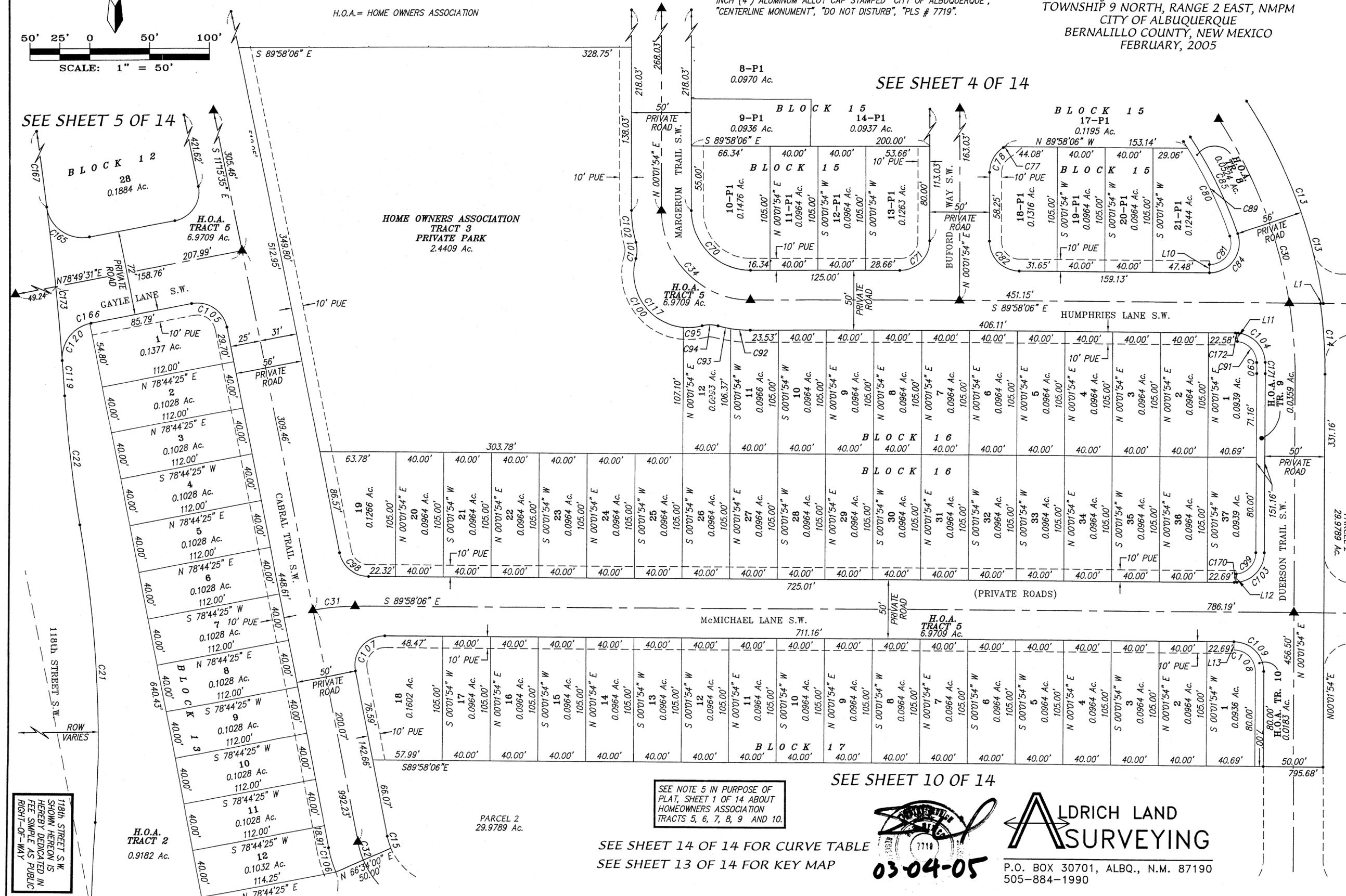
SEE SHEET 4 OF 14

SEE SHEET 8 OF 14

SEE SHEET 10 OF 14

SEE SHEET 5 OF 14

118th STREET S.W. SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE AS PUBLIC RIGHT-OF-WAY



SEE NOTE 5 IN PURPOSE OF PLAT, SHEET 1 OF 14 ABOUT HOMEOWNERS ASSOCIATION TRACTS 5, 6, 7, 8, 9 AND 10.

SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP



ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

SEE SHEET 10 OF 14

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PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

SEE NOTE 5 IN PURPOSE OF
 PLAT, SHEET 1 OF 14 ABOUT
 HOMEOWNERS ASSOCIATION
 TRACTS 5, 6, 7, 8, 9 AND 10.

COLOBEL AVENUE S.W.
 SHOWN HEREON IS
 HEREBY DEDICATED IN
 FEE SIMPLE AS PUBLIC
 RIGHT-OF-WAY

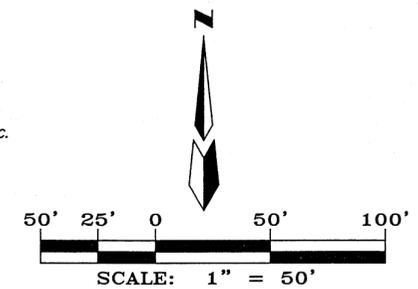
PARCEL 4
 32.6787 Ac.

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
 GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

H.O.A. = HOME OWNERS ASSOCIATION



PARCEL 2
 29.9789 Ac.

NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED
 AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET
 INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR
 INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",
 "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP

SEE NOTE 5 IN PURPOSE OF
 PLAT, SHEET 1 OF 14 ABOUT
 HOMEOWNERS ASSOCIATION
 TRACTS 5, 6, 7, 8, 9 AND 10.

HOME OWNERS ASSOCIATION
 TRACT 3
 PRIVATE PARK
 2.4409 Ac.

SEE SHEET 3 OF 14

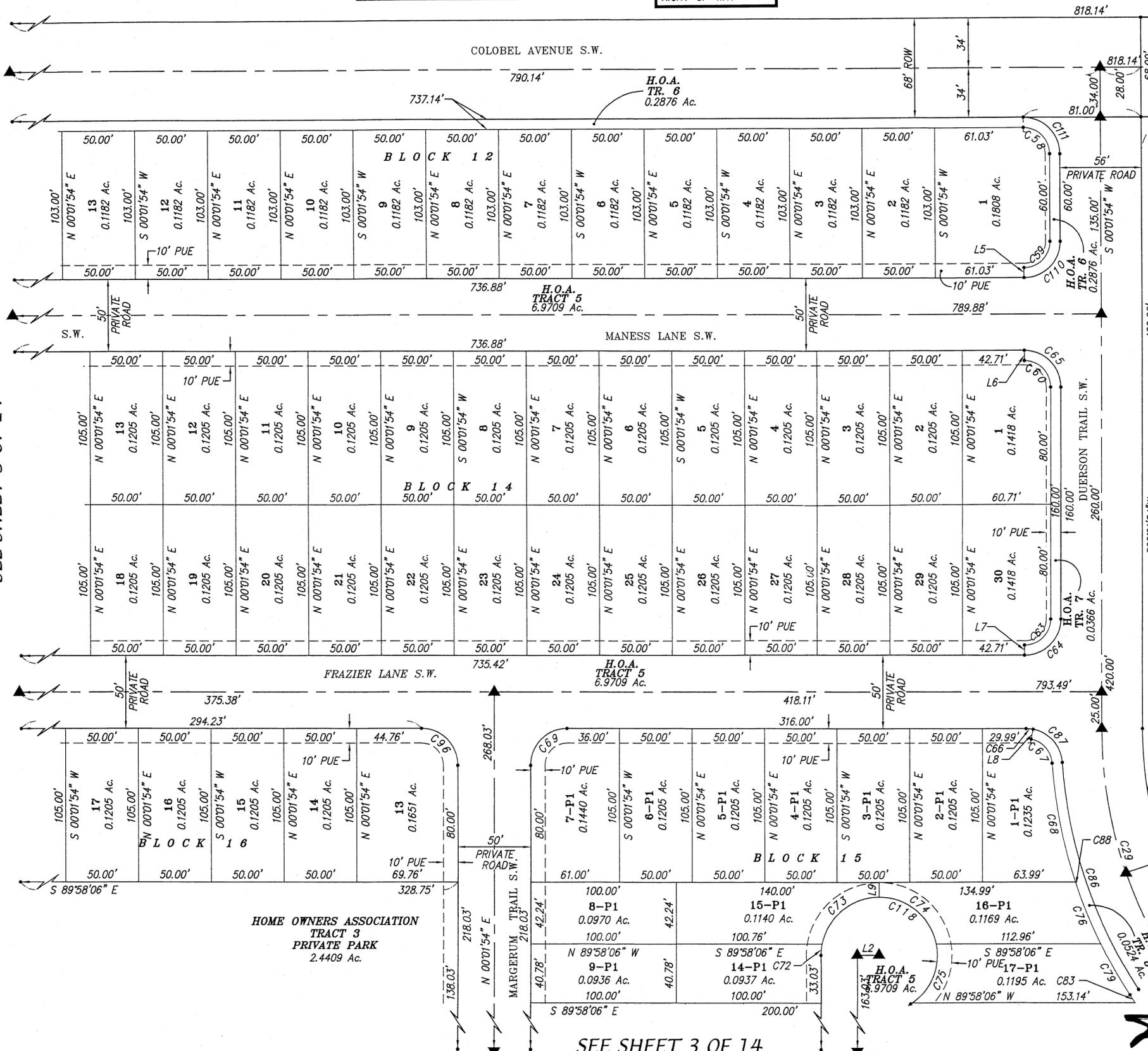


**ALDRICH LAND
 SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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Scale: AS SHOWN	Date: 03/03/05	Job: A03080	

SEE SHEET 5 OF 14



PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
 GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY
 H.O.A. = HOME OWNERS ASSOCIATION

PUBLIC UTILITY EASEMENTS:

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for 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 easement, 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 Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies 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. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP

NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

Handwritten signature and date: 03-04-05

ALDRICH LAND SURVEYING

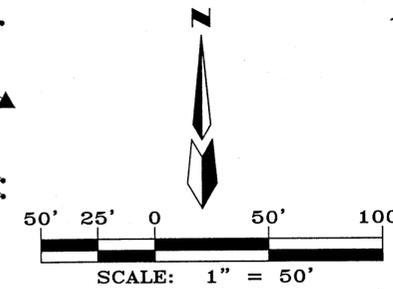
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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SEE SHEET 8 OF 14

COLOBEL AVENUE S.W.
 SHOWN HEREON IS
 HEREBY DEDICATED IN
 FEE SIMPLE AS PUBLIC
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SEE NOTE 5 IN PURPOSE OF
 PLAT, SHEET 1 OF 14 ABOUT
 HOMEOWNERS ASSOCIATION
 TRACTS 5, 6, 7, 8, 9 AND 10.



SEE SHEET 4 OF 14

SEE SHEET 10 OF 14

SEE SHEET 3 OF 14

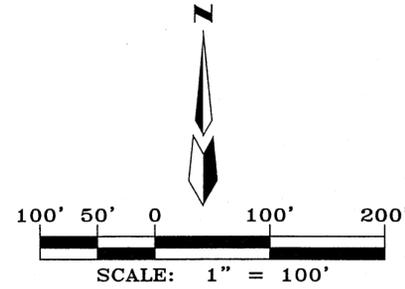
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PLAT FOR
ANDERSON HEIGHTS UNIT 1
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 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

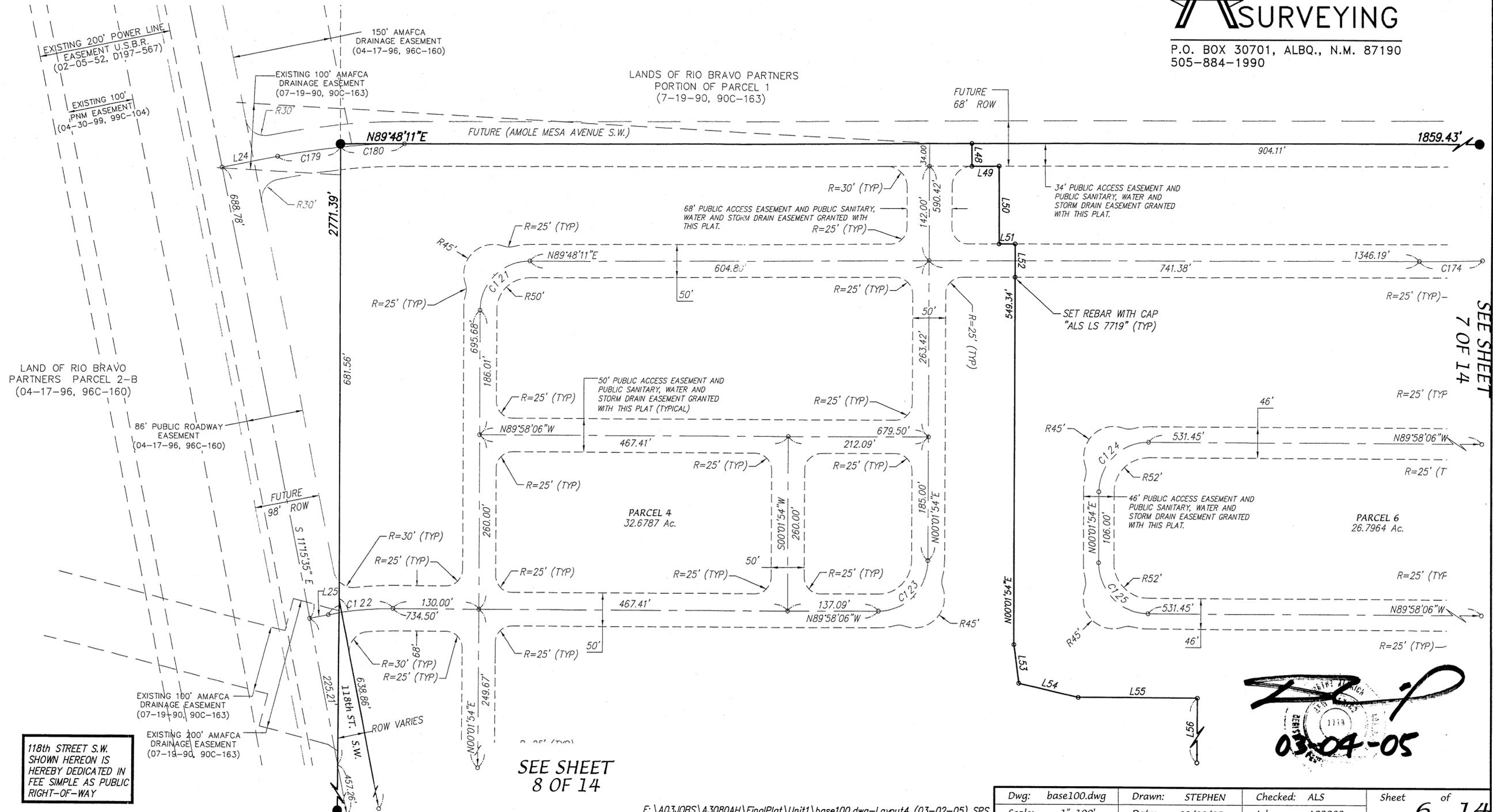
PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 1" IRON PIPE WITH TAG "LS 11993"
- FOUND BRASS CAP "WST-3"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND REBAR WITH CAP "PS 11993" (TYP.)
- SET REBAR WITH CAP "ALS LS 7719" (TYP)

SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP



ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990



SEE SHEET
 7 OF 14

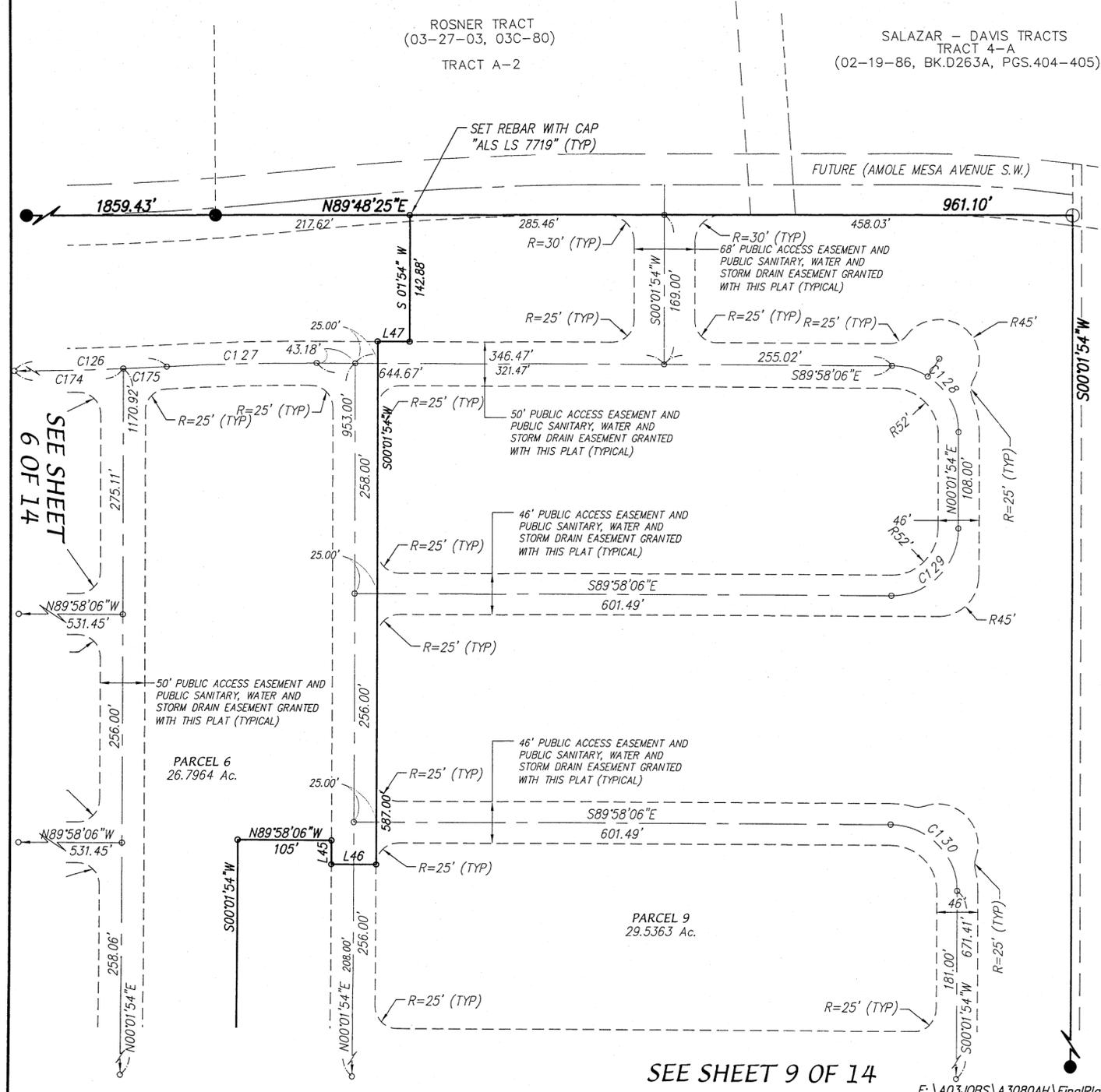
SEE SHEET
 8 OF 14

[Signature]
 03-04-05

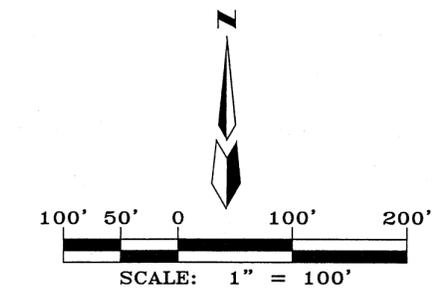
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PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005



SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP



- PROPERTY CORNERS**
- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
 - FOUND 1" IRON PIPE WITH TAG "LS 11993"
 - FOUND BRASS CAP "WST-3"
 - FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
 - ▣ FOUND REBAR WITH CAP "PS 11993" (TYP.)
 - SET REBAR WITH CAP "ALS LS 7719" (TYP)

SEE SHEET 6 OF 14

SEE SHEET 9 OF 14

ALDRICH LAND SURVEYING
ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

03-04-05

F:\A03JOBS\A3080AH\FinalPlat\Unit1\base100.dwg-Layout5 (03-02-05) SPS

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Scale: 1"=100'	Date: 03/02/05	Job: A03080	

PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP

SEE SHEET 6 OF 14

SEE SHEET 9 OF 14

SEE SHEET 10 OF 14

LAND OF RIO BRAVO PARTNERS
 PARCEL 2-B
 (04-17-96, 96C-160)

LAND OF RIO BRAVO PARTNERS
 PARCEL 2-C
 (04-17-96, 96C-160)



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

EXISTING 200' POWER LINE
 EASEMENT U.S.B.R.
 (02-05-52, D197-567)

EXISTING 100'
 PNM EASEMENT
 (04-30-99, 99C-104)

EXISTING 100' AMAFCA
 DRAINAGE EASEMENT
 (07-19-90, 90C-163)

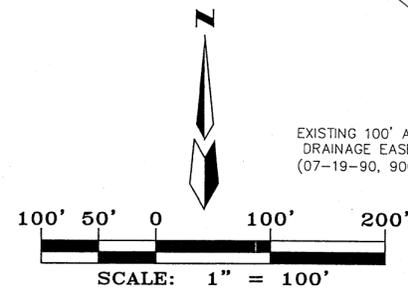
EXISTING 100' AMAFCA
 DRAINAGE EASEMENT
 (07-19-90, 90C-163)

118th STREET S.W.
 SHOWN HEREON IS
 HEREBY DEDICATED IN
 FEE SIMPLE AS PUBLIC
 RIGHT-OF-WAY

COLOBEL AVENUE S.W.
 SHOWN HEREON IS
 HEREBY DEDICATED IN
 FEE SIMPLE AS PUBLIC
 RIGHT-OF-WAY

SEE NOTE 5 IN PURPOSE OF
 PLAT, SHEET 1 OF 14 ABOUT
 HOMEOWNERS ASSOCIATION
 TRACTS 5, 6, 7, 8, 9 AND 10.

SEE NOTE 5 IN PURPOSE OF
 PLAT, SHEET 1 OF 14 ABOUT
 HOMEOWNERS ASSOCIATION
 TRACTS 5, 6, 7, 8, 9 AND 10.



PROPERTY CORNERS

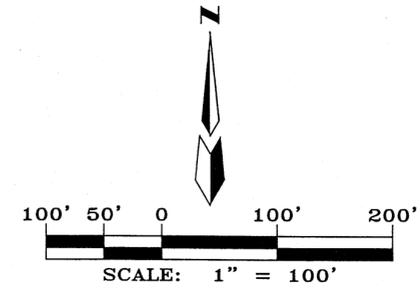
- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
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- ▣ FOUND REBAR WITH CAP "PS 11993" (TYP.)
- SET REBAR WITH CAP "ALS LS 7719" (TYP)

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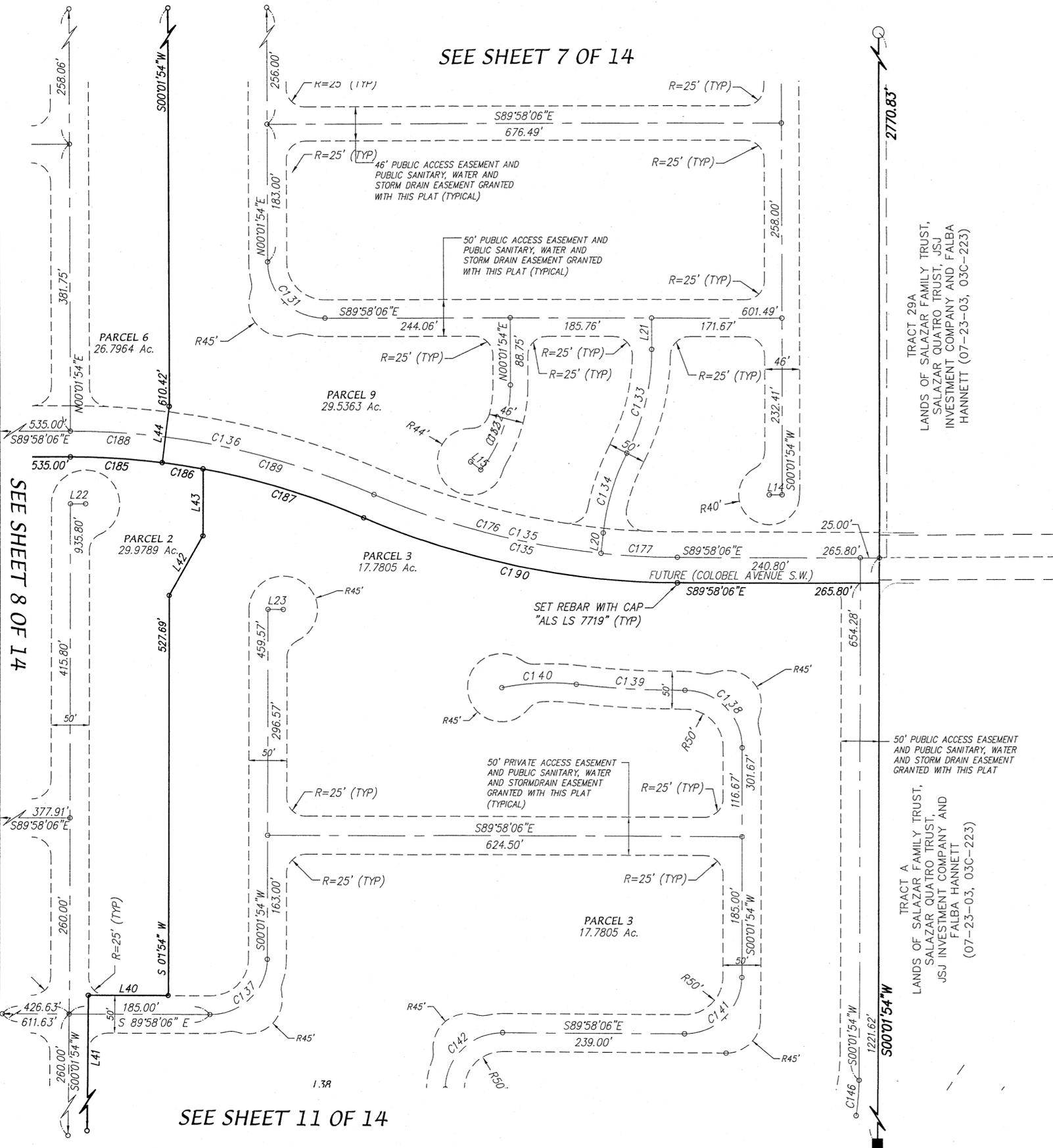
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PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005



SEE SHEET 7 OF 14



SEE SHEET 8 OF 14

SEE SHEET 11 OF 14

TRACT 29A
 LANDS OF SALAZAR FAMILY TRUST,
 SALAZAR CUATRO TRUST, JSJ
 INVESTMENT COMPANY AND FALBA
 HANNETT (07-23-03, 03C-223)

TRACT A
 LANDS OF SALAZAR FAMILY TRUST,
 SALAZAR CUATRO TRUST,
 JSJ INVESTMENT COMPANY AND
 FALBA HANNETT
 (07-23-03, 03C-223)

SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 1" IRON PIPE WITH TAG "LS 11993"
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 03-04-05

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: base100.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 9 of 14
Scale: 1"=100'	Date: 03/02/05	Job: A03080	

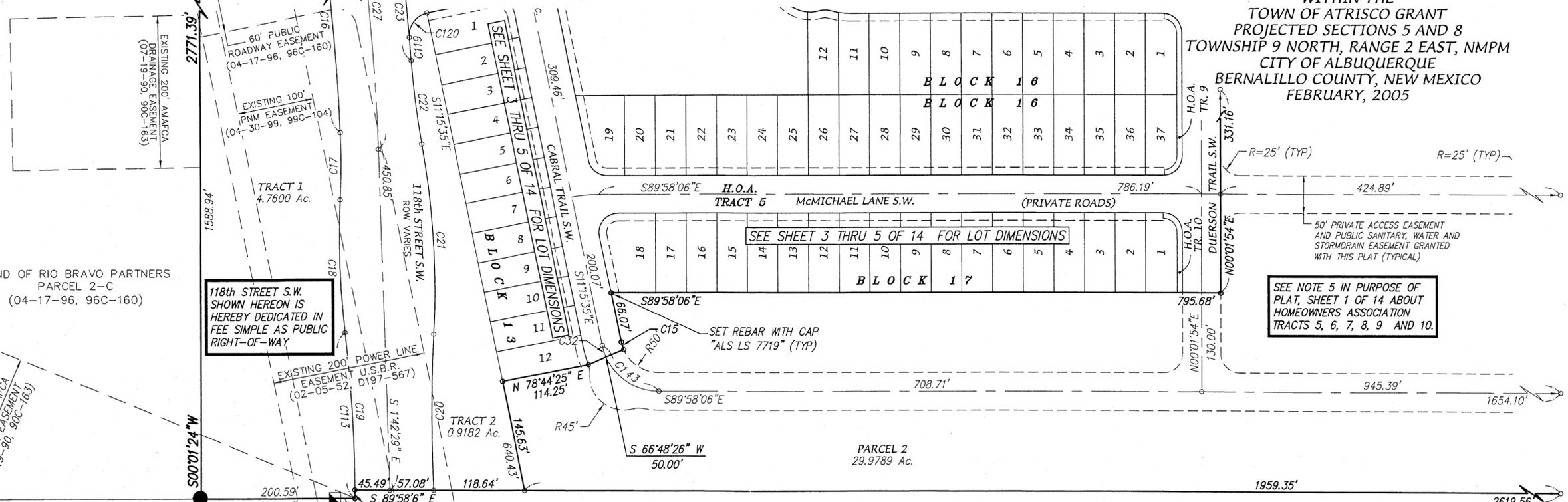
PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

SEE SHEET 8 OF 14

SEE SHEET 11 OF 14

SEE SHEET 11 OF 14

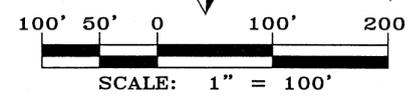
SEE SHEET 12 OF 14



118th STREET S.W. SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE AS PUBLIC RIGHT-OF-WAY

SEE NOTE 5 IN PURPOSE OF PLAT, SHEET 1 OF 14 ABOUT HOMEOWNERS ASSOCIATION TRACTS 5, 6, 7, 8, 9 AND 10.

SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

ALDRICH
 03-04-05

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
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- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND REBAR WITH CAP "PS 11993" (TYP.)
- SET REBAR WITH CAP "ALS LS 7719" (TYP)

R=3078.00'
 L=68.98'
 Δ=0177.03"
 T=34.49'
 CD=N02'21'00"W
 LC=68.98'

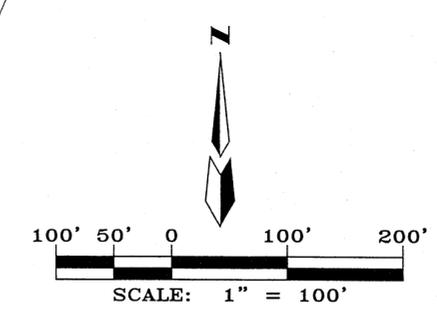
EXISTING 156' PUBLIC ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT (12-30-03, 03C-361)

PARCEL B ANDERSON HEIGHTS (12-03-03, 03C-361)

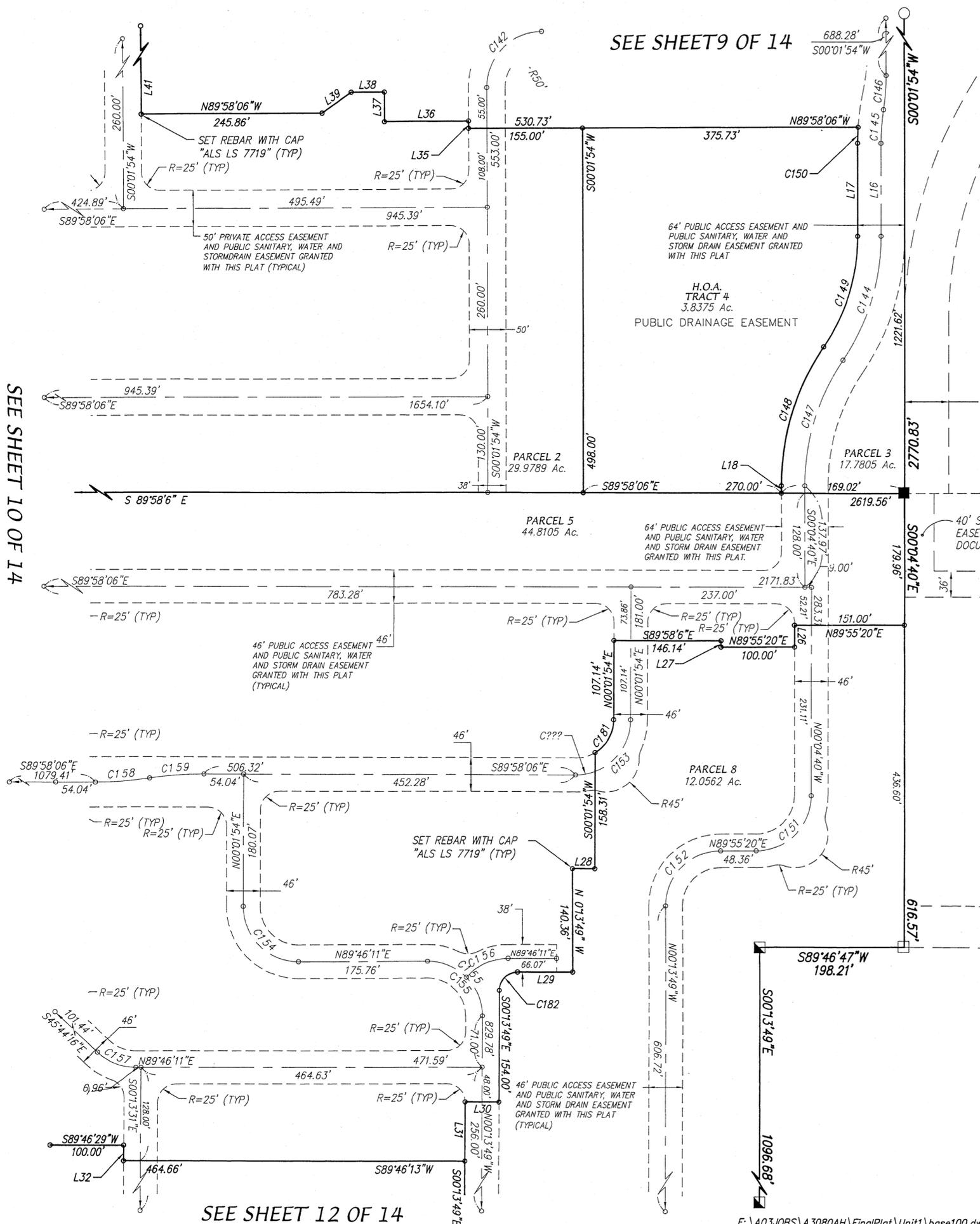
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Scale: 1"=100'	Date: 03/03/05	Job: A03080	10 14

PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMMP
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

SEE SHEET 9 OF 14



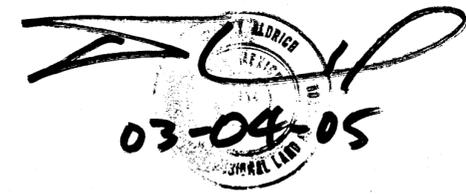
SEE SHEET 10 OF 14



SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
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- ▣ FOUND REBAR WITH CAP "PS 11993" (TYP.)
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ALDRICH LAND SURVEYING

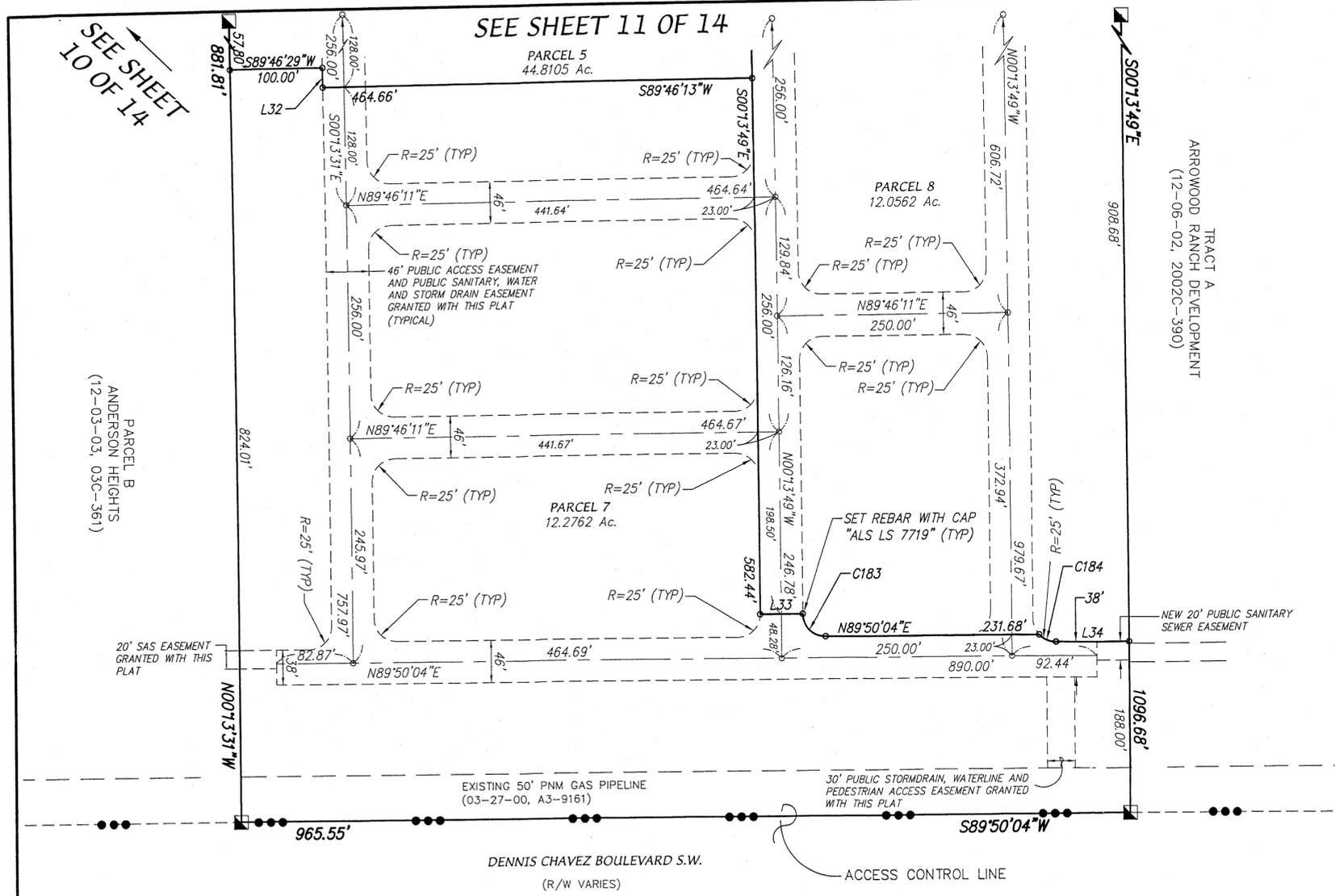
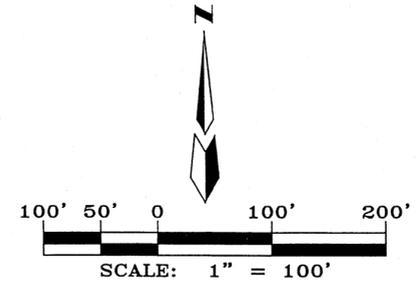
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

SEE SHEET 12 OF 14

Dwg: base100.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 11 of 14
Scale: 1"=100'	Date: 03/02/05	Job: A03080	

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PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005



SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP

PROPERTY CORNERS

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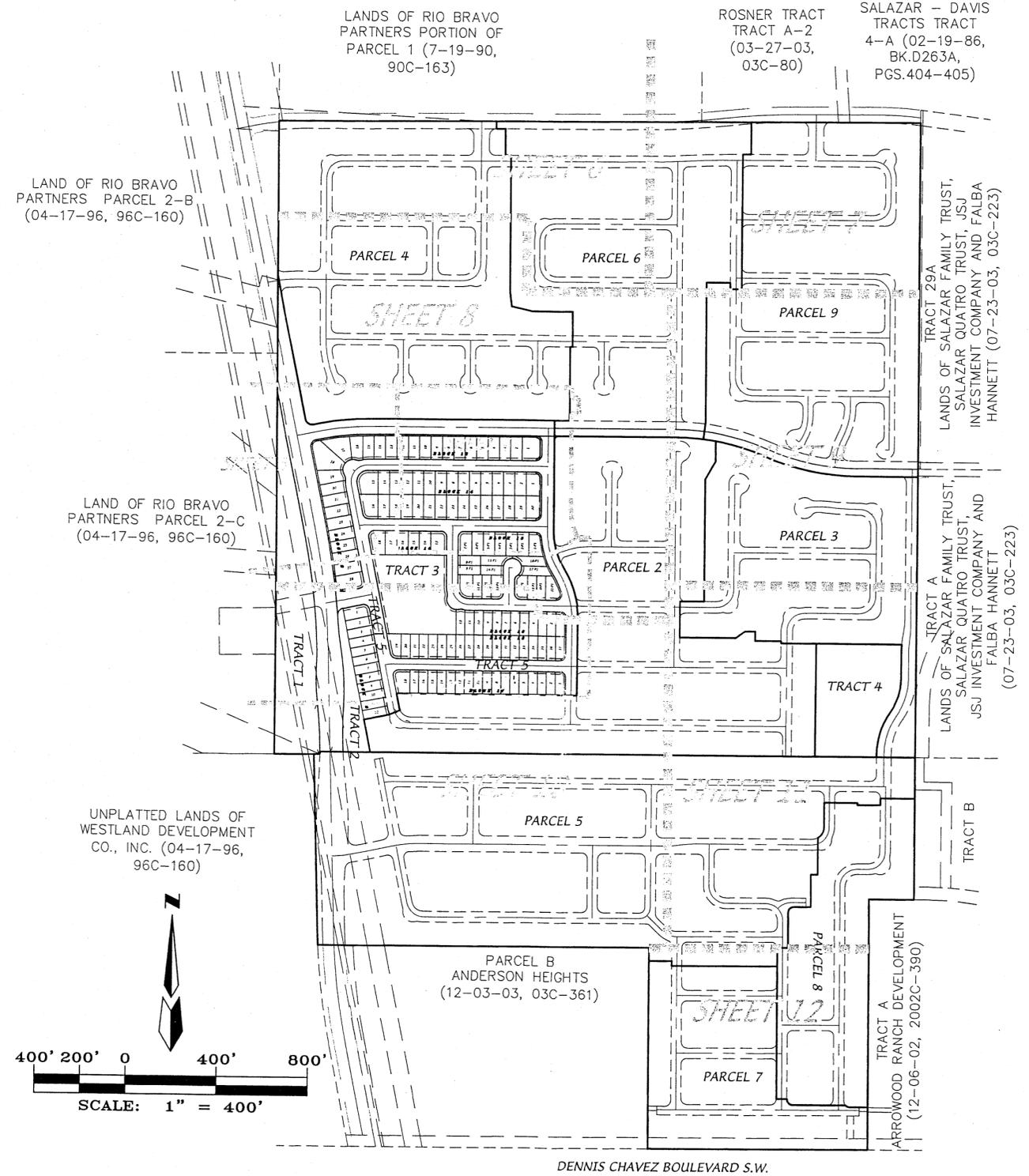
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ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: base100.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 12 of 14
Scale: 1"=100'	Date: 03/02/05	Job: A03080	

PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005



KEY MAP

[Handwritten Signature]
 03-04-05

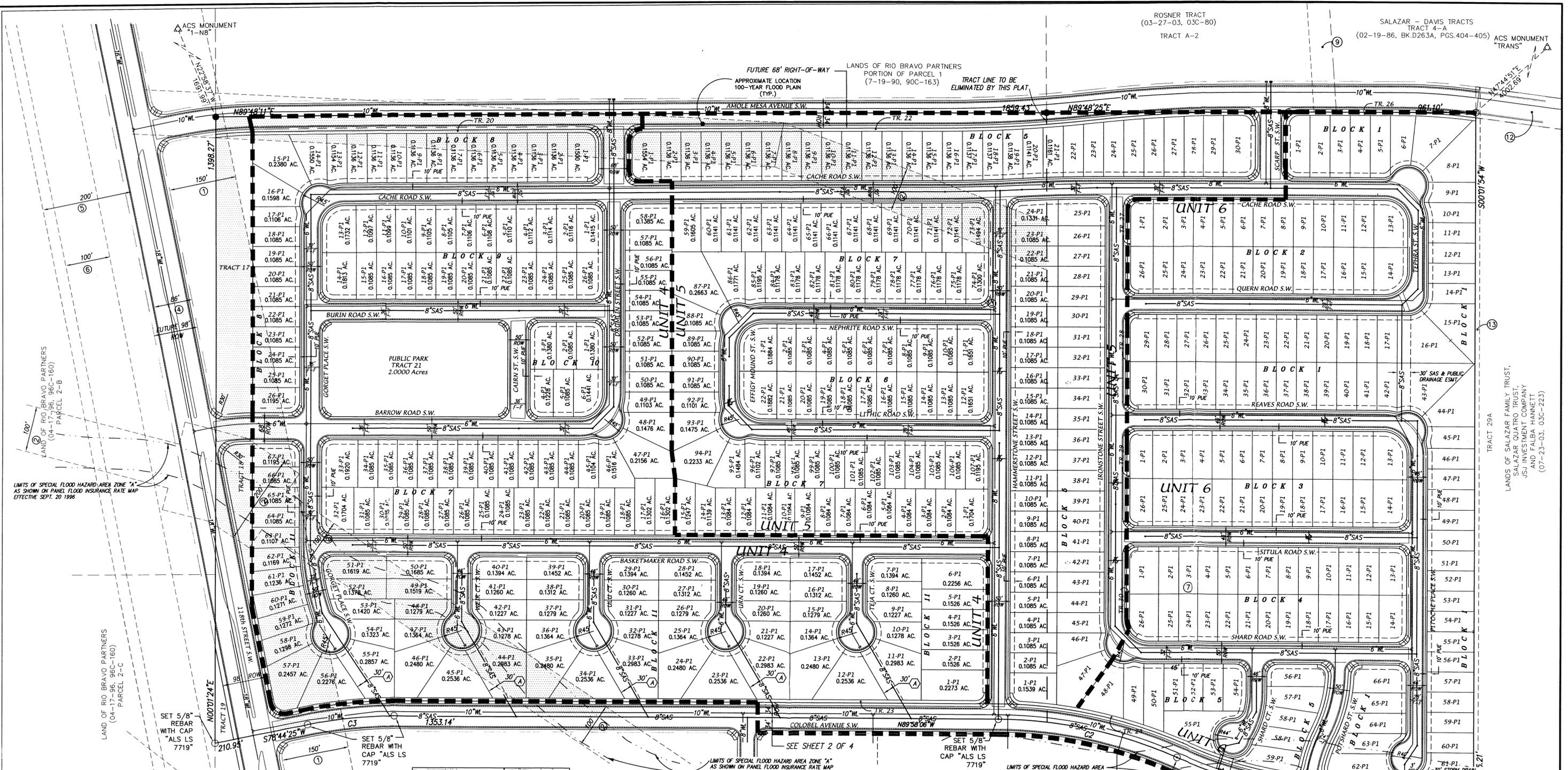
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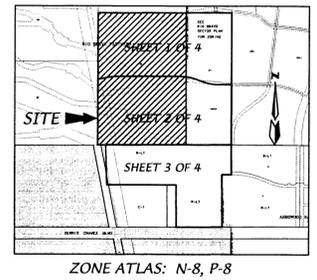
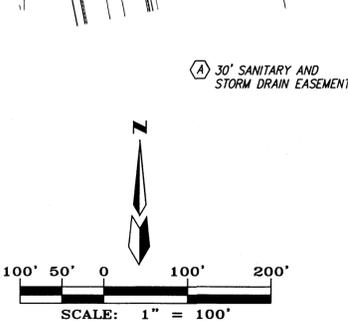
PLAT FOR
ANDERSON HEIGHTS UNIT 1
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 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C10	47.12	30.00	90°00'00"	30.00	S56°15'35"E	42.43
C11	203.77	1034.00	117°17'29"	102.22	S84°23'10"W	203.44
C12	156.79	272.00	33°01'36"	80.64	S16°28'54"E	154.63
C13	182.98	428.00	24°29'43"	92.91	N20°44'50"W	181.59
C14	59.03	428.00	7°54'07"	29.56	N03°55'09"W	58.98
C15	10.62	50.00	12°10'25"	5.33	S17°20'47"E	10.60
C16	467.72	2945.00	9°05'59"	234.35	N06°42'35"W	467.23
C17	89.25	1075.00	4°45'24"	44.65	N00°13'06"E	89.22
C18	176.42	1125.00	8°59'06"	88.39	S01°53'45"E	176.24
C19	218.39	1975.00	6°20'08"	109.30	N03°13'14"W	218.27
C20	205.12	1975.00	5°57'02"	102.65	S00°09'34"W	205.02
C21	253.18	1125.00	12°53'39"	127.13	N03°18'45"W	252.64
C22	110.48	1075.00	5°53'18"	55.29	S06°48'56"E	110.43
C23	392.39	3043.00	7°23'18"	196.47	N07°33'56"W	392.12
C24	47.12	30.00	90°00'00"	30.00	S33°44'25"W	42.43
C25	190.37	966.00	117°17'29"	95.50	S84°23'10"W	190.06
C26	197.07	1000.00	117°17'29"	98.86	S84°23'10"W	196.75
C27	499.12	2994.00	9°33'06"	250.14	N06°29'02"W	498.54
C28	132.59	75.00	101°17'29"	91.46	S39°23'10"W	115.99
C29	172.93	300.00	33°01'36"	88.94	S16°28'54"E	170.54
C30	230.57	400.00	33°01'36"	118.59	N16°28'54"W	227.39
C31	35.47	180.00	117°17'29"	17.79	S84°23'10"W	35.42
C32	15.94	75.00	12°10'25"	8.00	S17°20'47"E	15.91
C33	35.47	180.00	117°17'30"	17.79	S84°23'10"W	35.42
C34	117.81	75.00	90°00'00"	75.00	S44°58'06"E	106.07
C35	67.85	75.00	51°50'00"	36.45	S64°06'54"W	65.56
C36	64.74	75.00	49°27'29"	34.54	S13°28'10"W	62.75
C37	24.39	100.00	13°58'21"	12.25	S83°02'44"W	24.33
C38	23.89	959.00	1°25'39"	11.95	S89°19'05"W	23.89
C39	59.11	959.00	3°31'53"	29.56	S86°50'19"W	59.10
C40	9.74	100.00	5°34'56"	4.88	S73°16'05"W	9.74
C41	17.54	25.00	40°12'20"	9.15	S89°25'13"E	17.19
C42	21.28	45.00	27°05'54"	10.84	N82°52'00"W	21.09
C43	105.99	959.00	6°19'57"	53.05	S81°54'24"W	105.94
C44	33.49	45.00	42°38'17"	17.56	S62°15'55"W	32.72
C45	33.49	45.00	42°38'17"	17.56	S19°37'38"W	32.72
C46	25.60	45.00	32°35'38"	13.16	S17°59'19"E	25.26
C47	17.54	25.00	40°12'20"	9.15	N14°10'58"W	17.19
C48	4.52	100.00	2°35'28"	2.26	S04°37'28"W	4.52
C49	25.46	100.00	14°35'19"	12.80	S03°57'56"E	25.39
C50	36.13	23.00	90°00'00"	23.00	S33°44'25"W	32.53
C51	39.31	25.00	90°05'06"	25.04	N33°46'58"E	35.38
C52	37.84	23.00	94°16'14"	24.78	S54°02'22"E	33.72
C53	40.05	3050.00	0°45'08"	20.02	N07°16'49"W	40.05
C54	50.08	3050.00	0°56'26"	25.04	N08°07'36"W	50.07
C55	50.04	3050.00	0°56'24"	25.02	N09°04'02"W	50.04
C56	50.01	3050.00	0°56'22"	25.01	N10°00'25"W	50.01
C57	41.68	3050.00	0°46'59"	20.84	N10°52'05"W	41.68
C58	28.27	18.00	90°00'00"	18.00	N44°58'06"W	25.46
C59	28.27	18.00	90°00'00"	18.00	N45°01'54"E	25.46
C60	28.27	18.00	90°00'00"	18.00	N44°58'06"W	25.46
C61	88.39	50.00	101°17'29"	60.97	S39°23'10"W	77.32
C62	34.34	25.00	78°42'31"	20.50	S50°36'50"E	31.71
C63	28.27	18.00	90°00'00"	18.00	N45°01'54"E	25.46
C64	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C65	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C66	4.96	25.00	11°21'57"	2.49	N84°17'06"W	4.95
C67	23.43	18.00	74°34'22"	13.71	N41°18'57"W	21.81
C68	83.05	335.00	14°12'18"	41.74	S11°07'55"E	82.84
C69	33.16	25.00	75°59'40"	19.53	S52°02'04"W	30.78
C70	78.54	50.00	90°00'00"	50.00	S44°58'06"E	70.71
C71	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C72	7.81	40.00	11°11'03"	3.92	S05°37'26"W	7.80
C73	55.02	40.00	78°48'57"	32.87	S50°37'26"W	50.79
C74	55.02	40.00	78°48'57"	32.87	N50°33'37"W	50.79
C75	46.66	40.00	66°50'14"	26.39	N22°15'58"E	44.06
C76	45.65	335.00	7°48'27"	22.86	S22°08'17"E	45.61
C77	1.23	40.00	1°46'05"	0.62	N56°34'08"E	1.23
C78	25.05	25.00	57°25'16"	13.69	S28°44'32"W	24.02
C79	40.65	335.00	6°57'11"	20.35	S29°31'06"E	40.63
C80	82.32	365.00	12°55'21"	41.34	N25°31'15"W	82.15
C81	34.27	18.00	109°05'29"	25.28	N35°29'10"E	29.32
C82	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C83	6.45	365.00	1°00'46"	3.23	N32°29'19"W	6.45
C84	47.60	25.00	109°05'29"	35.11	N35°29'10"E	40.73
C85	90.48	372.00	13°56'07"	45.46	N26°01'38"W	90.25
C86	165.82	328.00	28°57'56"	84.72	S18°30'44"E	164.06
C87	32.54	25.00	74°34'22"	19.04	N41°18'57"W	30.29
C88	169.36	335.00	28°57'56"	86.53	S18°30'44"E	167.56
C89	88.77	365.00	13°56'07"	44.61	N26°01'38"W	88.56
C90	9.30	368.00	1°26'50"	4.65	N00°41'31"W	9.30

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C91	25.08	18.00	79°50'30"	15.06	N41°20'11"W	23.10
C92	16.55	100.00	9°28'58"	8.29	S85°13'37"E	16.53
C93	10.84	100.00	6°12'33"	5.42	S77°22'51"E	10.83
C94	13.80	25.00	31°37'57"	7.08	S89°54'27"W	13.63
C95	15.97	45.00	20°19'39"	8.07	N84°15'17"E	15.88
C96	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C97	44.20	25.00	101°17'29"	30.49	S39°23'10"W	38.66
C98	34.34	25.00	78°42'31"	20.50	S50°36'50"E	31.71
C99	26.61	18.00	84°42'19"	16.41	N42°23'04"E	24.25
C100	79.76	45.00	101°33'15"	55.13	S34°48'16"E	69.72
C101	13.80	25.00	31°37'57"	7.08	N00°09'22"E	13.63
C102	27.39	100.00	15°41'31"	13.78	S07°48'51"E	27.30
C103	36.96	25.00	84°42'19"	22.79	N42°23'04"E	33.68
C104	36.22	25.00	83°00'04"	22.12	N42°54'58"W	33.13
C105	39.23	25.00	89°54'54"	24.96	N56°13'02"W	35.33
C106	21.25	100.00	12°10'27"	10.66	S17°20'48"E	21.21
C107	44.20	25.00	101°17'29"	30.49	S39°23'10"W	38.66
C108	28.27	18.00	90°00'00"	18.00	N44°58'06"W	25.46
C109	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C110	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C111	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C112	188.99	959.00	117°17'29"	94.80	S84°23'10"W	188.69
C113	218.39	1975.00	6°20'08"	109.30	N03°13'14"W	218.27
C114	113.86	45.00	144°58'06"	142.58	S38°11'54"W	85.83
C115	34.13	100.00	19°33'18"	17.23	S80°15'16"W	33.96
C116	29.98	100.00	17°10'47"	15.11	S02°40'11"E	29.87
C117	95.73	45.00	121°52'53"	80.98	S44°58'06"E	78.67
C118	165.75	40.00	237°25'16"	73.03	N61°15'28"W	70.16
C119	29.74	3043.00	0°33'36"	14.87	N04°09'05"W	29.74
C120	42.35	30.00	80°52'25"	25.57	S36°00'20"W	38.92
C121	117.51	75.00	89°46'13"	74.70	S44°58'03"W	105.85
C122	98.54	500.00	117°17'29"	49.43	S84°23'10"W	98.38
C123	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C124	117.81	75.00	90°00'00"	75.00	S45°01'54"W	106.07
C125	117.81	75.00	90°00'00"	75.00	S44°58'06"E	106.07
C126	171.80	3297.42	2°59'07"	85.92	N88°18'38"E	171.78
C127	168.28	3000.00	3°12'50"	84.16	S88°25'29"W	168.26
C128	117.81	75.00	90°00'00"	75.00	N44°58'06"W	106.07
C129	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C130	117.81	75.00	90°00'00"	75.00	N44°58'06"W	106.07
C131	117.81	75.00	90°00'00"	75.00	S44°58'06"E	106.07
C132	120.73	180.00	38°25'50"	62.74	N19°14'49"E	118.48
C133	141.19	300.00	26°57'58"	71.93	N13°30'53"E	139.89
C134	104.57	300.00	19°58'15"	52.82	S17°00'45"W	104.04
C135	410.81	1000.00	2°32'15"	208.34	S78°11'58"E	407.92
C136	410.81	1000.00	2°32'15"	208.34	N78°11'58"W	407.92
C137	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C138	118.46	75.00	90°29'41"	75.65	N45°12'56"W	106.52
C139	143.34	1176.00	6°59'00"	71.76	S86°58'16"E	143.25
C140	98.64	300.00	18°50'19"	49.77	S87°06'05"W	98.20
C141	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C142	117.81	75.00	90°00'00"	75.00	S45°01'54"W	106.07
C143	103.03	75.00	78°42'31"	61.51	S50°36'50"E	95.12
C144	180.33	300.00	34°26'28"	92.98	N17°15'09"E	177.63
C145	45.87	300.00	8°45'41"	22.98	S04°24'45"W	45.83
C146	45.87	300.00	8°45'41"	22.98	N04°24'45"E	45.83
C147	180.77	300.00	34°31'28"	93.22	S17°11'04"W	178.05
C148	200.05	332.00	34°31'28"	103.17	S17°11'04"W	197.04
C149	161.10	268.00	34°26'28"	83.07	N17°15'09"E	158.68
C150	22.06	332.00	3°48'25"	11.03	S01°56'07"W	22.06
C151	117.81	75.00	90°00'00"	75.00	N44°55'20"E	106.07
C152	118.01	75.00	90°09'09"	75.20	S44°50'45"W	106.21
C153	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C154	118.15	75.00	90°15'43"	75.34	S45°05'57"E	106.31
C155	117.81	75.00	90°00'00"	75.00	N45°13'49"W	106.07
C156	64.57	75.00	49°19'33"	34.44	S65°06'24"W	62.59
C157	58.24	75.00	44°29'34"	30.68	S67°59'02"E	56.79
C158	74.23	500.00	8°30'22"	37.18	N8	



- EASEMENTS**
- EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
 - EXISTING 100' OR 200' AMAFCA DRAINAGE EASEMENT (07-19-90, 90C-163)
 - EXISTING 86' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)
 - EXISTING 200' POWER LINE EASEMENT U.S.B.R. (02-05-52, D197-567)
 - EXISTING 100' PNM EASEMENT (04-20-78, BK.MISC 602, 558-561)
 - EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104) (03-27-03, 03C-80)
 - EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104)
 - EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
 - EXISTING 68' PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
 - EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)



LEGEND

1-P1	LOT NUMBER
BLOCK 2	BLOCK NUMBER
—	CENTER LINE MONUMENT
—	RIGHT-OF-WAY
—	NEW UNIT LINES
—	VACATION

PROJECT NUMBER: 1002739
 APPLICATION NUMBER: 04DRB-00894

Is an Infrastructure List required? (X) Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> Transportation Division	DATE 6/16/04
<i>[Signature]</i> Utilities Development	DATE 6/16/04
<i>[Signature]</i> Parks and Recreation Department	DATE 6/16/04
<i>[Signature]</i> City Engineer	DATE 6/16/04
<i>[Signature]</i> City Engineer	DATE 6/16/04
<i>[Signature]</i> Solid Waste Management	DATE 6/16/04
<i>[Signature]</i> DRB Chairperson, Planning Department	DATE 6/16/04

SUBDIVISION DATA

SITEPLAN AREA 118.6195 AC
 ZONE ATLAS NO. N-8-Z, AND P-8-Z
 NO. OF LOTS CREATED 615 LOTS
 NO. OF TRACTS CREATED 15 TRACTS
 RIGHT-OF-WAY AREA DEDICATED TO CITY 20.1 ~ AC
 ZONING R-D
 DATE OF SURVEY NOVEMBER, 2003

LEGAL DESCRIPTION

A tract of land situate, within the Town of Atresco Grant, projected Sections 5 and 8, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL 2-D, LANDS OF RIO BRAVO PARTNERS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 17, 1996 in Volume 96C, Folio 160 and containing 118.6195 acres more or less.

ANDERSON HEIGHTS

SITE DEVELOPMENT PLAN FOR SUBDIVISION & UTILITY PLAN

MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS

P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

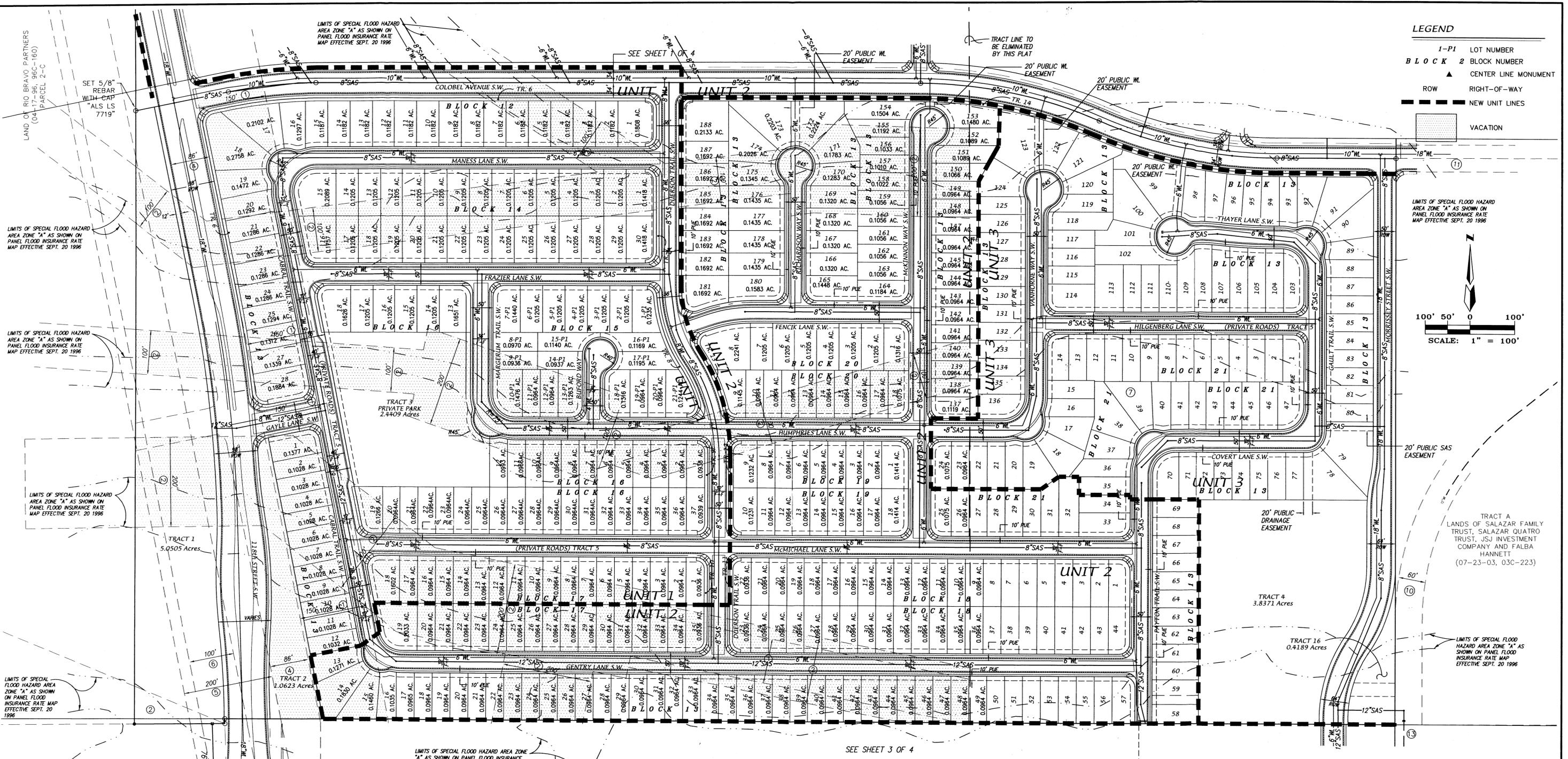
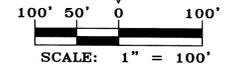
Designed: GJK	Drawn: RDQ	Checked: DMG	Sheet 7 of 4
Scale: 1" = 100'	Date: 6-3-04	Job: A03080	

LANDS OF SALAZAR FAMILY TRUST,
 SALAZAR QUATRO TRUST,
 JSJ INVESTMENT COMPANY
 AND FALBA HANNETT
 (07-23-03, 03C-223)

TRACT A
 LANDS OF SALAZAR FAMILY TRUST,
 SALAZAR QUATRO TRUST,
 JSJ INVESTMENT COMPANY
 AND FALBA HANNETT
 (07-23-03, 03C-223)

LEGEND

- 1-P1 LOT NUMBER
- BLOCK 2 BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- NEW UNIT LINES
- VACATION



LIMITS OF SPECIAL FLOOD HAZARD AREA ZONE "A" AS SHOWN ON PANEL FLOOD INSURANCE RATE MAP EFFECTIVE SEPT. 20 1996

LIMITS OF SPECIAL FLOOD HAZARD AREA ZONE "A" AS SHOWN ON PANEL FLOOD INSURANCE RATE MAP EFFECTIVE SEPT. 20 1996

LIMITS OF SPECIAL FLOOD HAZARD AREA ZONE "A" AS SHOWN ON PANEL FLOOD INSURANCE RATE MAP EFFECTIVE SEPT. 20 1996

LIMITS OF SPECIAL FLOOD HAZARD AREA ZONE "A" AS SHOWN ON PANEL FLOOD INSURANCE RATE MAP EFFECTIVE SEPT. 20 1996

LIMITS OF SPECIAL FLOOD HAZARD AREA ZONE "A" AS SHOWN ON PANEL FLOOD INSURANCE RATE MAP EFFECTIVE SEPT. 20 1996

TRACT A LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT (07-23-03, 03C-223)

LIMITS OF SPECIAL FLOOD HAZARD AREA ZONE "A" AS SHOWN ON PANEL FLOOD INSURANCE RATE MAP EFFECTIVE SEPT. 20 1996

GENERAL NOTES:

1. **DEVELOPMENT DENSITY:**
Site area of Parcel 20 is 118.6195 acres. Parcel 20 is zoned R-D.
2. **MINIMUM BUILDING SETBACK:**
There is a five foot (5') internal sideyard set back to property line. Front yard setback is 15' and backyard is 15'. Minimum driveway length is 20'. Minimum distance between buildings is 10'.
3. **BUILDING HEIGHT:**
Structure shall not exceed 26 feet in height.
4. **PARK DEVELOPMENT:**
The developer will be dedicating land for parks.
5. **OPEN SPACE:**
Total remaining Open Space requirements are met via the Provision of Detached Open Space per the Provisions of Section 14-16-3-B(C).
6. **WATER AND SEWER:**
Prior to development, City of Albuquerque Water and Sanitary Sewer Service to the site must be verified and coordinated with the Utility Development Section, City of Albuquerque Public Works Department.
7. **PARKING:**
Off-street parking is provided on each site in accordance with Section 14-16-3-1 of the zoning code for lots with the "P1" designation.
8. **ACCESS:**
Site ingress/egress is provided by public and private streets.
9. **BUILDINGS:**
Buildings will be traditional or southwest style with flat or pitched roofs and siding will be stucco with stone accents and wood trim. The exterior stucco finish will consist of colors in shades of earthtones.
10. **LANDSCAPING:**
Both individual and community landscaping shall comply with the Water Conservation Landscaping and Water Waste Ordinance. Perimeter landscaping shall be in accordance with the Street Tree Ordinance and trees planted will be in accordance with the list of deciduous and evergreen trees listed in the City of Albuquerque Guide to Zieriscaping.
11. **PERIMETER WALL:**
The subdivision perimeter garden wall will be constructed per the approved plan.
12. **BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS:**
Consists of the internal sidewalks.
13. **THE LANDSCAPE AREAS WITHIN THE PUBLIC RIGHTS-OF-WAY:**
Shall be for the benefit of the Home Owners Association, and shall be maintained by same.
14. **LOT SIZE & LOT WIDTH:**
Minimum lot size is 3600 sf = 0.0826 ac
Minimum lot width is 36 feet

TRACT	BENEFICIARY AND MAINTENANCE
TRACT 1, 2, 3, 5, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 32, 33, 35	FOR AND TO BE MAINTAINED BY THE HOA
TRACT 4	FOR AND TO BE MAINTAINED BY THE HOA W/ A BLANKET PUBLIC DRAINAGE EASEMENT
TRACT 6, 14, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30	TO CITY AS ROW BUT MAINTAINED BY HOA
TRACT 21, 34	TO CITY AS A PARK BUT MAINTAINED BY HOA
TRACT 19, 31	

EASEMENTS

- ① EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
- ② EXISTING 100' OR 200' AMAFCA DRAINAGE EASEMENT (07-19-90, 90C-163)
- ③ EXISTING 86' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)
- ④ EXISTING 200' POWER LINE EASEMENT U.S.B.R. (02-05-52, 0197-567)
- ⑤ EXISTING 100' PNM EASEMENT (04-20-78, BK.MISC 602, 558-561)
- ⑥ EXISTING 150' C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104) (03-27-03, 03C-80)
- ⑦ EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)
- ⑧ EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
- ⑨ EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)

ANDERSON HEIGHTS

SITE DEVELOPMENT PLAN FOR SUBDIVISION

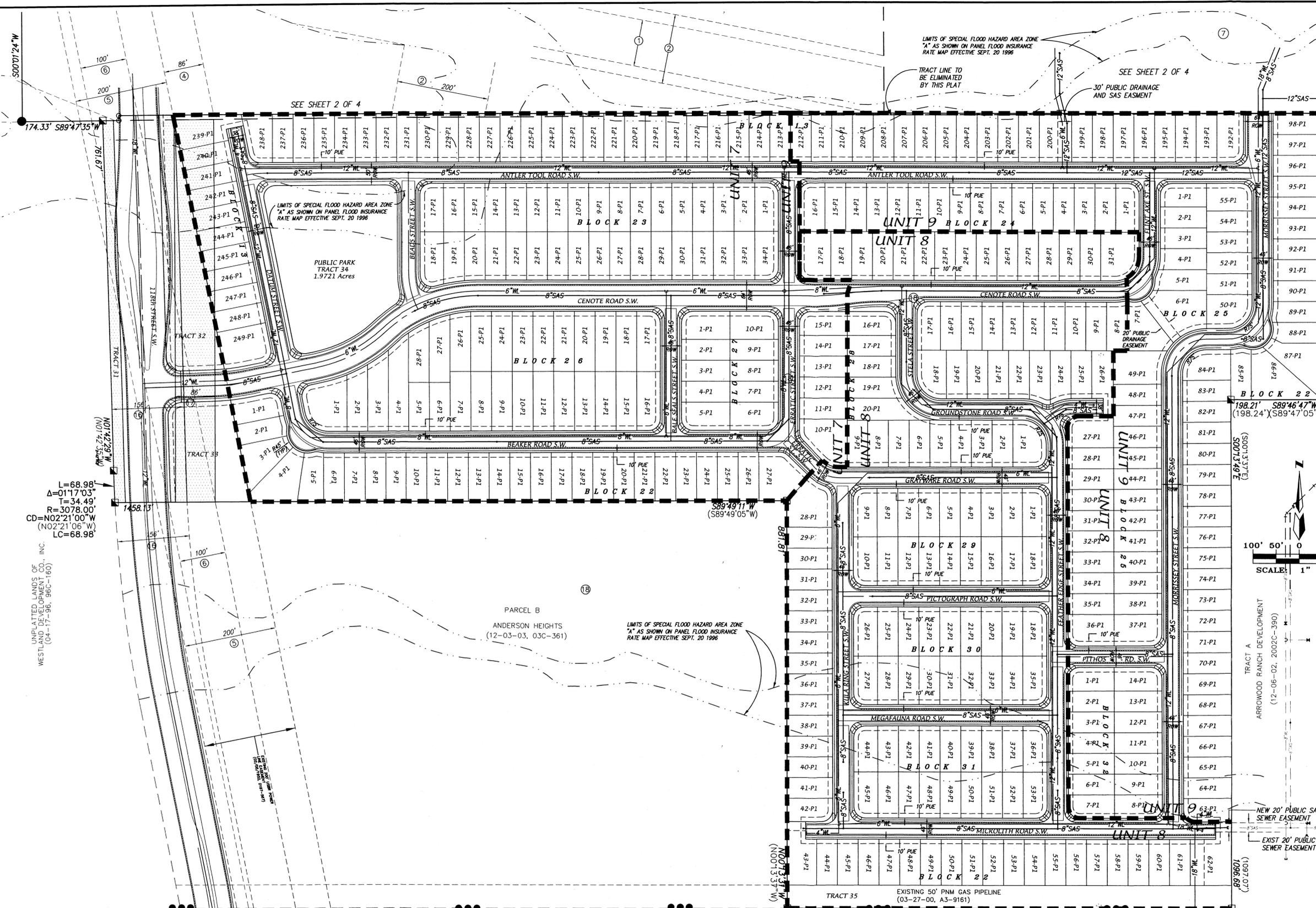
& UTILITY PLAN

MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS

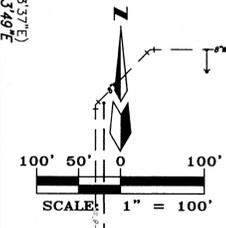
P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

Designed: GJK	Drawn: RDO	Checked: DMG	Sheet 2 of 4
Scale: 1" = 100'	Date: 6-3-04	Job: A03080	

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- EASEMENTS**
- ① EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
 - ② EXISTING 100' OR 200' AMAFCA DRAINAGE EASEMENT (07-19-90, 90C-163)
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 - ⑪ EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
 - ⑬ EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)
 - ⑭ EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)
 - ⑯ EXISTING 156' PUBLIC ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT (12-30-03, 03C-361)
 - ⑰ EXISTING 86' PUBLIC ACCESS (12-30-03, 03C-361)
 - ⑱ EXISTING C.O.A. BLANKET PUBLIC DRAINAGE EASEMENT (12-30-03, 03C-361)



- LEGEND**
- 1-P1 LOT NUMBER
 - B L O C K 2 BLOCK NUMBER
 - ▲ CENTER LINE MONUMENT
 - RIGHT-OF-WAY
 - NEW UNIT LINES
 - VACATION

**ANDERSON HEIGHTS
SITE DEVELOPMENT PLAN FOR SUBDIVISION
& UTILITY PLAN**

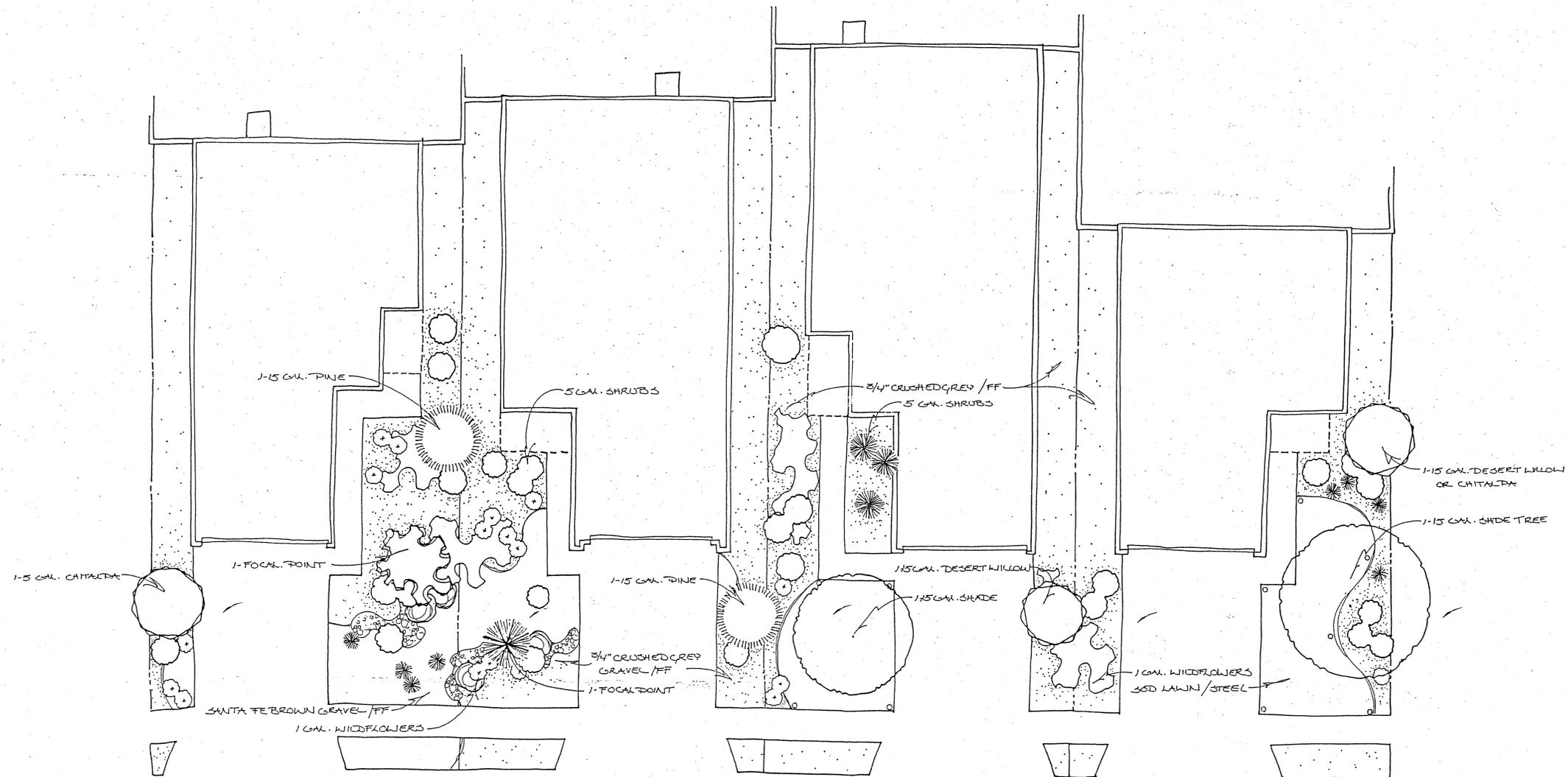
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: GJK	Drawn: RDO	Checked: DMG	Sheet 3 of 4
Scale: 1" = 100'	Date: 6-3-04	Job: A03080	

UNPLATTED LANDS OF
WESTLAND DEVELOPMENT CO., INC.
(04-17-96, 96C-160)

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Anderson Heights



Southwest Package "A"

- 1 - Palm Yucca or Washington Hawthorn or Forestiera
- 1 - 15 Gal. Pine
- 1 - 5 Gal. Desert Willow or Chitalpa
- 8 - 5 Gal. Shrubs
- 18 - 1 Gal. Wildflowers
- 2 - Boulder
- Cobblestone Accent
- Santa Fe Brown Gravel/Filter Fabric
- 3/4" Crushed Grey Gravel/Filter Fabric
- Automatic Timed Irrigation System

Southwest Package "B"

- 1 - Forestiera or Palm Yucca or Washington Hawthorn
- 1 - 15 Gal. Pine
- 6 - 5 Gal. Shrubs
- 12 - 1 Gal. Wildflowers
- 2 - Boulder
- Cobblestone Accent
- Santa Fe Brown Gravel/Filter Fabric
- 3/4" Crushed Grey Gravel/Filter Fabric
- Automatic Timed Irrigation System

Combination Package "A"

- 1 - 15 Gal. Shade Tree
- 1 - 15 Gal. Desert Willow or Chitalpa
- 5 - 5 Gal. Shrubs
- 11 - 1 Gal. Wildflowers
- Sod Lawn w/Steel Edge
- 3/4" Crushed Grey Gravel/Filter Fabric
- Automatic Timed Irrigation System

Combination Package "B"

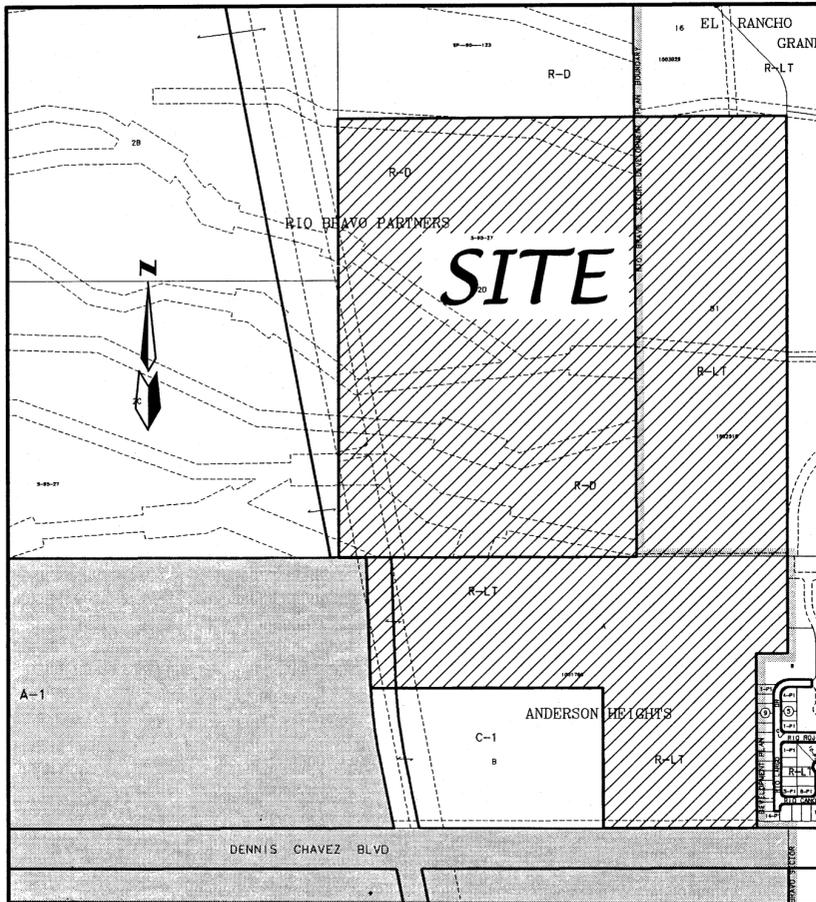
- 1 - 15 Gal. Shade Tree
- 1 - 15 Gal. Desert Willow or Chitalpa
- 5 - 5 Gal. Shrubs
- 11 - 1 Gal. Wildflowers
- Sod Lawn w/Steel Edge
- 3/4" Crushed Grey Gravel/Filter Fabric
- Automatic Timed Irrigation System

ANDERSON HEIGHTS SITE DEVELOPMENT PLAN FOR SUBDIVISION & LANDSCAPE PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: GJK	Drawn: RDO	Checked: DMG	Sheet 4 of 4
Scale: N/A	Date: 6-3-04	Job: A03080	

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VICINITY MAP 1"=750' ZONE ATLAS: N-8, P-8

SUBDIVISION DATA

GROSS ACREAGE 248.2350 Acres
 ZONE ATLAS NO. N-8-Z & P-8-Z
 NO. OF EXISTING TRACTS 3
 NO. OF LOTS/TRACTS/PARCELS CREATED 146/10/8
 NO. OF TRACTS ELIMINATED 3
 MILES OF FULL WIDTH STREETS CREATED 0.57
 AREA DEDICATED TO CITY OF ALBUQUERQUE 11.9511 Acres
 DATE OF SURVEY November, 2003
 ZONING R-D/R-LT
 UTILITY CONTROL LOCATION SYSTEM LOG NUMBER 2003473085

FREE CONSENT AND DEDICATION

The subdivision hereon described 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 dedicate 118" Street S.W. and Colobel Avenue S.W. to the City of Albuquerque in fee simple with warranty covenants and 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, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and 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. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: KB HOME New Mexico Inc
 BY: Robert Coleman
 TITLE: Director of Land
 Robert Coleman
 DATE: 2/15/05

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on FEBRUARY 15, 2005
 By Robert Coleman, Director of Land, KB HOME New Mexico Inc, A New Mexico Corporation on behalf of said corporation

Suzanne M. Tierney 6-11-05
 NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Sections 5 and 8, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL 2-D, LANDS OF RIO BRAVO PARTNERS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 17, 1996 in Volume 96C, Folio 160 and all of TRACT B-1, ROSNER TRACTS as the same is show and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 27, 2003 in Book 2003C, Page 80 together with all of PARCEL A, ANDERSON HEIGHTS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 3, 2003, in Book 2003C in Page 361 and containing 248.2350 acres more or less.

PURPOSE OF PLAT

1. SUBDIVIDE THREE (3) TRACTS INTO ONE HUNDRED AND FORTY SIX (146) LOTS, TEN (10) TRACTS FOR HOME OWNERS ASSOCIATION AND DRAINAGE AND EIGHT (8) PARCELS FOR FUTURE DEVELOPMENT.
2. GRANT NEW EASEMENTS AS SHOWN HEREON
3. VACATE EASEMENTS AS SHOWN HEREON
4. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON
5. TRACTS 5, 6, 7, 8, 9 AND 10 AS SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACTS 6, 7, 8, 9 AND 10 ARE TO BE JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENTS. TRACT 5 IS A PRIVATE ACCESS EASEMENT IN FAVOR OF THE HOMEOWNERS ASSOCIATION AND A PUBLIC SANITARY SEWER, WATER AND STORM DRAIN EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THIS PLAT.
6. TRACT 5 WILL ALSO BE AN EASEMENT FOR ALL PUBLIC UTILITY (PUE) CROSSINGS.

FEMA FLOODPLAIN AND LOMR NOTES

1. FINAL CONFIRMATION AND RELEASE OF A.M.A.F.C.A.'S DRAINAGE EASEMENTS WILL BE COMPLETED UPON ISSUANCE OF A LETTER OF MAP REVISION (LOMR) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND UPON ISSUANCE OF A QUITCLAIM DEED FROM A.M.A.F.C.A.
2. UNTIL SUCH TIME THAT THE LOMR IS ISSUED BY FEMA TO REMOVE THE FLOODPLAIN, THIS AREA AND ANY FUTURE LOTS THAT DEVELOP IN THIS AREA, FLOOD INSURANCE MAY BE REQUIRED.

PURPOSE OF CORRECTION:
 CORRECT LOT NUMBERS
 ON LOTS 1-21, BLOCK 15
 ON SHEETS 3, 4 & 8

SURVEY NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:

"LANDS OF RIO BRAVO PARTNERS", (04-17-96, 96C-160)
 "ROSNER TRACT, TRACT A-1, A-2 AND B-1", (03-27-03, 03C-80)
 "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT" (07-23-03, 03C-223)

"ANDERSON HEIGHTS, PARCELS A AND B", (12-03-03, 2003C - 361))

all being records of Bernalillo County, New Mexico.

5. Field Survey performed on November, 2003.
6. Title Report: None provided.
7. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2003473085

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CORRECTION PLAT FOR ANDERSON HEIGHTS UNIT 1

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1008 053 450 350 10192 / 1008 054 496 200 40130 / 1008 054 332 190 30142
 PROPERTY OWNER OF RECORD: Westland Development Co Inc
 Avelon West Investments LLC
 Anderson Heights LLC
 BERNALILLO COUNTY TREASURER'S OFFICE
 CONCHITA LUCERO 5/4/05

TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

APPROVED AND ACCEPTED BY:

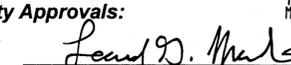
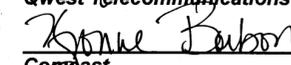
APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002739

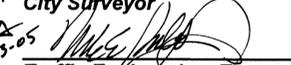
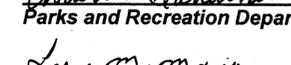
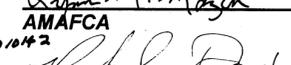
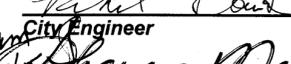
Application Number: 05DRB-00429

PLAT APPROVAL

Utility Approvals:

	3-29-05
PNM Electric Services	Date
	3-29-05
PNM Gas Services	Date
	4/5/05
Qwest Telecommunications	Date
	3-29-05
Comcast	Date

City Approvals:

	3-7-05
City Surveyor	Date
	03-23-05
Traffic Engineering, Transportation Division	Date
	3/23/05
Utilities Development	Date
	3/23/05
Parks and Recreation Department	Date
	4-21-05
AMAFCA	Date
	4-22-05
City Engineer	Date
	3/23/05
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION:

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."

Timothy Aldrich, No. 7719

03-04-05
 Date



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: cover.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 14
Scale: N/A	Date: 02/10/05	Job: A03080	

CORRECTION PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMMP
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005



EASEMENTS

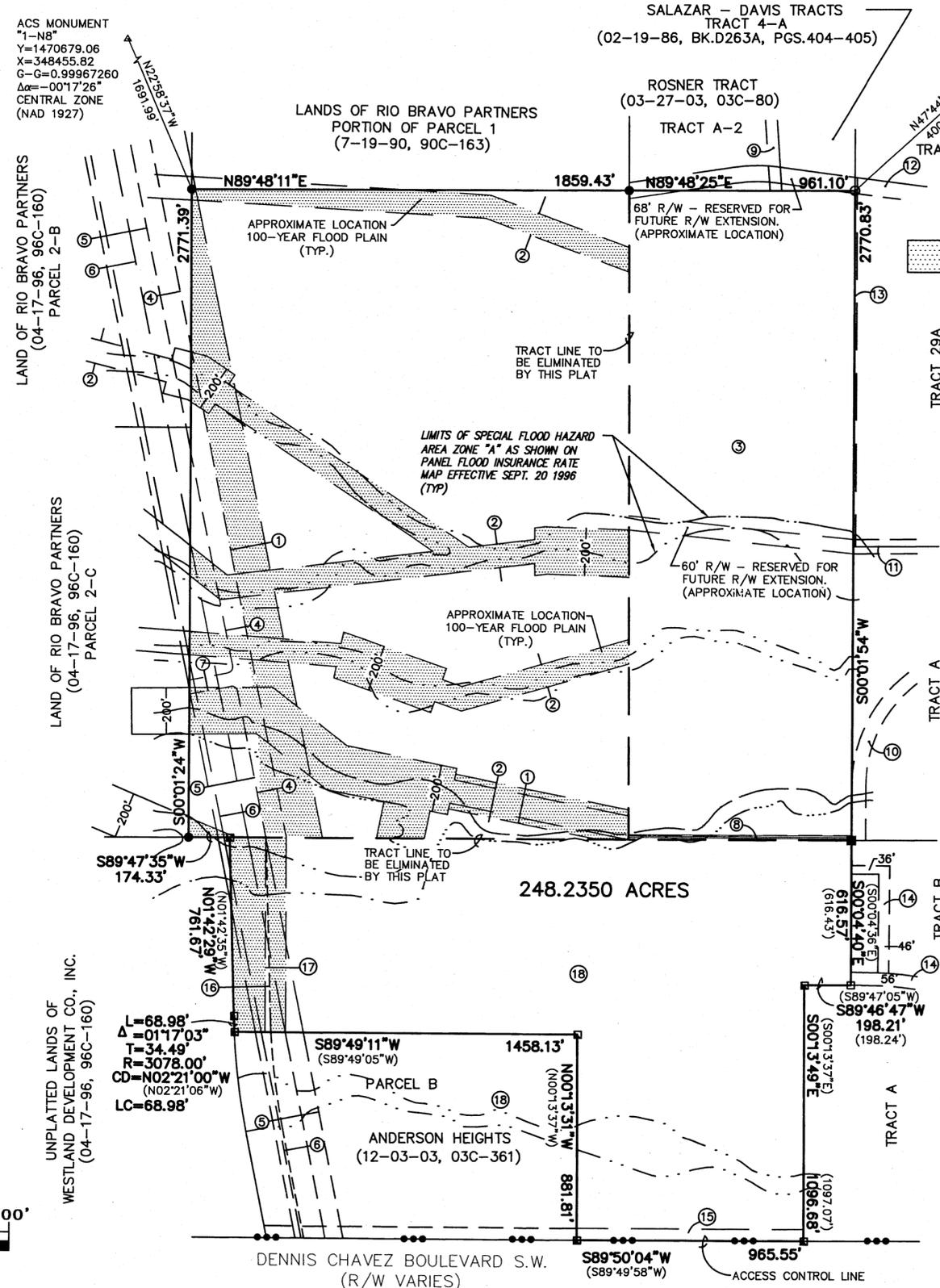
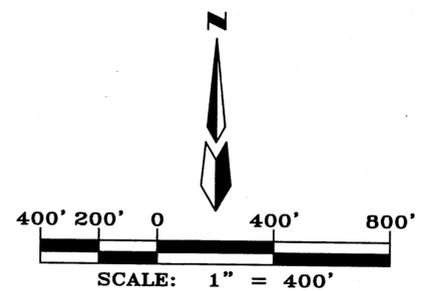
- ① 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
A PORTION VACATED WITH THIS PLAT
- ② 100' OR 200' AMAFCA DRAINAGE (07-19-90, 90C-163)
A PORTION VACATED WITH THIS PLAT
- ③ EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104) (03-27-03, 03C-80)
A PORTION VACATED WITH THIS PLAT
- ④ 86' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)
A PORTION VACATED WITH THIS PLAT
- ⑤ 200' POWER LINE EASEMENT U.S.B.R. (02-05-52, D197-567)
- ⑥ 100' PNM EASEMENT (04-20-78, BK.MISC 602, 558-561)
- ⑦ 60' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)
A PORTION VACATED WITH THIS PLAT
- ⑧ EXISTING 20' PUBLIC WATERLINE EASEMENT (02-07-03, BK.A50 - PG.485)
VACATED WITH THIS PLAT
- ⑨ EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104)
- ⑩ EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)
- ⑪ EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
- ⑫ EXISTING 68' PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
- ⑬ EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)
- ⑭ EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)
- ⑮ EXISTING 50' PNM GAS PIPELINE (03-27-00, A3-9161)
- ⑯ EXISTING 156' PUBLIC ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT (12-30-03, 03C-361)
VACATED BY THIS PLAT
- ⑰ EXISTING 86' PUBLIC ACCESS (12-30-03, 03C-361)
VACATED BY THIS PLAT
- ⑱ EXISTING C.O.A. BLANKET PUBLIC DRAINAGE EASEMENT (12-30-03, 03C-361) **A PORTION VACATED BY THIS PLAT**



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 1" IRON PIPE WITH TAG "LS 11993"
- FOUND BRASS CAP "WST-3"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND REBAR WITH CAP "PS 11993" (TYP.)



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Scale: AS SHOWN	Date: 04/12/05	Job: A03080	14

CORRECTION PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

04-14-05

ABBREVIATIONS

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- H.O.A. = HOME OWNERS ASSOCIATION
- C.O.A. = CITY OF ALBUQUERQUE
- A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

SEE NOTE 5 IN PURPOSE OF PLAT, SHEET 1 OF 14 ABOUT HOMEOWNERS ASSOCIATION TRACTS 5, 6, 7, 8, 9 AND 10.

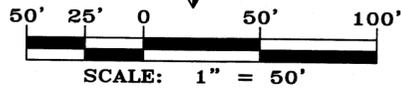
NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".



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 Page: 3 of 14
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 Bk-2065C Pg-123

SEE SHEET 4 OF 14



SEE SHEET 5 OF 14

BLOCK 12
 28
 0.1884 Ac.

H.O.A. TRACT 5
 6.9709 Ac.

HOME OWNERS ASSOCIATION TRACT 3 PRIVATE PARK
 2.4409 Ac.

BLOCK 15
 9
 0.0936 Ac.

BLOCK 15
 14
 0.0937 Ac.

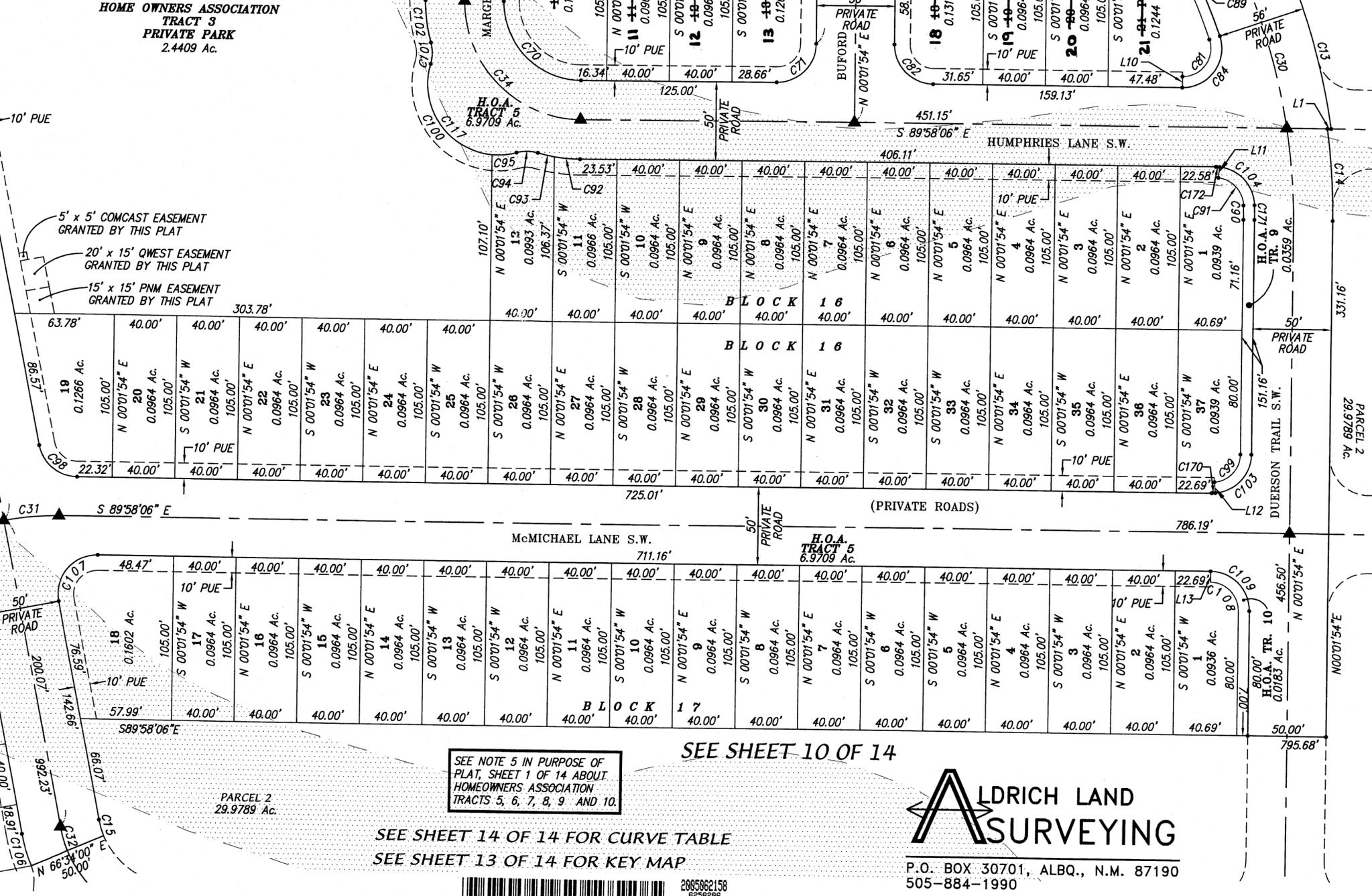
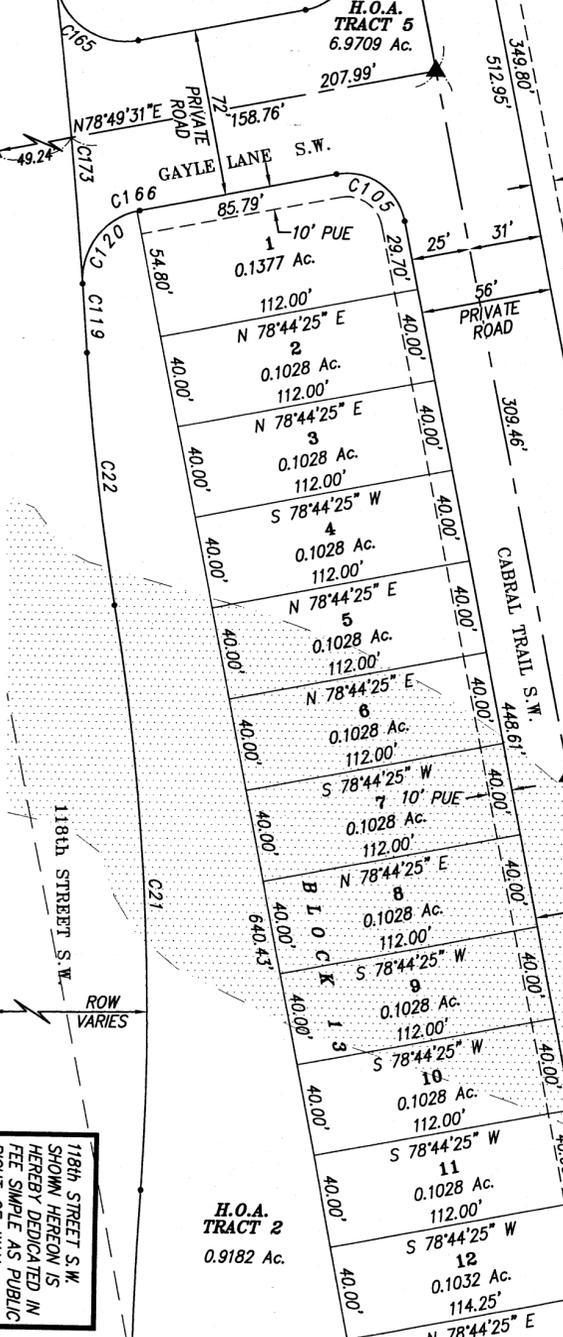
BLOCK 15
 17
 0.1195 Ac.

BLOCK 15
 18
 0.1316 Ac.

BLOCK 15
 19
 0.0964 Ac.

BLOCK 15
 20
 0.0964 Ac.

BLOCK 15
 21
 0.1244 Ac.



SEE SHEET 8 OF 14

SEE SHEET 10 OF 14

SEE SHEET 10 OF 14

SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP



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ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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Scale: AS SHOWN	Date: 04/12/05	Job: A03080	

CORRECTION PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

SEE NOTE 5 IN PURPOSE OF
 PLAT, SHEET 1 OF 14 ABOUT
 HOMEOWNERS ASSOCIATION
 TRACTS 5, 6, 7, 8, 9 AND 10.

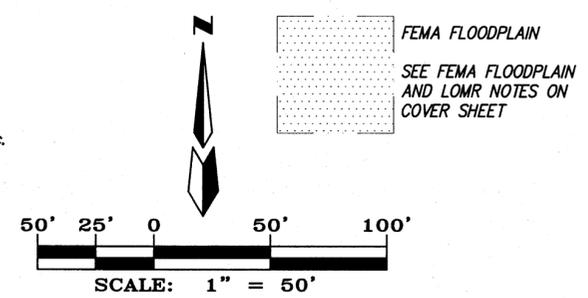
COLOBEL AVENUE S.W.
 SHOWN HEREON IS
 HEREBY DEDICATED IN
 FEE SIMPLE AS PUBLIC
 RIGHT-OF-WAY

PARCEL 4
 32.6787 Ac.



ABBREVIATIONS

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NOTE: ▲
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP

SEE NOTE 5 IN PURPOSE OF
 PLAT, SHEET 1 OF 14 ABOUT
 HOMEOWNERS ASSOCIATION
 TRACTS 5, 6, 7, 8, 9 AND 10.



ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990



SEE SHEET 5 OF 14

SEE SHEET 3 OF 14

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Scale: AS SHOWN	Date: 04/12/05	Job: A03080	

SEE SHEET 8 OF 14

COLOBEL AVENUE S.W. SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE AS PUBLIC RIGHT-OF-WAY

SEE NOTE 5 IN PURPOSE OF PLAT, SHEET 1 OF 14 ABOUT HOMEOWNERS ASSOCIATION TRACTS 5, 6, 7, 8, 9 AND 10.

CORRECTION PLAT FOR ANDERSON HEIGHTS UNIT 1 WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTIONS 5 AND 8 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2005

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Page: 5 of 14
84/22/2885 18-34R
Bk-2885C Pg-123

PUBLIC UTILITY EASEMENTS:

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for 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 easement, 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 Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies 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. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

SEE SHEET 14 OF 14 FOR CURVE TABLE
SEE SHEET 13 OF 14 FOR KEY MAP

SEE SHEET 4 OF 14

FEMA FLOODPLAIN
SEE FEMA FLOODPLAIN AND LMR NOTES ON COVER SHEET

NOTE: ▲
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SEE NOTE 5 IN PURPOSE OF PLAT, SHEET 1 OF 14 ABOUT HOMEOWNERS ASSOCIATION TRACTS 5, 6, 7, 8, 9 AND 10.



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Page: 5 of 14
85/84/2885 11-18R
Bk-2885C Pg-138



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

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SEE SHEET 10 OF 14

SEE SHEET 3 OF 14

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CORRECTION PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMMP
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

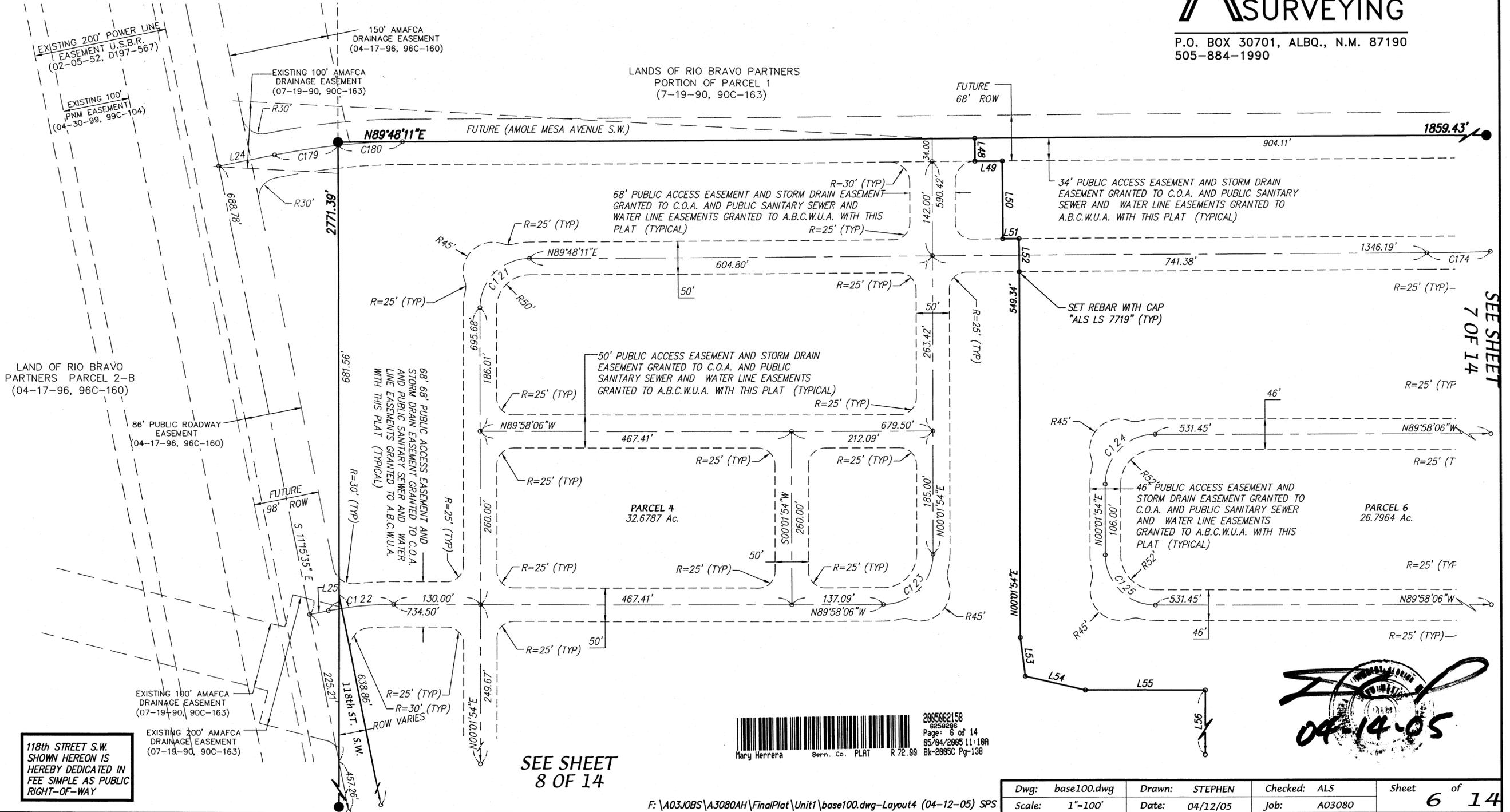
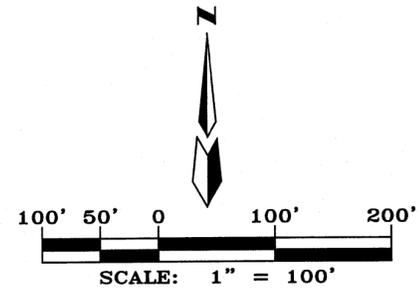
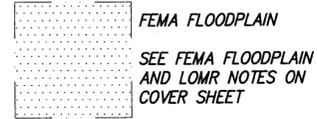
PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 1" IRON PIPE WITH TAG "LS 11993"
- FOUND BRASS CAP "WST-3"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ▣ FOUND REBAR WITH CAP "PS 11993" (TYP.)
- SET REBAR WITH CAP "ALS LS 7719" (TYP)

SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP

ABBREVIATIONS

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
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118th STREET S.W. SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE AS PUBLIC RIGHT-OF-WAY

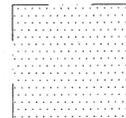
SEE SHEET 8 OF 14

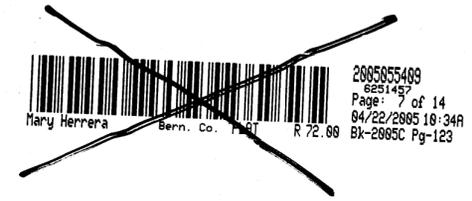


04-14-05

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Scale: 1"=100'	Date: 04/12/05	Job: A03080	

CORRECTION PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
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 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

 FEMA FLOODPLAIN
 SEE FEMA FLOODPLAIN
 AND LOMR NOTES ON
 COVER SHEET

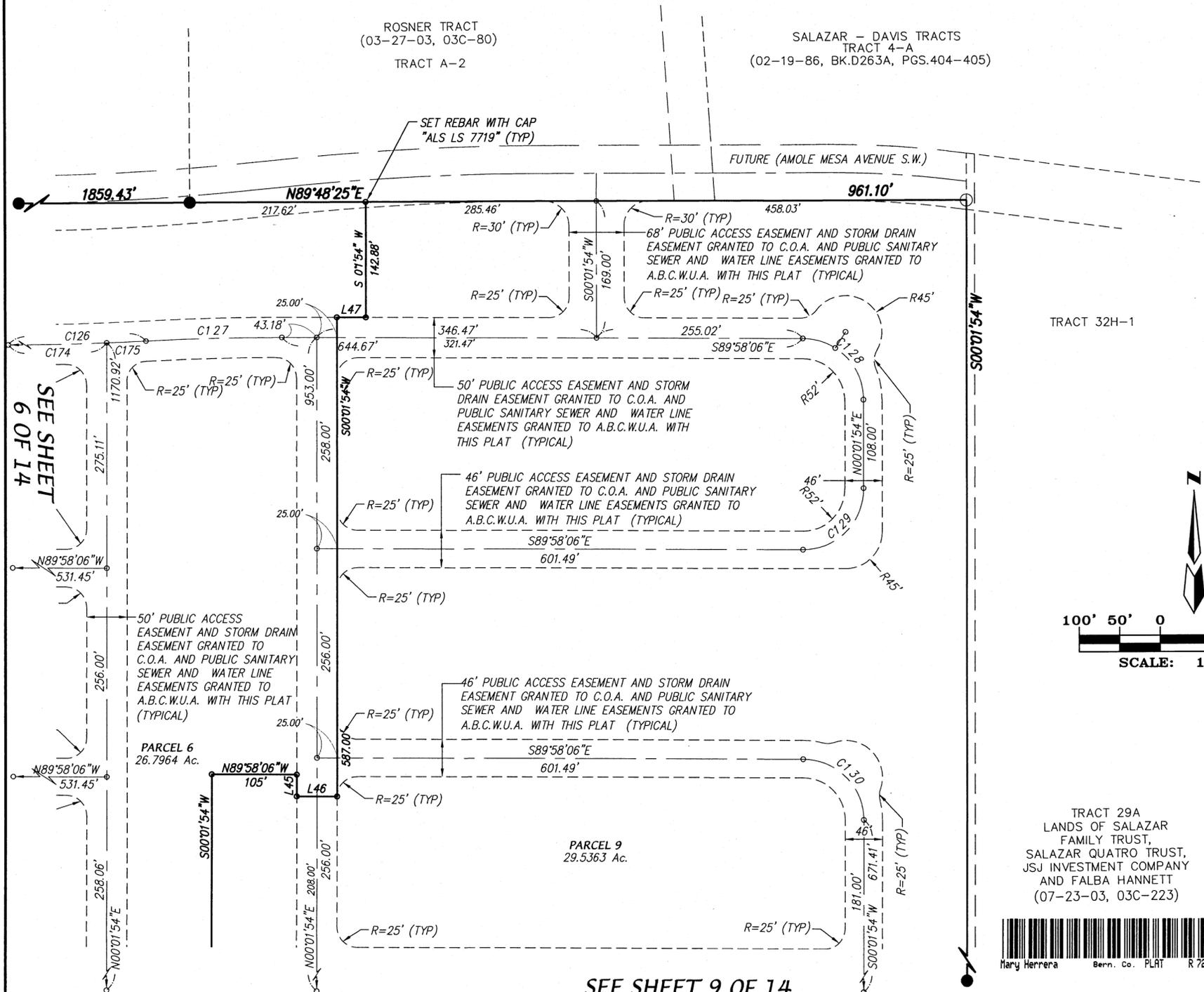


ROSNER TRACT
 (03-27-03, 03C-80)
 TRACT A-2

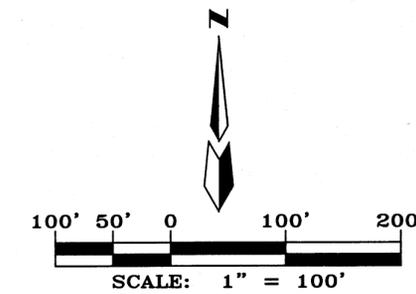
SALAZAR - DAVIS TRACTS
 TRACT 4-A
 (02-19-86, BK.D263A, PGS.404-405)

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SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP



PROPERTY CORNERS

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- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ▣ FOUND REBAR WITH CAP "PS 11993" (TYP.)
- SET REBAR WITH CAP "ALS LS 7719" (TYP)

TRACT 29A
 LANDS OF SALAZAR
 FAMILY TRUST,
 SALAZAR QUATRO TRUST,
 JSJ INVESTMENT COMPANY
 AND FALBA HANNETT
 (07-23-03, 03C-223)



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990



SEE SHEET 9 OF 14

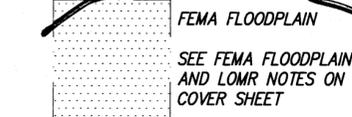
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Scale: 1"=100'	Date: 04/12/05	Job: A03080	

CORRECTION PLAT FOR
ANDERSON HEIGHTS UNIT 1
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

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 Page: 8 of 14
 04/22/2005 10:34A
 Bk-2885C Pg-123

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SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP

SEE SHEET 6 OF 14

LAND OF RIO BRAVO PARTNERS
 PARCEL 2-B
 (04-17-96, 96C-160)

LAND OF RIO BRAVO PARTNERS
 PARCEL 2-C
 (04-17-96, 96C-160)

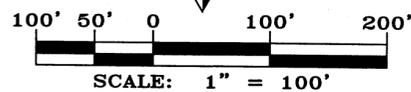


P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

EXISTING 200' POWER LINE
 EASEMENT U.S.B.R.
 (02-05-52, D197-567)

EXISTING 100'
 PNM EASEMENT
 (04-30-99, 99C-104)

EXISTING 100' AMAFCA
 DRAINAGE EASEMENT
 (07-19-90, 90C-163)



PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 1" IRON PIPE WITH TAG "LS 11993"
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- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
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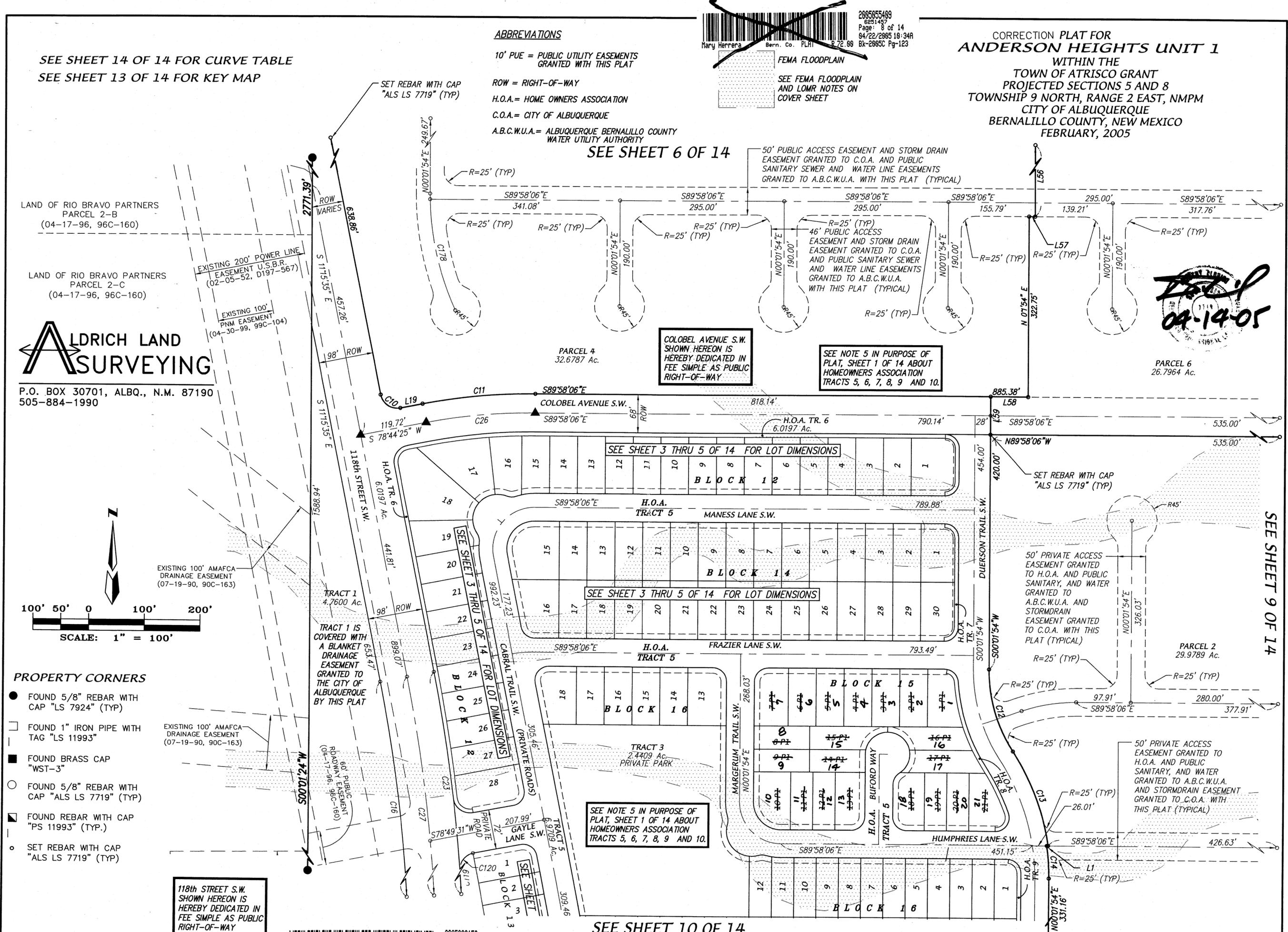
EXISTING 100' AMAFCA
 DRAINAGE EASEMENT
 (07-19-90, 90C-163)

118th STREET S.W.
 SHOWN HEREON IS
 HEREBY DEDICATED IN
 FEE SIMPLE AS PUBLIC
 RIGHT-OF-WAY

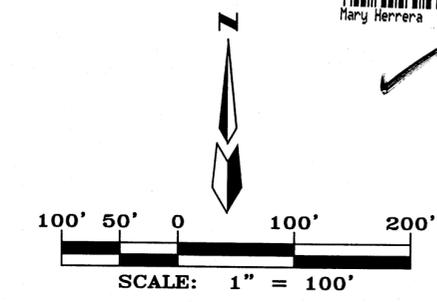
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SEE SHEET 10 OF 14

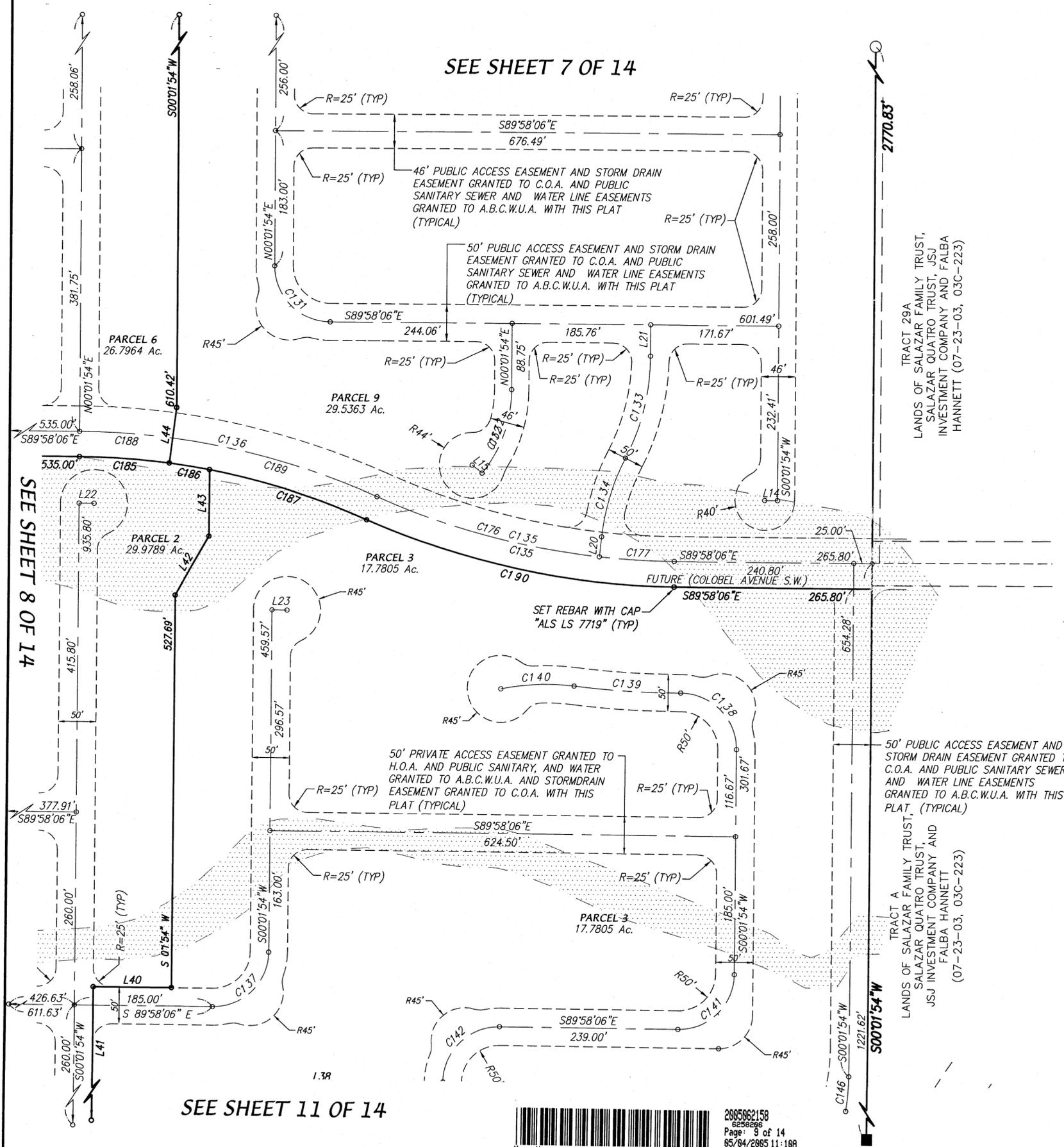
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Scale: 1"=100'	Date: 04/12/05	Job: A03080	



CORRECTION PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005



SEE SHEET 7 OF 14



SEE SHEET 8 OF 14

SEE SHEET 11 OF 14

TRACT 29A
 LANDS OF SALAZAR FAMILY TRUST,
 SALAZAR CUATRO TRUST, JSJ
 INVESTMENT COMPANY AND FALBA
 HANNETT (07-23-03, 03C-223)

TRACT A
 LANDS OF SALAZAR FAMILY TRUST,
 SALAZAR CUATRO TRUST,
 JSJ INVESTMENT COMPANY AND
 FALBA HANNETT
 (07-23-03, 03C-223)

FEMA FLOODPLAIN
 SEE FEMA FLOODPLAIN
 AND LOMR NOTES ON
 COVER SHEET

SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP

ABBREVIATIONS

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- H.O.A. = HOME OWNERS ASSOCIATION
- C.O.A. = CITY OF ALBUQUERQUE
- A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 1" IRON PIPE WITH TAG "LS 11993"
- FOUND BRASS CAP "WST-3"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND REBAR WITH CAP "PS 11993" (TYP.)
- SET REBAR WITH CAP "ALS LS 7719" (TYP)



ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990



Dwg: base100.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 9 of 14
Scale: 1"=100'	Date: 04/12/05	Job: A03080	

CORRECTION PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

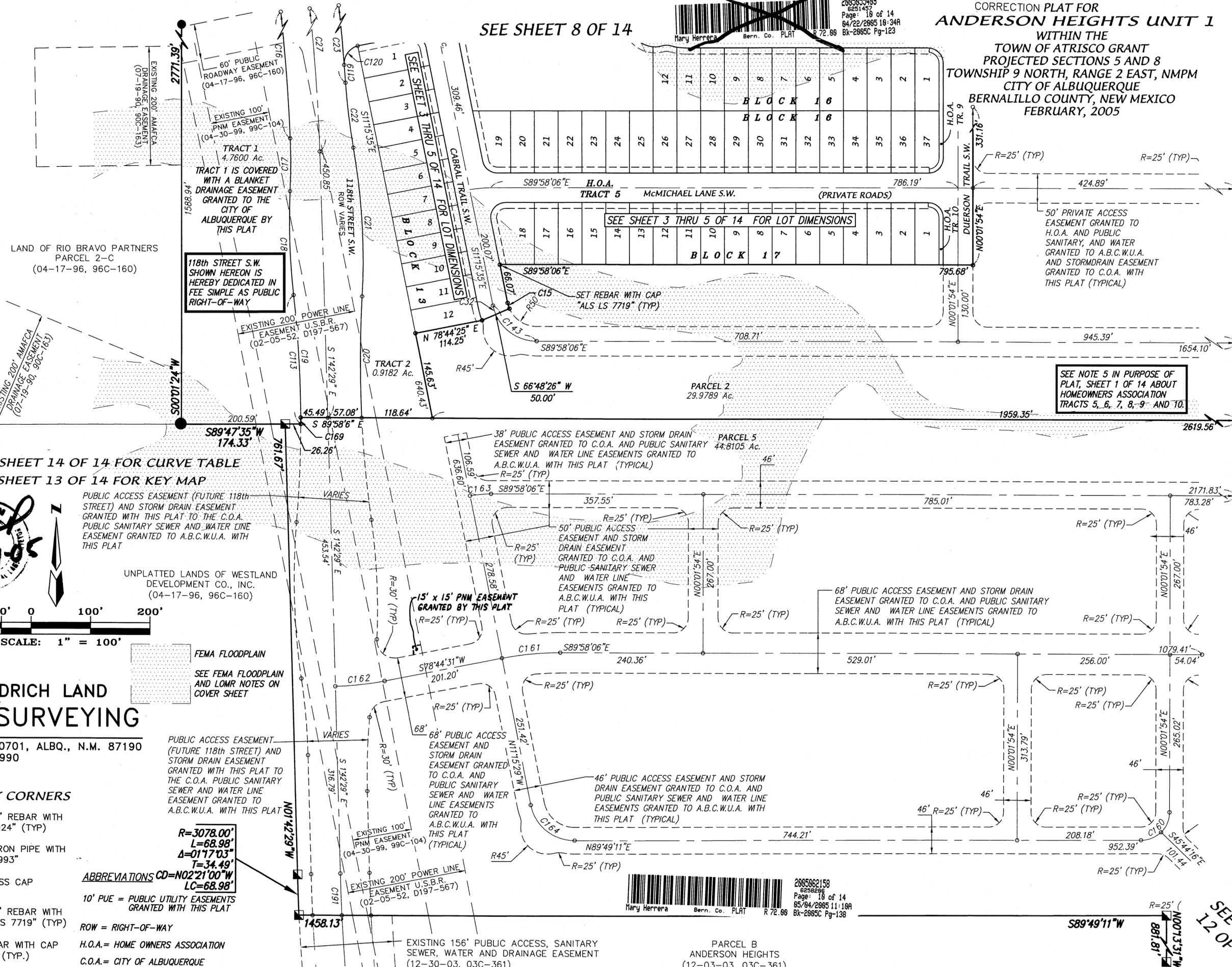
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SEE SHEET 8 OF 14

SEE SHEET 11 OF 14

SEE SHEET 11 OF 14

SEE SHEET 12 OF 14

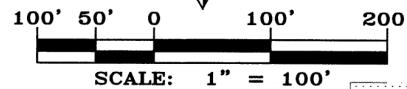


SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP



PUBLIC ACCESS EASEMENT (FUTURE 118th STREET) AND STORM DRAIN EASEMENT GRANTED WITH THIS PLAT TO THE C.O.A. PUBLIC SANITARY SEWER AND WATER LINE EASEMENT GRANTED TO A.B.C.W.U.A. WITH THIS PLAT

UNPLATTED LANDS OF WESTLAND DEVELOPMENT CO., INC. (04-17-96, 96C-160)



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

PROPERTY CORNERS

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- FOUND 1" IRON PIPE WITH TAG "LS 11993"
- FOUND BRASS CAP "WST-3"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND REBAR WITH CAP "PS 11993" (TYP.)
- SET REBAR WITH CAP "ALS LS 7719" (TYP)

ABBREVIATIONS CD=N02'21'00"W
 LC=68.98'
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

H.O.A.= HOME OWNERS ASSOCIATION

C.O.A.= CITY OF ALBUQUERQUE

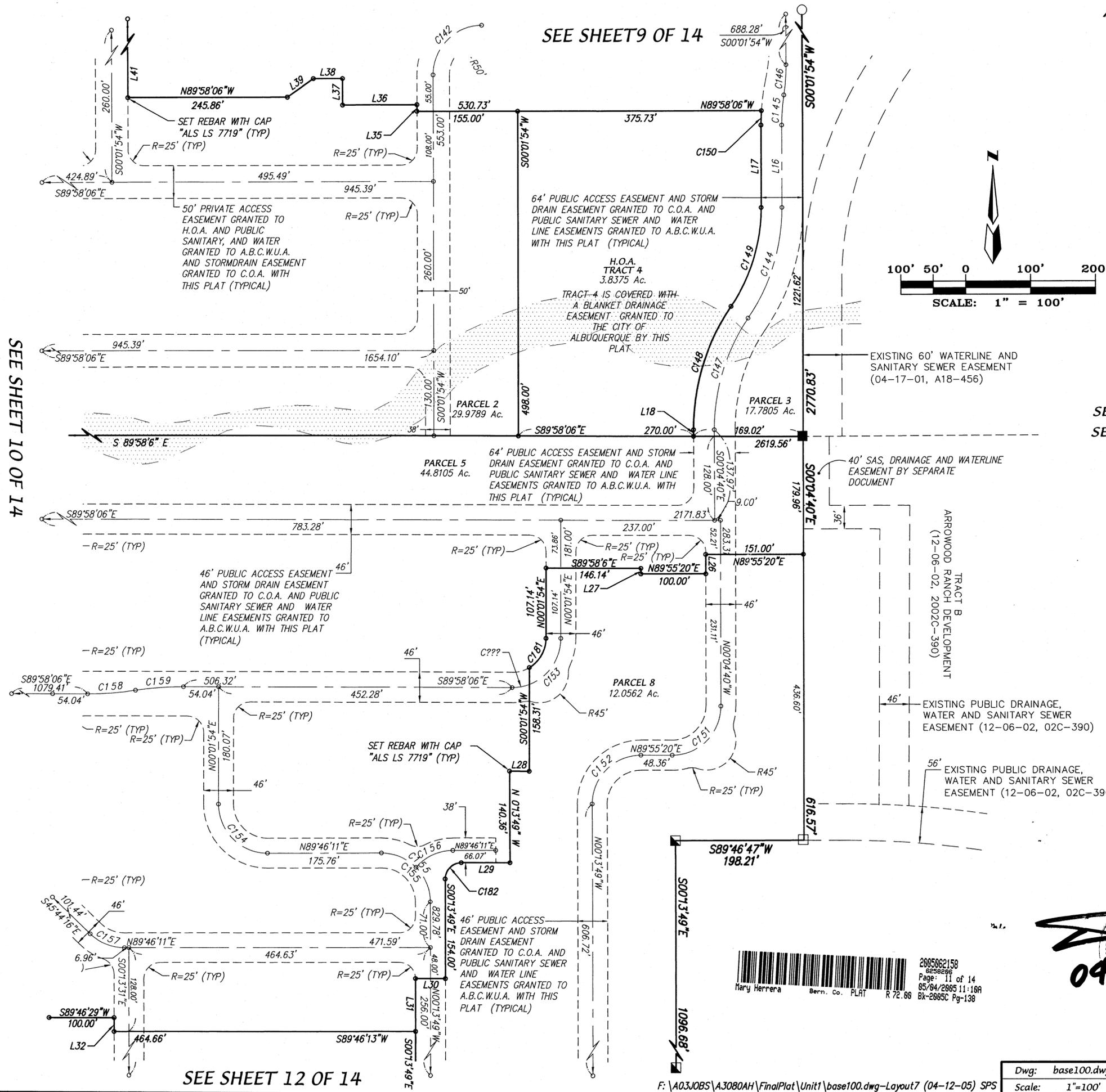
A.B.C.W.U.A.= ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

R=3078.00'
 L=68.98'
 Δ=01°17'03"
 T=34.49'

Dwg: base100.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 10 of 14
Scale: 1"=100'	Date: 04/12/05	Job: A03080	

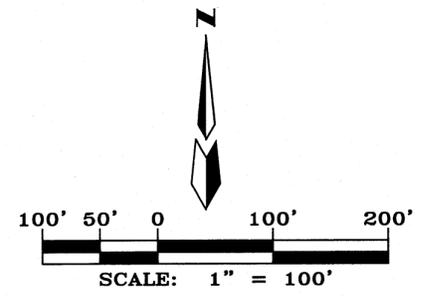
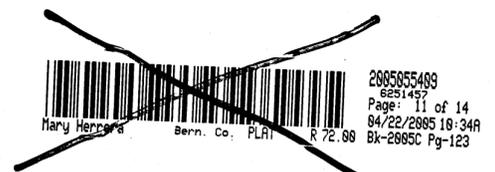
CORRECTION PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

SEE SHEET 9 OF 14



SEE SHEET 10 OF 14

SEE SHEET 12 OF 14



FEMA FLOODPLAIN
 SEE FEMA FLOODPLAIN
 AND LOMR NOTES ON
 COVER SHEET

SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP

ABBREVIATIONS

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- ▣ FOUND REBAR WITH CAP "PS 11993" (TYP.)
- SET REBAR WITH CAP "ALS LS 7719" (TYP)



ALDRICH LAND SURVEYING

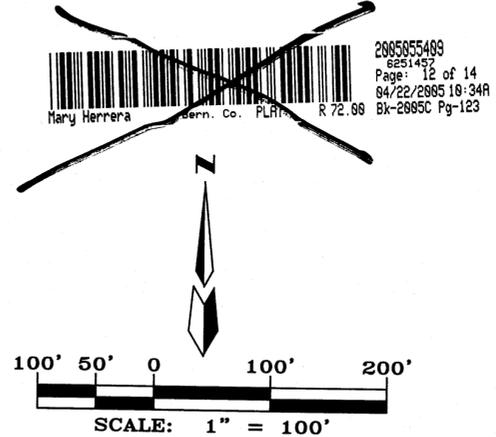
P.O. BOX 30701, ALBQ., N.M. 87190
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Scale: 1"=100'	Date: 04/12/05	Job: A03080	11 14

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CORRECTION PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005



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ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

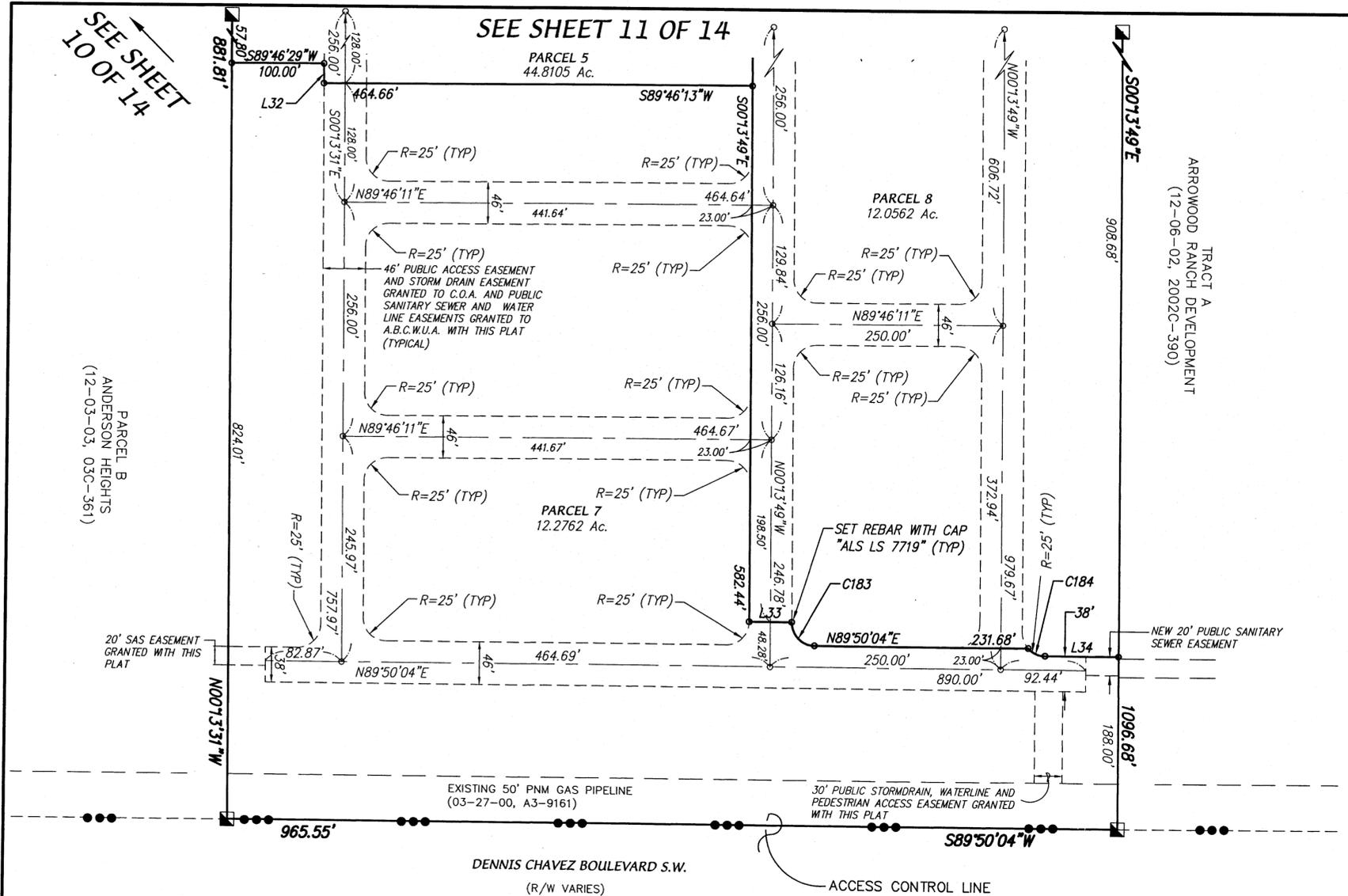


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SEE SHEET 11 OF 14

SEE SHEET 10 OF 14



SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP

FEMA FLOODPLAIN
 SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET

DENNIS CHAVEZ BOULEVARD S.W.
 (R/W VARIES)

ACCESS CONTROL LINE

PARCEL B
 ANDERSON HEIGHTS
 (12-03-03, 03C-361)

TRACT A
 ARROWOOD RANCH DEVELOPMENT
 (12-06-02, 2002C-390)

20' SAS EASEMENT GRANTED WITH THIS PLAT

46' PUBLIC ACCESS EASEMENT AND STORM DRAIN EASEMENT GRANTED TO C.O.A. AND PUBLIC SANITARY SEWER AND WATER LINE EASEMENTS GRANTED TO A.B.C.W.U.A. WITH THIS PLAT (TYPICAL)

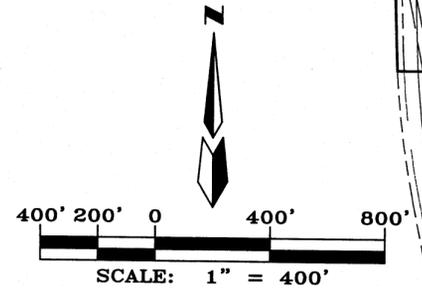
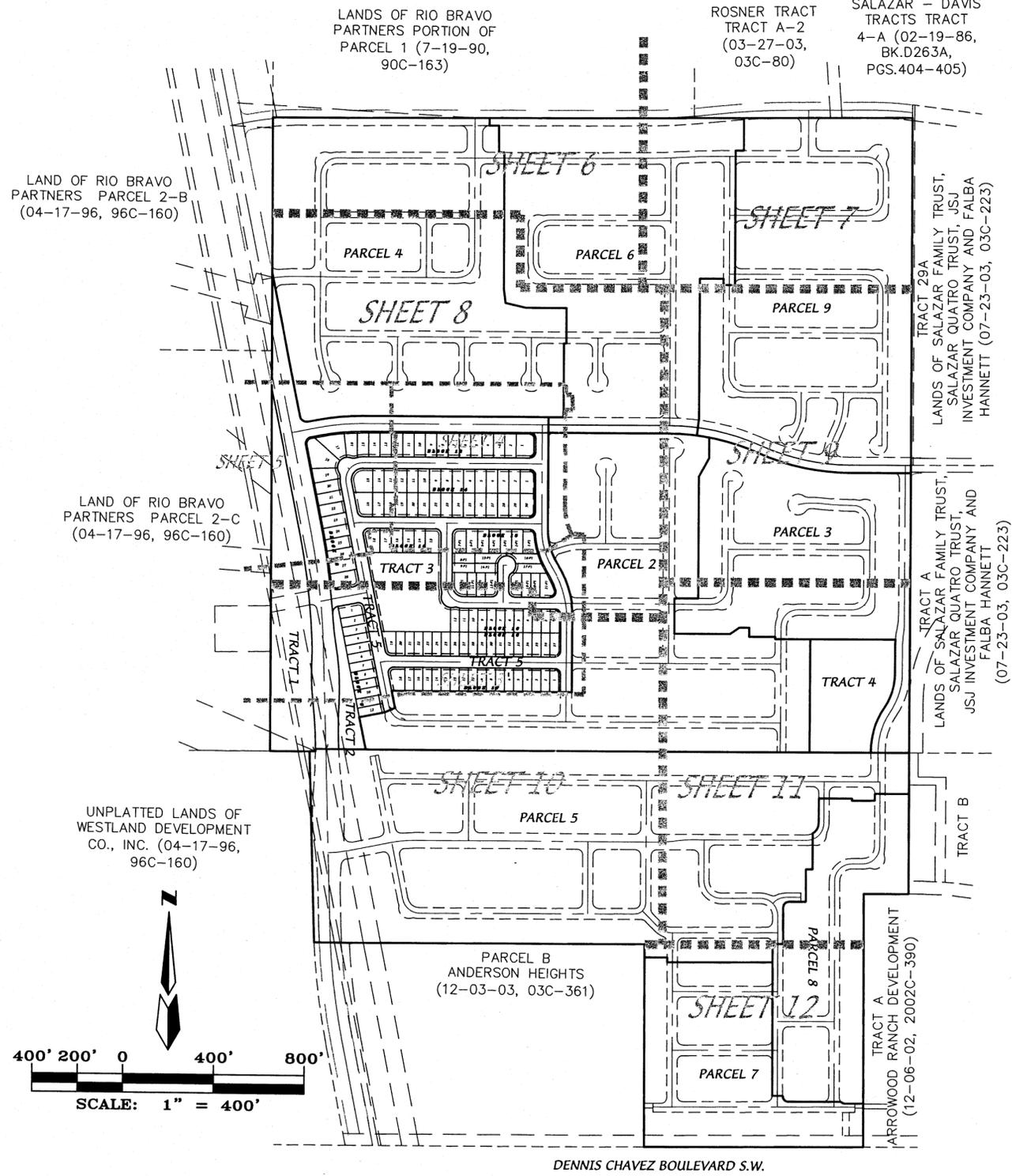
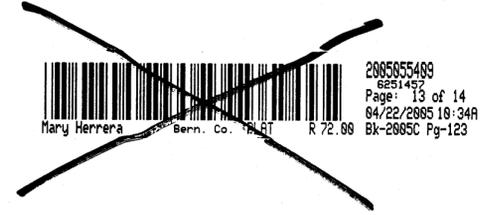
SET REBAR WITH CAP "ALS LS 7719" (TYP)

NEW 20' PUBLIC SANITARY SEWER EASEMENT

EXISTING 50' PNM GAS PIPELINE (03-27-00, A3-9161)

30' PUBLIC STORMDRAIN, WATERLINE AND PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT

CORRECTION PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005



KEY MAP

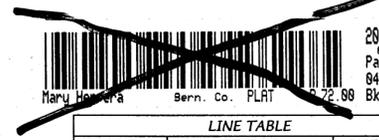


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Scale: 1"=100'	Date: 03/02/05	Job: A03080	13 14

CORRECTION PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005



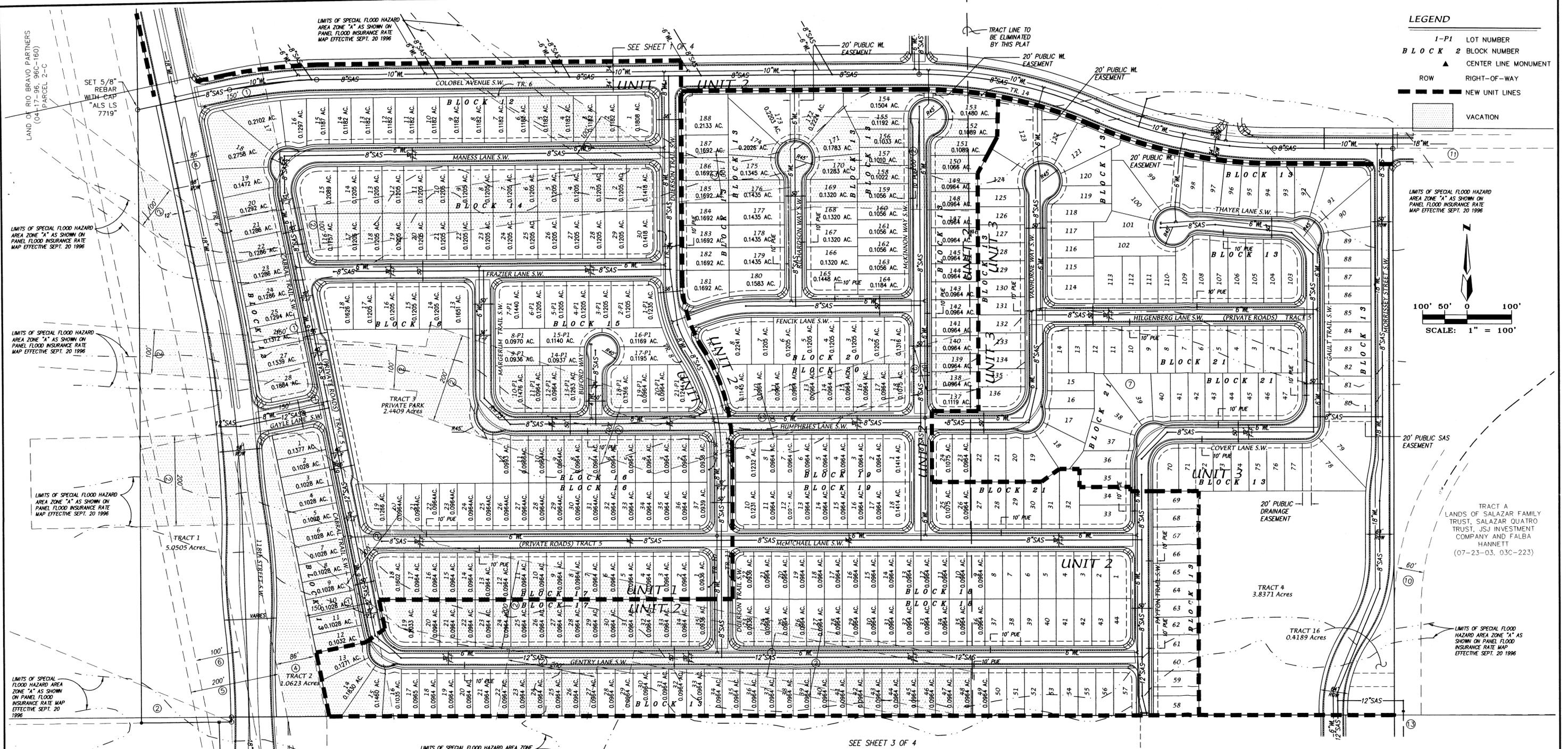
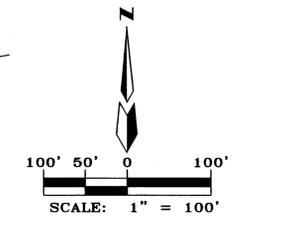
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 Page 14 of 14
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CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C10	47.12	30.00	90°00'00"	30.00	S56°15'35"E	42.43
C11	203.77	1034.00	117°29'	102.22	S84°23'10"W	203.44
C12	156.79	272.00	33°01'36"	80.64	S16°28'54"E	154.63
C13	182.98	428.00	24°29'43"	92.91	N20°44'50"W	181.59
C14	59.03	428.00	7°54'07"	29.56	N03°55'09"W	58.98
C15	10.62	50.00	12°10'25"	5.33	S17°20'47"E	10.60
C16	467.72	2945.00	9°05'59"	234.35	N06°42'35"W	467.23
C17	89.25	1075.00	4°45'24"	44.65	N00°13'06"E	89.22
C18	176.42	1125.00	8°59'06"	88.39	S01°53'45"E	176.24
C19	267.47	1975.00	6°01'06"	103.83	N03°22'44"W	267.38
C20	205.12	1975.00	5°57'02"	102.65	S00°09'34"W	205.02
C21	253.18	1125.00	12°53'39"	127.13	N03°18'45"W	252.64
C22	110.48	1075.00	5°53'18"	55.29	S06°48'56"E	110.43
C23	392.39	3043.00	7°23'18"	196.47	N07°33'56"W	392.12
C24	47.12	30.00	90°00'00"	30.00	S33°44'25"W	42.43
C25	190.37	966.00	117°29'	95.50	S84°23'10"W	190.06
C26	197.07	1000.00	117°29'	98.86	S84°23'10"W	196.75
C27	499.12	2994.00	9°33'06"	250.14	N06°29'02"W	498.54
C28	132.59	75.00	101°17'29"	91.46	S39°23'10"W	115.99
C29	172.93	300.00	33°01'36"	88.94	S16°28'54"E	170.54
C30	230.57	400.00	33°01'36"	118.59	N16°28'54"W	227.39
C31	35.47	180.00	117°29'	17.79	S84°23'10"W	35.42
C32	15.94	75.00	12°10'25"	8.00	S17°20'47"E	15.91
C33	35.47	180.00	117°30'	17.79	S84°23'10"W	35.42
C34	117.81	75.00	90°00'00"	75.00	S44°58'06"E	106.07
C35	67.85	75.00	51°50'00"	36.45	S64°06'54"W	65.56
C36	64.74	75.00	49°27'29"	34.54	S13°28'10"W	62.75
C37	24.39	100.00	13°58'21"	12.25	S83°02'44"W	24.33
C38	23.89	959.00	1°25'39"	11.95	S89°19'05"W	23.89
C39	59.11	959.00	3°31'53"	29.56	S86°50'19"W	59.10
C40	9.74	100.00	5°34'56"	4.88	S73°16'05"W	9.74
C41	17.54	25.00	40°12'20"	9.15	S89°25'13"E	17.19
C42	21.28	45.00	27°05'54"	10.84	N82°52'00"W	21.09
C43	105.99	959.00	6°19'57"	53.05	S81°54'24"W	105.94
C44	33.49	45.00	42°38'17"	17.56	S62°15'55"W	32.72
C45	33.49	45.00	42°38'17"	17.56	S19°37'38"W	32.72
C46	25.60	45.00	32°35'38"	13.16	S17°59'19"E	25.26
C47	17.54	25.00	40°12'20"	9.15	N14°10'58"W	17.19
C48	4.52	100.00	2°35'28"	2.26	S04°37'28"W	4.52
C49	25.46	100.00	14°35'19"	12.80	S03°57'56"E	25.39
C50	36.13	23.00	90°00'00"	23.00	S33°44'25"W	32.53
C51	39.31	25.00	90°05'06"	25.04	N33°46'58"E	35.38
C52	37.84	23.00	94°16'14"	24.78	S54°02'22"E	33.72
C53	40.05	3050.00	0°45'08"	20.02	N07°16'49"W	40.05
C54	50.08	3050.00	0°56'26"	25.04	N08°07'36"W	50.07
C55	50.04	3050.00	0°56'24"	25.02	N09°04'02"W	50.04
C56	50.01	3050.00	0°56'22"	25.01	N10°00'25"W	50.01
C57	41.68	3050.00	0°46'59"	20.84	N10°52'05"W	41.68
C58	28.27	18.00	90°00'00"	18.00	N44°58'06"W	25.46
C59	28.27	18.00	90°00'00"	18.00	N45°01'54"E	25.46
C60	28.27	18.00	90°00'00"	18.00	N44°58'06"W	25.46
C61	88.39	50.00	101°17'29"	60.97	S39°23'10"W	77.32
C62	34.34	25.00	78°42'31"	20.50	S50°36'50"E	31.71
C63	28.27	18.00	90°00'00"	18.00	N45°01'54"E	25.46
C64	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C65	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C66	4.96	25.00	11°21'57"	2.49	N84°17'06"W	4.95
C67	23.43	18.00	74°34'22"	13.71	N41°18'57"W	21.81
C68	83.05	335.00	14°12'18"	41.74	S11°07'55"E	82.84
C69	35.27	25.00	90°00'00"	25.00	S45°01'54"E	35.36
C70	78.54	50.00	90°00'00"	50.00	S44°58'06"E	70.71
C71	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C72	7.81	40.00	11°11'03"	3.92	S05°37'26"W	7.80
C73	55.02	40.00	78°48'57"	32.87	S50°37'26"W	50.79
C74	55.02	40.00	78°48'57"	32.87	N50°33'37"W	50.79
C75	46.66	40.00	66°50'14"	26.39	N22°15'58"E	44.06
C76	45.65	335.00	7°48'27"	22.86	S22°08'17"E	45.61
C77	1.23	40.00	1°46'05"	0.62	N56°34'08"E	1.23
C78	25.05	25.00	57°25'16"	13.69	S28°44'32"W	24.02
C79	40.65	335.00	6°57'11"	20.35	S29°31'06"E	40.63
C80	82.32	365.00	12°55'21"	41.34	N25°31'15"W	82.15
C81	34.27	18.00	109°05'29"	25.28	N35°29'10"E	29.32
C82	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C83	6.45	365.00	1°00'46"	3.23	N32°29'19"W	6.45
C84	47.60	25.00	109°05'29"	35.11	N35°29'10"E	40.73
C85	90.48	372.00	13°56'07"	45.46	N26°01'38"W	90.25
C86	165.82	328.00	28°57'56"	84.72	S18°30'44"E	164.06
C87	32.54	25.00	74°34'22"	19.04	N41°18'57"W	30.29
C88	169.36	335.00	28°57'56"	86.53	S18°30'44"E	167.56
C89	88.77	365.00	13°56'07"	44.61	N26°01'38"W	88.56
C90	9.30	368.00	1°26'50"	4.65	N00°41'31"W	9.30

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C91	26.02	18.00	B3°00'04"	15.33	N42°54'58"E	23.85
C92	16.55	100.00	9°28'58"	8.29	S85°13'37"E	16.53
C93	10.84	100.00	6°12'33"	5.42	S77°22'51"E	10.83
C94	13.80	25.00	31°37'57"	7.08	S89°54'27"W	13.63
C95	15.97	45.00	20°19'39"	8.07	N84°15'17"E	15.88
C96	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C97	44.20	25.00	101°17'29"	30.49	S39°23'10"W	38.66
C98	34.34	25.00	78°42'31"	20.50	S50°36'50"E	31.71
C99	26.61	18.00	84°42'19"	16.41	N42°23'04"E	24.25
C100	79.76	45.00	101°33'15"	55.13	S34°48'16"E	69.72
C101	13.80	25.00	31°37'57"	7.08	N00°09'22"E	13.63
C102	27.39	100.00	15°41'31"	13.78	S07°48'51"E	27.30
C103	36.96	25.00	84°42'19"	22.79	N42°23'04"E	33.68
C104	36.22	25.00	83°00'04"	22.12	N42°54'58"W	33.13
C105	39.23	25.00	89°54'54"	24.96	N56°13'02"W	35.33
C106	21.25	100.00	12°10'27"	10.66	S17°20'48"E	21.21
C107	44.20	25.00	101°17'29"	30.49	S39°23'10"W	38.66
C108	28.27	18.00	90°00'00"	18.00	N44°58'06"W	25.46
C109	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C110	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C111	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C112	188.99	959.00	117°29'	94.80	S84°23'10"W	188.69
C113	218.39	1975.00	6°20'08"	109.30	N03°13'14"W	218.27
C114	113.86	45.00	144°58'06"	142.58	S38°11'54"W	85.83
C115	34.13	100.00	19°33'18"	17.23	S80°15'16"W	33.96
C116	29.98	100.00	17°10'47"	15.11	S02°40'11"E	29.87
C117	95.73	45.00	121°52'53"	80.98	S44°58'06"E	78.67
C118	165.75	40.00	237°25'16"	73.03	N61°15'28"W	70.16
C119	29.74	3043.00	0°33'36"	14.87	N04°09'05"W	29.74
C120	42.35	30.00	80°52'25"	25.57	S36°00'20"W	38.92
C121	117.51	75.00	89°46'17"	74.70	S44°55'03"W	105.85
C122	98.54	500.00	11°17'29"	49.43	S84°23'10"W	98.38
C123	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C124	117.81	75.00	90°00'00"	75.00	S45°01'54"W	106.07
C125	117.81	75.00	90°00'00"	75.00	S44°58'06"E	106.07
C126	171.80	3297.42	2°59'07"	85.92	N88°18'38"E	171.78
C127	168.28	3000.00	3°12'50"	84.16	S88°25'29"W	168.26
C128	117.81	75.00	90°00'00"	75.00	N44°58'06"W	106.07
C129	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C130	117.81	75.00	90°00'00"	75.00	N44°58'06"W	106.07
C131	117.81	75.00	90°00'00"	75.00	S44°58'06"E	106.07
C132	120.73	180.00	38°25'50"	62.74	N19°14'49"E	118.48
C133	141.19	300.00	26°57'58"	71.93	N13°30'53"E	139.89
C134	111.04	300.00	21°12'23"	56.16	S16°23'48"W	110.40
C135	410.81	1000.00	23°32'15"	208.34	S78°11'58"E	407.92
C136	410.81	1000.00	23°32'15"	208.34	N78°11'58"W	407.92
C137	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C138	118.46	75.00	90°29'41"	75.65	N45°12'56"W	106.52
C139	143.34	1176.00	6°59'00"	71.76	S86°58'16"E	143.25
C140	98.64	300.00	18°50'19"	49.77	S87°06'05"W	98.20
C141	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C142	117.81	75.00	90°00'00"	75.00	S45°01'54"W	106.07
C143	103.03	75.00	78°42'31"	61.51	S50°36'50"E	95.12
C144	180.33	300.00	34°26'28"	92.98	N17°15'09"E	177.63
C145	45.87	300.00	8°45'41"	22.98	S04°24'45"W	45.83
C146	45.87	300.00	8°45'41"	22.98	N04°24'45"E	45.83
C147	180.77	300.00	34°31'28"	93.22	S17°11'04"W	178.05
C148	200.05	332.00	34°31'28"	103.17	S17°11'04"W	197.04
C149	161.10	268.00	34°26'28"	83.07	N17°15'09"E	158.68
C150	22.06	332.00	3°48'25"	11.03	S01°56'07"W	22.06
C151	117.81	75.00	90°00'00"	75.00	N44°55'20"E	106.07
C152	118.01	75.00	90°09'09"	75.20	S44°50'45"W	106.21
C153	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C154	118.15	75.00	90°15'43"	75.34	S45°05'57"E	106.31
C155	117.81	75.00	90°00'00"	75.00	N45°13'49"W	106.07
C156	64.57	75.00	49°19'33"	34.44	S65°06'24"W	

LEGEND

- 1-P1 LOT NUMBER
- BLOCK 2 CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- NEW UNIT LINES
- VACATION



GENERAL NOTES:

1. **DEVELOPMENT DENSITY:**
Site area of Parcel 20 is 118.6195 acres.
Parcel 20 is zoned R-D.
2. **MINIMUM BUILDING SETBACK:**
There is a five foot (5') internal sideyard set back to property line.
Front yard setback is 15' and backyard is 15'.
Minimum driveway length is 20'.
Minimum distance between buildings is 10'.
3. **BUILDING HEIGHT:**
Structure shall not exceed 26 feet in height.
4. **PARK DEVELOPMENT:**
The developer will be dedicating land for parks.
5. **OPEN SPACE:**
Total remaining Open Space requirements are met via the Provision of Detached Open Space per the Provisions of Section 14-16-3-B(C).
6. **WATER AND SEWER:**
Prior to development, City of Albuquerque Water and Sanitary Sewer Service to the site must be verified and coordinated with the Utility Development Section, City of Albuquerque Public Works Department.
7. **PARKING:**
Off-street parking is provided on each site in accordance with Section 14-16-3-1 of the zoning code for lots with the "P1" designation.
8. **ACCESS:**
Site ingress/egress is provided by public and private streets.
9. **BUILDINGS:**
Buildings will be traditional or southwest style with flat or pitched roofs and siding will be stucco with stone accents and wood trim.
The exterior stucco finish will consist of colors in shades of earthtones.
10. **LANDSCAPING:**
Both individual and community landscaping shall comply with the Water Conservation Landscaping and Water Waste Ordinance. Perimeter landscaping shall be in accordance with the Street Tree Ordinance and trees planted will be in accordance with the list of deciduous and evergreen trees listed in the City of Albuquerque Guide to Zoning.
11. **PERIMETER WALL:**
The subdivision perimeter garden wall will be constructed per the approved plan.
12. **BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS:**
Consists of the internal sidewalks.
13. **THE LANDSCAPE AREAS WITHIN THE PUBLIC RIGHTS-OF-WAY:**
Shall be for the benefit of the Home Owners Association, and shall be maintained by same.
14. **LOT SIZE & LOT WIDTH:**
Minimum lot size is 3600 sf = 0.0826 ac
Minimum lot width is 36 feet

TRACT	BENEFICIARY AND MAINTENANCE
TRACT 1, 2, 3, 5, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 32, 33, 35	FOR AND TO BE MAINTAINED BY THE HOA
TRACT 4	FOR AND TO BE MAINTAINED BY THE HOA W/ A BLANKET PUBLIC DRAINAGE EASEMENT TO CITY AS ROW BUT MAINTAINED BY HOA
TRACT 6, 14, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30	TO CITY AS A PARK BUT MAINTAINED BY HOA
TRACT 21, 34	TO CITY AS A PARK BUT MAINTAINED BY HOA
TRACT 19, 31	

EASEMENTS

- ① EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
- ② EXISTING 100' OR 200' AMAFCA DRAINAGE EASEMENT (07-19-90, 90C-163)
- ④ EXISTING 86' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)
- ⑤ EXISTING 200' POWER LINE EASEMENT U.S.B.R. (02-05-52, D197-567)
- ⑥ EXISTING 100' PNM EASEMENT (04-20-78, BK.MISC 602, 558-561)
- ⑦ EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104) (03-27-03, 03C-80)
- ⑩ EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)
- ⑪ EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
- ⑬ EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)

ANDERSON HEIGHTS

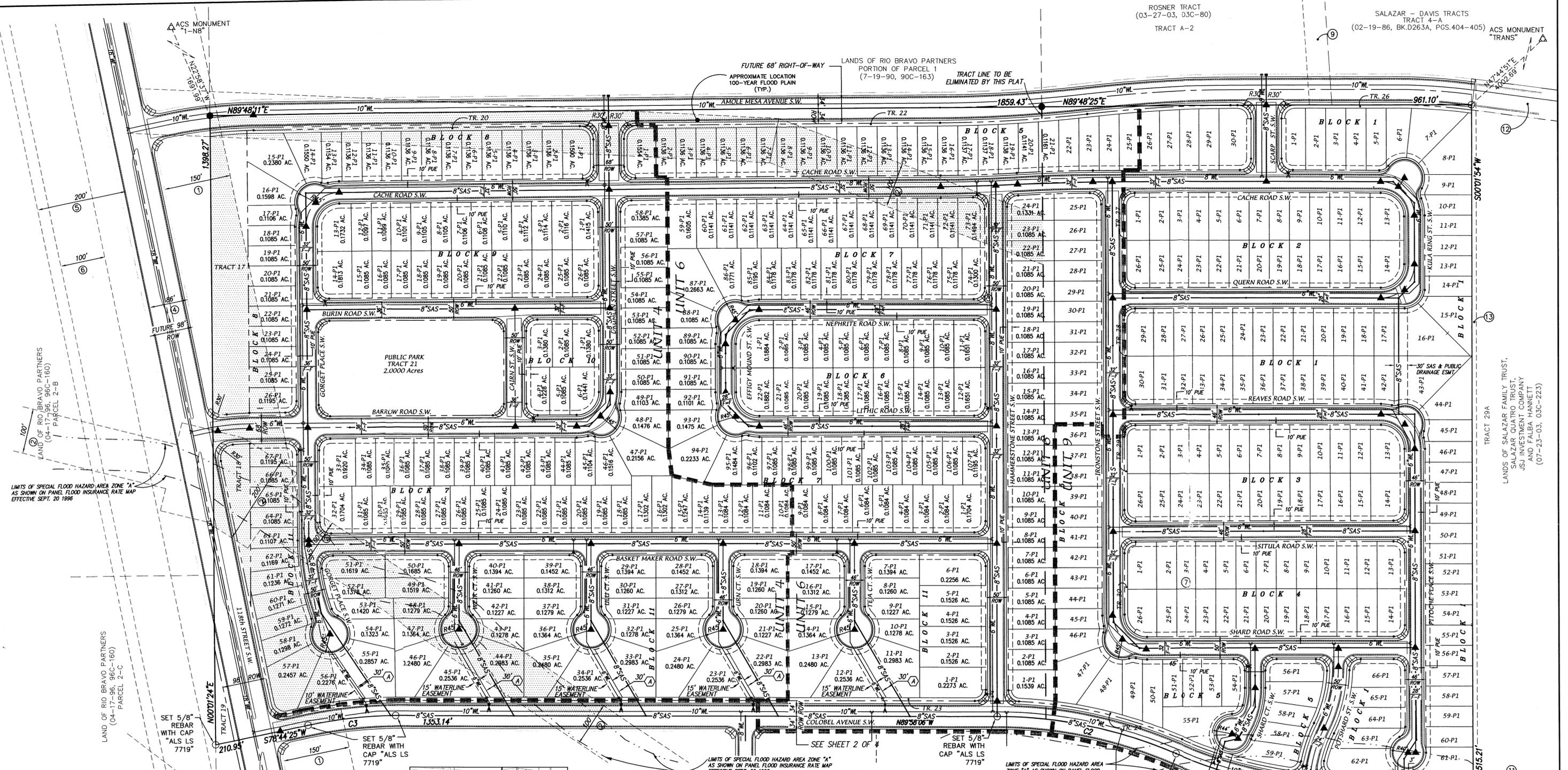
SITE DEVELOPMENT PLAN FOR SUBDIVISION & UTILITY PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

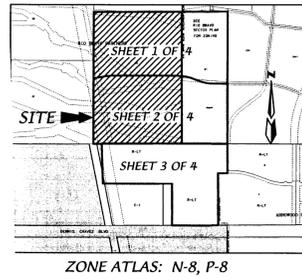
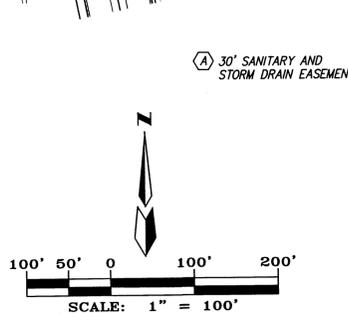
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: GJK	Drawn: RDQ	Checked: DMG	Sheet 2 of 4
Scale: 1" = 100'	Date: 6-3-04	Job: A03080	

F:\A03080\A03080\SITEPLAN\SP5172.dwg, 06/14/04 CHRIS



- EASEMENTS**
- ① EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
 - ② EXISTING 100' OR 200' AMAFCA DRAINAGE EASEMENT (07-19-90, 90C-163)
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 - ⑤ EXISTING 100' PNM EASEMENT (04-20-78, BK.MISC 602, 558-561)
 - ⑥ EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104) (03-27-03, 03C-80)
 - ⑦ EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104)
 - ⑧ EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
 - ⑨ EXISTING 68' PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
 - ⑩ EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)



- LEGEND**
- 1-PI LOT NUMBER
 - BLOCK 2 BLOCK NUMBER
 - ▲ CENTER LINE MONUMENT
 - ROW RIGHT-OF-WAY
 - NEW UNIT LINES
 - VACATION

PROJECT NUMBER: 1002739
APPLICATION NUMBER: Q4DRB-00894

Is an Infrastructure List required? (X) Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	DATE
Utilities Development	DATE
Parks and Recreation Department	DATE
City Engineer	DATE
* Environmental Health Department (conditional)	DATE
Solid Waste Management	DATE
DRB Chairperson, Planning Department	DATE

SUBDIVISION DATA

SITEPLAN AREA	118.6195 AC
ZONE ATLAS NO.	N-8-Z, AND P-8-Z
NO. OF LOTS CREATED	615 LOTS
NO. OF TRACTS CREATED	15 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	20.1~ AC
ZONING	R-D/R-LT
DATE OF SURVEY	NOVEMBER, 2003

LEGAL DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Sections 5 and 8, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL 2-D, LANDS OF RIO BRAVO PARTNERS as the same is shown and designated or said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 17, 1996 in Volume 96C, Folio 160 and containing 118.6195 acres more or less.

So letter for change
PRELIMINARY PLAT APPROVED BY DRB

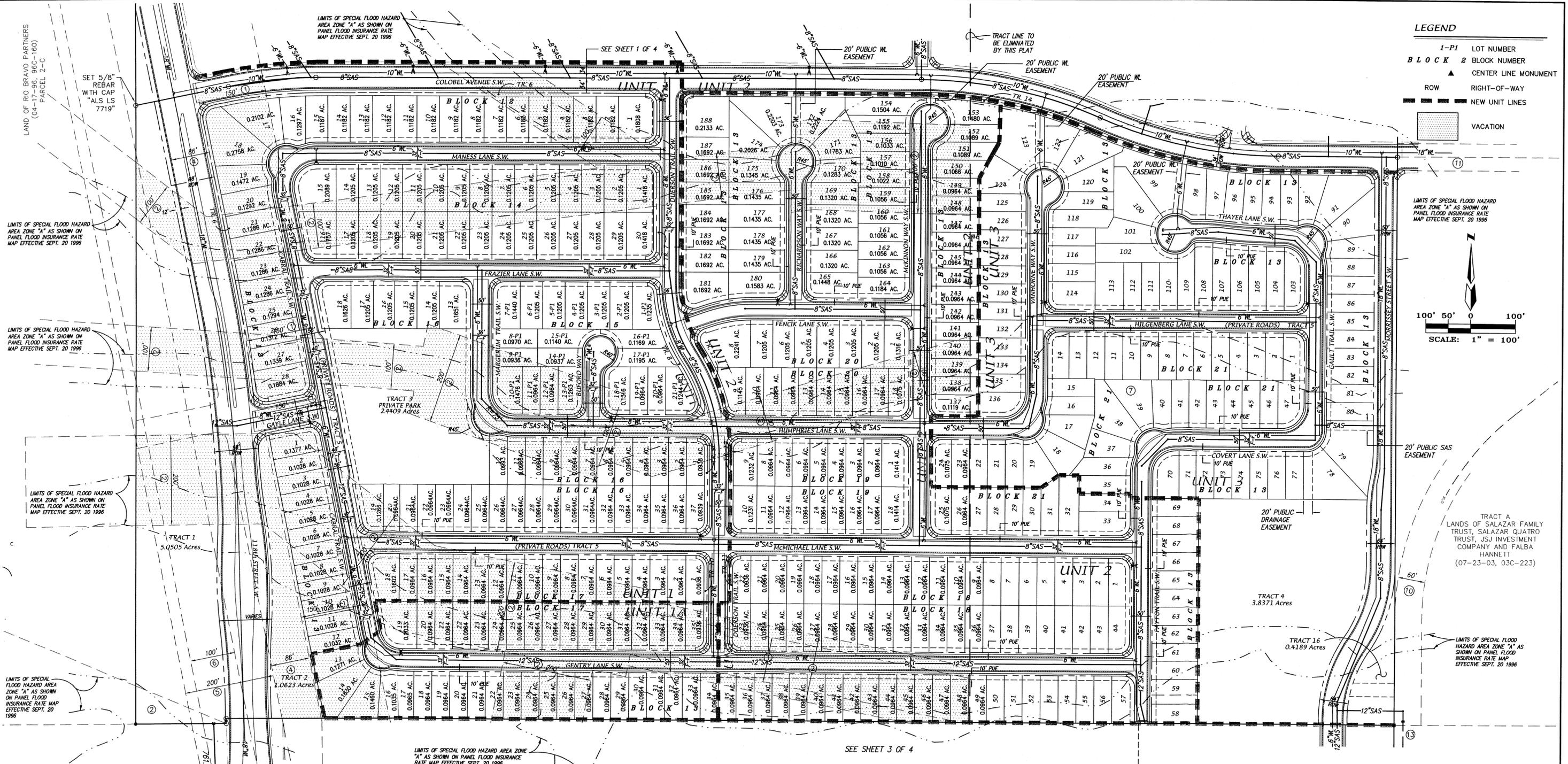
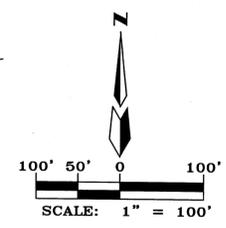
AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION & UTILITY PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: GJK	Drawn: RDQ	Checked: DMG	Sheet 1 of 4
Scale: 1" = 100'	Date: 6-3-04	Job: A03080	

LEGEND

- 1-P1 LOT NUMBER
- BLOCK 2 BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- NEW UNIT LINES
- VACATION



LIMITS OF SPECIAL FLOOD HAZARD AREA ZONE "A" AS SHOWN ON PANEL FLOOD INSURANCE RATE MAP EFFECTIVE SEPT. 20 1996

LIMITS OF SPECIAL FLOOD HAZARD AREA ZONE "A" AS SHOWN ON PANEL FLOOD INSURANCE RATE MAP EFFECTIVE SEPT. 20 1996

TRACT A LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT (07-23-03, 03C-223)

LIMITS OF SPECIAL FLOOD HAZARD AREA ZONE "A" AS SHOWN ON PANEL FLOOD INSURANCE RATE MAP EFFECTIVE SEPT. 20 1996

GENERAL NOTES:

1. **DEVELOPMENT DENSITY:**
Site area of Parcel 20 is 118.6195 acres.
Parcel 20 is zoned R-D.
2. **MINIMUM BUILDING SETBACK:**
There is a five foot (5') internal sideyard set back to property line.
Front yard setback is 15' and backyard is 15'.
Minimum driveway length is 20'.
Minimum distance between buildings is 10'.
3. **BUILDING HEIGHT:**
Structure shall not exceed 26 feet in height.
4. **PARK DEVELOPMENT:**
The developer will be dedicating land for parks.
5. **OPEN SPACE:**
Total remaining Open Space requirements are met via the Provision of Detached Open Space per the Provisions of Section 14-16-3-B(C).
6. **WATER AND SEWER:**
Prior to development, City of Albuquerque Water and Sanitary Sewer Service to the site must be verified and coordinated with the Utility Development Section, City of Albuquerque Public Works Department.
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Off-street parking is provided on each site in accordance with Section 14-16-3-1 of the zoning code for lots with the "P1" designation.
8. **ACCESS:**
Site ingress/egress is provided by public and private streets.
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Buildings will be traditional or southwest style with flat or pitched roofs and siding will be stucco with stone accents and wood trim.
The exterior stucco finish will consist of colors in shades of earth tones.
10. **LANDSCAPING:**
Both individual and community landscaping shall comply with the Water Conservation Landscaping and Water Waste Ordinance. Perimeter landscaping shall be in accordance with the Street Tree Ordinance and trees planted will be in accordance with the list of deciduous and evergreen trees listed in the City of Albuquerque Guide to Zoning.
11. **PERIMETER WALL:**
The subdivision perimeter garden wall will be constructed per the approved plan.
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Consists of the internal sidewalks.
13. **THE LANDSCAPE AREAS WITHIN THE PUBLIC RIGHTS-OF-WAY:**
Shall be for the benefit of the Home Owners Association, and shall be maintained by same.
14. **LOT SIZE & LOT WIDTH:**
Minimum lot size is 3600 sf = 0.0826 ac
Minimum lot width is 36 feet

TRACT	BENEFICIARY AND MAINTENANCE
TRACT 2, 3, 5, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 32, 33, 35	FOR AND TO BE MAINTAINED BY THE HOA
TRACT 4	FOR AND TO BE MAINTAINED BY THE HOA W/ A BLANKET PUBLIC DRAINAGE EASEMENT TO CITY AS ROW BUT MAINTAINED BY HOA
TRACT 6, 14, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30	TO CITY AS A PARK BUT MAINTAINED BY HOA
TRACT 21, 34	TO CITY AS A PARK BUT MAINTAINED BY HOA
TRACT 19, 31	BLANKET DRAINAGE EASEMENT FOR AND TO BE MAINTAINED BY THE CITY OF ALBUQUERQUE

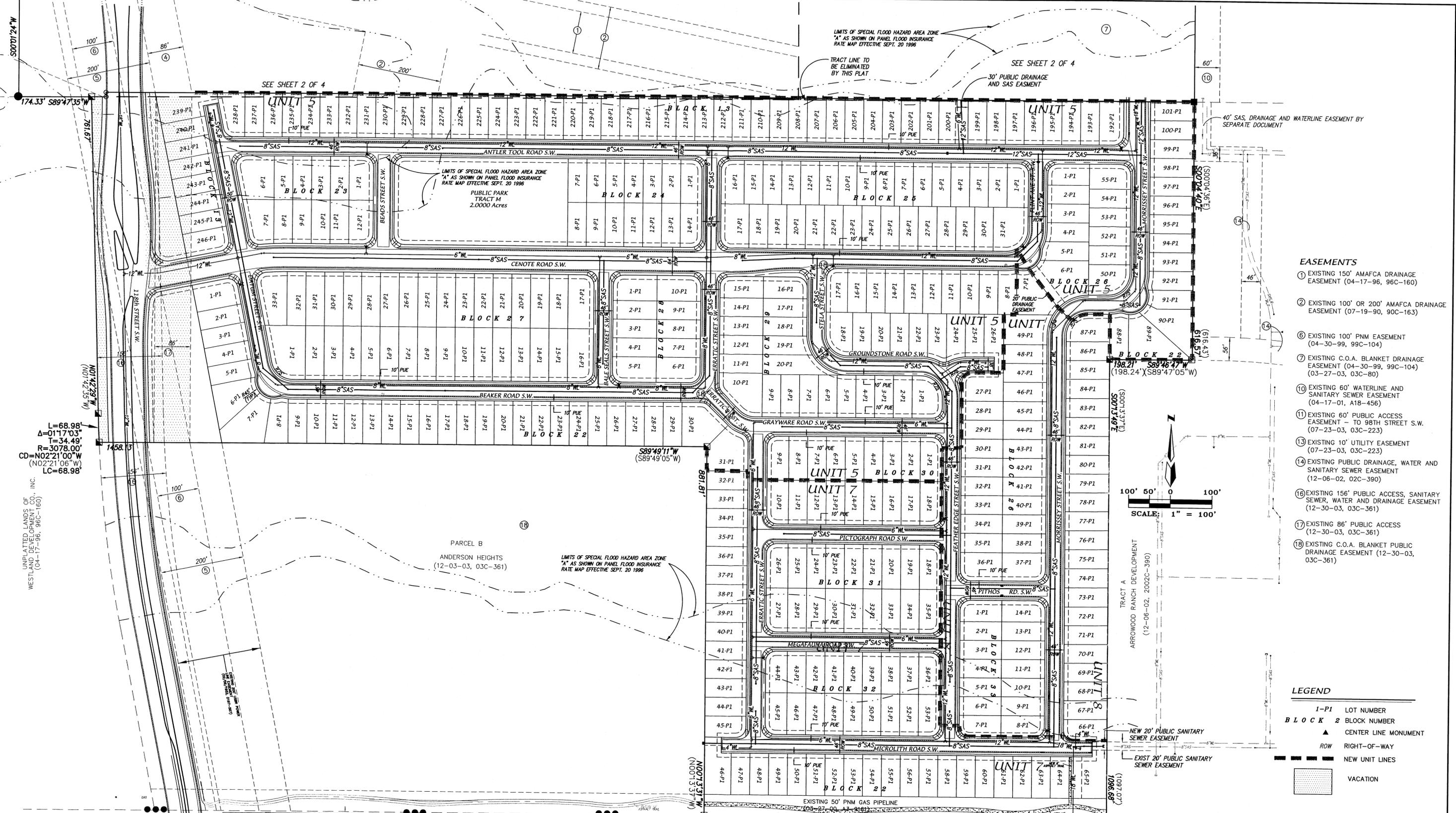
EASEMENTS

- ① EXISTING 150' AMAFCA RAINAGE EASEMENT (04-17-96, 96C-160)
- ② EXISTING 100' OR 200' AMAFCA DRAINAGE EASEMENT (07-19-90, 90C-163)
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- ⑥ EXISTING 100' PNM EASEMENT (04-20-78, BK.MISC 2, 558-561)
- ⑦ EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104) (03-27-03, 03C-80)
- ⑩ EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)
- ⑪ EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
- ⑬ EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)

**ANDERSON HEIGHTS
AMENDED SITE DEVELOPMENT
PLAN FOR SUBDIVISION &
UTILITY PLAN**

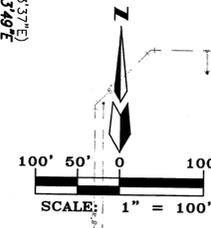
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: GJK	Drawn: RDQ	Checked: DMG	Sheet 2 of 4
Scale: 1" = 100'	Date: 6-3-04	Job: A03080	



L=68.98
 Δ=01°17'03"
 T=34.49'
 R=3078.00'
 CD=N02°21'00"W
 (N02°21'06"W)
 LC=68.98'

UNPLATTED LANDS OF
 WESTLAND DEVELOPMENT CO., INC.
 (04-17-96, 96C-160)



- EASEMENTS**
- ① EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-30-99, 99C-104)
 - ② EXISTING 100' OR 200' AMAFCA DRAINAGE EASEMENT (07-19-90, 96C-163)
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 - ⑥ EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
 - ⑦ EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)
 - ⑧ EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)
 - ⑨ EXISTING 156' PUBLIC ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT (12-30-03, 03C-361)
 - ⑩ EXISTING 86' PUBLIC ACCESS (12-30-03, 03C-361)
 - ⑪ EXISTING C.O.A. BLANKET PUBLIC DRAINAGE EASEMENT (12-30-03, 03C-361)

- LEGEND**
- 1-P1 LOT NUMBER
 - BLOCK 2 BLOCK NUMBER
 - ▲ CENTER LINE MONUMENT
 - ROW RIGHT-OF-WAY
 - NEW UNIT LINES
 - VACATION

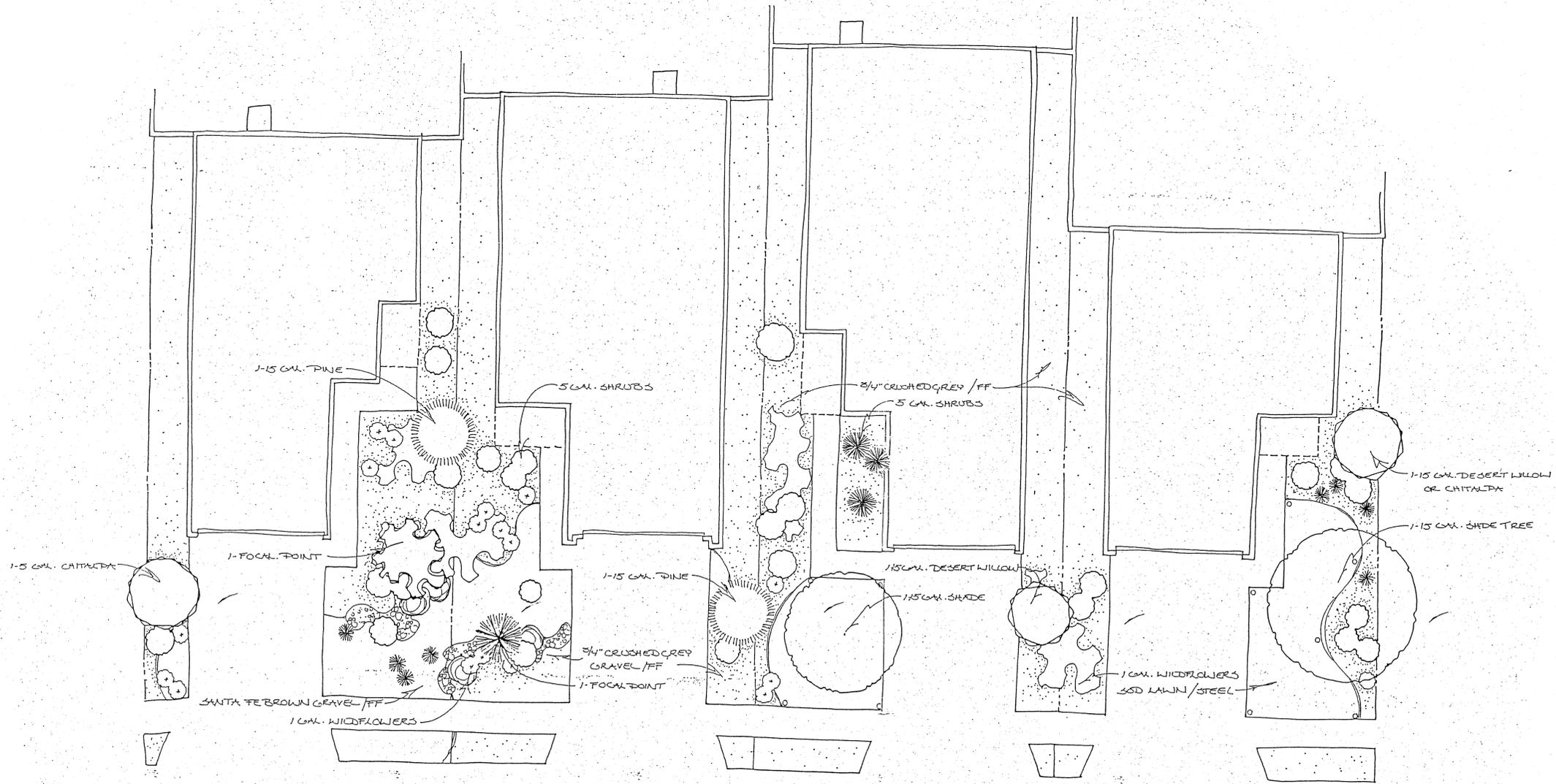
ANDERSON HEIGHTS
AMENDED SITE DEVELOPMENT
PLAN FOR SUBDIVISION &
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Designed: GJK Drawn: RDQ Checked: DMG Sheet 3 of 4
 Scale: 1" = 100' Date: 6-3-04 Job: A03080

Anderson Heights



Southwest Package "A"

- 1 - Palm Yucca or Washington Hawthorn or Forestiera
- 1 - 15 Gal. Pine
- 1 - 5 Gal. Desert Willow or Chitalpa
- 8 - 5 Gal. Shrubs
- 18 - 1 Gal. Wildflowers
- 2 - Boulder
- Cobblestone Accent
- Santa Fe Brown Gravel/Filter Fabric
- 3/4" Crushed Grey Gravel/Filter Fabric
- Automatic Timed Irrigation System

Southwest Package "B"

- 1 - Forestiera or Palm Yucca or Washington Hawthorn
- 1 - 15 Gal. Pine
- 6 - 5 Gal. Shrubs
- 12 - 1 Gal. Wildflowers
- 2 - Boulder
- Cobblestone Accent
- Santa Fe Brown Gravel/Filter Fabric
- 3/4" Crushed Grey Gravel/Filter Fabric
- Automatic Timed Irrigation System

Combination Package "A"

- 1 - 15 Gal. Shade Tree
- 1 - 15 Gal. Desert Willow or Chitalpa
- 5 - 5 Gal. Shrubs
- 11 - 1 Gal. Wildflowers
- Sod Lawn w/Steel Edge
- 3/4" Crushed Grey Gravel/Filter Fabric
- Automatic Timed Irrigation System

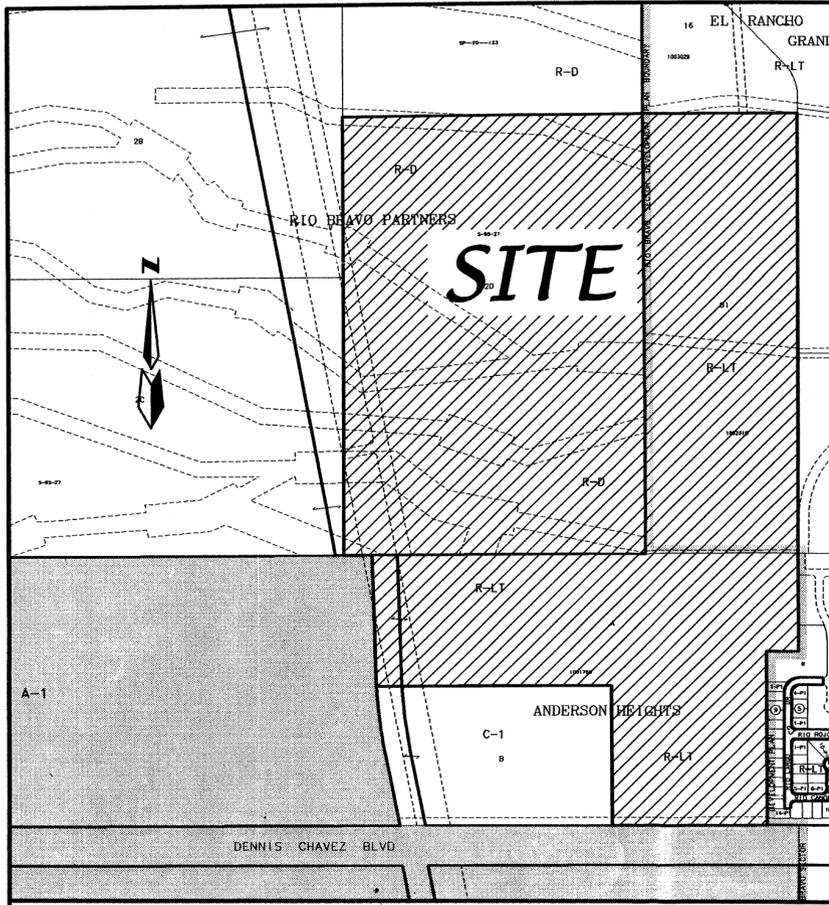
Combination Package "B"

- 1 - 15 Gal. Shade Tree
- 1 - 15 Gal. Desert Willow or Chitalpa
- 5 - 5 Gal. Shrubs
- 11 - 1 Gal. Wildflowers
- Sod Lawn w/Steel Edge
- 3/4" Crushed Grey Gravel/Filter Fabric
- Automatic Timed Irrigation System

ANDERSON HEIGHTS AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION & UTILITY PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
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Designed: GJK	Drawn: RDQ	Checked: DMG	Sheet 4 of 4
Scale: N/A	Date: 6-3-04	Job: A03080	



VICINITY MAP 1"=750' ZONE ATLAS: N-8, P-8

SUBDIVISION DATA

GROSS ACREAGE	248.2350 Acres
ZONE ATLAS NO.	N-8-Z & P-8-Z
NO. OF EXISTING TRACTS	3
NO. OF LOTS/TRACTS/PARCELS CREATED	146/10/8
NO. OF TRACTS ELIMINATED	3
MILES OF FULL WIDTH STREETS CREATED	0.57
AREA DEDICATED TO CITY OF ALBUQUERQUE	11.9511 Acres
DATE OF SURVEY	November, 2003
ZONING	R-D/R-LT
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2003473085

FREE CONSENT AND DEDICATION

The subdivision hereon described 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 dedicate 118' Street S.W. and Colobel Avenue S.W. to the City of Albuquerque in fee simple with warranty covenants and 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, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and 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. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: KB HOME New Mexico Inc
 BY: Robert Coleman
 TITLE: Director of Land
 Robert Coleman
 2/15/05
 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on FEBRUARY 15, 2005
 By Robert Coleman, Director of Land, KB HOME New Mexico Inc, A New Mexico Corporation on behalf of said corporation

Suzanne M. Tierney 6-11-05
 NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Sections 5 and 8, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL 2-D, LANDS OF RIO BRAVO PARTNERS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 17, 1996 in Volume 96C, Folio 160 and all of TRACT B-1, ROSNER TRACTS as the same is show and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 27, 2003 in Book 2003C, Page 80 together with all of PARCEL A, ANDERSON HEIGHTS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 3, 2003, in Book 2003C in Page 361 and containing 248.2350 acres more or less.

PURPOSE OF PLAT

1. SUBDIVIDE THREE (3) TRACTS INTO ONE HUNDRED AND FORTY SIX (146) LOTS, TEN (10) TRACTS FOR HOME OWNERS ASSOCIATION AND DRAINAGE AND EIGHT (8) PARCELS FOR FUTURE DEVELOPMENT.
2. GRANT NEW EASEMENTS AS SHOWN HEREON
3. VACATE EASEMENTS AS SHOWN HEREON
4. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON
5. TRACTS 5, 6, 7, 8, 9 AND 10 AS SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACTS 6, 7, 8, 9 AND 10 ARE TO BE JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENTS. TRACT 5 IS A PRIVATE ACCESS EASEMENT IN FAVOR OF THE HOMEOWNERS ASSOCIATION AND A PUBLIC SANITARY SEWER, WATER AND STORM DRAIN EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THIS PLAT.
6. TRACT 5 WILL ALSO BE AN EASEMENT FOR ALL PUBLIC UTILITY (PUE) CROSSINGS.

FEMA FLOODPLAIN AND LOMR NOTES

1. FINAL CONFIRMATION AND RELEASE OF A.M.A.F.C.A.'S DRAINAGE EASEMENTS WILL BE COMPLETED UPON ISSUANCE OF A LETTER OF MAP REVISION (LOMR) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND UPON ISSUANCE OF A QUITCLAIM DEED FROM A.M.A.F.C.A.
2. UNTIL SUCH TIME THAT THE LOMR IS ISSUED BY FEMA TO REMOVE THE FLOODPLAIN, THIS AREA AND ANY FUTURE LOTS THAT DEVELOP IN THIS AREA, FLOOD INSURANCE MAY BE REQUIRED.

PURPOSE OF CORRECTION:
 CORRECT LOT NUMBERS
 ON LOTS 1-21, BLOCK 15
 ON SHEETS 3, 4 & 8

SURVEY NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
 - "LANDS OF RIO BRAVO PARTNERS", (04-17-96, 96C-160)
 - "ROSNER TRACT, TRACT A-1, A-2 AND B-1", (03-27-03, 03C-80)
 - "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT" (07-23-03, 03C-223)
 - "ANDERSON HEIGHTS, PARCELS A AND B", (12-03-03, 2003C - 361))
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed on November, 2003.
6. Title Report: None provided.
7. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2003473085



CORRECTION PLAT FOR ANDERSON HEIGHTS UNIT 1

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID UP TO 100% OF THE VALUE AS OF 1/1/05. PROPERTY OWNER OF RECORD: Westland Development Co. Inc. Bernalillo County Treasurer's Office: Conchita Pucero 5/4/05

TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002739
 Application Number: 05DRB-00429

PLAT APPROVAL
 Utility Approvals: Mary Herrera, Bernalillo County, PLRT, R 72.00, 2005062158, Page: 1 of 14, 05/04/2005 11:10A, Bk-2005C Pg-138

Leand D. Muel
 PNM Electric Services 3-29-05
 Date
 Leand D. Muel
 PNM Gas Services 3-29-05
 Date
 Marshall Bay
 Qwest Telecommunications 4/5/05
 Date
 Kornee Babson
 Comcast 3-29-05
 Date

City Approvals: GBH 5/13/05, City Surveyor, 3-7-05
 Date

5-5-05, Traffic Engineering, Transportation Division, 03-23-05
 Date

Utilities Development, 3/23/05
 Date

Christina Sandoval, Parks and Recreation Department, 3/23/05
 Date

AMAFCA, 4-21-05
 Date

City Engineer, 4-22-05
 Date

DRB Chairperson, Planning Department, 3/23/05
 Date

SURVEYOR'S CERTIFICATION:

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."

Timothy Aldrich, No. 7719, 03-04-05
 Date



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: cover.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 14
Scale: N/A	Date: 02/10/05	Job: A03080	

CORRECTION PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005



EASEMENTS

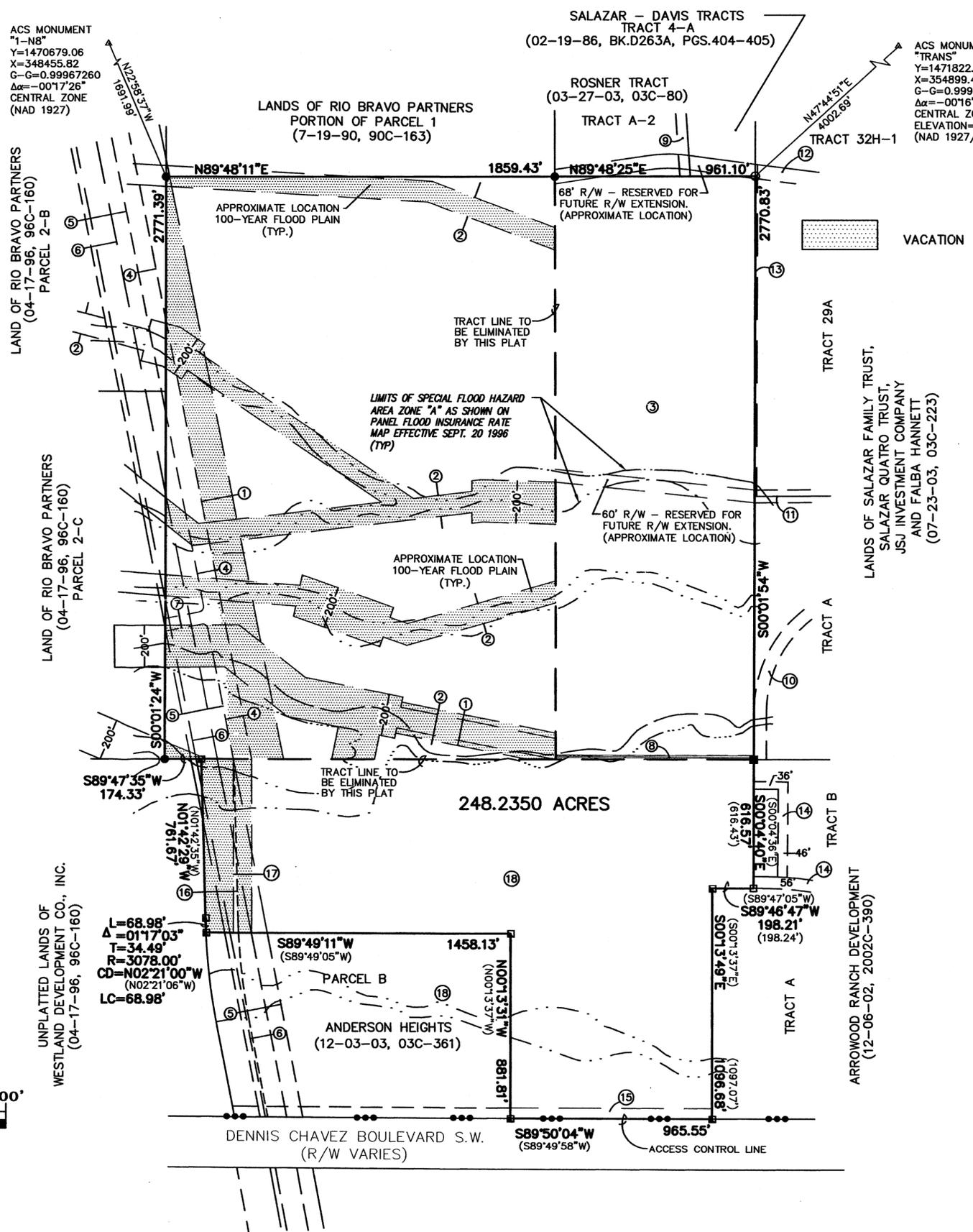
- ① 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
A PORTION VACATED WITH THIS PLAT
- ② 100' OR 200' AMAFCA DRAINAGE (07-19-90, 90C-163)
A PORTION VACATED WITH THIS PLAT
- ③ EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104)
 (03-27-03, 03C-80)
- ④ 86' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)
A PORTION VACATED WITH THIS PLAT
- ⑤ 200' POWER LINE EASEMENT U.S.B.R. (02-05-52, D197-567)
- ⑥ 100' PNM EASEMENT (04-20-78, BK.MISC 602, 558-561)
- ⑦ 60' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)
A PORTION VACATED WITH THIS PLAT
- ⑧ EXISTING 20' PUBLIC WATERLINE EASEMENT (02-07-03, BK.A50 - PG.485)
VACATED WITH THIS PLAT
- ⑨ EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104)
- ⑩ EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)
- ⑪ EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
- ⑫ EXISTING 68' PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
- ⑬ EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)
- ⑭ EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)
- ⑮ EXISTING 50' PNM GAS PIPELINE (03-27-00, A3-9161)
- ⑯ EXISTING 156' PUBLIC ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT (12-30-03, 03C-361)
VACATED BY THIS PLAT
- ⑰ EXISTING 86' PUBLIC ACCESS (12-30-03, 03C-361)
VACATED BY THIS PLAT
- ⑱ EXISTING C.O.A. BLANKET PUBLIC DRAINAGE EASEMENT (12-30-03, 03C-361) **A PORTION VACATED BY THIS PLAT**



[Signature]
 04-19-05

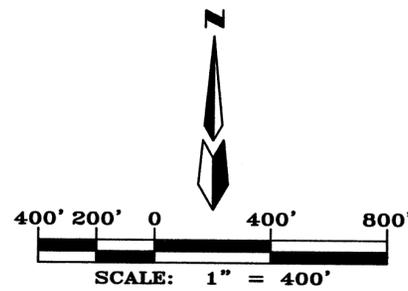


P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990



PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 1" IRON PIPE WITH TAG "LS 11993"
- FOUND BRASS CAP "WST-3"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND REBAR WITH CAP "PS 11993" (TYP.)



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Scale: AS SHOWN	Date: 04/12/05	Job: A03080	

CORRECTION PLAT FOR
ANDERSON HEIGHTS UNIT 1
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 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

04-14-05

ABBREVIATIONS

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
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- A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

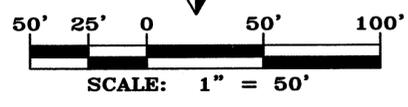
SEE NOTE 5 IN PURPOSE OF PLAT, SHEET 1 OF 14 ABOUT HOMEOWNERS ASSOCIATION TRACTS 5, 6, 7, 8, 9 AND 10.

NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

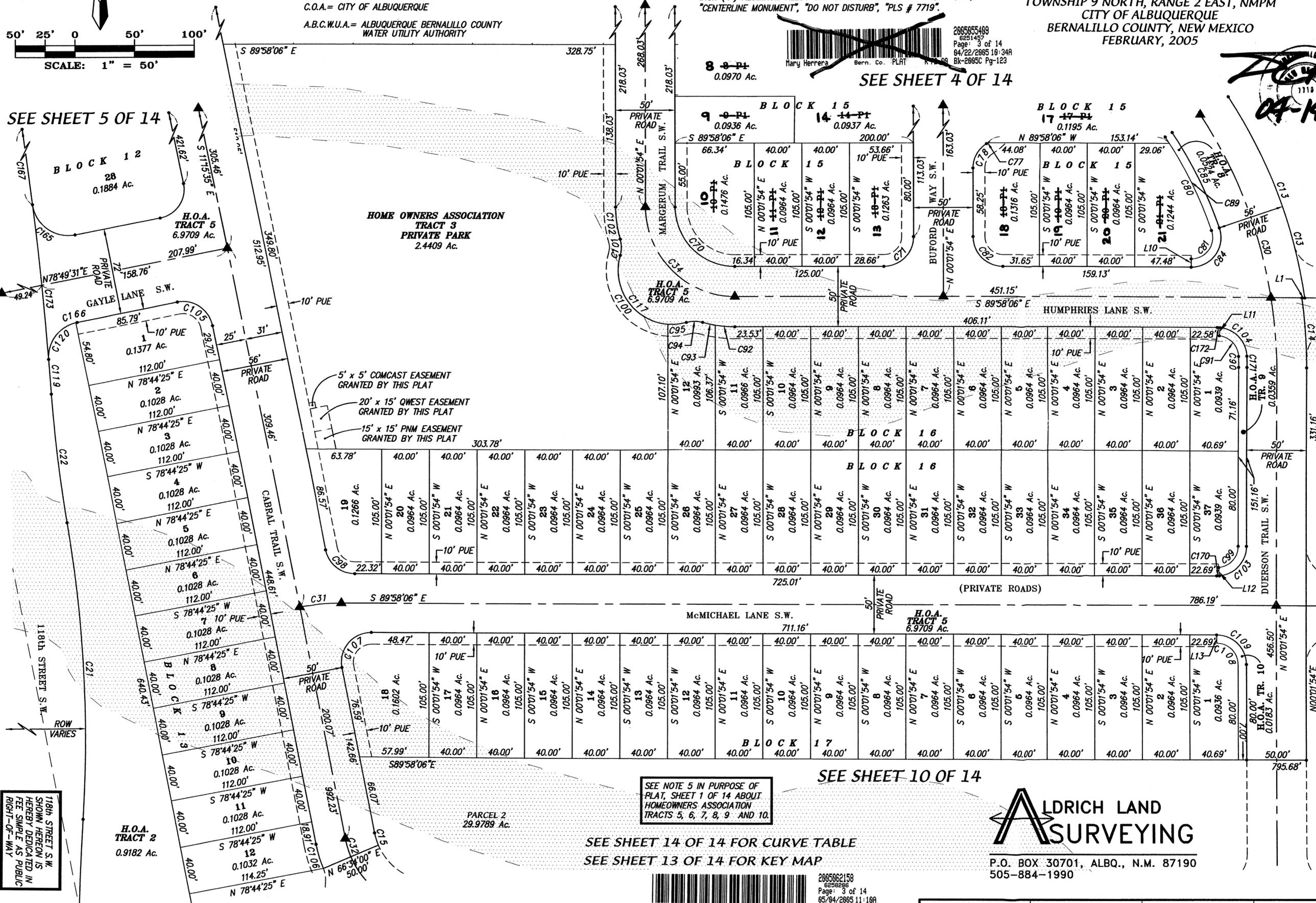


SEE SHEET 4 OF 14



SEE SHEET 5 OF 14

SEE SHEET 8 OF 14



5' x 5' COMCAST EASEMENT GRANTED BY THIS PLAT
 20' x 15' QWEST EASEMENT GRANTED BY THIS PLAT
 15' x 15' PNM EASEMENT GRANTED BY THIS PLAT

SEE NOTE 5 IN PURPOSE OF PLAT, SHEET 1 OF 14 ABOUT HOMEOWNERS ASSOCIATION TRACTS 5, 6, 7, 8, 9 AND 10.

SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP

SEE SHEET 10 OF 14



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

118th STREET S.W. SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE AS PUBLIC RIGHT-OF-WAY



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CORRECTION PLAT FOR
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 FEBRUARY, 2005

SEE NOTE 5 IN PURPOSE OF
 PLAT, SHEET 1 OF 14 ABOUT
 HOMEOWNERS ASSOCIATION
 TRACTS 5, 6, 7, 8, 9 AND 10.

COLOBEL AVENUE S.W.
 SHOWN HEREON IS
 HEREBY DEDICATED IN
 FEE SIMPLE AS PUBLIC
 RIGHT-OF-WAY

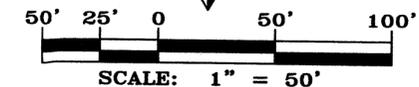
PARCEL 4
 32.6787 Ac.



ABBREVIATIONS

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FEMA FLOODPLAIN
 SEE FEMA FLOODPLAIN
 AND LOMR NOTES ON
 COVER SHEET



NOTE: ▲
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP

SEE NOTE 5 IN PURPOSE OF
 PLAT, SHEET 1 OF 14 ABOUT
 HOMEOWNERS ASSOCIATION
 TRACTS 5, 6, 7, 8, 9 AND 10.



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990



SEE SHEET 5 OF 14

SEE SHEET 3 OF 14

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Scale: AS SHOWN	Date: 04/12/05	Job: A03080	

CORRECTION PLAT FOR
ANDERSON HEIGHTS UNIT 1
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C.O.A. = CITY OF ALBUQUERQUE

A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY
 WATER UTILITY AUTHORITY

PUBLIC UTILITY EASEMENTS:

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for 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 easement, 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 Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies 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. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP

NOTE:

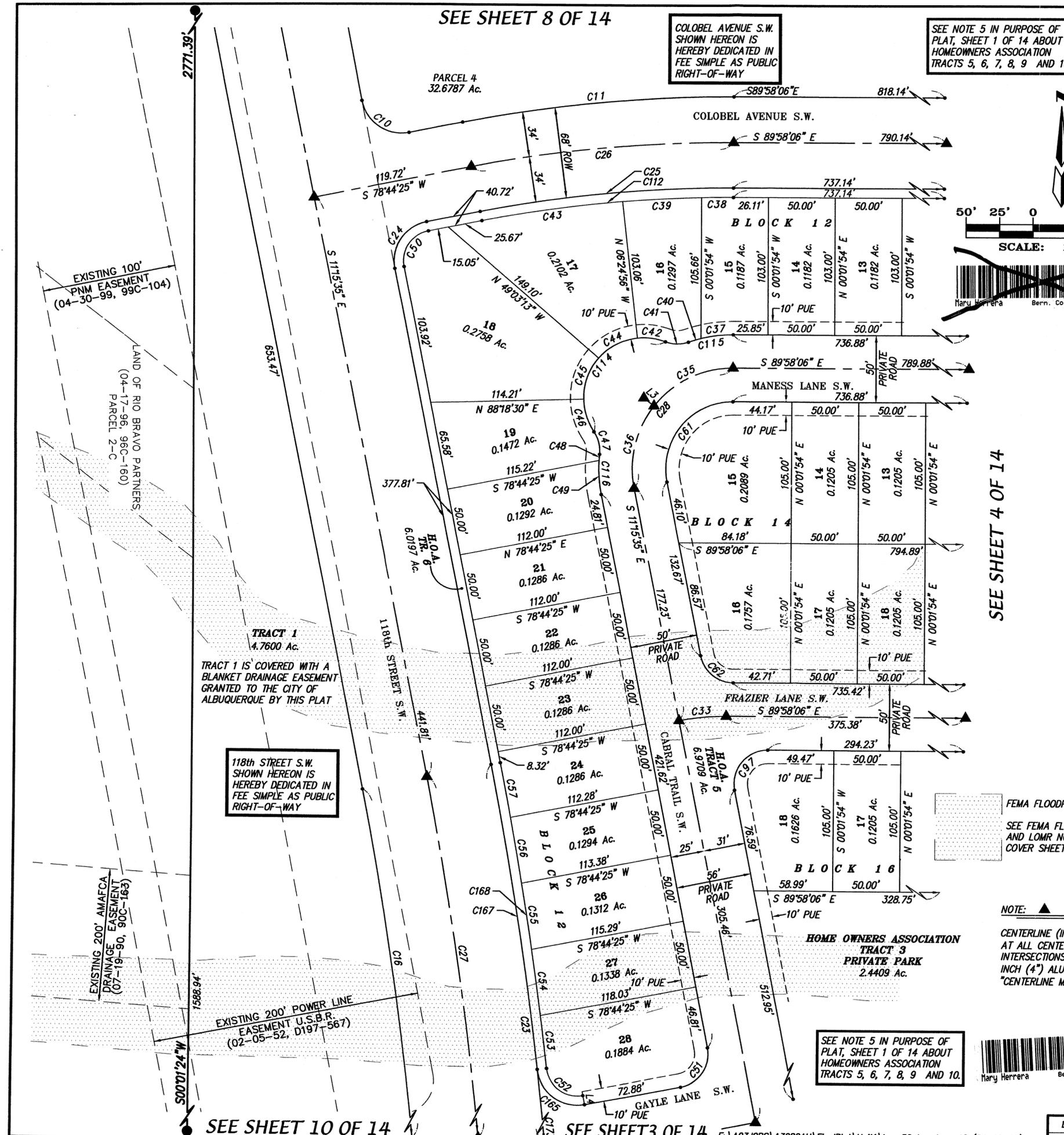
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ALDRICH LAND SURVEYING
 04-14-05

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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Scale: AS SHOWN	Date: 04/12/05	Job: A03080	



COLOBEL AVENUE S.W. SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE AS PUBLIC RIGHT-OF-WAY

SEE NOTE 5 IN PURPOSE OF PLAT, SHEET 1 OF 14 ABOUT HOMEOWNERS ASSOCIATION TRACTS 5, 6, 7, 8, 9 AND 10.

TRACT 1 IS COVERED WITH A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT

118th STREET S.W. SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE AS PUBLIC RIGHT-OF-WAY

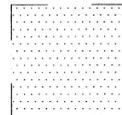
SEE NOTE 5 IN PURPOSE OF PLAT, SHEET 1 OF 14 ABOUT HOMEOWNERS ASSOCIATION TRACTS 5, 6, 7, 8, 9 AND 10.

SEE SHEET 4 OF 14

SEE SHEET 10 OF 14

SEE SHEET 3 OF 14

CORRECTION PLAT FOR
ANDERSON HEIGHTS UNIT 1
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 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
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 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

 FEMA FLOODPLAIN
 SEE FEMA FLOODPLAIN
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 COVER SHEET

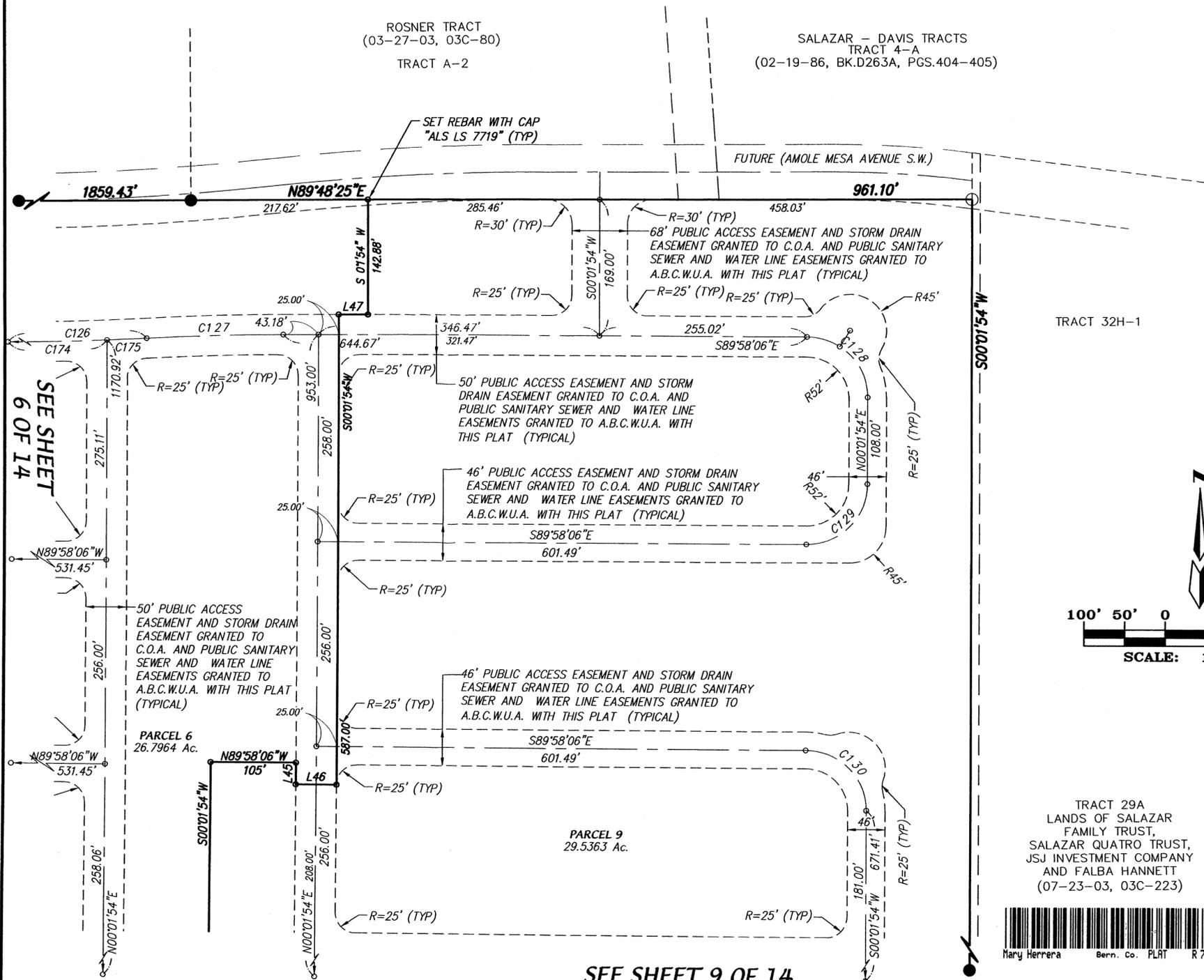


ROSNER TRACT
 (03-27-03, 03C-80)
 TRACT A-2

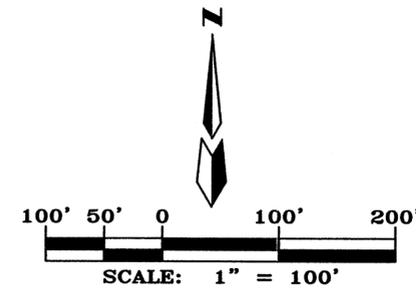
SALAZAR - DAVIS TRACTS
 TRACT 4-A
 (02-19-86, BK.D263A, PGS.404-405)

ABBREVIATIONS

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 GRANTED WITH THIS PLAT
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- C.O.A.= CITY OF ALBUQUERQUE
- A.B.C.W.U.A.= ALBUQUERQUE BERNALILLO COUNTY
 WATER UTILITY AUTHORITY



SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP



PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 1" IRON PIPE WITH TAG "LS 11993"
- FOUND BRASS CAP "WST-3"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ▣ FOUND REBAR WITH CAP "PS 11993" (TYP.)
- SET REBAR WITH CAP "ALS LS 7719" (TYP)

TRACT 29A
 LANDS OF SALAZAR
 FAMILY TRUST,
 SALAZAR QUATRO TRUST,
 JSJ INVESTMENT COMPANY
 AND FALBA HANNETT
 (07-23-03, 03C-223)



**ALDRICH LAND
 SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990



SEE SHEET 9 OF 14

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Scale: 1"=100'	Date: 04/12/05	Job: A03080	

SEE SHEET 14 OF 14 FOR CURVE TABLE
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FEMA FLOODPLAIN
SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET

**CORRECTION PLAT FOR
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TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2005**

SEE SHEET 6 OF 14

50' PUBLIC ACCESS EASEMENT AND STORM DRAIN EASEMENT GRANTED TO C.O.A. AND PUBLIC SANITARY SEWER AND WATER LINE EASEMENTS GRANTED TO A.B.C.W.U.A. WITH THIS PLAT (TYPICAL)

SEE NOTE 5 IN PURPOSE OF PLAT, SHEET 1 OF 14 ABOUT HOMEOWNERS ASSOCIATION TRACTS 5, 6, 7, 8, 9 AND 10.

COLOBEL AVENUE S.W. SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE AS PUBLIC RIGHT-OF-WAY



LAND OF RIO BRAVO PARTNERS
PARCEL 2-B
(04-17-96, 96C-160)

LAND OF RIO BRAVO PARTNERS
PARCEL 2-C
(04-17-96, 96C-160)



P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990



SCALE: 1" = 100'

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 1" IRON PIPE WITH TAG "LS 11993"
- FOUND BRASS CAP "WST-3"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ▣ FOUND REBAR WITH CAP "PS 11993" (TYP.)
- SET REBAR WITH CAP "ALS LS 7719" (TYP)

EXISTING 100' AMAFCA DRAINAGE EASEMENT (07-19-90, 90C-163)

118th STREET S.W. SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE AS PUBLIC RIGHT-OF-WAY

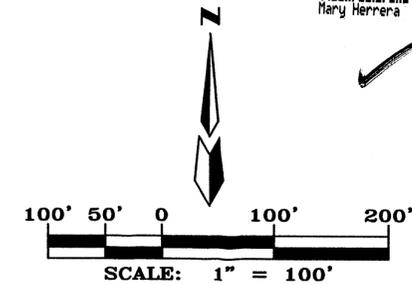


SEE SHEET 10 OF 14

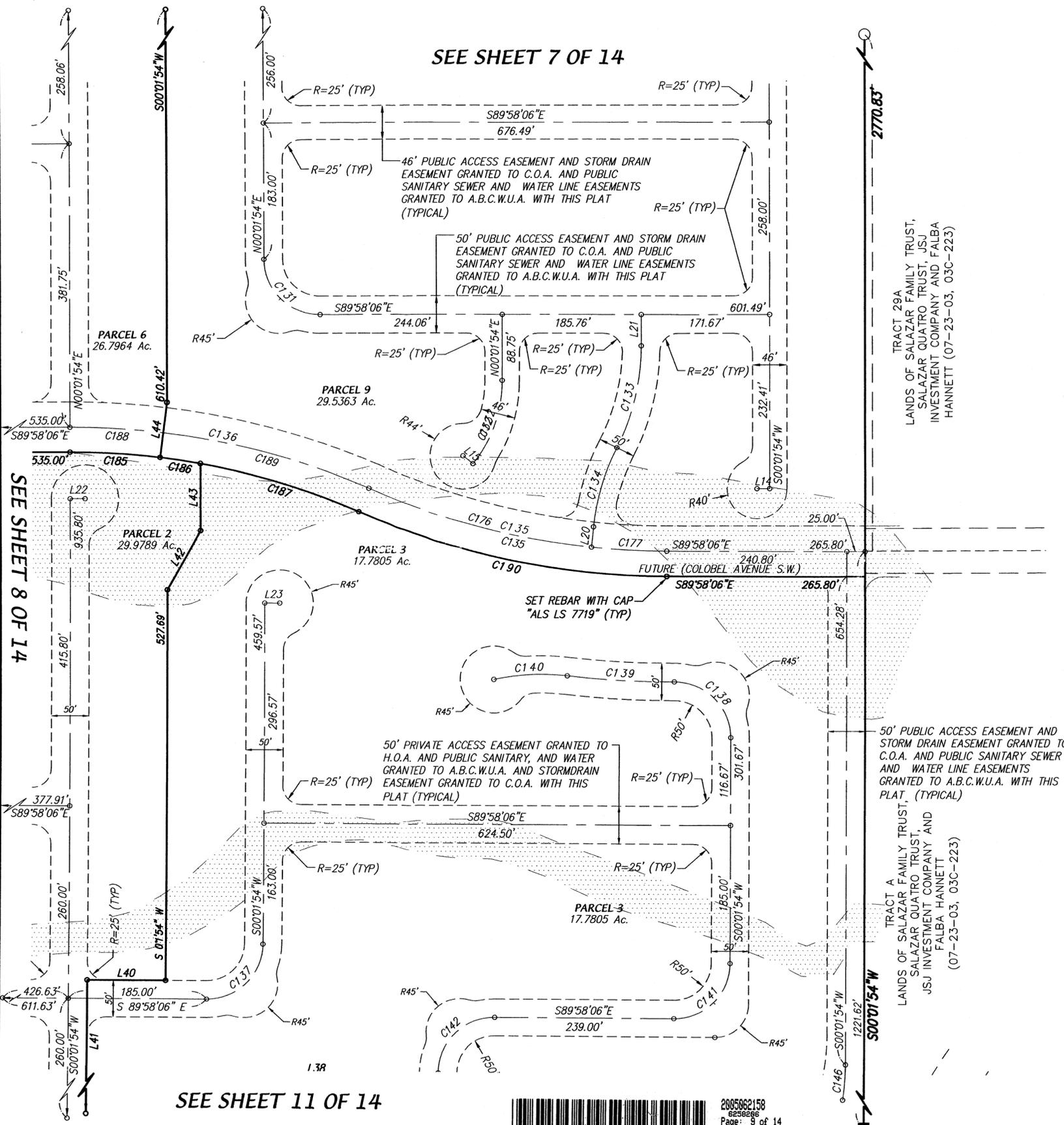
SEE SHEET 9 OF 14

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Scale: 1"=100'	Date: 04/12/05	Job: A03080	

CORRECTION PLAT FOR
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 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005



SEE SHEET 7 OF 14



TRACT 29A
 LANDS OF SALAZAR FAMILY TRUST,
 SALAZAR QUATRO TRUST, JSJ
 INVESTMENT COMPANY AND FALBA
 HANNETT (07-23-03, 03C-223)

50' PUBLIC ACCESS EASEMENT AND
 STORM DRAIN EASEMENT GRANTED TO
 C.O.A. AND PUBLIC SANITARY SEWER
 AND WATER LINE EASEMENTS
 GRANTED TO A.B.C.W.U.A. WITH THIS
 PLAT. (TYPICAL)

FEMA FLOODPLAIN
 SEE FEMA FLOODPLAIN
 AND LOMR NOTES ON
 COVER SHEET

SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP

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- ▣ FOUND REBAR WITH CAP "PS 11993" (TYP)
- SET REBAR WITH CAP "ALS LS 7719" (TYP)



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

SEE SHEET 11 OF 14



SEE SHEET 8 OF 14

Dwg: base100.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 9 of 14
Scale: 1"=100'	Date: 04/12/05	Job: A03080	

CORRECTION PLAT FOR
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 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

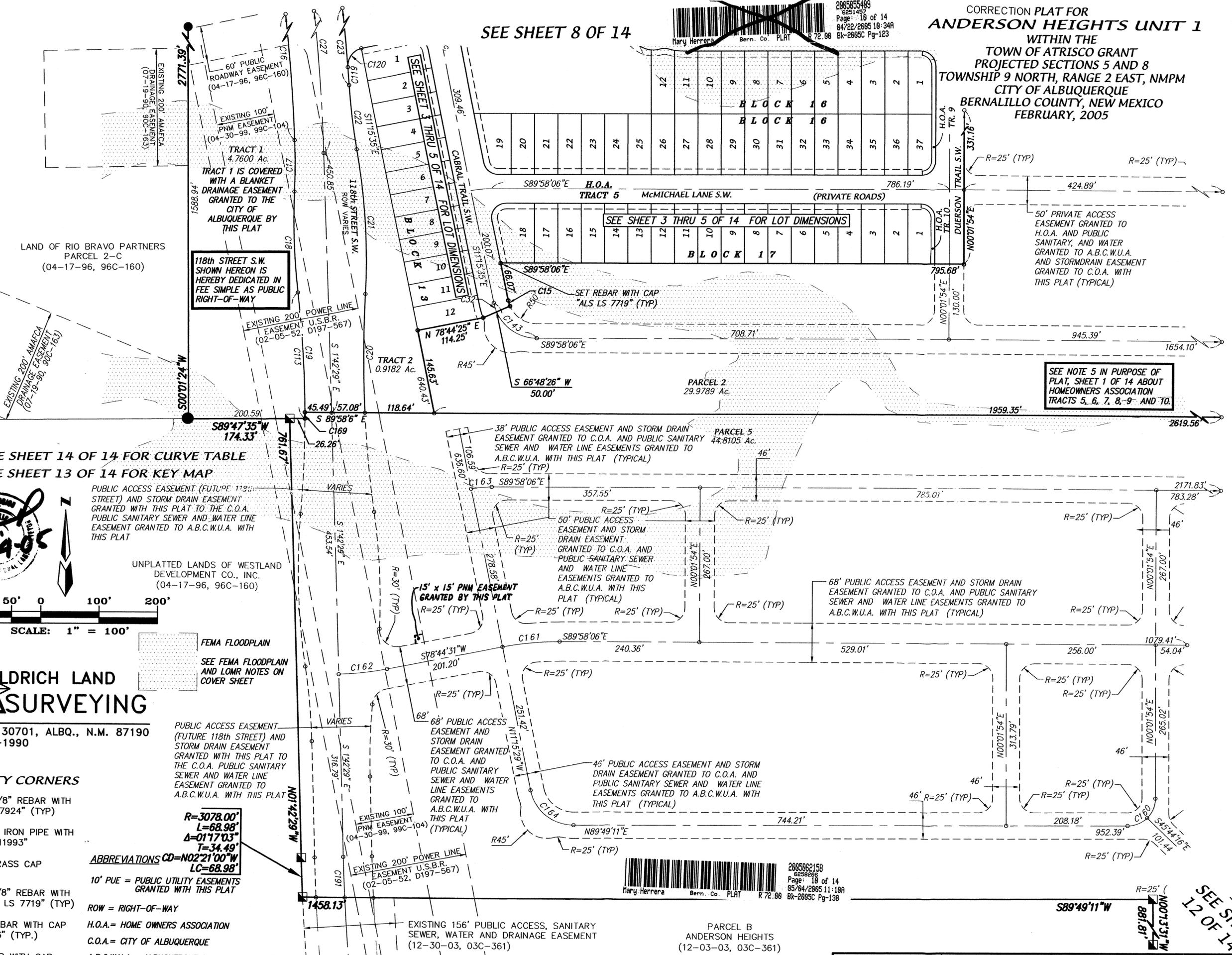
SEE SHEET 8 OF 14

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 Page: 18 of 14
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 Bk-2005C Pg-123

SEE SHEET 11 OF 14

SEE SHEET 11 OF 14

SEE SHEET 12 OF 14

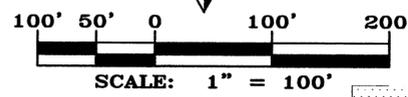


SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP



PUBLIC ACCESS EASEMENT (FUTURE 118th STREET) AND STORM DRAIN EASEMENT GRANTED WITH THIS PLAT TO THE C.O.A. PUBLIC SANITARY SEWER AND WATER LINE EASEMENT GRANTED TO A.B.C.W.U.A. WITH THIS PLAT

UNPLATTED LANDS OF WESTLAND DEVELOPMENT CO., INC. (04-17-96, 96C-160)



FEMA FLOODPLAIN
 SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 1" IRON PIPE WITH TAG "LS 11993"
- FOUND BRASS CAP "WST-3"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ▣ FOUND REBAR WITH CAP "PS 11993" (TYP.)
- SET REBAR WITH CAP "ALS LS 7719" (TYP)

ABBREVIATIONS
 CD=N02°21'00"W
 LC=68.98"
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

H.O.A. = HOME OWNERS ASSOCIATION

C.O.A. = CITY OF ALBUQUERQUE

A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

15' x 15' PNM EASEMENT GRANTED BY THIS PLAT
 R=25' (TYP)

68' PUBLIC ACCESS EASEMENT AND STORM DRAIN EASEMENT GRANTED TO C.O.A. AND PUBLIC SANITARY SEWER AND WATER LINE EASEMENTS GRANTED TO A.B.C.W.U.A. WITH THIS PLAT (TYPICAL)

45' PUBLIC ACCESS EASEMENT AND STORM DRAIN EASEMENT GRANTED TO C.O.A. AND PUBLIC SANITARY SEWER AND WATER LINE EASEMENTS GRANTED TO A.B.C.W.U.A. WITH THIS PLAT (TYPICAL)

68' PUBLIC ACCESS EASEMENT AND STORM DRAIN EASEMENT GRANTED TO C.O.A. AND PUBLIC SANITARY SEWER AND WATER LINE EASEMENTS GRANTED TO A.B.C.W.U.A. WITH THIS PLAT (TYPICAL)

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 Page: 18 of 14
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PARCEL B
 ANDERSON HEIGHTS
 (12-03-03, 03C-361)

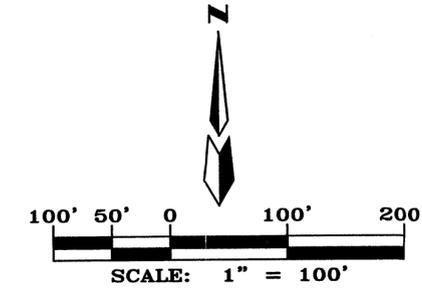
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Scale: 1"=100'	Date: 04/12/05	Job: A03080	10 14

CORRECTION PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMMP
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

SEE SHEET 9 OF 14

SEE SHEET 10 OF 14

SEE SHEET 12 OF 14



FEMA FLOODPLAIN
 SEE FEMA FLOODPLAIN
 AND LOMR NOTES ON
 COVER SHEET

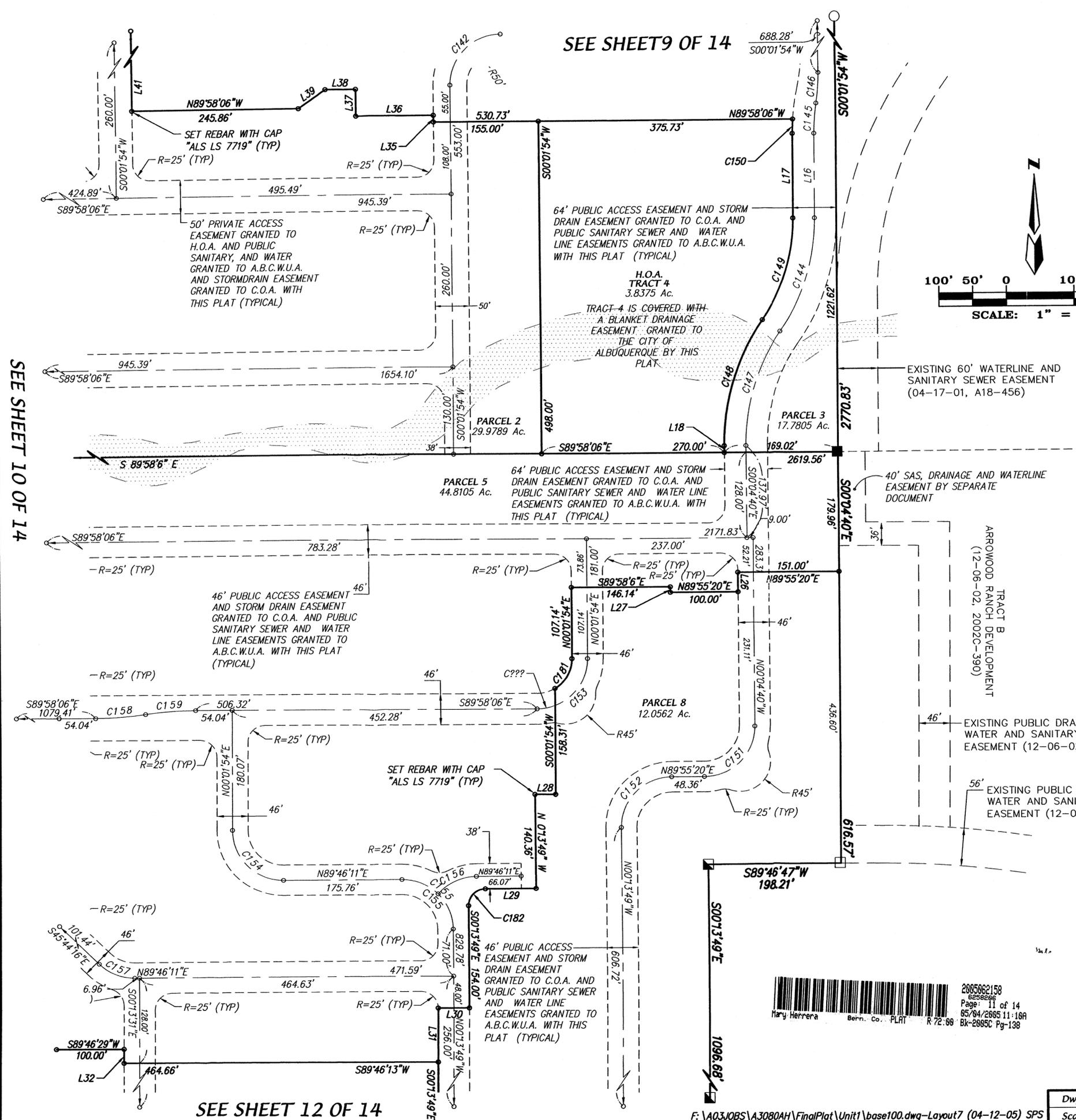
SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP

ABBREVIATIONS

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
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- FOUND 1" IRON PIPE WITH TAG "LS 11993"
- FOUND BRASS CAP "WST-3"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ▣ FOUND REBAR WITH CAP "PS 11993" (TYP)
- SET REBAR WITH CAP "ALS LS 7719" (TYP)

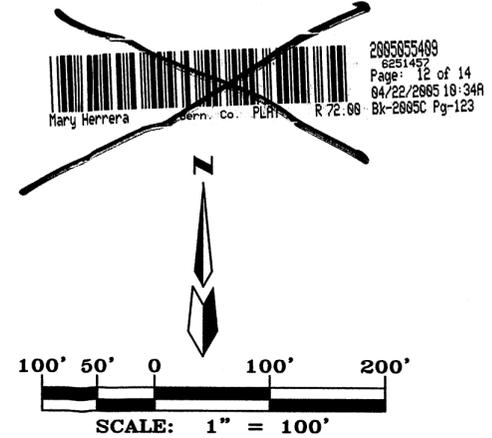


ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: base100.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 11 of 14
Scale: 1"=100'	Date: 04/12/05	Job: A03080	11 14

CORRECTION PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
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 FEBRUARY, 2005



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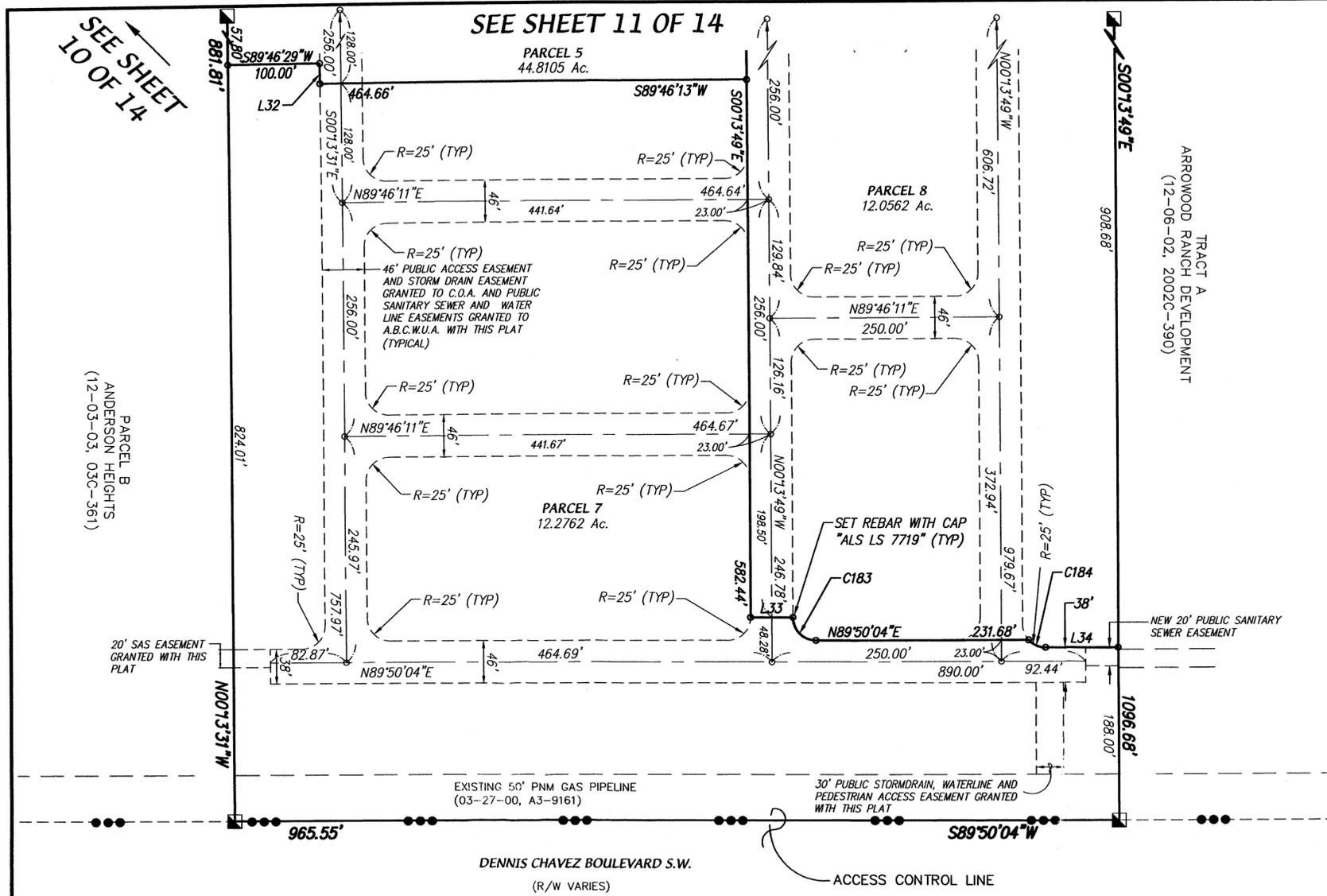


ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990



Dwg: base100.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 12 of 14
Scale: 1"=100'	Date: 04/12/05	Job: A03080	



SEE SHEET 14 OF 14 FOR CURVE TABLE
 SEE SHEET 13 OF 14 FOR KEY MAP

FEMA FLOODPLAIN
 SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET

SEE SHEET 10 OF 14

PARCEL B
 ANDERSON HEIGHTS
 (12-03-03, 03C-361)

SEE SHEET 11 OF 14

TRACT A
 ARROWOOD RANCH DEVELOPMENT
 (12-06-02, 2002C-390)

20' SAS EASEMENT GRANTED WITH THIS PLAT

EXISTING 50' PNM GAS PIPELINE
 (03-27-00, A3-9161)

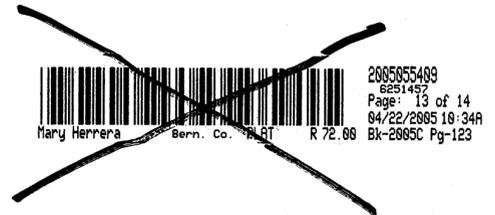
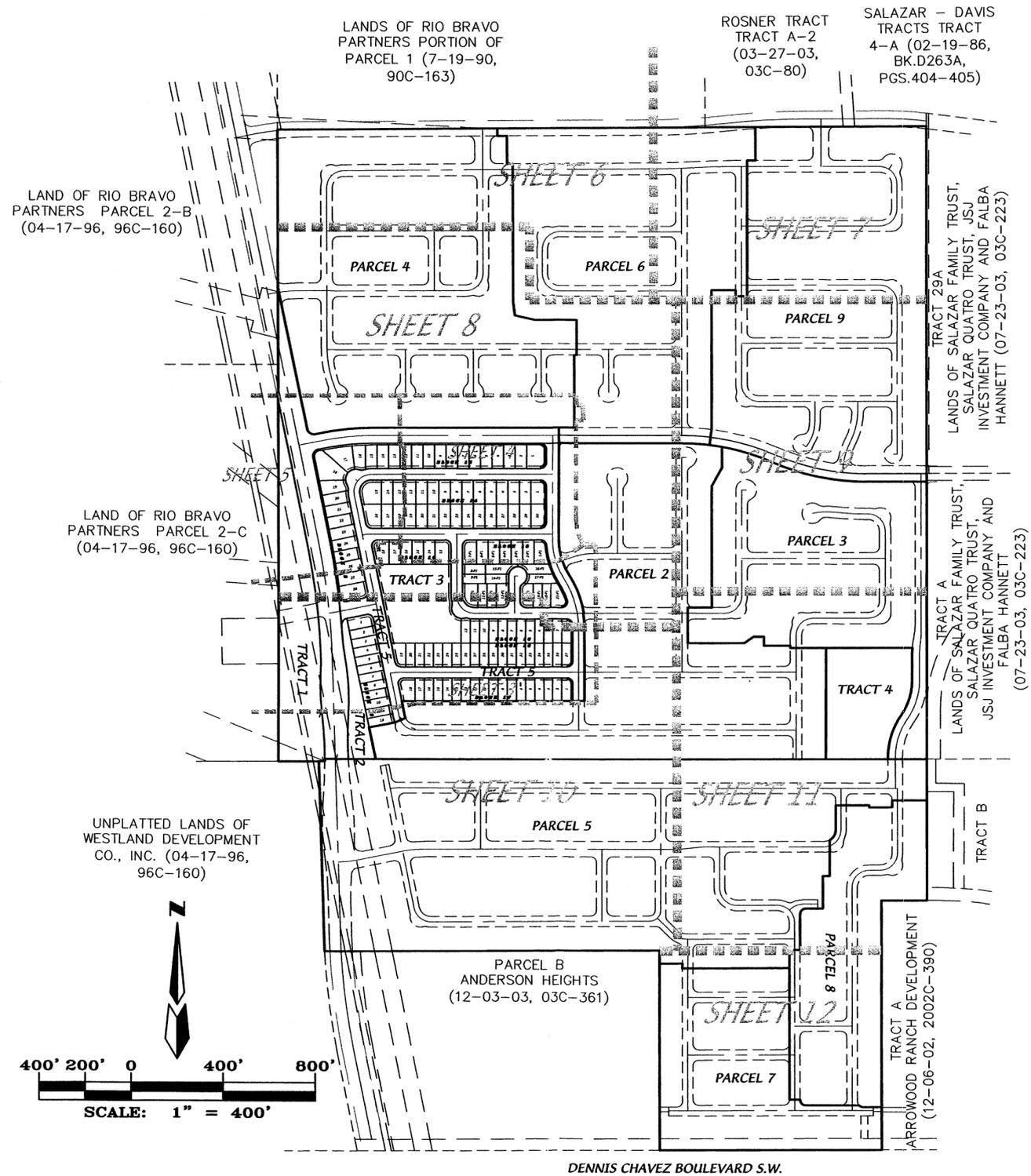
30' PUBLIC STORMDRAIN, WATERLINE AND PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT

NEW 20' PUBLIC SANITARY SEWER EASEMENT

DENNIS CHAVEZ BOULEVARD S.W.
 (R/W VARIES)

ACCESS CONTROL LINE

CORRECTION PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005



KEY MAP



[Handwritten Signature]
 03-04-05

Dwg: SHEET13.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 13 of 14
Scale: 1"=100'	Date: 03/02/05	Job: A03080	13 14

CORRECTION PLAT FOR
ANDERSON HEIGHTS UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C10	47.12	30.00	90°00'00"	30.00	S56°15'35"E	42.43
C11	203.77	1034.00	11°17'29"	102.22	S84°23'10"W	203.44
C12	156.79	272.00	33°01'36"	80.64	S16°28'54"E	154.63
C13	182.98	428.00	24°29'43"	92.91	N20°44'50"W	181.59
C14	59.03	428.00	7°54'07"	29.56	N03°55'09"W	58.98
C15	10.62	50.00	12°10'25"	5.33	S17°20'47"E	10.60
C16	467.72	2945.00	9°05'59"	234.35	N06°42'35"W	467.23
C17	89.25	1075.00	4°45'24"	44.65	N00°13'06"E	89.22
C18	176.42	1125.00	8°59'06"	88.39	S01°53'45"E	176.24
C19	267.37	1975.00	6°01'06"	103.83	N03°22'44"W	267.38
C20	205.12	1975.00	5°57'02"	102.65	S00°09'34"W	205.02
C21	253.18	1125.00	12°53'39"	127.13	N03°18'45"W	252.64
C22	110.48	1075.00	5°31'18"	55.29	S06°48'56"E	110.43
C23	392.39	3043.00	7°23'18"	196.47	N07°33'56"W	392.12
C24	47.12	30.00	90°00'00"	30.00	S33°44'25"W	42.43
C25	190.37	966.00	11°17'29"	95.50	S84°23'10"W	190.06
C26	197.07	1000.00	11°17'29"	98.86	S84°23'10"W	196.75
C27	499.12	2994.00	9°33'06"	250.14	N06°29'02"W	498.54
C28	132.59	75.00	10°17'29"	91.46	S39°23'10"W	115.99
C29	172.93	300.00	33°01'36"	88.94	S16°28'54"E	170.54
C30	230.57	400.00	33°01'36"	118.59	N16°28'54"W	227.39
C31	35.47	180.00	11°17'29"	17.79	S84°23'10"W	35.42
C32	15.94	75.00	12°10'25"	8.00	S17°20'47"E	15.91
C33	35.47	180.00	11°17'30"	17.79	S84°23'10"W	35.42
C34	117.81	75.00	90°00'00"	75.00	S44°58'06"E	106.07
C35	67.85	75.00	51°50'00"	36.45	S64°06'54"W	65.56
C36	64.74	75.00	49°27'29"	34.54	S13°28'10"W	62.75
C37	24.39	100.00	13°58'21"	12.25	S83°02'44"W	24.33
C38	23.89	959.00	1°25'39"	11.95	S89°19'05"W	23.89
C39	59.11	959.00	3°31'53"	29.56	S86°50'19"W	59.10
C40	9.74	100.00	5°34'56"	4.88	S73°16'05"W	9.74
C41	17.54	25.00	40°12'20"	9.15	S89°25'13"E	17.19
C42	21.28	45.00	27°05'54"	10.84	N82°52'00"W	21.09
C43	105.99	959.00	6°19'57"	53.05	S81°54'24"W	105.94
C44	33.49	45.00	42°38'17"	17.56	S62°15'55"W	32.72
C45	33.49	45.00	42°38'17"	17.56	S19°37'38"W	32.72
C46	25.60	45.00	32°35'38"	13.16	S17°59'19"E	25.26
C47	17.54	25.00	40°12'20"	9.15	N14°10'58"W	17.19
C48	4.52	100.00	2°35'28"	2.26	S04°37'28"W	4.52
C49	25.46	100.00	14°35'19"	12.80	S03°57'56"E	25.39
C50	36.13	23.00	90°00'00"	23.00	S33°44'25"W	32.53
C51	39.31	25.00	90°05'06"	25.04	N33°46'58"E	35.38
C52	37.84	23.00	94°16'14"	24.78	S54°02'22"E	33.72
C53	40.05	3050.00	0°45'08"	20.02	N07°16'49"W	40.05
C54	50.08	3050.00	0°56'26"	25.04	N08°07'36"W	50.07
C55	50.04	3050.00	0°56'24"	25.02	N09°04'02"W	50.04
C56	50.01	3050.00	0°56'22"	25.01	N10°00'25"W	50.01
C57	41.68	3050.00	0°46'59"	20.84	N10°52'05"W	41.68
C58	28.27	18.00	90°00'00"	18.00	N44°58'06"W	25.46
C59	28.27	18.00	90°00'00"	18.00	N45°01'54"E	25.46
C60	28.27	18.00	90°00'00"	18.00	N44°58'06"W	25.46
C61	88.39	50.00	101°17'29"	60.97	S39°23'10"W	77.32
C62	34.34	25.00	78°42'31"	20.50	S50°36'50"E	31.71
C63	28.27	18.00	90°00'00"	18.00	N45°01'54"E	25.46
C64	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C65	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C66	4.96	25.00	11°21'57"	2.49	N84°17'06"W	4.95
C67	23.43	18.00	74°34'22"	13.71	N41°18'57"W	21.81
C68	83.05	335.00	14°12'18"	41.74	S11°07'55"E	82.84
C69	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C70	78.54	50.00	90°00'00"	50.00	S44°58'06"E	70.71
C71	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C72	7.81	40.00	11°11'03"	3.92	S05°37'26"W	7.80
C73	55.02	40.00	78°48'57"	32.87	S50°37'26"W	50.79
C74	55.02	40.00	78°48'57"	32.87	N50°33'37"W	50.79
C75	46.66	40.00	66°50'14"	26.39	N22°15'58"E	44.06
C76	45.65	335.00	7°48'27"	22.86	S22°08'17"E	45.61
C77	1.23	40.00	1°46'05"	0.62	N56°34'08"E	1.23
C78	25.05	25.00	57°25'16"	13.69	S28°44'32"W	24.02
C79	40.65	335.00	6°57'11"	20.35	S29°31'06"E	40.63
C80	82.32	365.00	12°55'21"	41.34	N25°31'15"W	82.15
C81	34.27	18.00	109°05'29"	25.28	N35°29'10"E	29.32
C82	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C83	6.45	365.00	1°00'46"	3.23	N32°29'19"W	6.45
C84	47.60	25.00	109°05'29"	35.11	N35°29'10"E	40.73
C85	90.48	372.00	13°56'07"	45.46	N26°01'38"W	90.25
C86	165.82	328.00	28°57'56"	84.72	S18°30'44"E	164.06
C87	32.54	25.00	74°34'22"	19.04	N41°18'57"W	30.29
C88	169.36	335.00	28°57'56"	86.53	S18°30'44"E	167.56
C89	88.77	365.00	13°56'07"	44.61	N26°01'38"W	88.56
C90	9.30	368.00	1°26'50"	4.65	N00°41'31"W	9.30

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C91	26.08	18.00	83°00'04"	15.33	N42°54'59"E	23.85
C92	16.55	100.00	9°28'58"	8.29	S85°13'37"E	16.53
C93	10.84	100.00	6°12'33"	5.42	S77°22'51"E	10.83
C94	13.80	25.00	31°37'57"	7.08	S89°54'27"W	13.63
C95	15.97	45.00	20°19'39"	8.07	N84°15'17"E	15.88
C96	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C97	44.20	25.00	101°17'29"	30.49	S39°23'10"W	38.66
C98	34.34	25.00	78°42'31"	20.50	S50°36'50"E	31.71
C99	26.61	18.00	84°42'19"	16.41	N42°23'04"E	24.25
C100	79.76	45.00	101°33'15"	55.13	S34°48'16"E	69.72
C101	13.80	25.00	31°37'57"	7.08	N00°09'22"E	13.63
C102	27.39	100.00	15°41'31"	13.78	S07°48'51"E	27.30
C103	36.96	25.00	84°42'19"	22.79	N42°23'04"E	33.68
C104	36.22	25.00	83°00'04"	22.12	N42°54'58"W	33.13
C105	39.23	25.00	89°54'54"	24.96	N56°13'02"W	35.33
C106	21.25	100.00	12°10'27"	10.66	S17°20'48"E	21.21
C107	44.20	25.00	101°17'29"	30.49	S39°23'10"W	38.66
C108	28.27	18.00	90°00'00"	18.00	N44°58'06"W	25.46
C109	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C110	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C111	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C112	188.99	959.00	11°17'29"	94.80	S84°23'10"W	188.69
C113	218.39	1975.00	6°20'08"	109.30	N03°13'14"W	218.27
C114	113.86	45.00	144°58'06"	142.58	S38°11'54"W	85.83
C115	34.13	100.00	19°33'18"	17.23	S80°15'16"W	33.96
C116	29.98	100.00	17°10'47"	15.11	S02°40'11"E	29.87
C117	95.73	45.00	121°52'53"	80.98	S44°58'06"E	78.67
C118	165.75	40.00	237°25'16"	73.03	N61°15'28"W	70.16
C119	29.74	3043.00	0°33'36"	14.87	N04°09'05"W	29.74
C120	42.35	30.00	80°52'25"	25.57	S36°00'20"W	38.92
C121	117.51	75.00	89°46'17"	74.70	S44°55'03"W	105.85
C122	98.54	500.00	11°17'29"	49.43	S84°23'10"W	98.38
C123	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C124	117.81	75.00	90°00'00"	75.00	S45°01'54"W	106.07
C125	117.81	75.00	90°00'00"	75.00	S44°58'06"E	106.07
C126	171.80	3297.42	2°59'07"	85.92	N88°18'38"E	171.78
C127	168.28	3000.00	3°12'50"	84.16	S88°25'29"W	168.26
C128	117.81	75.00	90°00'00"	75.00	N44°58'06"W	106.07
C129	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C130	117.81	75.00	90°00'00"	75.00	N44°58'06"W	106.07
C131	117.81	75.00	90°00'00"	75.00	S44°58'06"E	106.07
C132	120.73	180.00	38°25'50"	62.74	N19°14'49"E	118.48
C133	141.19	300.00	26°57'58"	71.93	N13°30'53"E	139.89
C134	111.04	300.00	21°12'23"	66.16	S16°23'40"W	110.40
C135	410.81	1000.00	23°32'15"	208.34	S78°11'58"E	407.92
C136	410.81	1000.00	23°32'15"	208.34	N78°11'58"W	407.92
C137	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C138	118.46	75.00	90°29'41"	75.65	N45°12'56"W	106.52
C139	143.34	1176.00	6°59'00"	71.76	S86°58'16"E	143.25
C140	98.64	300.00	18°50'19"	49.77	S87°06'05"W	98.20
C141	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C142	117.81	75.00	90°00'00"	75.00	S45°01'54"W	106.07
C143	103.03	75.00	78°42'31"	61.51	S50°36'50"E	95.12
C144	180.33	300.00	34°26'28"	92.98	N17°15'09"E	177.63
C145	45.87	300.00	8°45'41"	22.98	S04°24'45"W	45.83
C146	45.87	300.00	8°45'41"	22.98	N04°24'45"E	45.83
C147	180.77	300.00	34°31'28"	93.22	S17°11'04"W	178.05
C148	200.05	332.00	34°31'28"	103.17	S17°11'04"W	197.04
C149	161.10	268.00	34°26'28"	83.07	N17°15'09"E	158.68
C150	22.06	332.00	3°48'25"	11.03	S01°56'07"W	22.06
C151	117.81	75.00	90°00'00"	75.00	N44°55'20"E	106.07
C152	118.01	75.00	90°09'09"	75.20	S44°50'45"W	106.21
C153	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C154	118.15	75.00	90°15'43"	75.34	S45°05'57"E	106.31
C155	117.81	75.00	90°00'00"	75.00	N45°13'49"W	106.07
C156	64.57	75.00	49°19'33"	34.44	S65°06'24"W	62.59
C157	58.24	75.00	44°29'34"	30.68</		