

**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 3, ANDERSON HEIGHTS UNIT 1 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 May 04, 2005 in Book 2005C, Page 138 and containing 17.7805 acres more or less.

**PURPOSE OF PLAT**

1. SUBDIVIDE ONE (1) PARCEL INTO NINETY THREE (93) LOTS, TWO (2) TRACTS FOR HOME OWNERS ASSOCIATION AND DRAINAGE.
2. GRANT NEW EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

**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.

PLAT FOR  
**ANDERSON HEIGHTS UNIT 3**  
 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  
 SEPTEMBER, 2006

**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: \_\_\_\_\_

PLAT APPROVAL

Utility Approvals:

**FINAL**  
~~PRELIMINARY PLAT~~  
**APPROVED BY DRB**  
 ON \_\_\_\_\_

PNM Electric Services	_____	Date
PNM Gas Services	_____	Date
Qwest Telecommunications	_____	Date
Comcast	_____	Date
City Approvals:		
City Surveyor	<i>[Signature]</i>	11-10-06
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Water Utility Department	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

VICINITY MAP SCALE: NTS ZONE ATLAS: N-8

**SUBDIVISION DATA**

GROSS ACREAGE ..... 17.7805 Acres  
 ZONE ATLAS NO. .... N-8-Z  
 NO. OF EXISTING PARCELS ..... 1 PARCEL  
 NO. OF LOTS/TRACTS/PARCELS CREATED ..... **93 LOTS, 2 TRACTS 0 PARCEL**  
 NO. OF PARCEL ELIMINATED ..... 1  
 MILES OF FULL WIDTH STREETS CREATED ..... 0.72  
 AREA DEDICATED TO CITY OF ALBUQUERQUE ..... 1.6112 Acres  
 DATE OF SURVEY ..... November, 2003  
 ZONING ..... R-D  
 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 all streets, public right-of-ways 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 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 owner(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: Gary C. Jenkins  
 TITLE: Director of Land Development

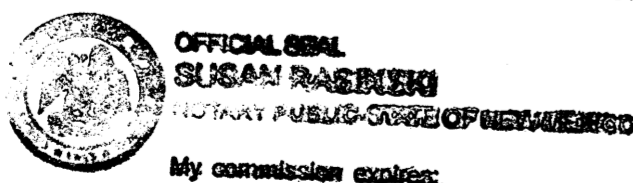
Gary C. Jenkins \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on 11-6-06  
 By Gary C. Jenkins, Director of Land Development, KB HOME New Mexico Inc, A New Mexico Corporation on behalf of said corporation

*[Signature]* 9-10-06  
 NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_



**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:  
 "ANDERSON HEIGHTS UNIT 2", (03-17-2006, BK-2006C PG-87)  
 "ANDERSON HEIGHTS UNIT 1", (05-04-2005, BK-2005C PG-138)  
 "ANDERSON HEIGHTS UNIT 1-A", (08-05-2005, BK-2005C PG-272)  
 "ANDERSON HEIGHTS UNIT 5", (12-21-2005, BK-2005C PG-403)  
 "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

**NOTE:**

1. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AT \_\_\_\_\_.
2. TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A)(3).

**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]* 11-10-06  
 Timothy Aldrich \_\_\_\_\_ Date



**ALDRICH LAND SURVEYING**

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

Unit 3 FP_Coversheet.dwg	Drawn: stephen	Checked: ALS	Sheet 1 of 6
Scale: AS SHOWN	Date: 8/10/2006	Job: A03080	

PLAT FOR  
**ANDERSON HEIGHTS UNIT 3**  
 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  
 SEPTEMBER, 2006

ACS MONUMENT "TRANS"  
 X=354899.45, Y=1471822.67  
 G-G=0.99967921  
 $\Delta\alpha=-00^{\circ}16'42''$   
 CENTRAL ZONE, (NAD 1927)  
 ELEVATION=5118.370  
 (NAD 1927/SLD 1929)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	200.05	332.00	34°31'28"	103.17	S17°11'04"W	197.04
C2	160.97	268.00	34°24'54"	83.00	N17°14'21"E	158.57
C3	221.38	966.00	13°07'51"	111.18	N72°59'46"W	220.90
C4	424.77	1034.00	23°32'15"	215.42	S78°11'58"E	421.79
C5	22.06	332.00	3°48'25"	11.03	S01°56'07"W	22.06

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°04'40"E	9.91
L2	S00°01'54"W	126.30
L4	S00°01'54"W	10.00
L5	S89°58'06"E	114.64
L6	S00°01'54"W	40.00
L7	S89°58'06"E	45.00
L8	N55°02'23"E	48.83
L9	N89°58'06"W	105.00
L10	S29°06'45"W	91.54
L11	S00°01'54"W	89.44

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

- (A) EXISTING 50' PRIVATE ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORMDRAIN EASEMENT (05/04/2005, BK-2005C, PG-138)
- (B) EXISTING 64' PRIVATE ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORMDRAIN EASEMENT (05/04/2005, BK-2005C, PG-138)
- (C) TRACT 4 IS COVERED WITH A BLANKET DRAINAGE EASEMENT (05/04/2005, BK-2005C, PG-138)

TRACT A LANDS OF SALAZAR FAMILY TRUST SALAZAR QUATRO TRUST JSJ INVESTMENT COMPANY ANF FALBA HANNETT (07-23-03, 2003C-223)

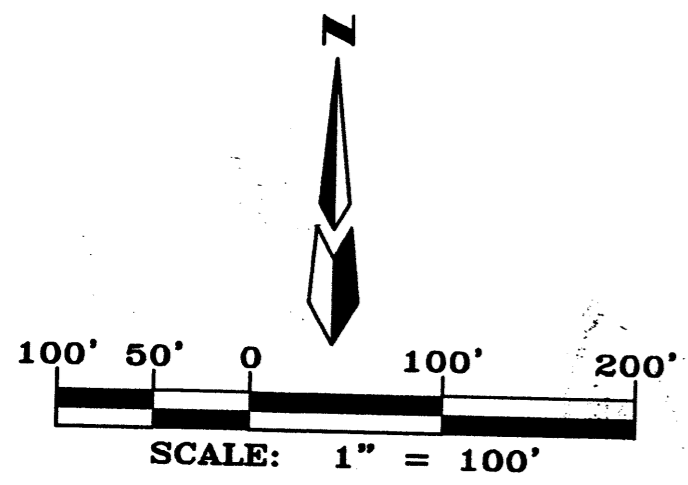
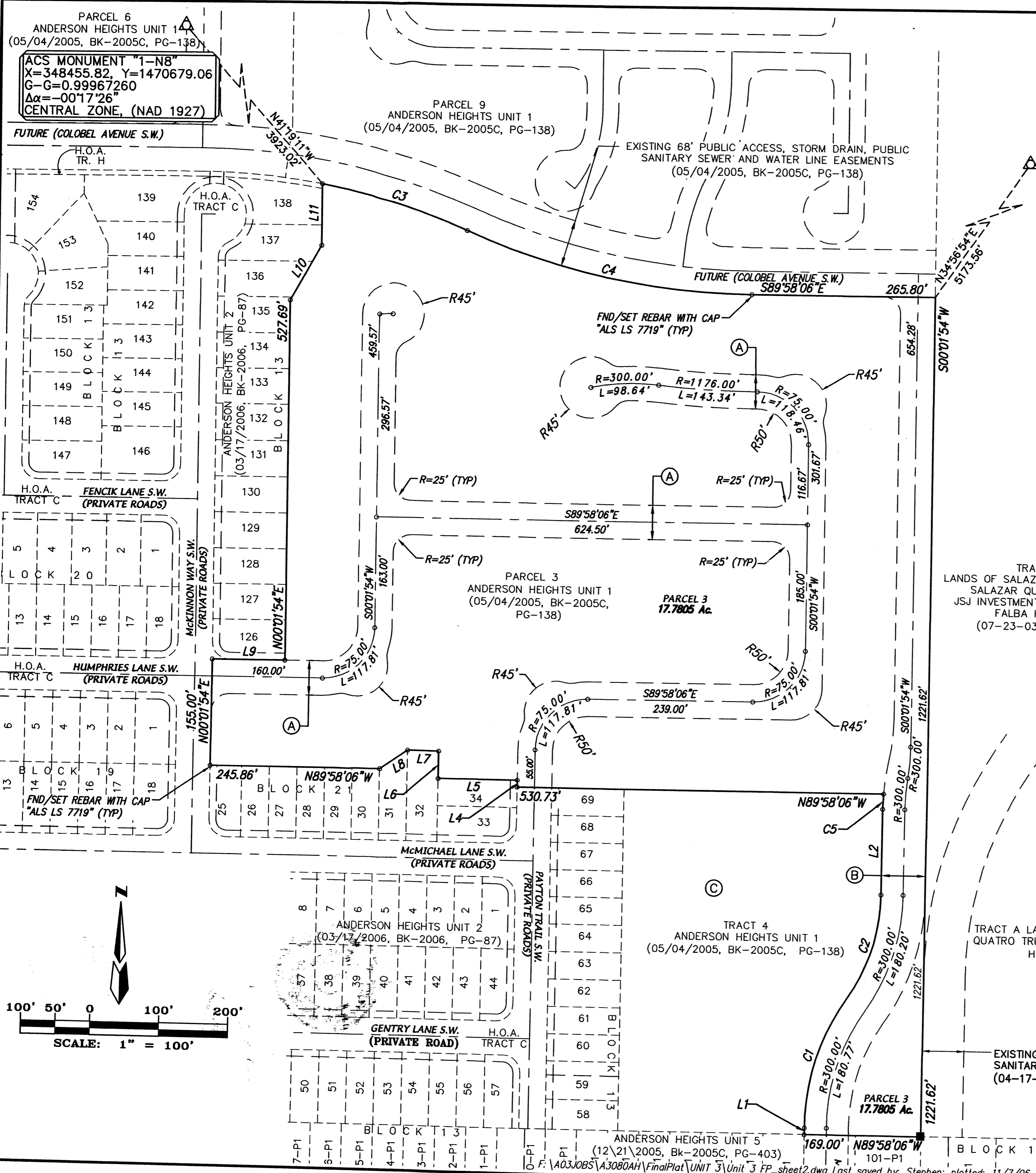
EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)



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**EXISTING CONDITIONS**

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Scale: AS SHOWN	Date: 11/7/2006	Job: A03080	



PARCEL 6  
 ANDERSON HEIGHTS UNIT 1  
 (05/04/2005, BK-2005C, PG-138)  
 ACS MONUMENT "1-N8"  
 X=348455.82, Y=1470679.06  
 G-G=0.99967260  
 $\Delta\alpha=-00^{\circ}17'26''$   
 CENTRAL ZONE, (NAD 1927)

PARCEL 9  
 ANDERSON HEIGHTS UNIT 1  
 (05/04/2005, BK-2005C, PG-138)

EXISTING 68' PUBLIC ACCESS, STORM DRAIN, PUBLIC SANITARY SEWER AND WATER LINE EASEMENTS (05/04/2005, BK-2005C, PG-138)

PARCEL 3  
 ANDERSON HEIGHTS UNIT 1  
 (05/04/2005, BK-2005C, PG-138)  
 17.7805 Ac.

TRACT 4  
 ANDERSON HEIGHTS UNIT 1  
 (05/04/2005, BK-2005C, PG-138)

PARCEL 3  
 17.7805 Ac.

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PLAT FOR  
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 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2006

**PROPERTY CORNERS**

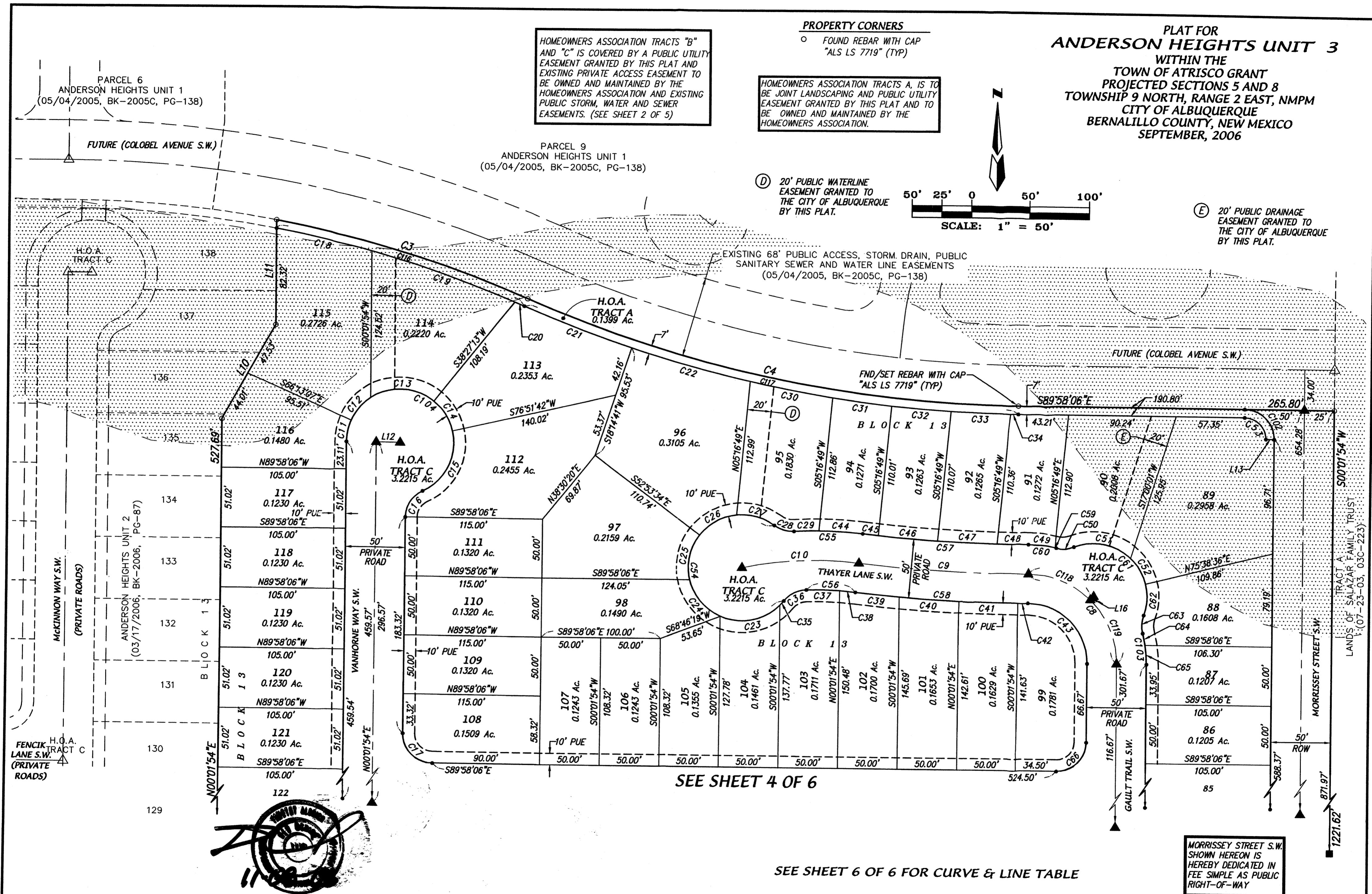
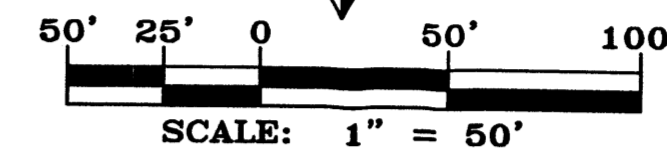
○ FOUND REBAR WITH CAP  
 "ALS LS 7719" (TYP)

H.O.A. TRACTS A, IS TO BE JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

H.O.A. TRACTS "B" AND "C" IS COVERED BY A PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT AND EXISTING PRIVATE ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND EXISTING PUBLIC STORM, WATER AND SEWER EASEMENTS. (SEE SHEET 2 OF 5)

(D) 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

(E) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.



SEE SHEET 4 OF 6

SEE SHEET 6 OF 6 FOR CURVE & LINE TABLE

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

**NOTE:**

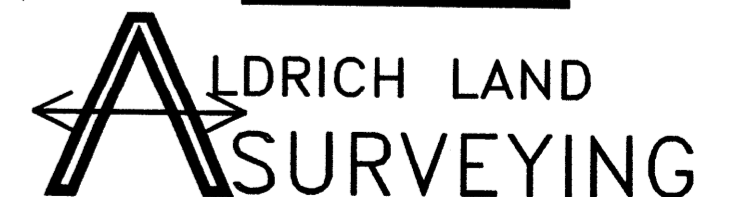
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS  
 ROW = RIGHT-OF-WAY  
 H.O.A. = HOME OWNERS ASSOCIATION  
 C.O.A. = CITY OF ALBUQUERQUE

FEMA FLOODPLAIN  
 SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET

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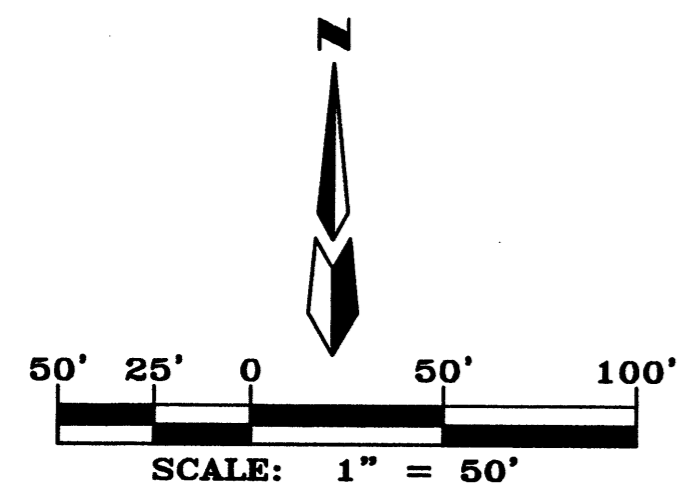


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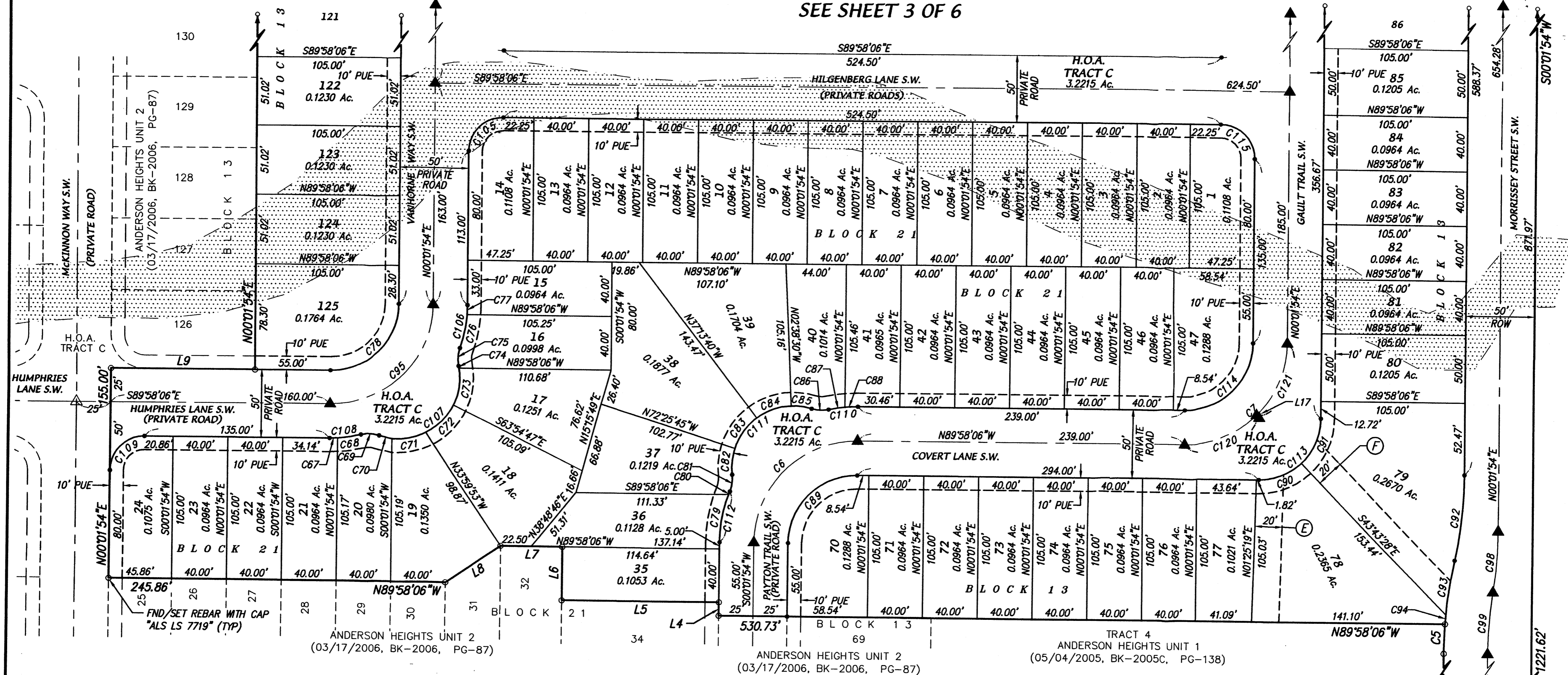
HOMEOWNERS ASSOCIATION TRACTS "B" AND "C" IS COVERED BY A PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT AND EXISTING PRIVATE ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND EXISTING PUBLIC STORM, WATER AND SEWER EASEMENTS. (SEE SHEET 2 OF 5)

HOMEOWNERS ASSOCIATION TRACT A, IS TO BE JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



**PROPERTY CORNERS**  
 ○ FOUND REBAR WITH CAP  
 "ALS LS 7719" (TYP)

SEE SHEET 3 OF 6



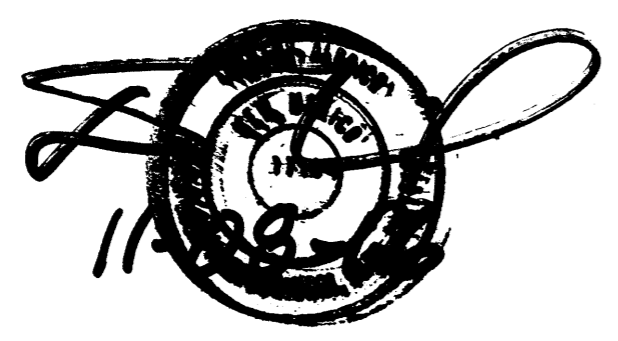
SEE SHEET 6 OF 6 FOR CURVE & LINE TABLE

(E) 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

(F) 20' PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

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

SEE SHEET 5 OF 6



**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".

**ABBREVIATIONS**  
 10' PUE = PUBLIC UTILITY EASEMENTS  
 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 USE AUTHORITY

FEMA FLOODPLAIN  
 SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET

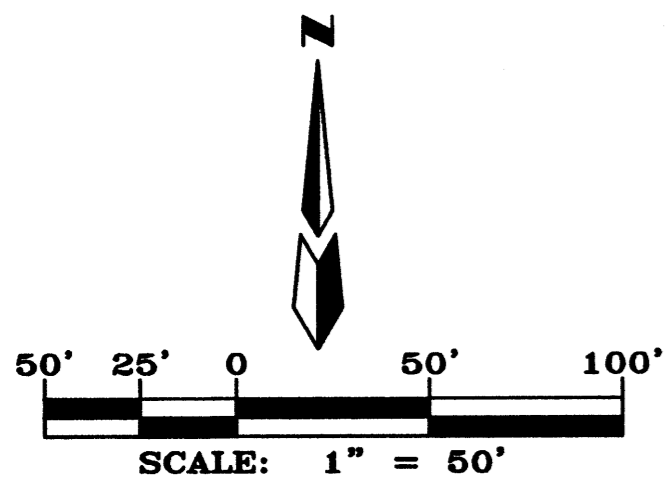
**ALDRICH LAND SURVEYING**

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

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Scale: AS SHOWN	Date: 11/7/2006	Job: A03080	

PLAT FOR  
**ANDERSON HEIGHTS UNIT 3**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
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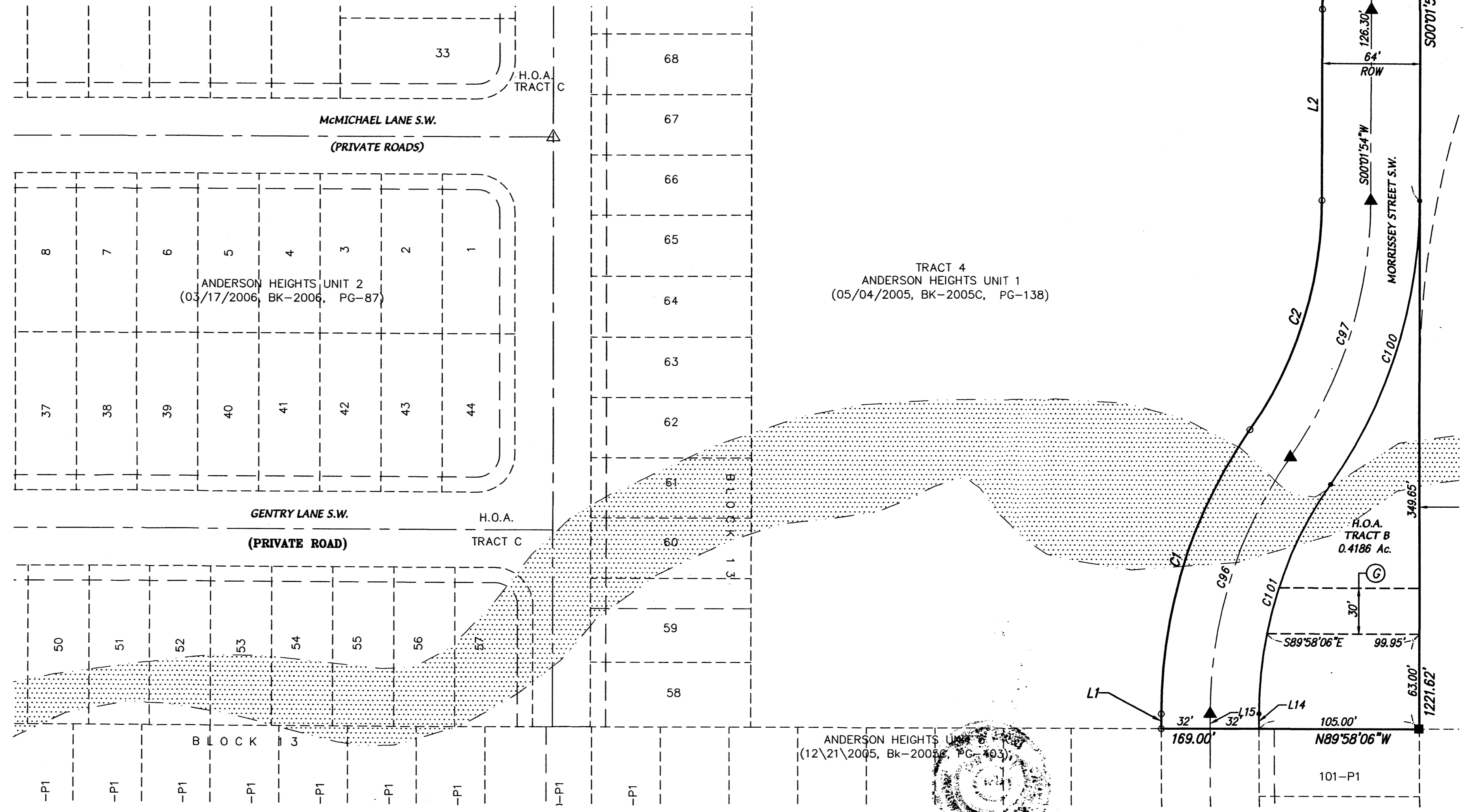


HOMEOWNERS ASSOCIATION TRACTS "B" AND "C" IS COVERED BY A PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT AND EXISTING PRIVATE ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND EXISTING PUBLIC STORM, WATER AND SEWER EASEMENTS. (SEE SHEET 2 OF 5)

HOMEOWNERS ASSOCIATION TRACTS A, IS TO BE JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**PROPERTY CORNERS**  
 ○ FOUND REBAR WITH CAP "ALS LS 7719" (TYP)

SEE SHEET 4 OF 6



**NOTE:** ▲  
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FEMA FLOODPLAIN  
 SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET



30' PUBLIC WATERLINE AND SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

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

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Scale: AS SHOWN	Date: 11/7/2006	Job: A03080	

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 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2006

**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.



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Unit 3 FP_sheet3.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 6 of 6
Scale: AS SHOWN	Date: 11/7/2006	Job: A03080	

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C81	12.57	25.00	28°48'17"	6.42	N07°28'54"E	12.44
C82	19.24	45.00	24°29'29"	9.77	S05°19'30"E	19.09
C83	27.65	45.00	35°12'05"	14.28	S35°10'17"W	27.21
C84	27.16	45.00	34°35'11"	14.01	S70°03'55"W	26.75
C85	15.05	45.00	19°09'35"	7.59	N83°03'42"W	14.98
C86	12.57	25.00	28°48'17"	6.42	S87°53'03"E	12.44
C87	11.94	100.00	6°50'36"	5.98	S81°08'06"W	11.94
C88	9.56	100.00	5°28'30"	4.78	S87°17'39"W	9.55
C89	78.54	50.00	90°00'00"	50.00	S45°01'54"W	70.71
C90	34.37	45.00	43°45'22"	18.07	N68°09'13"E	33.54
C91	36.32	45.00	46°14'38"	19.21	N23°09'13"E	35.34
C92	63.27	300.00	12°04'58"	31.75	N06°04'23"E	63.15
C93	41.27	332.00	7°07'20"	20.66	S08°33'13"W	41.24
C94	6.69	332.00	1°09'13"	3.34	S04°24'56"W	6.68
C95	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C96	180.77	300.00	34°31'28"	93.22	S17°11'04"W	178.05
C97	180.20	300.00	34°24'54"	92.91	N17°14'21"E	177.50
C98	45.87	300.00	8°45'41"	22.98	N04°24'45"E	45.83
C99	45.87	300.00	8°45'41"	22.98	S04°24'45"W	45.83
C100	199.42	332.00	34°24'54"	102.82	N17°14'21"E	196.43
C101	161.49	268.00	34°31'28"	83.28	S17°11'04"W	159.06
C102	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C103	26.36	100.00	15°06'02"	13.25	N07°31'07"W	26.28
C104	192.13	45.00	244°37'23"	71.15	N57°39'24"W	76.06
C105	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C106	33.02	100.00	18°55'17"	16.66	N09°15'06"E	32.87
C107	94.33	45.00	120°06'05"	78.10	N47°44'21"E	77.98
C108	23.15	100.00	13°15'56"	11.63	N83°23'57"E	23.10
C109	36.17	25.00	82°54'16"	22.08	S48°34'46"W	33.10
C110	21.50	100.00	12°19'06"	10.79	S83°52'21"W	21.46
C111	89.09	45.00	113°26'19"	68.56	S49°47'55"W	75.24
C112	38.14	100.00	21°51'08"	19.30	S10°57'29"W	37.91
C113	70.69	45.00	90°00'00"	45.00	N45°01'54"E	63.64
C114	78.57	50.00	90°01'54"	50.03	N45°00'57"E	70.73
C115	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C116	218.49	959.00	13°03'14"	109.72	N72°57'28"W	218.02
C117	427.65	1041.00	23°32'15"	216.88	S78°11'58"E	424.65
C118	58.37	75.00	44°35'24"	30.75	N68°10'04"W	56.91
C119	60.09	75.00	45°54'17"	31.76	N22°55'14"W	58.49
C120	58.90	75.00	45°00'00"	31.07	N67°31'54"E	57.40
C121	58.90	75.00	45°00'00"	31.07	N22°31'54"E	57.40

LINE	BEARING	LENGTH
L1	S00°04'40"E	9.91
L2	S00°01'54"W	126.30
L4	S00°01'54"W	10.00
L5	S89°58'06"E	114.64
L6	S00°01'54"W	40.00
L7	S89°58'06"E	45.00
L8	N55°02'23"E	48.83
L9	N89°58'06"W	105.00
L10	S29°06'45"W	91.54
L11	S00°01'54"W	89.44
L12	S89°58'06"E	20.00
L13	N89°58'06"W	7.00
L14	S00°04'40"E	10.03
L15	S00°04'40"E	9.97
L16	N44°07'38"E	4.04
L17	N44°58'06"W	2.78

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	200.05	332.00	34°31'28"	103.17	S17°11'04"W	197.04
C2	160.97	268.00	34°24'54"	83.00	N17°14'21"E	158.57
C3	221.38	966.00	13°07'51"	111.18	N72°59'46"W	220.90
C4	424.77	1034.00	23°32'15"	215.42	S78°11'58"E	421.79
C5	22.06	332.00	3°48'25"	11.03	S01°56'07"W	22.06
C6	117.81	75.00	90°00'00"	75.00	S45°01'54"W	106.07
C7	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C8	118.46	75.00	90°29'41"	75.65	N45°12'56"W	106.52
C9	143.34	1176.00	6°59'00"	71.76	S86°58'16"E	143.25
C10	98.64	300.00	18°50'19"	49.77	S87°06'05"W	98.20
C11	18.65	45.00	23°44'59"	9.46	S11°54'24"W	18.52
C12	25.53	45.00	32°30'05"	13.12	S40°01'56"W	25.19
C13	56.68	45.00	72°10'15"	32.80	N87°37'55"W	53.01
C14	30.17	45.00	38°24'29"	15.67	N32°20'33"W	29.60
C15	61.10	45.00	77°47'35"	36.31	N25°45'30"E	56.51
C16	28.20	25.00	64°37'23"	15.81	S32°20'36"W	26.73
C17	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C18	82.64	959.00	4°56'13"	41.34	N77°00'58"W	82.61
C19	127.39	959.00	7°36'39"	63.79	N70°44'32"W	127.30
C20	8.47	959.00	0°30'21"	4.23	N66°41'02"W	8.47
C21	96.74	1041.00	5°19'28"	48.40	S69°05'35"E	96.71
C22	103.45	1041.00	5°41'37"	51.77	S74°36'08"E	103.41
C23	54.21	45.00	69°01'12"	30.94	N78°43'31"E	50.99
C24	41.54	45.00	52°53'30"	22.38	S40°19'07"E	40.08
C25	40.04	45.00	50°58'48"	21.45	S11°37'02"W	38.73
C26	36.53	45.00	46°30'51"	19.34	S60°21'51"W	35.54
C27	33.76	45.00	42°58'42"	17.72	N74°53'22"W	32.97
C28	17.56	25.00	40°14'50"	9.16	S73°31'26"E	17.20
C29	20.80	325.00	3°40'03"	10.40	S88°11'11"W	20.80
C30	70.32	1041.00	3°52'13"	35.17	S79°23'03"E	70.30
C31	50.04	1041.00	2°45'14"	25.02	S82°41'46"E	50.03
C32	50.01	1041.00	2°45'09"	25.01	S85°26'58"E	50.00
C33	50.10	1041.00	2°45'26"	25.05	S88°12'15"E	50.09
C34	7.00	1041.00	0°23'07"	3.50	S89°46'32"E	7.00
C35	4.75	45.00	6°03'03"	2.38	N41°11'23"E	4.75
C36	21.72	25.00	49°46'51"	11.60	S63°03'17"W	21.04
C37	28.13	275.00	5°51'43"	14.08	N89°07'26"W	28.12
C38	13.02	275.00	2°42'49"	6.51	N84°50'10"W	13.02
C39	37.21	1201.00	1°46'30"	18.61	S84°22'01"E	37.21
C40	50.10	1201.00	2°23'24"	25.05	S86°26'58"E	50.09
C41	50.01	1201.00	2°23'10"	25.01	S88°50'15"E	50.01
C42	9.06	1201.00	0°25'57"	4.53	N89°45'12"E	9.06
C43	78.97	50.00	90°29'41"	50.43	N45°12'56"W	71.02
C44	36.87	325.00	6°30'02"	18.46	N86°43'47"W	36.85
C45	13.17	1151.00	0°39'20"	6.59	S83°48'26"E	13.17
C46	50.01	1151.00	2°29'22"	25.01	S85°22'47"E	50.00
C47	50.08	1151.00	2°29'35"	25.04	S87°52'15"E	50.08
C48	27.03	1151.00	1°20'44"	13.52	S89°47'24"E	27.03
C49	23.13	100.00	13°15'08"	11.62	N83°50'12"W	23.08
C50	15.41	25.00	35°19'35"	7.96	N85°39'36"E	15.17
C51	51.36	45.00	65°23'28"	28.88	N79°18'27"W	48.62
C52	25.33	45.00	32°15'19"	13.01	N30°29'03"W	25.00
C53	28.27	18.00	90°00'00"	18.00	N44°58'06"W	25.46
C54	206.08	45.00	262°23'04"	51.42	S04°35'33"E	67.73
C55	57.68	325.00	10°10'05"	28.91	N88°33'48"W	57.60
C56	41.16	275.00	8°34'32"	20.62	N87°46'02"W	41.12
C57	140.29	1151.00	6°59'00"	70.23	S86°58'16"E	140.20
C58	146.38	1201.00	6°59'00"	73.28	S86°58'16"E	146.29
C59	0.93	100.00	0°32'02"	0.47	N76°56'37"W	0.93
C60	24.06	100.00	13°47'10"	12.09	N83°34'11"W	24.00
C61	103.88	45.00	132°15'38"	101.69	N45°52'22"W	82.30
C62	27.19	45.00	34°36'51"	14.02	N02°57'01"E	26.77
C63	15.41	25.00	35°19'35"	7.96	S02°35'39"W	15.17
C64	10.23	100.00	5°51'50"	5.12	N12°08'13"W	10.23
C65	16.12	100.00	9°14'13"	8.08	N04°35'12"W	16.10
C66	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C67	5.86	100.00	3°21'30"	2.93	N88°21'10"E	5.86
C68	17.29	100.00	9°54'26"	8.67	N81°43'12"E	17.27
C69	13.54	25.00	31°01'25"	6.94	N87°43'19"W	13.37
C70	9.77	45.00	12°26'05"	4.90	S78°25'38"E	9.75
C71	25.46	45.00	32°25'02"	13.08	N79°08'49"E	25.12
C72	28.94	45.00	36°51'05"	14.99	N44°30'45"E	28.45
C73	28.51	45.00	36°17'44"	14.75	N07°56'21"E	28.03
C74	1.65	45.00	2°06'10"	0.83	N11°15'36"W	1.65
C75	13.54	25.00	31°01'25"	6.94	S03°12'02"W	13.37
C76	25.60	100.00	14°39'59"	12.87	N11°22'45"E	25.53
C77	7.01	100.00	4°00'50"	3.50	N02°02'20"E	7.00
C78	78.57	50.00	90°01'54"	50.03	N45°00'57"E	70.73
C79	35.76	100.00	20°29'14"	18.07	S10°16'32"W	35.57
C80	2.38	100.00	1°21'54"	1.19	S21°12'06"W	2.38

PLAT FOR  
**ANDERSON HEIGHTS UNIT 3**  
 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  
 SEPTEMBER, 2006

**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: 07DRB-055003

PLAT APPROVAL

Utility Approvals:

**PRELIMINARY PLAT APPROVED BY DRB**

Lead D. M... 2-22-07  
 PNM Electric Services Date

Lead D. M... 2-22-07  
 PNM Gas Services Date

2-22-07  
 Qwest Telecommunications Date

2-22-07  
 Comcast Date

City Approvals:

M.B. Hunt 11-10-06  
 City Surveyor Date

N.A. 02/07/07  
 Real Property Division Date

H. 2-7-07  
 Traffic Engineering, Transportation Division Date

William G. Walsh 2/7/07  
 Water Utility Department Date

Christina Sandoval 2/7/07  
 Parks and Recreation Department Date

Bradley J. Bingham 2/7/07  
 AMAFCA Date

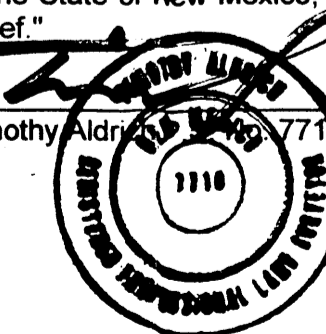
Bradley J. Bingham 2/7/07  
 City Engineer Date

D. Nelson 2/21/07  
 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 10-16-06  
 Date



**ALDRICH LAND SURVEYING**

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

**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 3, ANDERSON HEIGHTS UNIT 1 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 May 04, 2005 in Book 2005C, Page 138 and containing 17.7805 acres more or less.

**PURPOSE OF PLAT**

1. SUBDIVIDE ONE (1) PARCEL INTO NINETY THREE (93) LOTS, TWO (2) TRACTS FOR HOME OWNERS ASSOCIATION AND DRAINAGE.
2. GRANT NEW EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

**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.

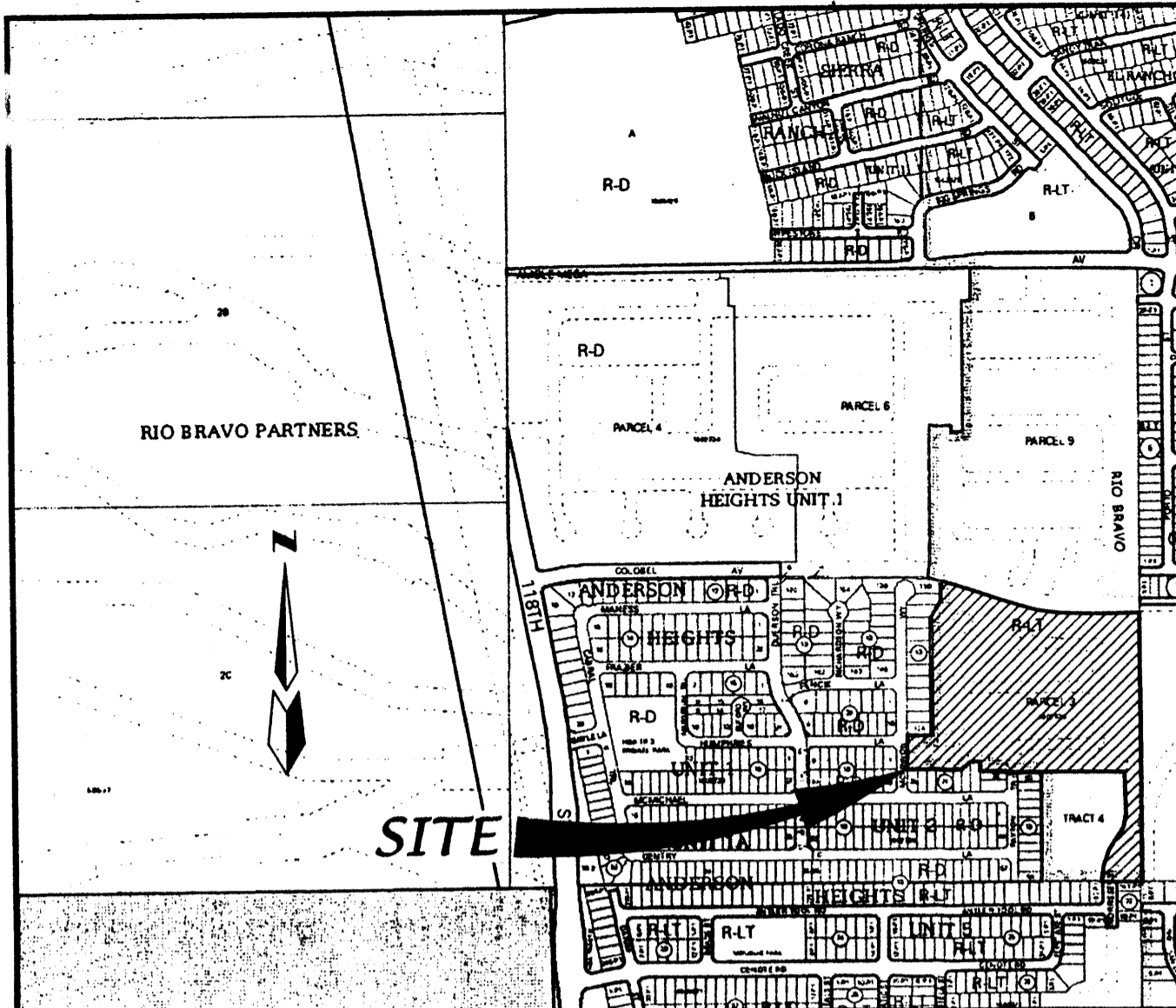
**SURVEY NOTES**

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:
  - "ANDERSON HEIGHTS UNIT 2", (03-17-2006, BK-2006C PG-87)
  - "ANDERSON HEIGHTS UNIT 1", (05-04-2005, BK-2005C PG-138)
  - "ANDERSON HEIGHTS UNIT 1-A", (08-05-2005, BK-2005C PG-272)
  - "ANDERSON HEIGHTS UNIT 5", (12-21-2005, BK-2005C PG-403)
  - "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

**NOTE:**

1. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AT (1/30/07, Book 131, Pg 5623).  
 Doc # 2007015650
2. TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A)(3).

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1-008-054-488-04-101-02  
 PROPERTY OWNER OF RECORD:  
 BERNALILLO COUNTY TREASURER'S OFFICE



VICINITY MAP SCALE: NTS ZONE ATLAS: N-8

**SUBDIVISION DATA**

GROSS ACREAGE 17.7805 Acres  
 ZONE ATLAS NO. N-8-Z  
 NO. OF EXISTING PARCELS 1 PARCEL  
 NO. OF LOTS/TRACTS/PARCELS CREATED 93 LOTS, 2 TRACTS 0 PARCEL  
 NO. OF PARCEL ELIMINATED 1  
 MILES OF FULL WIDTH STREETS CREATED 0.72  
 AREA DEDICATED TO CITY OF ALBUQUERQUE 1.6112 Acres  
 DATE OF SURVEY November, 2003  
 ZONING R-D  
 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 all streets, public right-of-ways 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 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: Gary C. Jenkins  
 TITLE: Director of Land Development

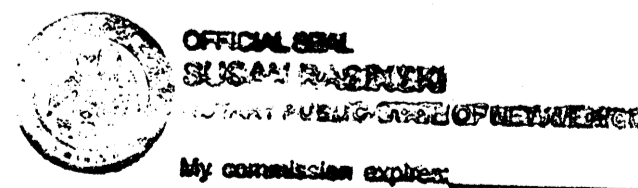
Gary C. Jenkins DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on 11-6-06  
 By Gary C. Jenkins, Director of Land Development, KB HOME New Mexico Inc, A New Mexico Corporation on behalf of said corporation

Susan Casimiro 9-10-08  
 NOTARY PUBLIC MY COMMISSION EXPIRES



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 Page: 1 of 6  
 02/26/2007 03:27P  
 Maggie Toulouse Bern. Co. PLAT R 32.00 BK-2007C Pg-46

PLAT FOR  
**ANDERSON HEIGHTS UNIT 3**  
 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  
 SEPTEMBER, 2006

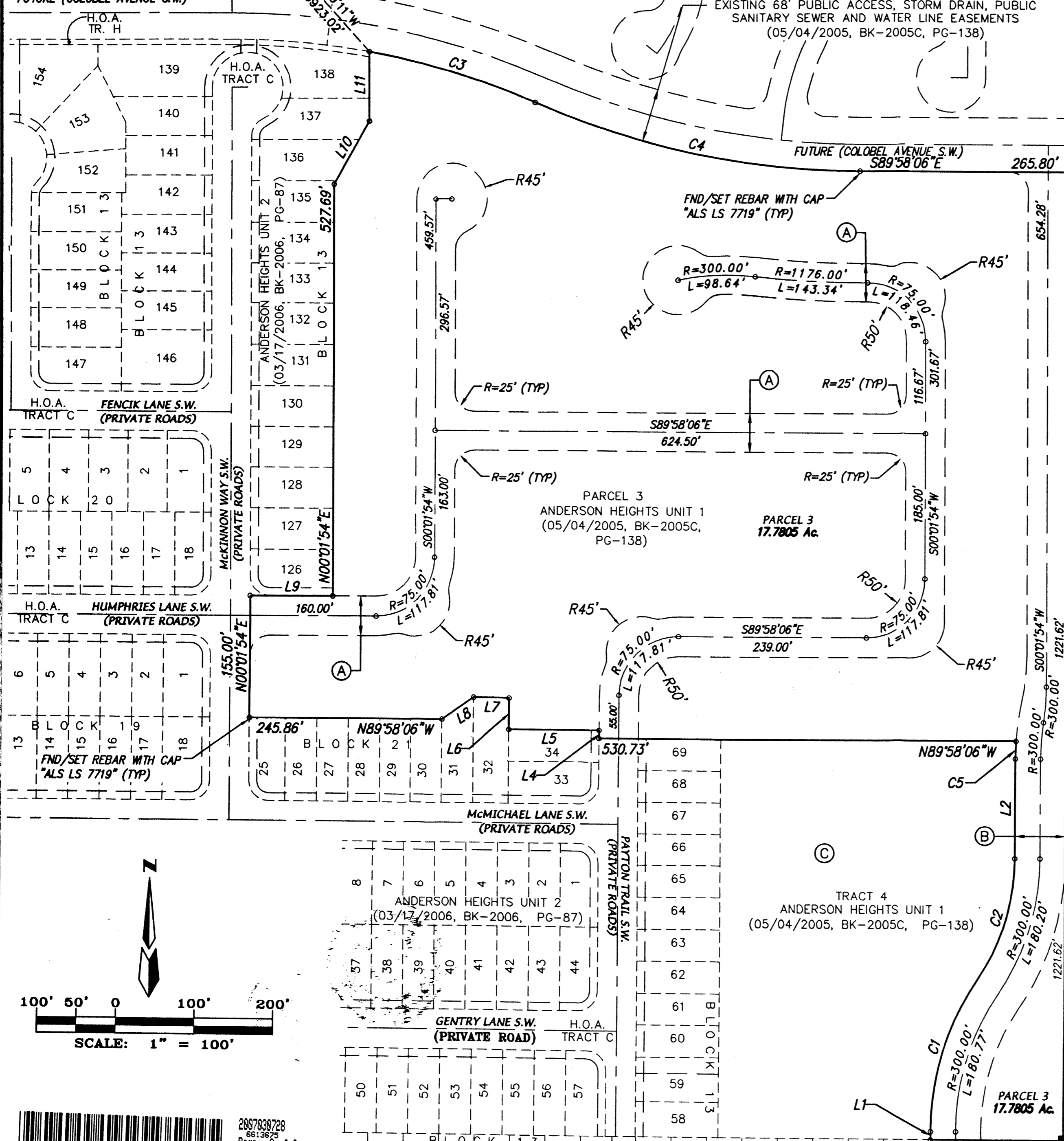
PARCEL 6  
 ANDERSON HEIGHTS UNIT 1  
 (05/04/2005, BK-2005C, PG-138)

ACS MONUMENT "1-NB"  
 X=348455.82, Y=1470679.06  
 G-G=0.99967260  
 $\Delta\alpha=-00^{\circ}17'26''$   
 CENTRAL ZONE, (NAD 1927)

PARCEL 9  
 ANDERSON HEIGHTS UNIT 1  
 (05/04/2005, BK-2005C, PG-138)

EXISTING 68' PUBLIC ACCESS, STORM DRAIN, PUBLIC  
 SANITARY SEWER AND WATER LINE EASEMENTS  
 (05/04/2005, BK-2005C, PG-138)

ACS MONUMENT "TRANS"  
 X=354899.45, Y=1471822.67  
 G-G=0.99967921  
 $\Delta\alpha=-00^{\circ}16'42''$   
 CENTRAL ZONE, (NAD 1927)  
 ELEVATION=5118.370  
 (NAD 1927/SLD 1929)



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	200.05	332.00	34°31'28"	103.17	S17°11'04"W	197.04
C2	160.97	268.00	34°24'54"	83.00	N17°14'21"E	158.57
C3	221.38	966.00	13°07'51"	111.18	N72°59'46"W	220.90
C4	424.77	1034.00	23°32'15"	215.42	S78°11'58"E	421.79
C5	22.06	332.00	3°48'25"	11.03	S01°56'07"W	22.06

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S00°04'40"E	9.91
L2	S00°01'54"W	126.30
L4	S00°01'54"W	10.00
L5	S89°58'06"E	114.64
L6	S00°01'54"W	40.00
L7	S89°58'06"E	45.00
L8	N55°02'23"E	48.83
L9	N89°58'06"W	105.00
L10	S29°06'45"W	91.54
L11	S00°01'54"W	89.44

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

- (A) EXISTING 50' PRIVATE ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORMDRAIN EASEMENT (05/04/2005, BK-2005C, PG-138)
- (B) EXISTING 64' PRIVATE ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORMDRAIN EASEMENT (05/04/2005, BK-2005C, PG-138)
- (C) TRACT 4 IS COVERED WITH A BLANKET DRAINAGE EASEMENT (05/04/2005, BK-2005C, PG-138)

TRACT A LANDS OF SALAZAR FAMILY TRUST SALAZAR QUATRO TRUST JSJ INVESTMENT COMPANY ANF FALBA HANNETT (07-23-03, 2003C-223)



**ALDRICH LAND SURVEYING**

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

**EXISTING CONDITIONS**

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 6613625  
 Page: 2 of 6  
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 BK-2887C Pg-46



PLAT FOR  
**ANDERSON HEIGHTS UNIT 3**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
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 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
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 SEPTEMBER, 2006

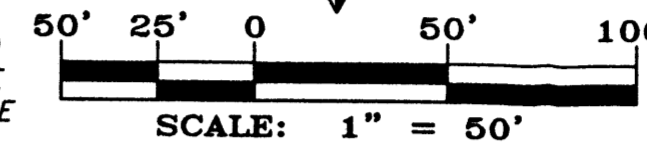
**PROPERTY CORNERS**

○ FOUND REBAR WITH CAP  
 "ALS LS 7719" (TYP)

HOMEOWNERS ASSOCIATION TRACTS A, IS TO BE JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

(D) 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

(F) 20' PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED TO THE H.O.A. FOR THE USE OF LOCAL RESIDENCES TO BE MAINTAINED BY THE H.O.A.

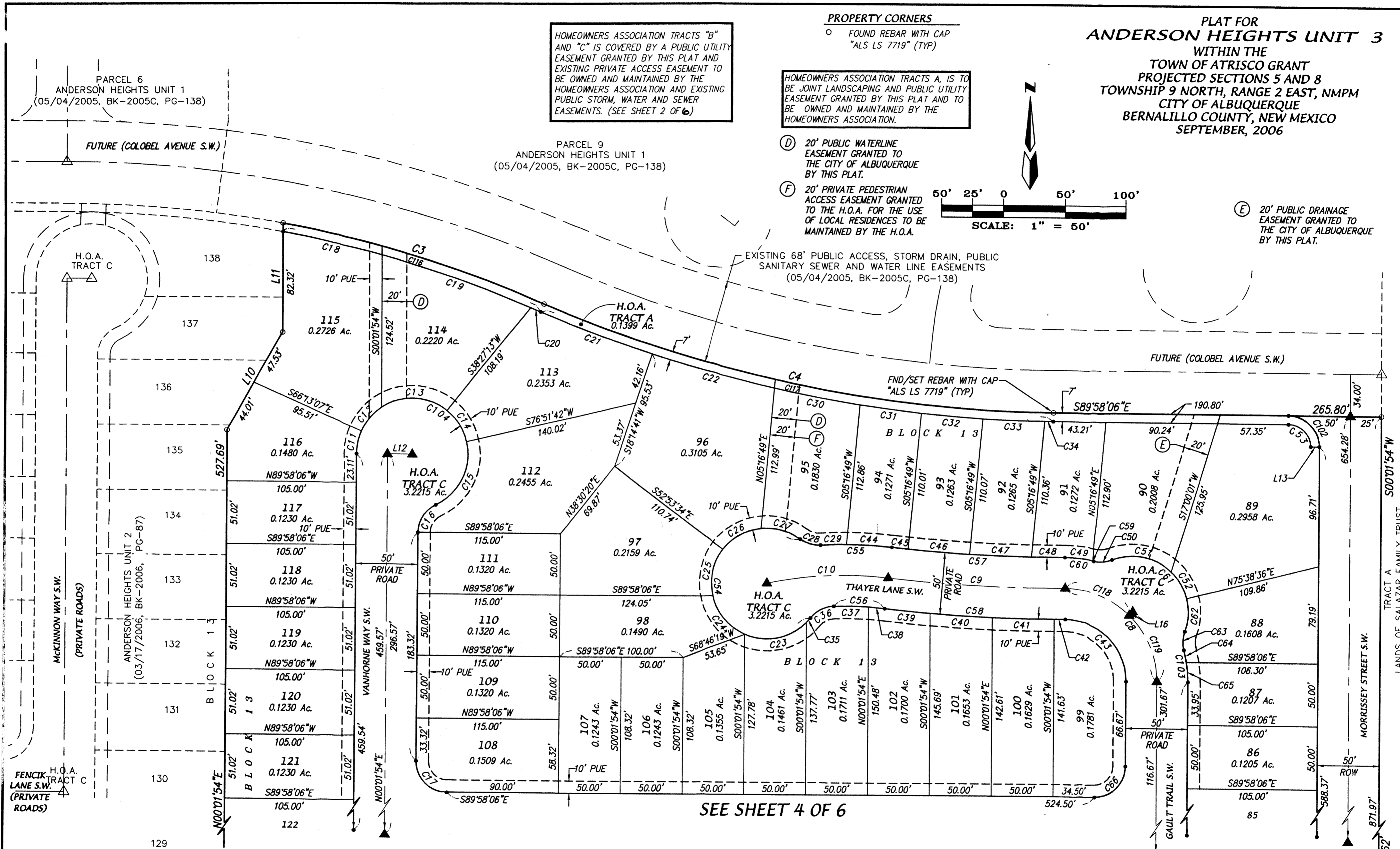


(E) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

HOMEOWNERS ASSOCIATION TRACTS "B" AND "C" IS COVERED BY A PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT AND EXISTING PRIVATE ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND EXISTING PUBLIC STORM, WATER AND SEWER EASEMENTS. (SEE SHEET 2 OF 6)

PARCEL 9  
 ANDERSON HEIGHTS UNIT 1  
 (05/04/2005, BK-2005C, PG-138)

PARCEL 6  
 ANDERSON HEIGHTS UNIT 1  
 (05/04/2005, BK-2005C, PG-138)



SEE SHEET 4 OF 6

SEE SHEET 6 OF 6 FOR CURVE & LINE TABLE

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

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 Page: 3 of 6  
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 Bk-2887C Pg-46

Maggie Toulouse Bern. Co. PLAT R 32.88

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".

ABBREVIATIONS  
 10' PUE = PUBLIC UTILITY EASEMENTS  
 ROW = RIGHT-OF-WAY  
 H.O.A. = HOME OWNERS ASSOCIATION  
 C.O.A. = CITY OF ALBUQUERQUE

FEMA FLOODPLAIN  
 SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET

**ALDRICH LAND SURVEYING**

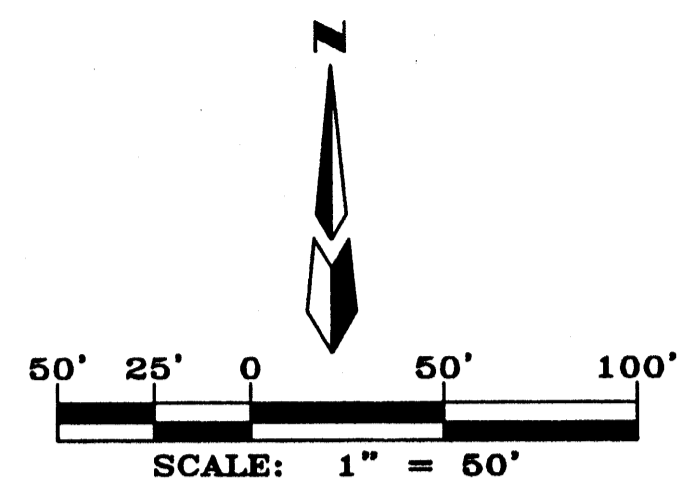
P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

Unit 3 FP_sheet3.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 6
Scale: AS SHOWN	Date: 8/1/2006	Job: A03090	

PLAT FOR  
**ANDERSON HEIGHTS UNIT 3**  
 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  
 SEPTEMBER, 2006

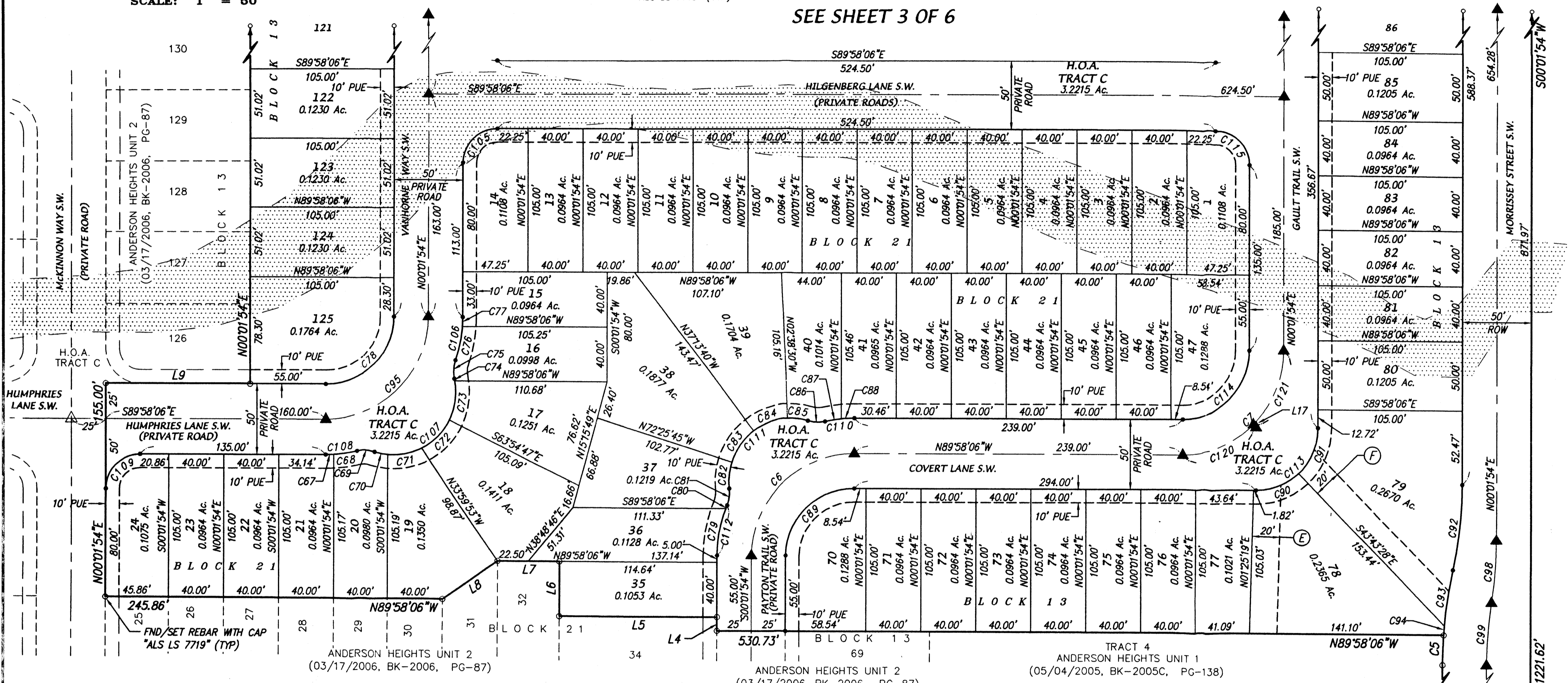
HOMEOWNERS ASSOCIATION TRACTS "B"  
 AND "C" IS COVERED BY A PUBLIC UTILITY  
 EASEMENT GRANTED BY THIS PLAT AND  
 EXISTING PRIVATE ACCESS EASEMENT TO  
 BE OWNED AND MAINTAINED BY THE  
 HOMEOWNERS ASSOCIATION AND EXISTING  
 PUBLIC STORM, WATER AND SEWER  
 EASEMENTS. (SEE SHEET 2 OF 6.)

HOMEOWNERS ASSOCIATION TRACTS A, IS TO  
 BE JOINT LANDSCAPING AND PUBLIC UTILITY  
 EASEMENT GRANTED BY THIS PLAT AND TO  
 BE OWNED AND MAINTAINED BY THE  
 HOMEOWNERS ASSOCIATION.



**PROPERTY CORNERS**  
 ○ FOUND REBAR WITH CAP  
 "ALS LS 7719" (TYP)

SEE SHEET 3 OF 6



SEE SHEET 6 OF 6 FOR CURVE & LINE TABLE

- (E) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- (F) 20' PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

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

SEE SHEET 5 OF 6

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 6613675  
 Page: 4 of 6  
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 Bk-2887C Pg-46

**NOTE:** ▲  
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PTS, 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".

**ABBREVIATIONS**  
 10' PUE = PUBLIC UTILITY EASEMENTS  
 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 USE AUTHORITY

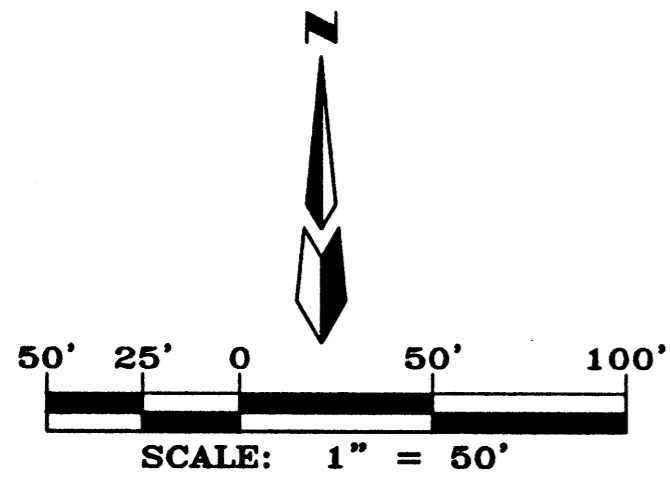
FEMA FLOODPLAIN  
 SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET



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

Unit 3 FP_sheet3.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 6
Scale: AS SHOWN	Date: 11/7/2006	Job: A03080	

PLAT FOR  
**ANDERSON HEIGHTS UNIT 3**  
 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  
 SEPTEMBER, 2006

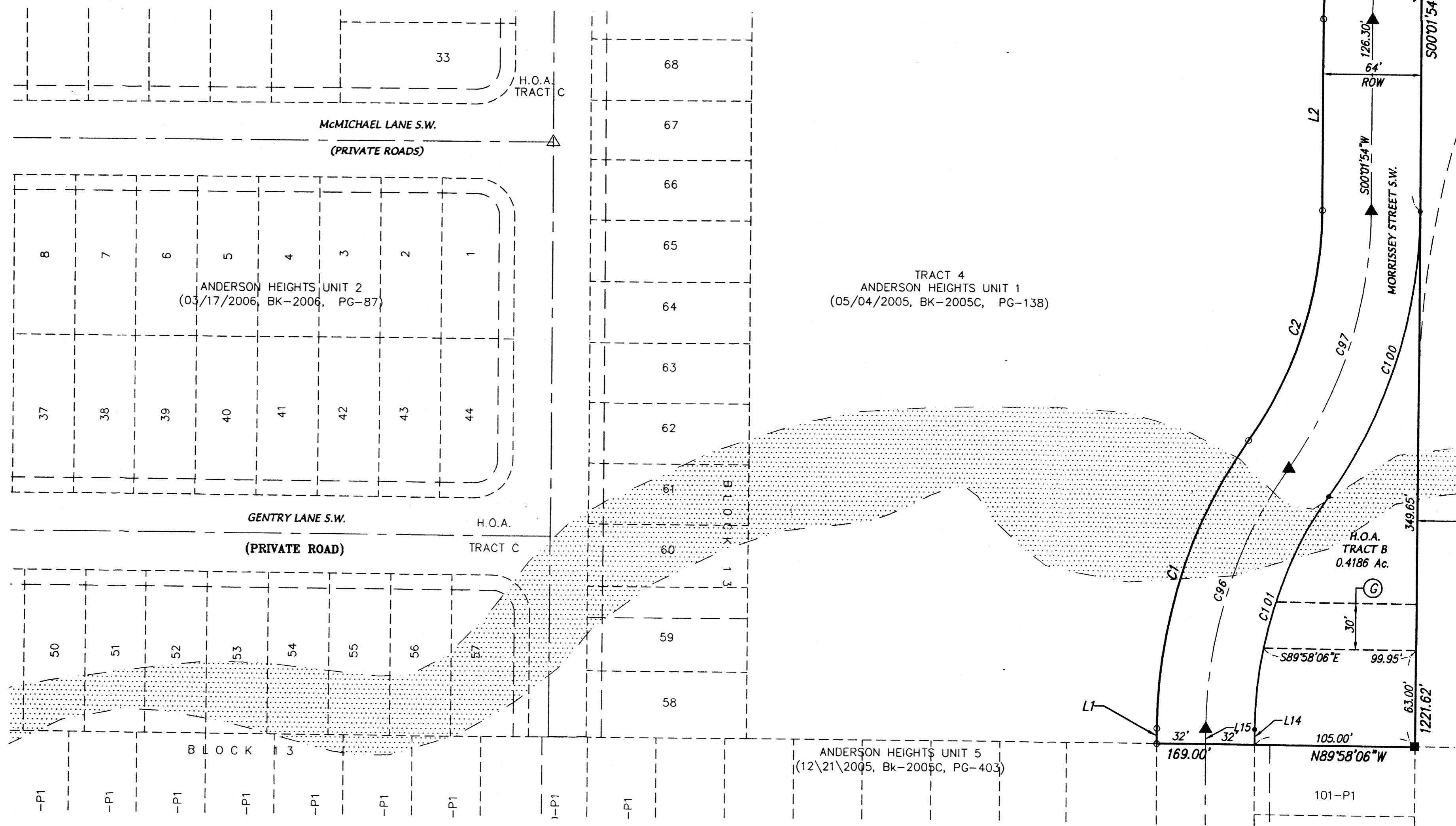


HOMEOWNERS ASSOCIATION TRACTS "B" AND "C" IS COVERED BY A PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT AND EXISTING PRIVATE ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND EXISTING PUBLIC STORM, WATER AND SEWER EASEMENTS. (SEE SHEET 2 OF 6)

HOMEOWNERS ASSOCIATION TRACTS A, IS TO BE JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**PROPERTY CORNERS**  
 ○ FOUND REBAR WITH CAP "ALS LS 7719" (TYP)

SEE SHEET 4 OF 6



Ⓞ 30' PUBLIC DRAINAGE AND SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

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

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 Page: 3 of 6  
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 Bk-2007C Pg-46  
 Maggie Toulouse Bern. Co. PLRT R 32 00

**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".

**ABBREVIATIONS**  
 10' PUE = PUBLIC UTILITY EASEMENTS  
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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

Unit 3 FP_sheet3.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 5 of 6
Scale: AS SHOWN	Date: 11/7/2006	Job: A03080	

PLAT FOR  
**ANDERSON HEIGHTS UNIT 3**  
 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  
 SEPTEMBER, 2006

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	200.05	332.00	34°31'28"	103.17	S17°11'04"W	197.04
C2	160.97	268.00	34°24'54"	83.00	N17°14'21"E	158.57
C3	221.38	966.00	13°07'51"	111.18	N72°59'46"W	220.90
C4	424.77	1034.00	23°32'15"	215.42	S78°11'58"E	421.79
C5	22.06	332.00	3°48'25"	11.03	S01°56'07"W	22.06
C6	117.81	75.00	90°00'00"	75.00	S45°01'54"W	106.07
C7	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C8	118.46	75.00	90°29'41"	75.65	N45°12'56"W	106.52
C9	143.34	1176.00	6°59'00"	71.76	S86°58'16"E	143.25
C10	98.64	300.00	18°50'19"	49.77	S87°06'05"W	98.20
C11	18.65	45.00	23°44'59"	9.46	S11°54'24"W	18.52
C12	25.53	45.00	32°30'05"	13.12	S40°01'56"W	25.19
C13	56.68	45.00	72°10'15"	32.80	N87°37'55"W	53.01
C14	30.17	45.00	38°24'29"	15.67	N32°20'33"W	29.60
C15	61.10	45.00	77°47'35"	36.31	N25°45'30"E	56.51
C16	28.20	25.00	64°37'23"	15.81	S32°20'36"W	26.73
C17	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C18	82.64	959.00	4°56'13"	41.34	N77°00'58"W	82.61
C19	127.39	959.00	7°36'39"	63.79	N70°44'32"W	127.30
C20	8.47	959.00	0°30'21"	4.23	N66°41'02"W	8.47
C21	96.74	1041.00	5°19'28"	48.40	S69°05'35"E	96.71
C22	103.45	1041.00	5°41'37"	51.77	S74°36'08"E	103.41
C23	54.21	45.00	69°01'12"	30.94	N78°43'31"E	50.99
C24	41.54	45.00	52°53'30"	22.38	S40°19'07"E	40.08
C25	40.04	45.00	50°58'48"	21.45	S11°37'02"W	38.73
C26	36.53	45.00	46°30'51"	19.34	S60°21'51"W	35.54
C27	33.76	45.00	42°58'42"	17.72	N74°53'22"W	32.97
C28	17.56	25.00	40°14'50"	9.16	S73°31'26"E	17.20
C29	20.80	325.00	3°40'03"	10.40	S88°11'11"W	20.80
C30	70.32	1041.00	3°52'13"	35.17	S79°23'03"E	70.30
C31	50.04	1041.00	2°45'14"	25.02	S82°41'46"E	50.03
C32	50.01	1041.00	2°45'09"	25.01	S85°26'58"E	50.00
C33	50.10	1041.00	2°45'26"	25.05	S88°12'15"E	50.09
C34	7.00	1041.00	0°23'07"	3.50	S89°46'32"E	7.00
C35	4.75	45.00	6°03'03"	2.38	N41°11'23"E	4.75
C36	21.72	25.00	49°46'51"	11.60	S63°03'17"W	21.04
C37	28.13	275.00	5°51'43"	14.08	N89°07'26"W	28.12
C38	13.02	275.00	2°42'49"	6.51	N84°50'10"W	13.02
C39	37.21	1201.00	1°46'30"	18.61	S84°22'01"E	37.21
C40	50.10	1201.00	2°23'24"	25.05	S86°26'58"E	50.09
C41	50.01	1201.00	2°23'10"	25.01	S88°50'15"E	50.01
C42	9.06	1201.00	0°25'57"	4.53	N89°45'12"E	9.06
C43	78.97	50.00	90°29'41"	50.43	N45°12'56"W	71.02
C44	36.87	325.00	6°30'02"	18.46	N86°43'47"W	36.85
C45	13.17	1151.00	0°39'20"	6.59	S83°48'26"E	13.17
C46	50.01	1151.00	2°29'22"	25.01	S85°22'47"E	50.00
C47	50.08	1151.00	2°29'35"	25.04	S87°52'15"E	50.08
C48	27.03	1151.00	1°20'44"	13.52	S89°47'24"E	27.03
C49	23.13	100.00	13°15'08"	11.62	N83°50'12"W	23.08
C50	15.41	25.00	35°19'35"	7.96	N85°39'36"E	15.17
C51	51.36	45.00	65°23'28"	28.88	N79°18'27"W	48.62
C52	25.33	45.00	32°15'19"	13.01	N30°29'03"W	25.00
C53	28.27	18.00	90°00'00"	18.00	N44°58'06"W	25.46
C54	206.08	45.00	262°23'04"	51.42	S04°35'33"E	67.73
C55	57.68	325.00	10°10'05"	28.91	N88°33'48"W	57.60
C56	41.16	275.00	8°34'32"	20.62	N87°46'02"W	41.12
C57	140.29	1151.00	6°59'00"	70.23	S86°58'16"E	140.20
C58	146.38	1201.00	6°59'00"	73.28	S86°58'16"E	146.29
C59	0.93	100.00	0°32'02"	0.47	N76°56'37"W	0.93
C60	24.06	100.00	13°47'10"	12.09	N83°34'11"W	24.00
C61	103.88	45.00	132°15'38"	101.69	N45°52'22"W	82.30
C62	27.19	45.00	34°36'51"	14.02	N02°57'01"E	26.77
C63	15.41	25.00	35°19'35"	7.96	S02°35'39"W	15.17
C64	10.23	100.00	5°51'50"	5.12	N12°08'13"W	10.23
C65	16.12	100.00	9°14'13"	8.08	N04°35'12"W	16.10
C66	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C67	5.86	100.00	3°21'30"	2.93	N88°21'10"E	5.86
C68	17.29	100.00	9°54'26"	8.67	N81°43'12"E	17.27
C69	13.54	25.00	31°01'25"	6.94	N87°43'19"W	13.37
C70	9.77	45.00	12°26'05"	4.90	S78°25'38"E	9.75
C71	25.46	45.00	32°25'02"	13.08	N79°08'49"E	25.12
C72	28.94	45.00	36°51'05"	14.99	N44°30'45"E	28.45
C73	28.51	45.00	36°17'44"	14.75	N07°56'21"E	28.03
C74	1.65	45.00	2°06'10"	0.83	N11°15'36"W	1.65
C75	13.54	25.00	31°01'25"	6.94	S03°12'02"W	13.37
C76	25.60	100.00	14°39'59"	12.87	N11°22'45"E	25.53
C77	7.01	100.00	4°00'50"	3.50	N02°02'20"E	7.00
C78	78.57	50.00	90°01'54"	50.03	N45°00'57"E	70.73
C79	35.76	100.00	20°29'14"	18.07	S10°16'32"W	35.57
C80	2.38	100.00	1°21'54"	1.19	S21°12'06"W	2.38

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C81	12.57	25.00	28°48'17"	6.42	N07°28'54"E	12.44
C82	19.24	45.00	24°29'29"	9.77	S05°19'30"W	19.09
C83	27.65	45.00	35°12'05"	14.28	S35°10'17"W	27.21
C84	27.16	45.00	34°35'11"	14.01	S70°03'55"W	26.75
C85	15.05	45.00	19°09'35"	7.59	N83°03'42"W	14.98
C86	12.57	25.00	28°48'17"	6.42	S87°53'03"E	12.44
C87	11.94	100.00	6°50'36"	5.98	S81°08'06"W	11.94
C88	9.56	100.00	5°28'30"	4.78	S87°17'39"W	9.55
C89	78.54	50.00	90°00'00"	50.00	S45°01'54"W	70.71
C90	34.37	45.00	43°45'22"	18.07	N68°09'13"E	33.54
C91	36.32	45.00	46°14'38"	19.21	N23°09'13"E	35.34
C92	63.27	300.00	12°04'58"	31.75	N06°04'23"E	63.15
C93	41.27	332.00	7°07'20"	20.66	S08°33'13"W	41.24
C94	6.69	332.00	1°09'13"	3.34	S04°24'56"W	6.68
C95	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C96	180.77	300.00	34°31'28"	93.22	S17°11'04"W	178.05
C97	180.20	300.00	34°24'54"	92.91	N17°14'21"E	177.50
C98	45.87	300.00	8°45'41"	22.98	N04°24'45"E	45.83
C99	45.87	300.00	8°45'41"	22.98	S04°24'45"W	45.83
C100	199.42	332.00	34°24'54"	102.82	N17°14'21"E	196.43
C101	161.49	268.00	34°31'28"	83.28	S17°11'04"W	159.06
C102	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C103	26.36	100.00	15°06'02"	13.25	N07°31'07"W	26.28
C104	192.13	45.00	244°37'23"	71.15	N57°39'24"W	76.06
C105	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C106	33.02	100.00	18°55'17"	16.66	N09°15'06"E	32.87
C107	94.33	45.00	120°06'05"	78.10	N47°44'21"E	77.98
C108	23.15	100.00	13°15'56"	11.63	N83°23'57"E	23.10
C109	36.17	25.00	82°54'16"	22.08	S48°34'46"W	33.10
C110	21.50	100.00	12°19'06"	10.79	S83°52'21"W	21.46
C111	89.09	45.00	113°26'19"	68.56	S49°47'55"W	75.24
C112	38.14	100.00	21°51'08"	19.30	S10°57'29"W	37.91
C113	70.69	45.00	90°00'00"	45.00	N45°01'54"E	63.64
C114	78.57	50.00	90°01'54"	50.03	N45°00'57"E	70.73
C115	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C116	218.49	959.00	13°03'14"	109.72	N72°57'28"W	218.02
C117	427.65	1041.00	23°32'15"	216.88	S78°11'58"E	424.65
C118	58.37	75.00	44°35'24"	30.75	N68°10'04"W	56.91
C119	60.09	75.00	45°54'17"	31.76	N22°55'14"W	58.49
C120	58.90	75.00	45°00'00"	31.07	N67°31'54"E	57.40
C121	58.90	75.00	45°00'00"	31.07	N22°31'54"E	57.40

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°04'40"E	9.91
L2	S00°01'54"W	126.30
L4	S00°01'54"W	10.00
L5	S89°58'06"E	114.64
L6	S00°01'54"W	40.00
L7	S89°58'06"E	45.00
L8	N55°02'23"E	48.83
L9	N89°58'06"W	105.00
L10	S29°06'45"W	91.54
L11	S00°01'54"W	89.44
L12	S89°58'06"E	20.00
L13	N89°58'06"W	7.00
L14	S00°04'40"E	10.03
L15	S00°04'40"E	9.97
L16	N44°07'38"E	4.04
L17	N44°58'06"W	2.78

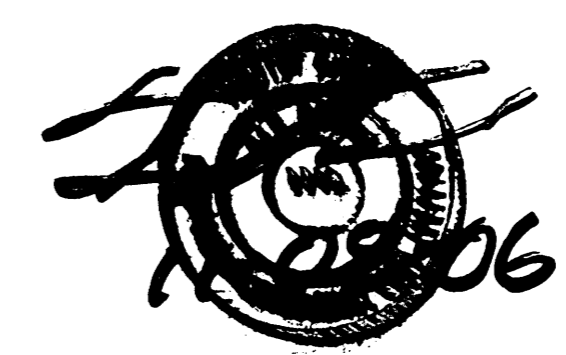
**PUBLIC UTILITY EASEMENTS:**

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

- 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.
- 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.
- 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.
- 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.

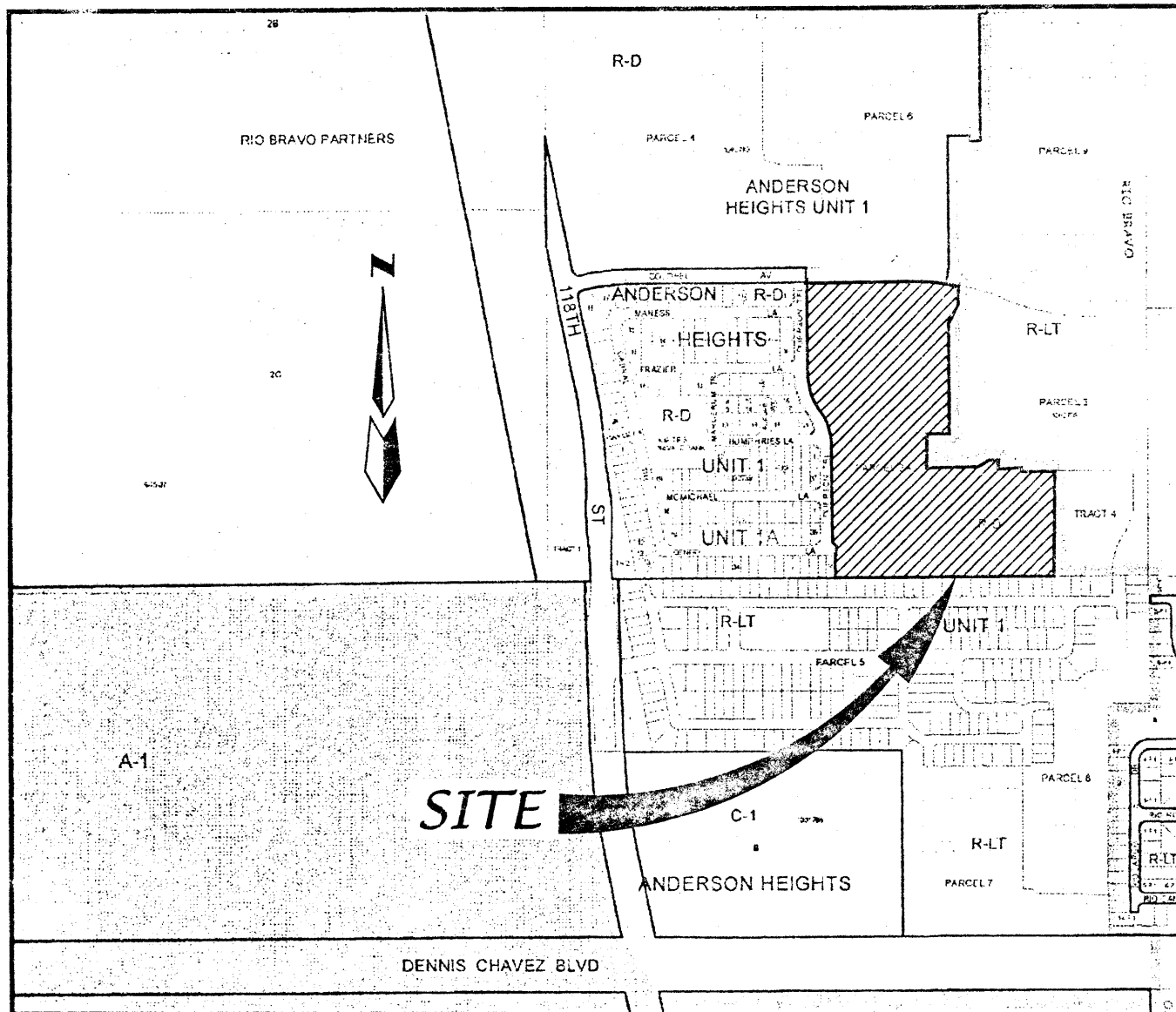
In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this 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.



**ALDRICH LAND SURVEYING**

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

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 Page: 6 of 6  
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 Bk-2807C Pg-46



VICINITY MAP SCALE: NTS ZONE ATLAS: N-8, P-8

**SUBDIVISION DATA**

GROSS ACREAGE.....24.7062 Acres  
 ZONE ATLAS NO.....N-8-Z & P-8-Z  
 NO. OF EXISTING PARCELS.....1 PARCEL  
 NO. OF LOTS/TRACTS/PARCELS CREATED.....166 LOTS, 7 TRACTS 0 PARCEL  
 NO. OF PARCEL ELIMINATED.....1  
 MILES OF FULL WIDTH STREETS CREATED.....0.83  
 AREA DEDICATED TO CITY OF ALBUQUERQUE.....0.0 Acres  
 DATE OF SURVEY.....November, 2003  
 ZONING.....R-D  
 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 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 owner(s) warrant that they hold among them complete and indefeasible title in fee simple in the land subdivided.

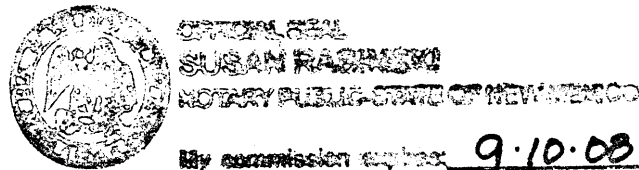
OWNER: KB HOME New Mexico Inc  
 BY: Robert Coleman  
 TITLE: Director of Land  
 Robert Coleman  
 2/14/06 DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on FEBRUARY 14, 2006  
 By Robert Coleman, Director of Land, KB HOME New Mexico Inc, A New Mexico Corporation on behalf of said corporation

Suzanne Radinski 9.10.08  
 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 2A, ANDERSON HEIGHTS UNIT 1 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 August 08, 2005 in Book 2005C, Page 272 and containing 24.7062 acres more or less.

**PURPOSE OF PLAT**

1. SUBDIVIDE ONE (1) PARCEL INTO ONE HUNDRED AND SIXTY EIGHT (168) LOTS, SEVEN (7) TRACTS FOR HOME OWNERS ASSOCIATION AND DRAINAGE.
2. GRANT NEW EASEMENTS AS SHOWN HEREON



**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.

**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:
  - "ANDERSON HEIGHTS UNIT 1", (05-04-2005, BK-2005C PG-138)
  - "ANDERSON HEIGHTS UNIT 1-A", (08-05-2005, BK-2005C PG-272)
  - "ANDERSON HEIGHTS UNIT 5", (12-21-2005, BK-2005C PG-403)
  - "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

**NOTE:**

TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A)(3).

THIS IS TO CERTIFY THAT THE ABOVE CHURCH...  
 100-305480014080140  
 KB HOME NEW MEXICO  
 JONAS MARRAS 3-17-06

PLAT FOR  
**ANDERSON HEIGHTS UNIT 2**  
 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, 2006

**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: 06DRB-00268

**PLAT APPROVAL**

**Utility Approvals:**

<u>Leon G. Mark</u> PNM Electric Services	3-15-06 Date
<u>Leon G. Mark</u> PNM Gas Services	3-15-06 Date
<u>Sari Crabtree</u> Qwest Telecommunications	3/15/06 Date
<u>Tommy Burton</u> Comcast	3-16-06 Date

**City Approvals:**

<u>Mark B. Johnson</u> City Engineer	2-27-06 Date
<u>[Signature]</u> Real Property Division	2/17/06 Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	3-8-06 Date
<u>Roger A. Moore</u> Water Utility Department	3-8-06 Date
<u>Christina Sandoval</u> Parks and Recreation Department	3/8/06 Date
<u>Bradley S. Bingham</u> AMAFA	3/8/06 Date
<u>Bradley S. Bingham</u> City Engineer	3/8/06 Date
<u>[Signature]</u> DRB Chairperson, Planning Department	2/17/06 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 02-27-06  
 Date

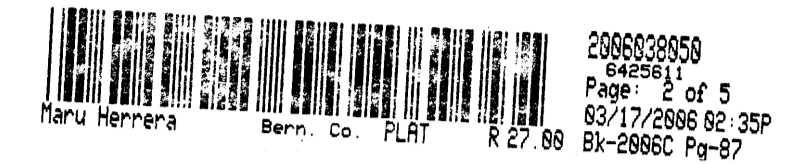


**ALDRICH LAND SURVEYING**

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

Dwg: COVER.dwg	Drawn: Stephen	Checked: ALS	Sheet 1 of 5
Scale: AS SHOWN	Date: 2/14/2006	Job: A03080	

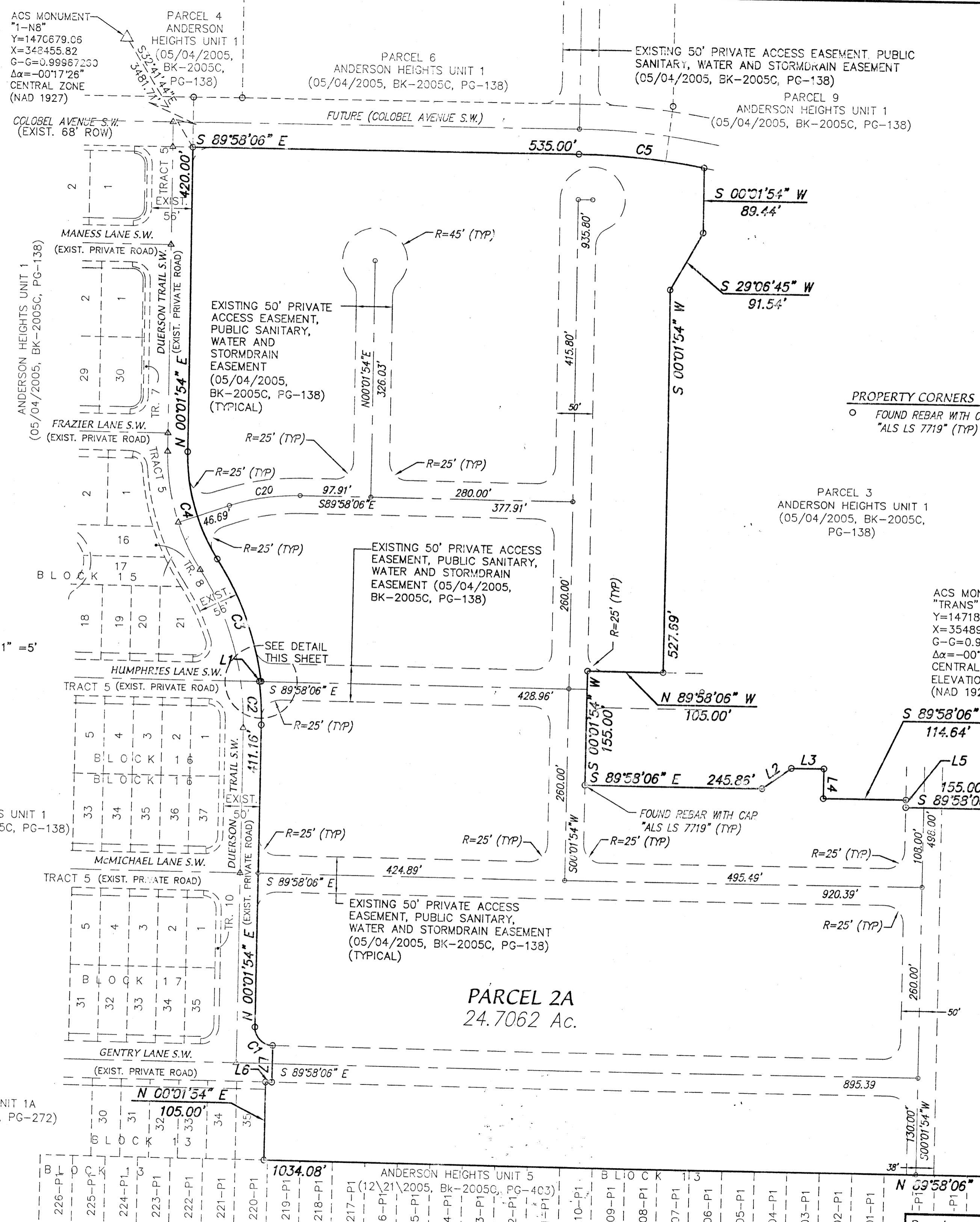
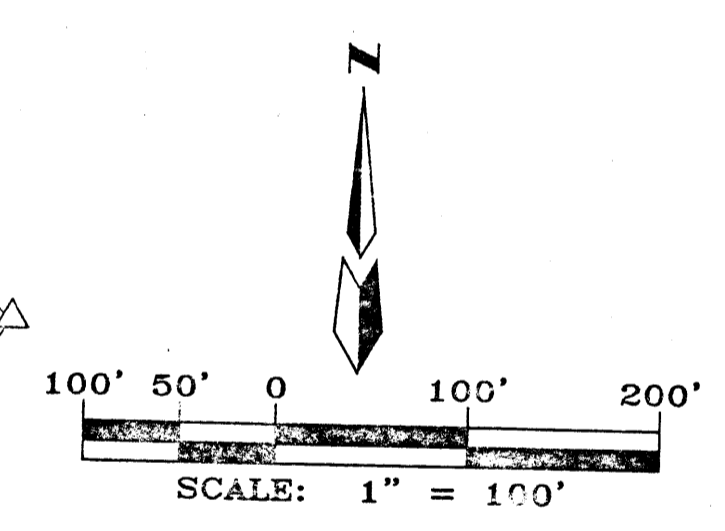
PLAT FOR  
**ANDERSON HEIGHTS UNIT 2**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 5 AND 8  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 February, 2006



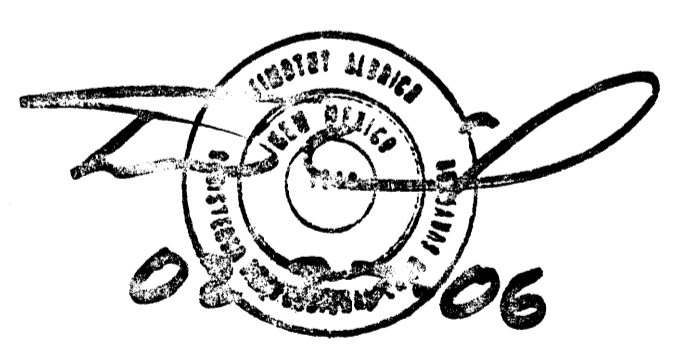
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-LIST
C1	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C2	59.03	428.00	7°54'07"	29.56	N03°55'09"W	58.98
C3	182.98	428.00	24°29'43"	92.91	N20°44'50"W	181.59
C4	156.79	272.00	33°01'36"	80.64	S16°28'54"E	154.63
C5	175.46	966.00	10°24'24"	87.97	N84°45'54"W	175.21

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°58'06"E	2.33
L2	S55°02'23"W	48.83
L3	N89°58'06"W	45.00
L4	N00°01'54"E	40.00
L5	N00°01'54"E	10.00
L6	S89°58'06"E	8.69
L7	N00°01'54"E	50.00

**PROPERTY CORNERS**  
 ○ FOUND REBAR WITH CAP  
 \*ALS LS 7719\* (TYP)

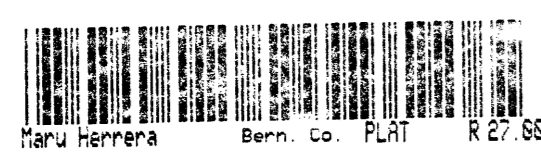


ACS MONUMENT  
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 X=354899.45  
 G-G=0.99967921  
 Δα=-00°16'42"  
 CENTRAL ZONE  
 ELEVATION=5118.370  
 (NAD 1927/SLD 1929)



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-834-1990



SEE SHEET 5 OF 5 FOR CURVE & LINE TABLE

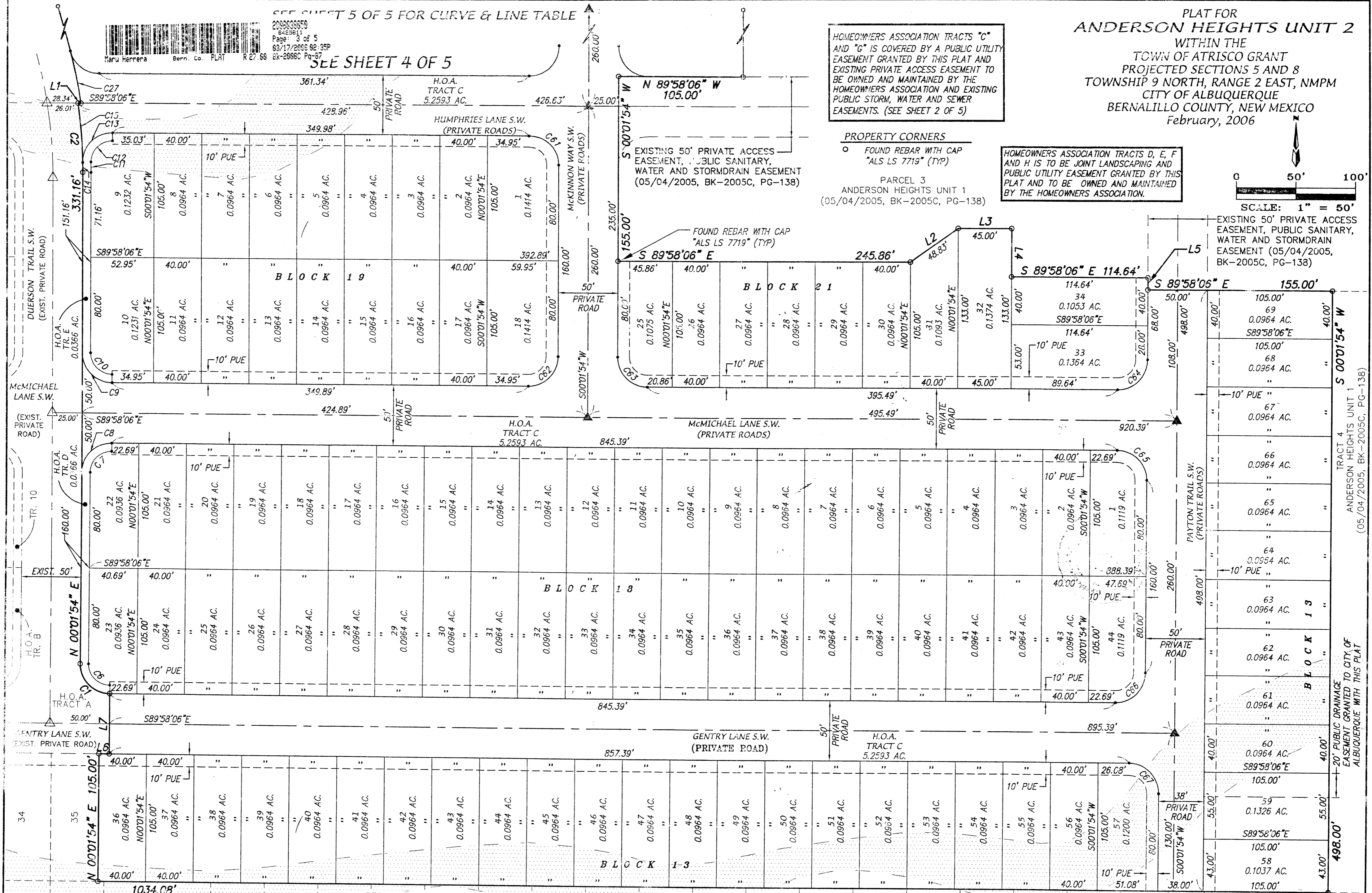
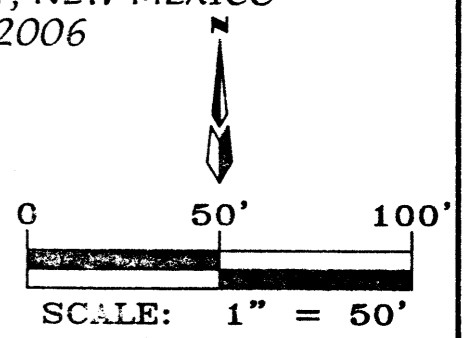
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6K-2005C PG-87

SEE SHEET 4 OF 5

PLAT FOR  
ANDERSON HEIGHTS UNIT 2  
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, 2006

HOMEOWNERS ASSOCIATION TRACTS "C"  
AND "G" IS COVERED BY A PUBLIC UTILITY  
EASEMENT GRANTED BY THIS PLAT AND  
EXISTING PRIVATE ACCESS EASEMENT TO  
BE OWNED AND MAINTAINED BY THE  
HOMEOWNERS ASSOCIATION AND EXISTING  
PUBLIC STORM, WATER AND SEWER  
EASEMENTS. (SEE SHEET 2 OF 5)

HOMEOWNERS ASSOCIATION TRACTS D, E, F  
AND H IS TO BE JOINT LANDSCAPING AND  
PUBLIC UTILITY EASEMENT GRANTED BY THIS  
PLAT AND TO BE OWNED AND MAINTAINED  
BY THE HOMEOWNERS ASSOCIATION.

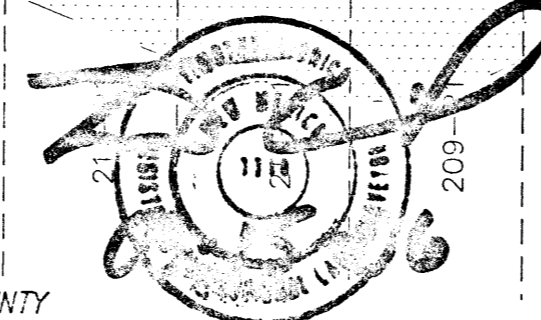


PROPERTY CORNERS

- FOUND REBAR WITH CAP  
"ALS LS 7719" (TYP)
- PARCEL 3  
ANDERSON HEIGHTS UNIT 1  
(05/04/2005, BK-2005C, PG-138)

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".

ABBREVIATIONS  
10' PUE = PUBLIC UTILITY EASEMENTS  
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 USE AUTHORITY



ALDRICH LAND SURVEYING

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

Dwg: base50.dwg	Drawn: Stephen	Checked: ALS	Sheet 3 of 5
Scale: AS SHOWN	Date: 2/14/2006	Job: A03080	

EXISTING 30' PUBLIC STORM DRAIN  
SANITARY SEWER EASEMENTS  
(12/21/2005, BK-2005C, PG-403)

20' PUBLIC DRAINAGE  
EASEMENT GRANTED TO CITY OF  
ALBUQUERQUE WITH THIS PLAT

TRACT 4  
ANDERSON HEIGHTS UNIT 1  
(05/04/2005, BK-2005C, PG-138)

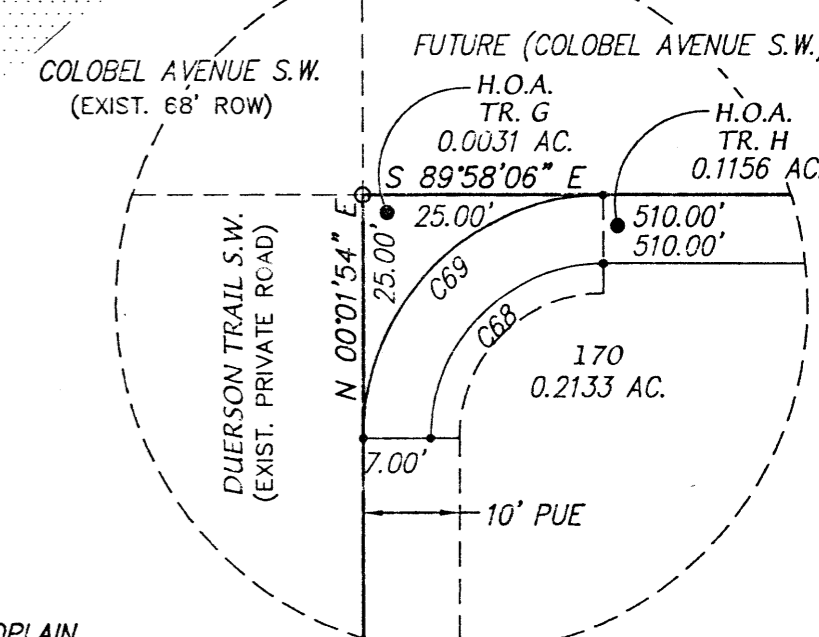
PROPERTY CORNERS

○ FOUND REBAR WITH CAP  
"ALS LS 7719" (TY2)

PLAT FOR  
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BERNALILLO COUNTY, NEW MEXICO  
February, 2006

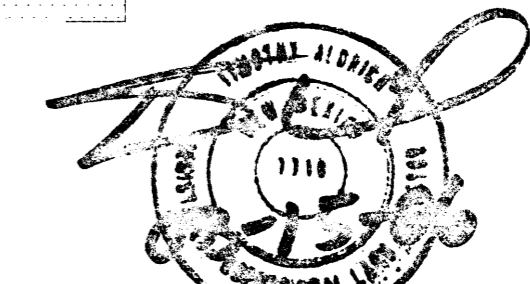


**ABBREVIATIONS**  
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C.O.A. = CITY OF ALBUQUERQUE  
A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY  
WATER USE AUTHORITY

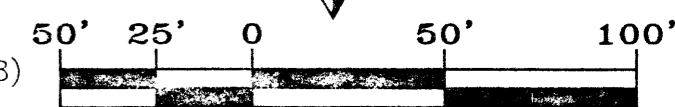


SCALE: 1" = 20'

FEMA FLOODPLAIN  
SEE FEMA FLOODPLAIN  
AND LOMR NOTES ON  
COVER SHEET



PARCEL 8  
ANDERSON HEIGHTS UNIT 1  
(05/04/2005, BK-2005C, PG-138)



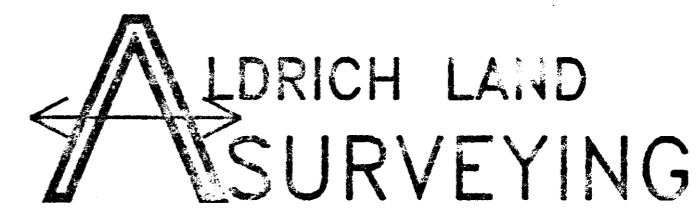
SCALE: 1" = 50'

SEE SHEET 3 OF 5 FOR CURVE & LINE TABLE

HOMEOWNERS ASSOCIATION TRACTS D, E, F  
AND H IS TO BE JOINT LANDSCAPING AND  
PUBLIC UTILITY EASEMENT GRANTED BY THIS  
PLAT AND TO BE OWNED AND MAINTAINED  
BY THE HOMEOWNERS ASSOCIATION.

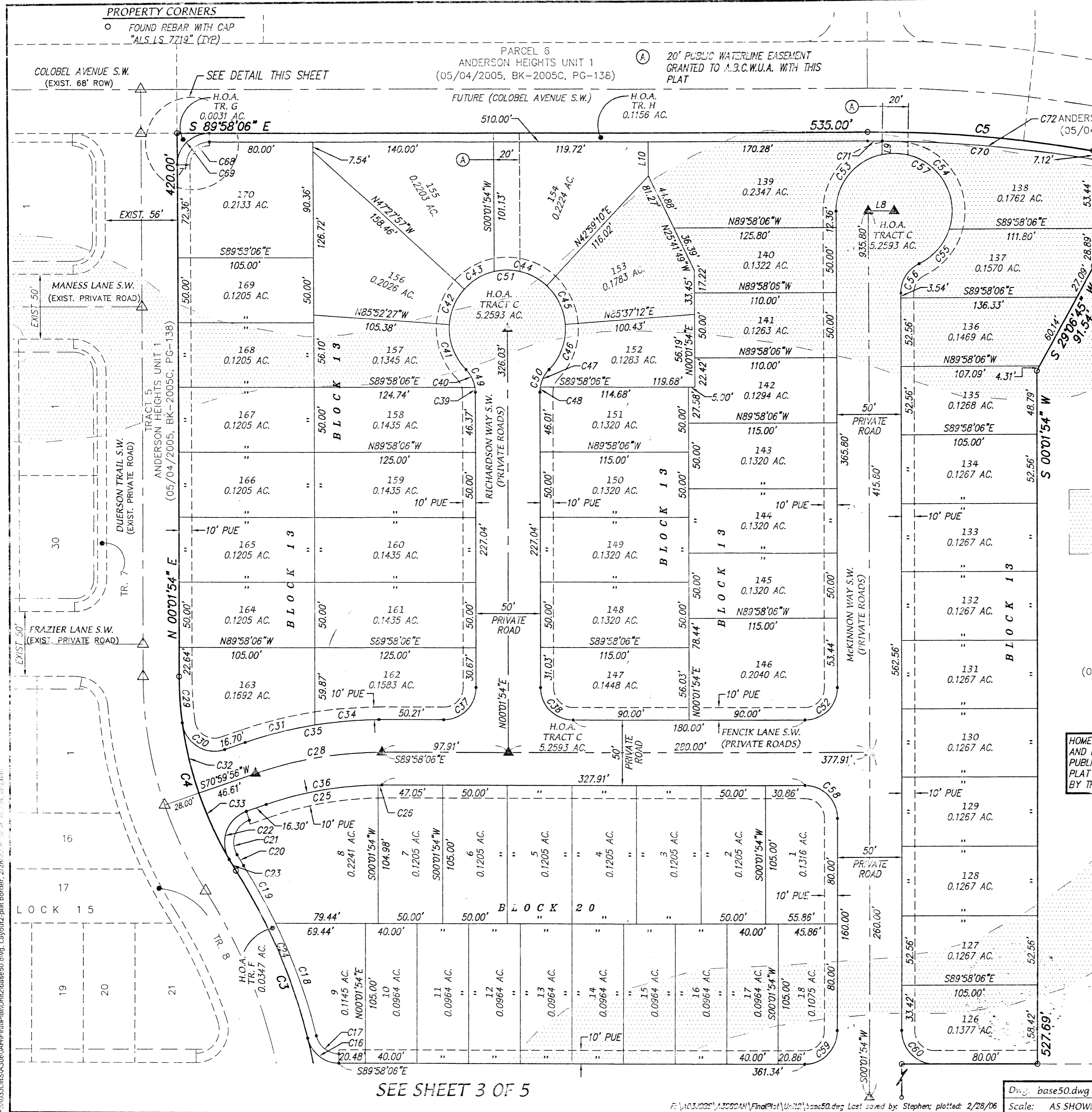
HOMEOWNERS ASSOCIATION TRACTS "C"  
AND "G" IS COVERED BY A PUBLIC UTILITY  
EASEMENT GRANTED BY THIS PLAT AND  
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HOMEOWNERS ASSOCIATION AND EXISTING  
PUBLIC STORM, WATER AND SEWER  
EASEMENTS. (SEE SHEET 2 OF 5)

**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  
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"CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".



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

Dwg: base50.dwg	Drawn: Stephen	Checked: ALS	Sheet 4 of 5
Scale: AS SHOWN	Date: 2/14/2006	Job: A03080	





PLAT FOR  
**ANDERSON HEIGHTS UNIT 2**  
 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, 2006



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C2	59.03	428.00	7°54'07"	29.56	N03°55'09"W	58.98
C3	182.98	428.00	24°29'43"	92.91	N20°44'50"W	181.59
C4	156.79	272.00	33°01'36"	80.64	S16°28'54"E	154.63
C5	175.46	966.00	10°24'24"	87.97	N84°45'54"W	175.21
C6	28.27	18.00	90°00'00"	18.00	S44°58'06"E	25.46
C7	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C8	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C9	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C10	28.27	18.00	90°00'00"	18.00	S44°58'06"E	25.46
C11	8.49	435.00	1°07'06"	4.24	N00°31'38"W	8.49
C12	28.63	18.00	91°07'06"	18.35	S44°28'22"W	25.70
C13	39.76	25.00	91°07'06"	25.49	S44°28'22"W	35.70
C14	8.35	428.00	1°07'06"	4.18	N00°31'38"W	8.35
C15	50.67	428.00	6°47'01"	25.37	N04°28'42"W	50.64
C16	32.94	25.00	75°29'25"	19.35	S52°13'23"E	30.61
C17	23.72	18.00	75°29'25"	13.93	S52°13'23"E	22.04
C18	90.36	435.00	11°54'07"	45.34	N20°25'44"W	90.20
C19	50.22	435.00	6°36'54"	25.14	N29°41'15"W	50.19
C20	9.63	265.00	2°04'58"	4.82	S31°57'13"E	9.63
C21	32.02	18.00	101°54'39"	22.19	S20°02'36"W	27.96
C22	44.47	25.00	101°54'39"	30.82	S20°02'36"W	38.83
C23	9.89	272.00	2°04'58"	4.94	S31°57'13"E	9.89
C24	138.32	428.00	18°31'02"	69.77	N23°44'11"W	137.72
C25	88.41	275.00	18°25'09"	44.59	S80°12'30"W	88.03
C26	2.95	275.00	0°36'50"	1.47	S89°43'29"W	2.95
C27	44.66	428.00	5°58'41"	22.35	N11°29'20"W	44.64
C28	99.66	300.00	19°01'59"	50.29	S80°30'55"W	99.20
C29	36.01	272.00	7°35'08"	18.03	S03°45'40"E	35.98
C30	44.26	25.00	101°26'51"	30.57	S58°16'39"E	38.71
C31	55.65	325.00	9°48'37"	27.89	S75°54'14"W	55.58
C32	55.32	272.00	11°39'13"	27.76	S13°22'50"E	55.23
C33	55.57	272.00	11°42'17"	27.88	S25°03'35"E	55.47
C34	52.31	325.00	9°13'22"	26.21	S85°25'14"W	52.26
C35	107.96	325.00	19°01'59"	54.48	S80°30'55"W	107.47
C36	91.35	275.00	19°01'59"	46.10	S80°30'55"W	90.93
C37	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C38	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C39	3.64	25.00	8°20'52"	1.82	N04°08'32"W	3.64
C40	15.74	25.00	36°04'03"	8.14	N26°20'59"W	15.48
C41	38.10	45.00	48°30'34"	20.28	S20°07'44"E	36.97
C42	30.17	45.00	38°24'29"	15.67	S23°19'48"W	29.60
C43	27.22	45.00	34°39'29"	14.04	S59°51'47"W	26.81
C44	43.82	45.00	55°47'38"	23.82	N74°54'39"W	42.11
C45	33.48	45.00	42°38'02"	17.56	N25°41'49"W	32.72
C46	38.35	45.00	48°49'37"	20.43	N20°02'01"E	37.20
C47	15.37	25.00	35°13'56"	7.94	S26°49'52"W	15.13
C48	4.01	25.00	9°11'00"	2.01	S04°37'24"W	4.00
C49	19.38	25.00	44°24'55"	10.21	N22°10'33"W	18.90
C50	19.38	25.00	44°24'55"	10.21	S22°14'22"W	18.90
C51	211.14	45.00	268°49'50"	45.93	N89°58'06"W	64.29
C52	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C53	61.60	45.00	78°25'41"	36.72	S39°14'45"W	56.90
C54	94.25	45.00	120°00'06"	77.94	N41°32'22"W	77.94
C55	36.28	45.00	46°11'36"	19.19	N41°33'29"E	35.31
C56	28.20	25.00	64°37'23"	15.81	S32°20'36"W	26.73
C57	192.13	45.00	244°37'23"	71.15	N57°39'24"W	76.06
C58	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C59	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C60	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C61	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C62	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C63	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
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	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C67	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C68	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C69	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C70	175.47	959.00	10°29'01"	87.98	N84°43'35"W	175.22
C71	11.22	959.00	0°40'13"	5.61	N89°37'59"W	11.22
C72	164.25	959.00	9°48'48"	82.33	N84°23'29"W	164.05

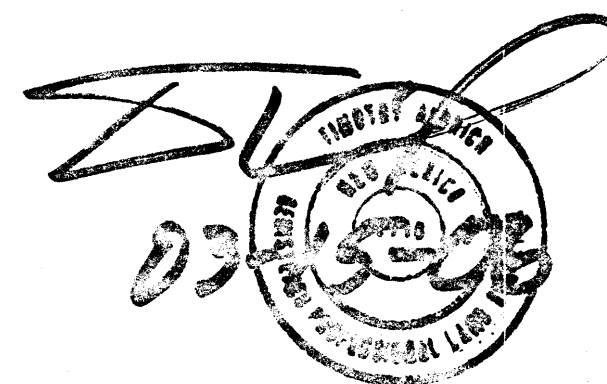
LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°58'06"W	2.33
L2	S55°02'23"W	48.83
L3	N89°58'06"W	45.00
L4	N00°01'54"E	40.00
L5	N00°01'54"E	10.00
L6	N89°58'06"W	8.69
L7	S00°01'54"W	50.00
L8	N89°58'06"W	20.00
L9	N01°17'58"E	11.07
L10	S00°01'54"W	27.15

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

- 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.
- 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.
- 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.
- 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.

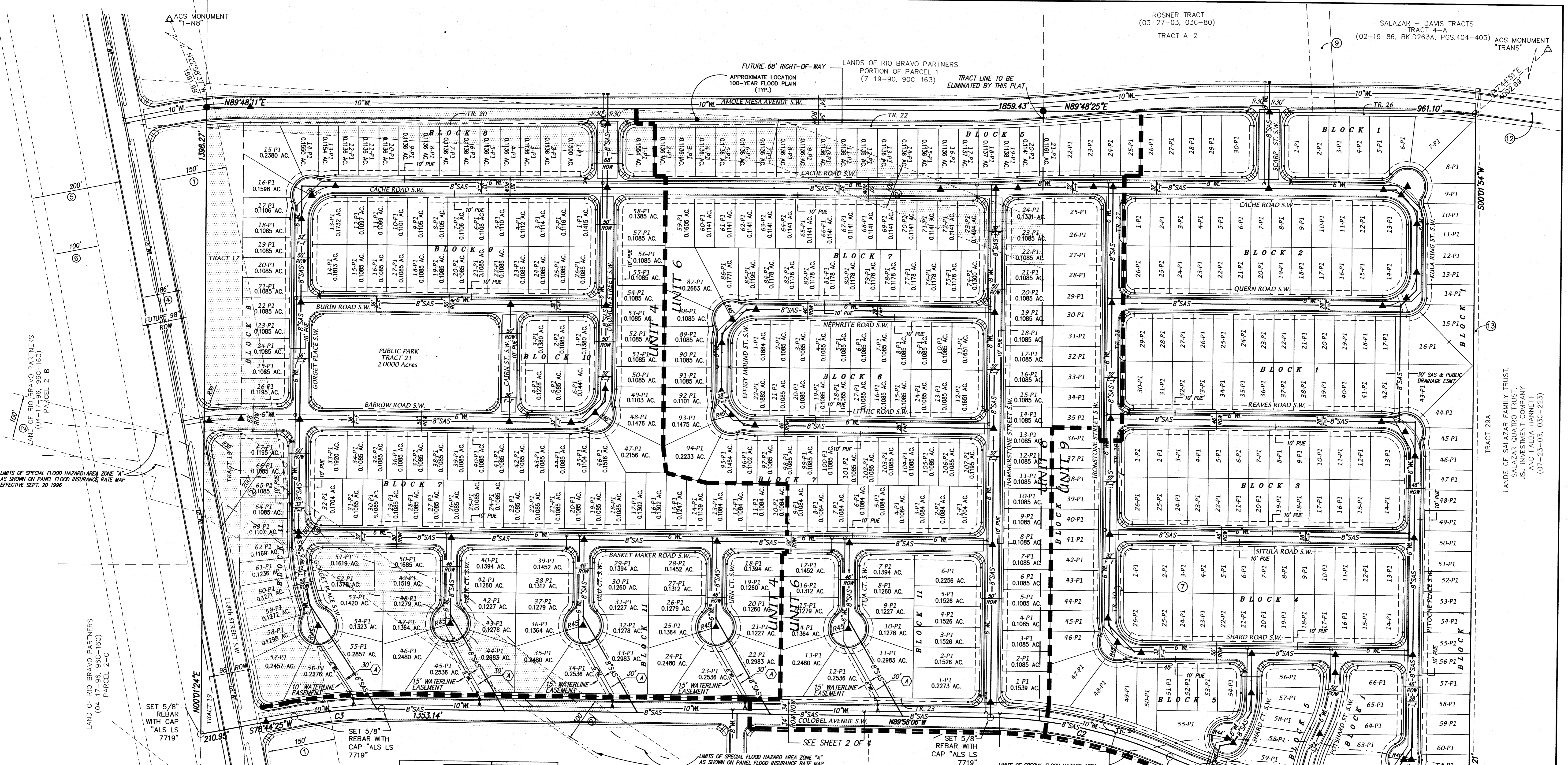
In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this 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.



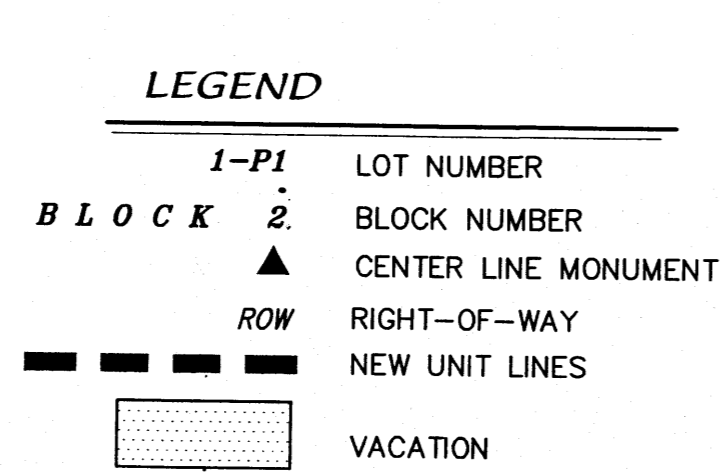
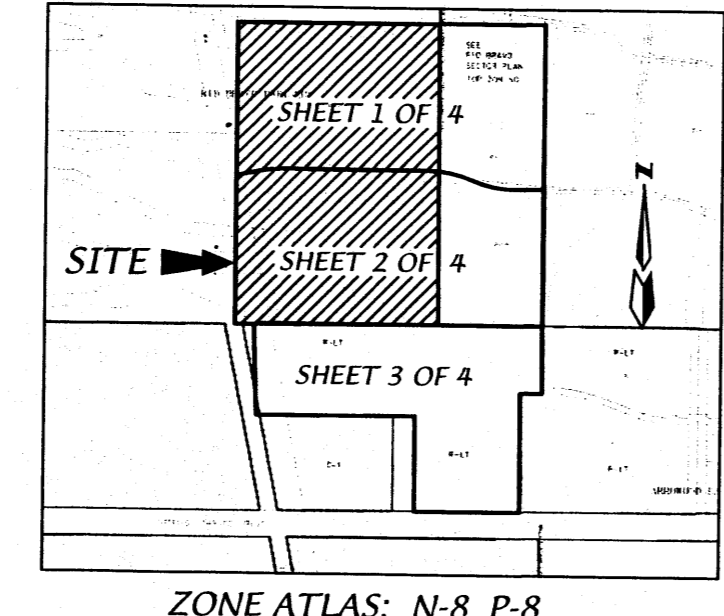
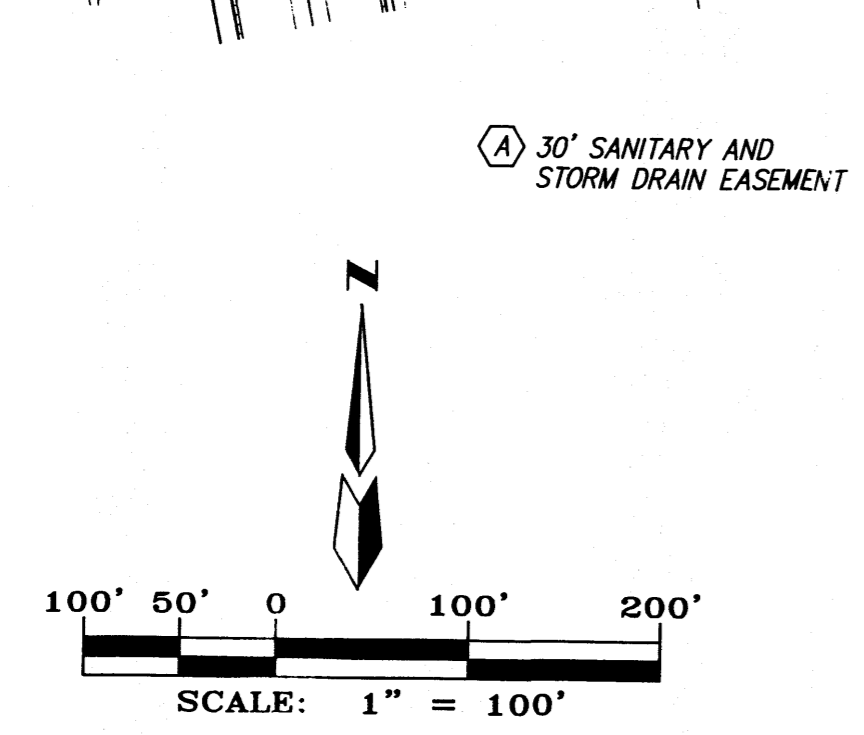
**ALDRICH LAND SURVEYING**

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

Dwg: base50.dwg	Drawn: Stephen	Checked: ALS	Sheet 5 of 5
Scale: AS SHOWN	Date: 2/14/2006	Job: A03080	



- EASEMENTS**
- EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
  - EXISTING 100' OR 200' AMAFCA DRAINAGE EASMENT (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)



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 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.

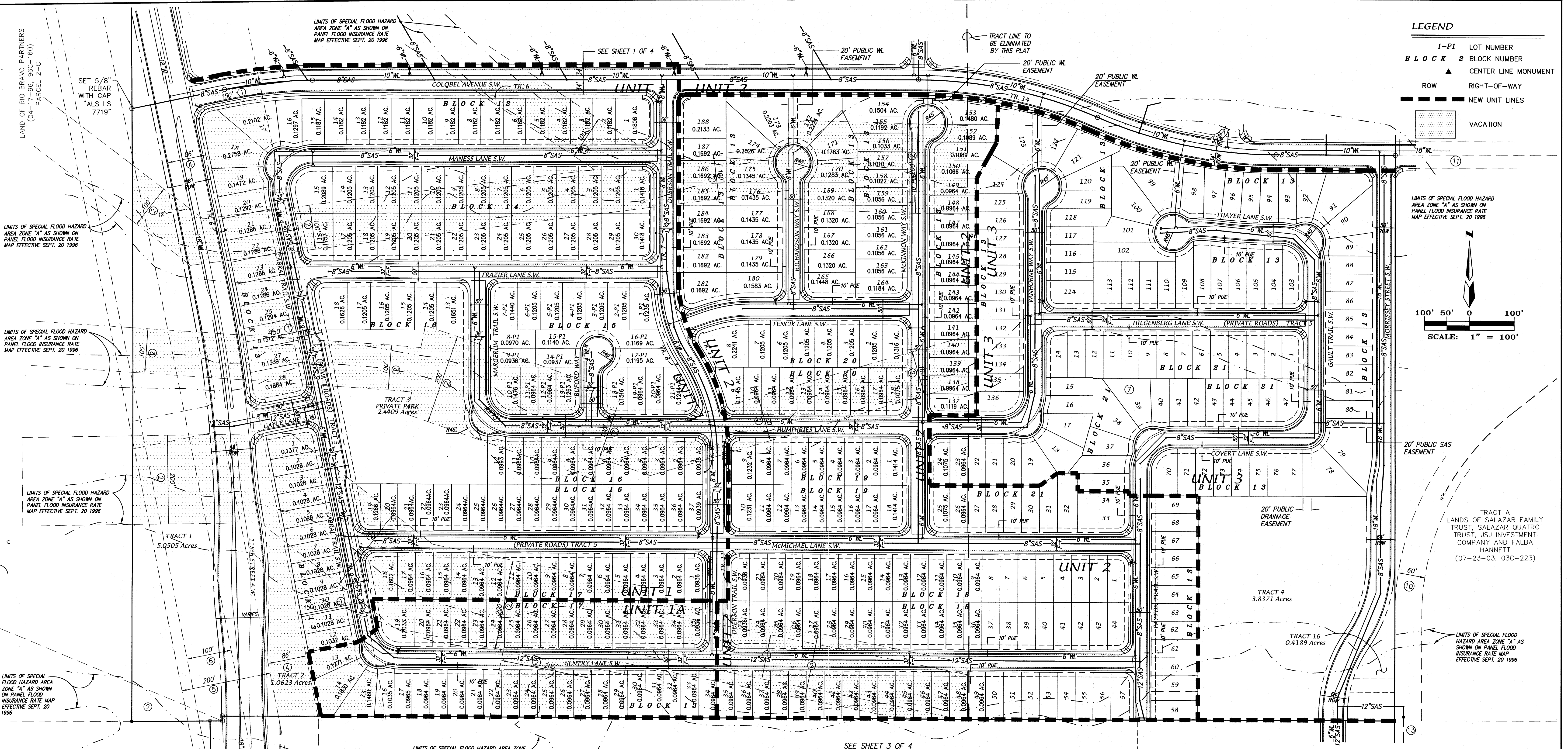
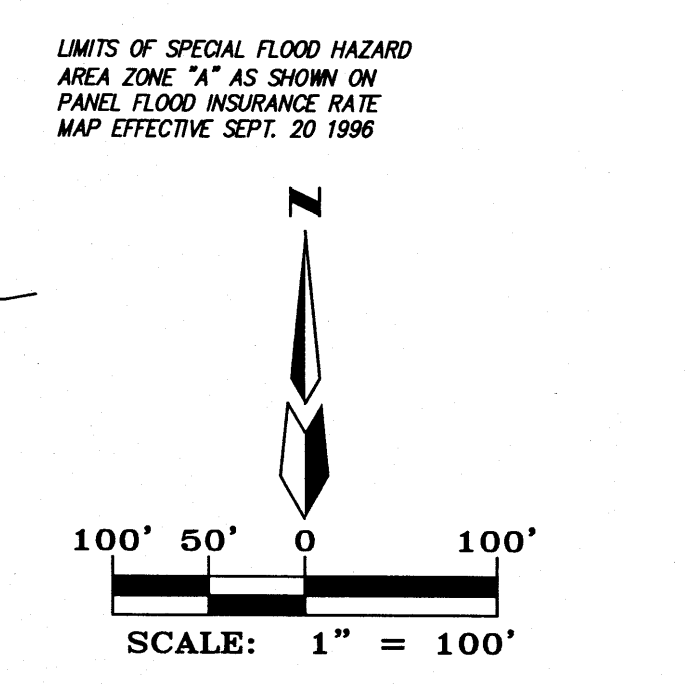
**ANDERSON HEIGHTS**  
**AMENDED SITE DEVELOPMENT**  
**PLAN FOR SUBDIVISION &**  
**UTILITY PLAN**

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



**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 14-16-3-8(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 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 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, D197-567)
5. EXISTING 100' PNM EASEMENT (04-20-78, BK.MISC 602, 558-561).
6. EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
7. EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104) (03-27-03, 03C-80)
8. EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)
9. EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
10. EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)

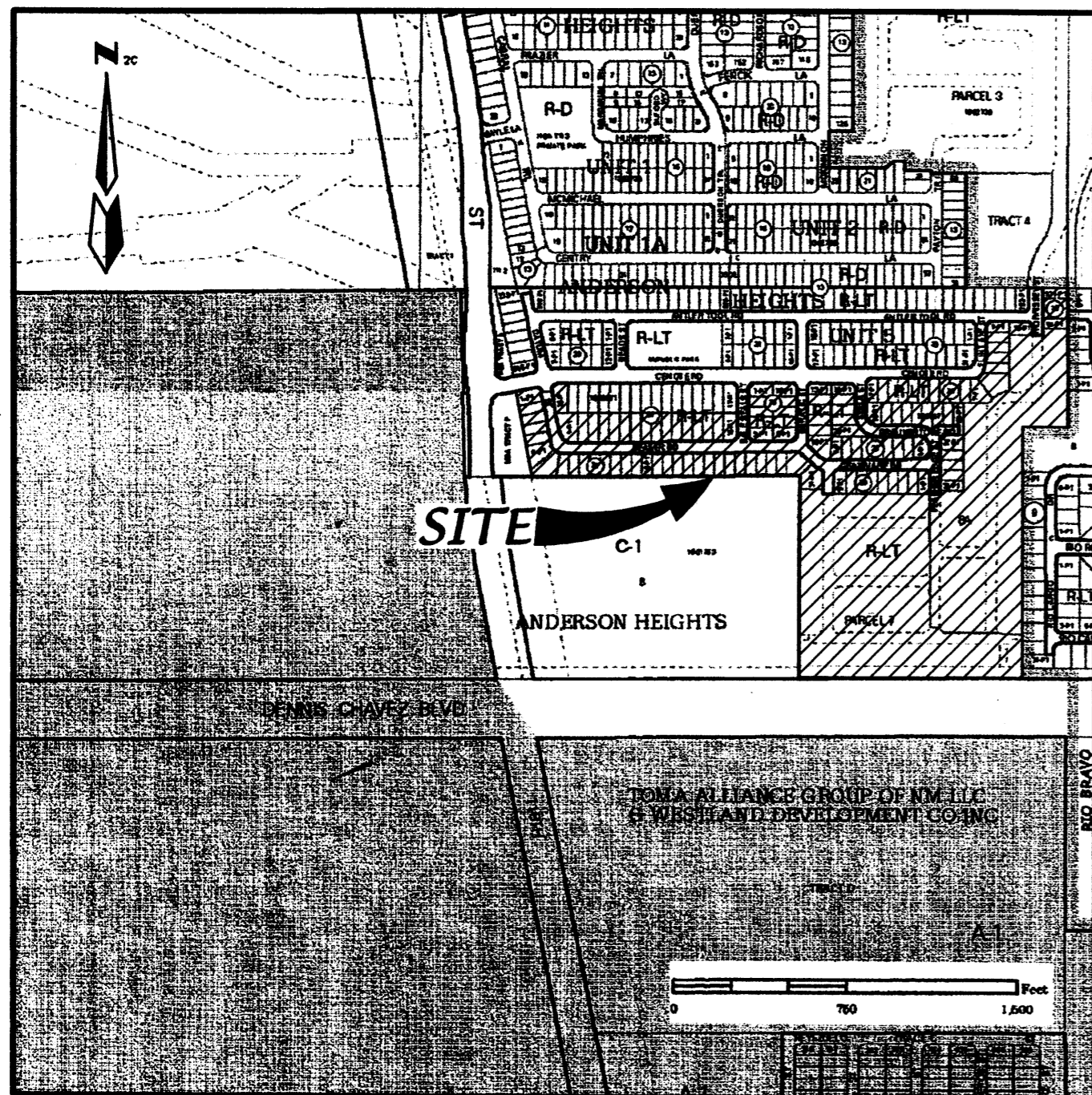
**ANDERSON HEIGHTS**  
**AMENDED SITE DEVELOPMENT**  
**PLAN FOR SUBDIVISION &**  
**UTILITY PLAN**

**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	





VICINITY MAP 1"=750'

ZONE ATLAS: P-8

**SUBDIVISION DATA**

Gross Acreage	40.6530 Acres
Zone Atlas No.	N-8-Z & P-8-Z
No. of Existing Lots/Parcels	123 Lots/2 Parcels
No. of Lots/Parcels created	120 Lots/2 Parcels
Right-of-way Vacated	2.9982 Ac.
Right-of-way Dedicated	3.3096 Ac.
Miles of full width streets created	X.XX
Date of Survey	November, 2003
Zoning	R-D/R-LT
Utility Control Location System Log No.	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 all streets and public rights-of-way as shown hereon to the City of Albuquerque in fee simple with warranty covenants and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, 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.

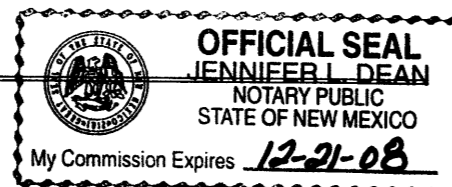
OWNER: KB HOME New Mexico Inc  
 BY: Gary C. Jenkins  
 TITLE: Director of Land Development

Gary C. Jenkins

10/02/2006 Date

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO



This instrument was acknowledged before me on 2nd day of October, 2006  
 By Gary C. Jenkins, Director of Land Development, KB HOME New Mexico Inc, A New Mexico Corporation on behalf of said corporation

Jennifer L. Dean  
 NOTARY PUBLIC

12-21-08  
 MY COMMISSION EXPIRES

**LEGAL DESCRIPTION**

A tract of land situate, within the Town of Atrisco Grant, projected Sections 8, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL 7, ANDERSON HEIGHTS UNIT 1 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 May 4, 2005 in Book 2005C, Page 138; together with LOTS 1-P1 THRU 31-P1, and LOTS 98-P1, through 101 P1, BLOCK 22; LOTS 1-P1 through 31-P1 and LOT 55-P1; BLOCK 26; LOTS 1-P1 through 16-P1, and LOT 33-P1, BLOCK 27; LOTS 1-P1 through 10-P1, BLOCK 28; LOTS 1-P1 through 20-P1, BLOCK 29; and LOTS 1-P1 through 9-P1, BLOCK 30; all of PARCEL 8-A, all of BEAKER ROAD, S.W., GRAYWARE ROAD S.W., and GROUNDSTONE ROAD, S.W. and a portion of DATUM STREET S.W., BALE SEALS STREET S.W., ERRATIC STREET S.W., STELA STREET S.W. and FEATHER EDGE STREET S.W. ANDERSON HEIGHTS UNIT 5 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 January 21, 2005 in Book 2005C, Page 403 and containing 40.6530 acres more or less.

**PURPOSE OF PLAT**

1. Purpose of this plat is to delete the P-1 designation for Intermittent Parking Design Criteria from Lots within this portion of Anderson Heights Unit 5 as shown. These lots will be renamed with an "A" designation after the Lot number.
2. Grant new Easements as shown.
3. Vacate Rights-of way and Easements as shown.
4. Dedicate Right-of-way and Easements as shown

**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:
  - "ANDERSON HEIGHTS UNIT 5", (12-21-2005, BK-2005C PG-403)
  - "ANDERSON HEIGHTS UNIT 1", (05-04-2005, BK-2005C PG-138)
  - "ANDERSON HEIGHTS UNIT 1-A", (08-05-2005, BK-2005C PG-272)
  - "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)
5. Field Survey performed on November, 2003.

**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 service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable 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 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 the 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.

PLAT OF  
**ANDERSON HEIGHTS UNIT 5A**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 8  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2006

**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.

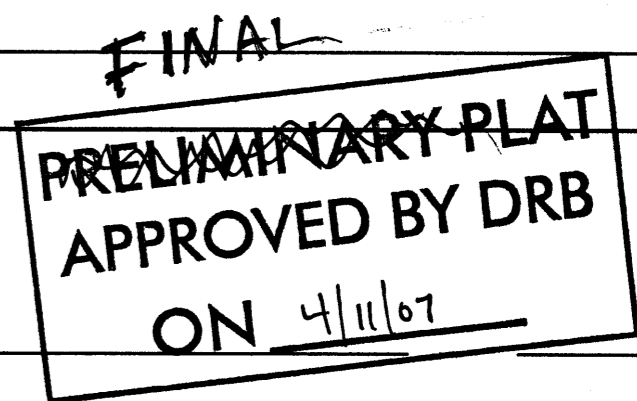
Project Number: 1002739

Application Number:

PLAT APPROVAL

Utility Approvals:

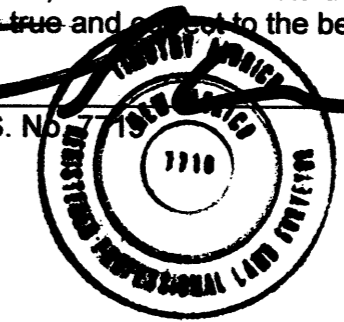
PNM Electric Services	Date
PNM Gas Services	Date
Qwest Telecommunications	Date
Comcast	Date
City Approvals	Date
City Surveyor	11-2-06 Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
AMAFCA	Date
City 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."

Timothy Aldrich P.S. No. 10-16-05 Date



**ALDRICH LAND SURVEYING**

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

Dwg: A6066-cover.dwg	Drawn: DIANE	Checked: ALS	Sheet 1 of 7
Scale: N/A	Date: 10/02/06	Job: A06066 (A03080)	

PLAT OF  
**ANDERSON HEIGHTS UNIT 5A**  
 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  
 SEPTEMBER, 2006

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	198.21	S89°46'47"W	L13	71.36	S00°01'54"W
L2	82.00	N78°44'31"E	L14	46.00	S89°58'06"E
L3	46.07	N82°00'07"E	L15	93.36	N00°01'54"E
L4	130.00	S00°01'54"W	L16	404.28	S89°58'06"E
L5	97.97	S00°01'54"W	L17	133.00	N00°01'54"E
L6	46.00	N89°35'21"E	L18	150.09	S89°58'06"E
L7	202.61	N00°01'54"E	L19	4.30	S00°04'40"E
L8	160.00	S89°58'06"E	L20	46.00	N89°55'20"E
L9	202.02	S00°01'54"W	L21	180.16	N00°04'40"W
L10	46.00	S89°58'06"E	L22	105.00	S89°58'06"E
L11	202.02	N00°01'54"E	L23	9.38	S89°58'06"E
L12	160.00	S89°58'06"E			

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.27	25.00	90°00'00"	25.00	N56°15'29"W	35.36
C2	42.00	25.00	96°14'55"	27.89	S36°51'59"W	37.23
C3	41.00	466.00	5°02'28"	20.51	S87°30'40"W	40.99
C4	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C5	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C6	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C7	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C8	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C9	19.17	98.00	11°12'22"	9.61	N84°25'43"E	19.14
C10	11.27	25.00	25°49'26"	5.73	N88°15'45"W	11.17
C11	82.89	45.00	105°32'06"	59.22	N51°52'55"E	71.66
C12	11.27	25.00	25°49'26"	5.73	S12°01'35"W	11.17
C13	42.60	98.00	24°54'24"	21.64	N12°29'06"E	42.27
C14	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C15	39.22	25.00	89°53'25"	24.95	N45°01'23"W	35.32

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

ACS MONUMENT  
 "1-N8"  
 Y=1470679.06  
 X=348455.82  
 G-G=0.99967260  
 Δα=-00°17'26"  
 CENTRAL ZONE  
 (NAD 1927)

ACS MONUMENT  
 "TRANS"  
 Y=1471822.67  
 X=354899.45  
 G-G=0.99967921  
 Δα=-00°16'42"  
 CENTRAL ZONE  
 ELEVATION=5118.370  
 (NAD 1927/SLD 1929)

TRACT A LANDS OF SALAZAR  
 FAMILY TRUST SALAZAR QUATRO  
 TRUST JSJ INVESTMENT COMPANY  
 ANF FALBA HANNET (07-23-03,  
 2003C-223)

TRACT 1  
 ANDERSON HEIGHTS UNIT 1  
 (05/04/2005, BK-2005C, PG-138)

TRACT 2  
 ANDERSON HEIGHTS UNIT 1  
 (05/04/2005, BK-2005C, PG-138)

ANDERSON HEIGHTS UNIT 1A  
 (08/05/2005, BK-2005C, PG-272)

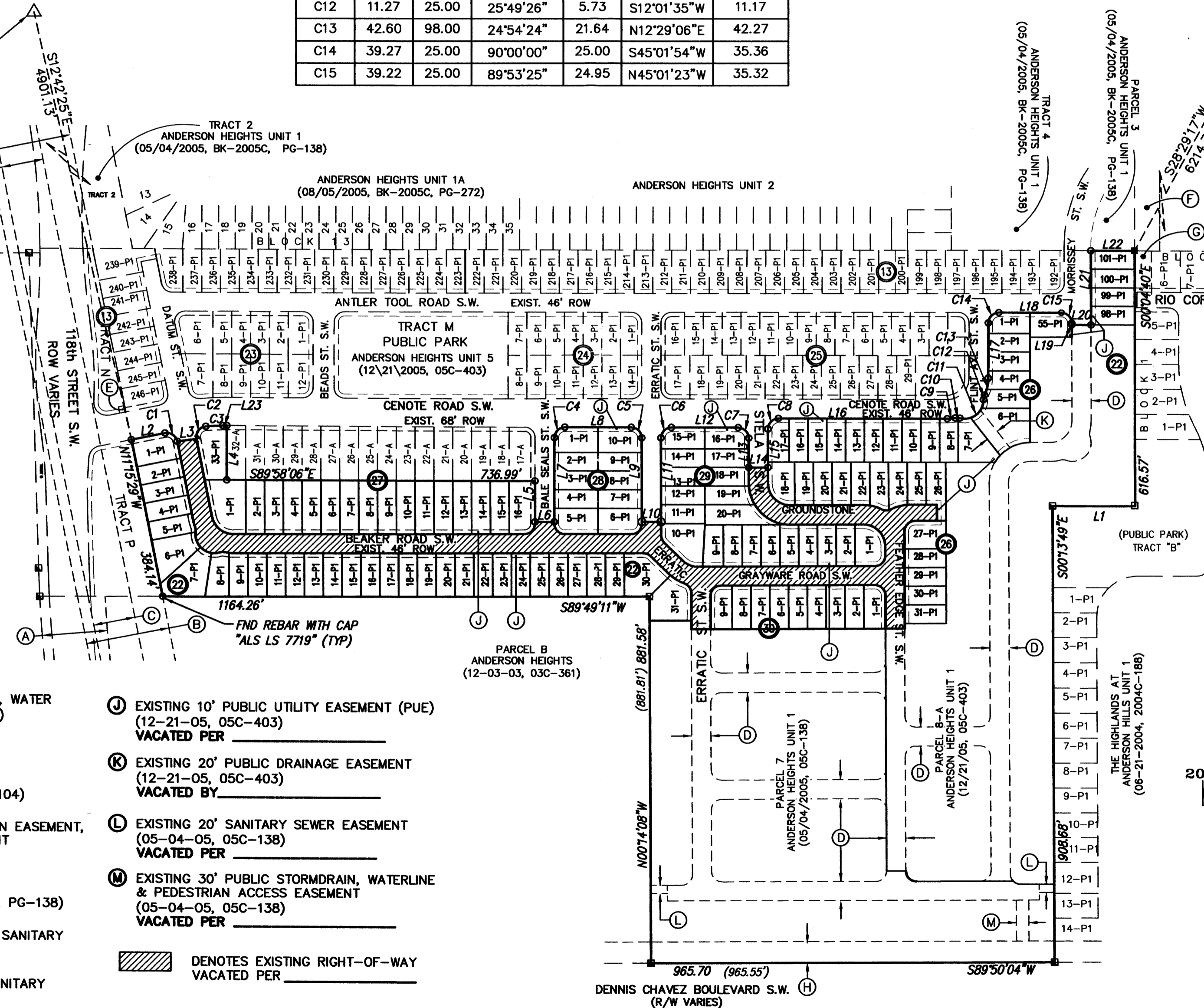
ANDERSON HEIGHTS UNIT 2

TRACT 4  
 ANDERSON HEIGHTS UNIT 1  
 (05/04/2005, BK-2005C, PG-138)

TRACT 3  
 ANDERSON HEIGHTS UNIT 1  
 (05/04/2005, BK-2005C, PG-138)

UNPLATTED LANDS OF WESTLAND  
 DEVELOPMENT CO., INC. (04-17-96,  
 96C-180)

THE HIGHLANDS AT  
 ANDERSON HILLS UNIT 3  
 (06-24-2005, 2005C-219)

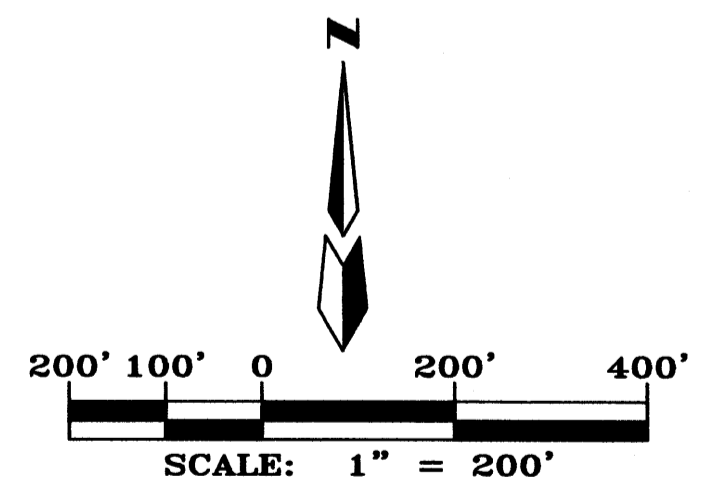


**EXISTING EASEMENTS**

- (A) EXISTING 156' PUBLIC ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT (12-30-03, 03C-361)
- (B) EXISTING 200' POWER LINE EASEMENT U.S.B.R. (02-05-52, D197-567)
- (C) EXISTING 100' PNM EASEMENT (04-30-99, 99C-104)
- (D) EXISTING PUBLIC ACCESS EASEMENT, STORM DRAIN EASEMENT, PUBLIC SANITARY SEWER & WATER LINE EASEMENT (05-04-05, 05C-138)  
 VACATED PER \_\_\_\_\_
- (E) 15'x15' PNM EASEMENT (05/04/2005, BK-2005C, PG-138)
- (F) EXISTING 60' PUBLIC INGRESS/EGRESS, WATER & SANITARY SEWER EASEMENT (04-17-01, BK.A18 - PG.456)
- (G) EXISTING 40' PUBLIC DRAINAGE, WATERLINE & SANITARY SEWER EASEMENT (06-21-04, 04C-188)
- (H) EXISTING 50' PNM GAS PIPELINE EASEMENT (03-27-00, A3-9161)

- (J) EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (12-21-05, 05C-403)  
 VACATED PER \_\_\_\_\_
- (K) EXISTING 20' PUBLIC DRAINAGE EASEMENT (12-21-05, 05C-403)  
 VACATED BY \_\_\_\_\_
- (L) EXISTING 20' SANITARY SEWER EASEMENT (05-04-05, 05C-138)  
 VACATED PER \_\_\_\_\_
- (M) EXISTING 30' PUBLIC STORMDRAIN, WATERLINE & PEDESTRIAN ACCESS EASEMENT (05-04-05, 05C-138)  
 VACATED PER \_\_\_\_\_

■ DENOTES EXISTING RIGHT-OF-WAY  
 VACATED PER \_\_\_\_\_



**ALDRICH LAND SURVEYING**

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

ALL STREETS AND ROADS SHOWN  
HEREON IS HEREBY DEDICATED IN FEE  
SIMPLE WITH WARRANTY COVENANTS  
AS PUBLIC RIGHT-OF-WAY

**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS  
GRANTED WITH THIS PLAT  
  
R/W = RIGHT-OF-WAY  
  
C.O.A. = CITY OF ALBUQUERQUE

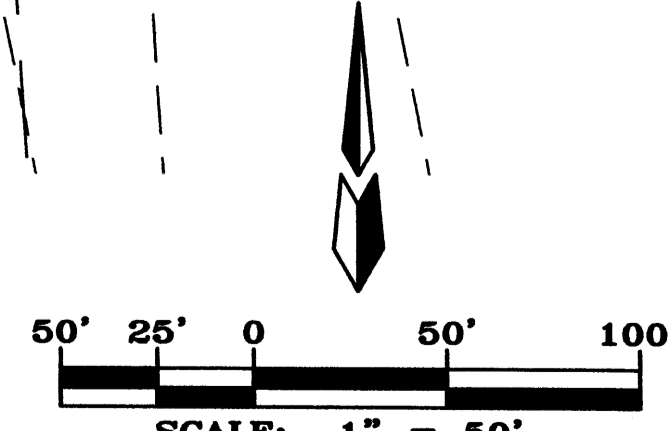
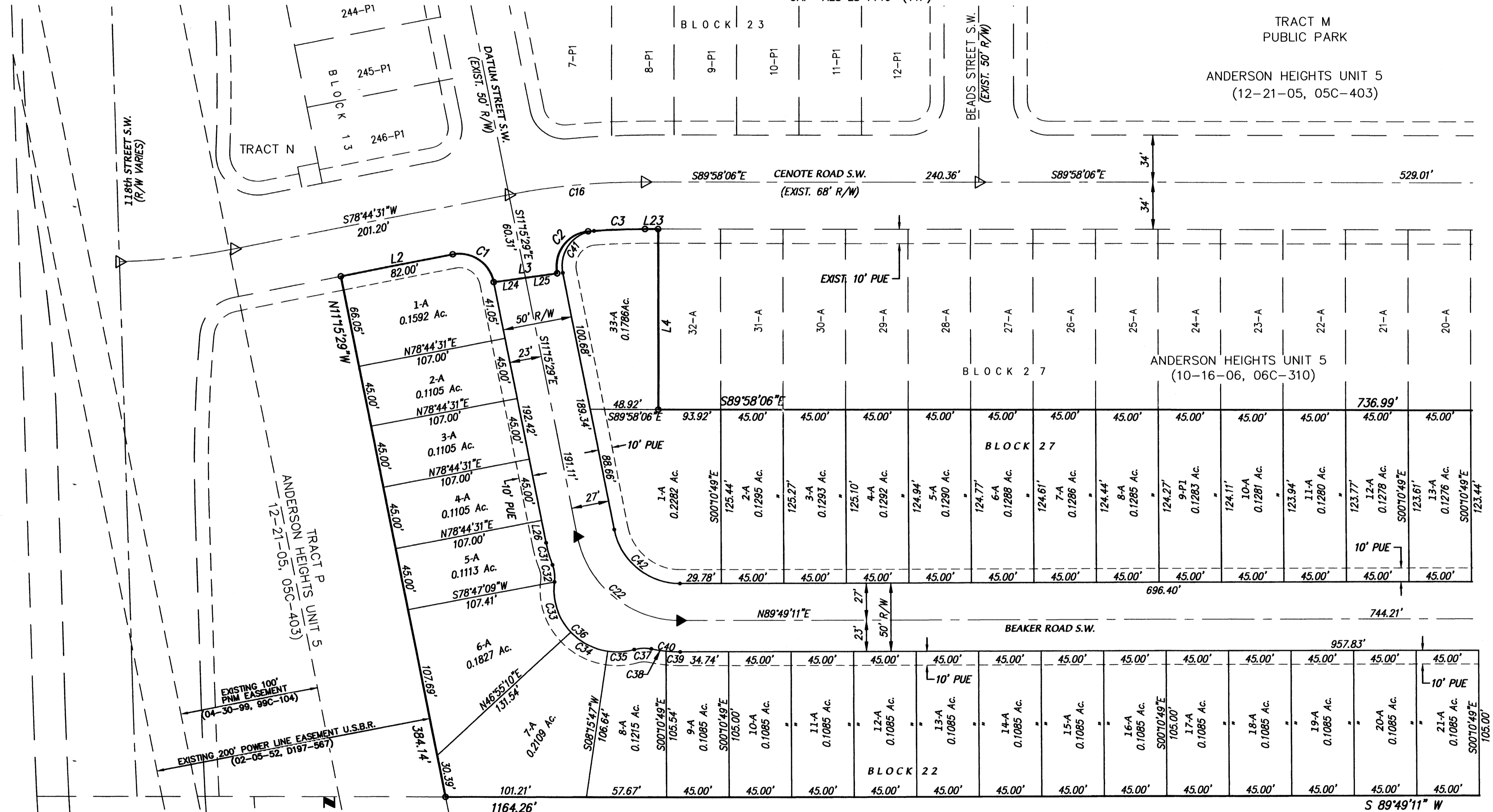
**LEGEND**

1-P1 LOT NUMBER  
BLOCK 2 BLOCK NUMBER

**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/ SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ▲ NEW CENTER LINE MONUMENT CAP "LS 7719" (TYP)
- △ EXISTING CENTER LINE MONUMENT CAP "LS 7719" (TYP)
- FOUND REBAR WITH CAP "PS 11993" (TYP.)

PLAT OF  
**ANDERSON HEIGHTS UNIT 5A**  
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  
SEPTEMBER, 2006



**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".

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

SEE SHEET 7 FOR LINE & CURVE DATA

Dwg: A6066-BASE50.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 7
Scale: 1"=50'	Date: 10/26/06	Job: A06066 (A03080)	

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

PLAT OF  
**ANDERSON HEIGHTS UNIT 5A**  
 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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 SEPTEMBER, 2006

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R/W = RIGHT-OF-WAY

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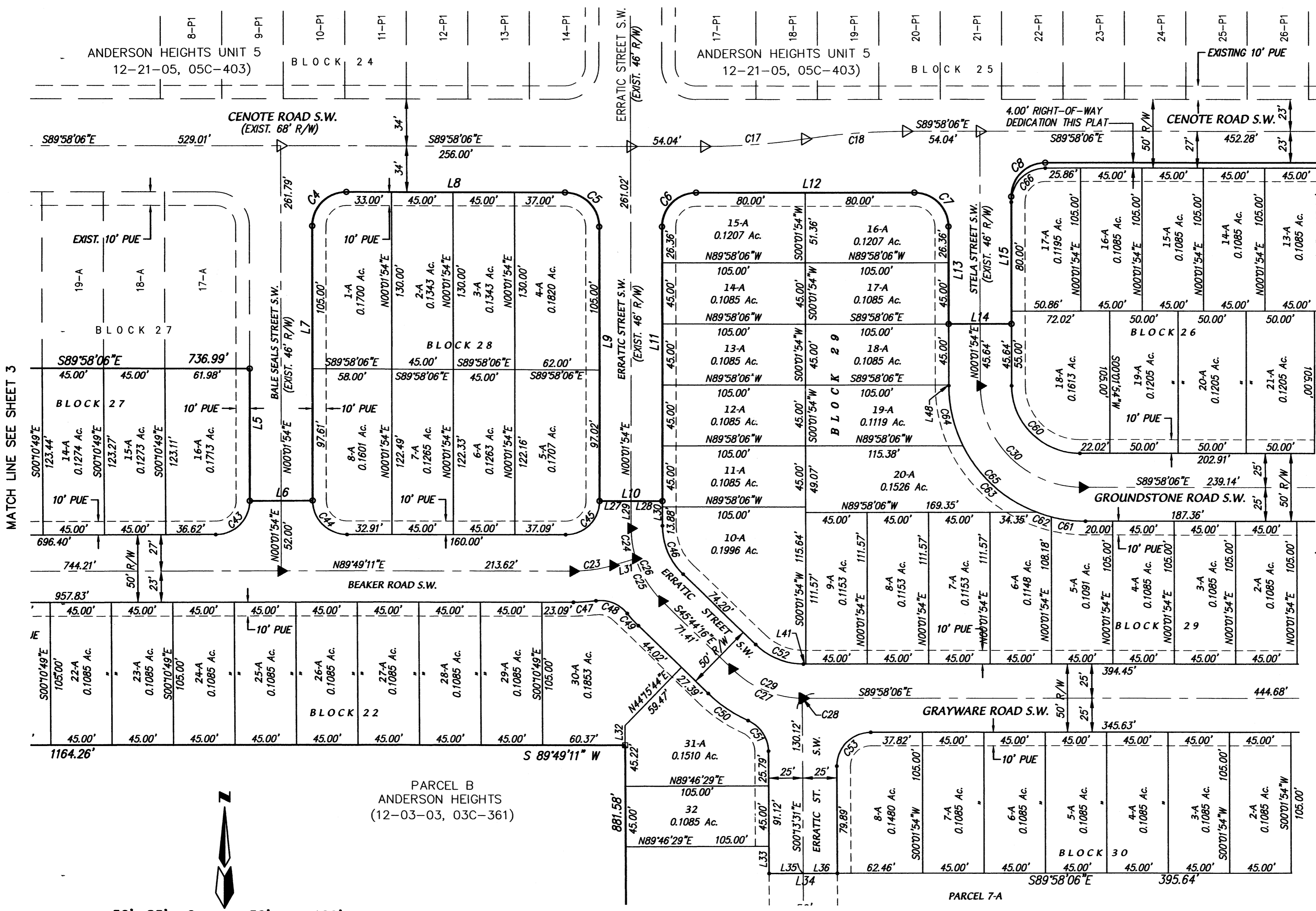
**LEGEND**

1-P1 LOT NUMBER  
 BLOCK 2 BLOCK NUMBER

**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".

ALL STREETS AND ROADS SHOWN  
 HEREON IS HEREBY DEDICATED IN FEE  
 SIMPLE WITH WARRANTY COVENANTS  
 AS PUBLIC RIGHT-OF-WAY



MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 6

**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/ SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ▣ FOUND REBAR WITH CAP "PS 11993" (TYP.)
- ▲ NEW CENTER LINE MONUMENT CAP "LS 7719" (TYP)
- △ EXISTING CENTER LINE MONUMENT
- ▣ FOUND REBAR WITH CAP "PS 11993" (TYP.)

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

SEE SHEET 7 FOR LINE & CURVE DATA

Dwg: A6066-BASE50.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 7
Scale: 1"=50'	Date: 10/25/06	Job: A06066 (A03080)	



PLAT OF  
**ANDERSON HEIGHTS UNIT 5A**  
 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  
 SEPTEMBER, 2006

**ABBREVIATIONS**

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- R/W = RIGHT-OF-WAY
- C.O.A. = CITY OF ALBUQUERQUE

**LEGEND**

- 1-P1 LOT NUMBER
- BLOCK 2 BLOCK NUMBER

**PROPERTY CORNERS**

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- ▣ FOUND REBAR WITH CAP "PS 11993" (TYP.)
- ▲ NEW CENTER LINE MONUMENT CAP "LS 7719" (TYP)
- △ EXISTING CENTER LINE MONUMENT
- ▣ FOUND REBAR WITH CAP "PS 11993" (TYP.)

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 6



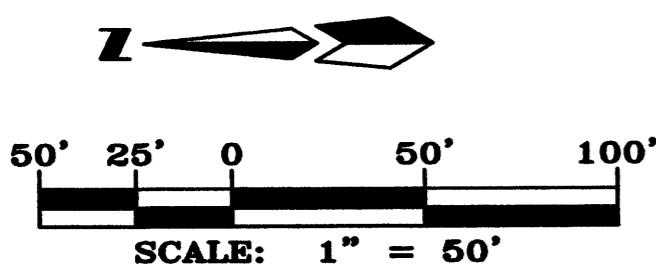
P.O. BOX 30701, ALBU., N.M. 87190  
 505-884-1990

SEE SHEET 7 FOR LINE & CURVE DATA

Dwg: A6066-BASE50.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 5 of 7
Scale: 1"=50'	Date: 10/26/06	Job: A06066 (A03080)	

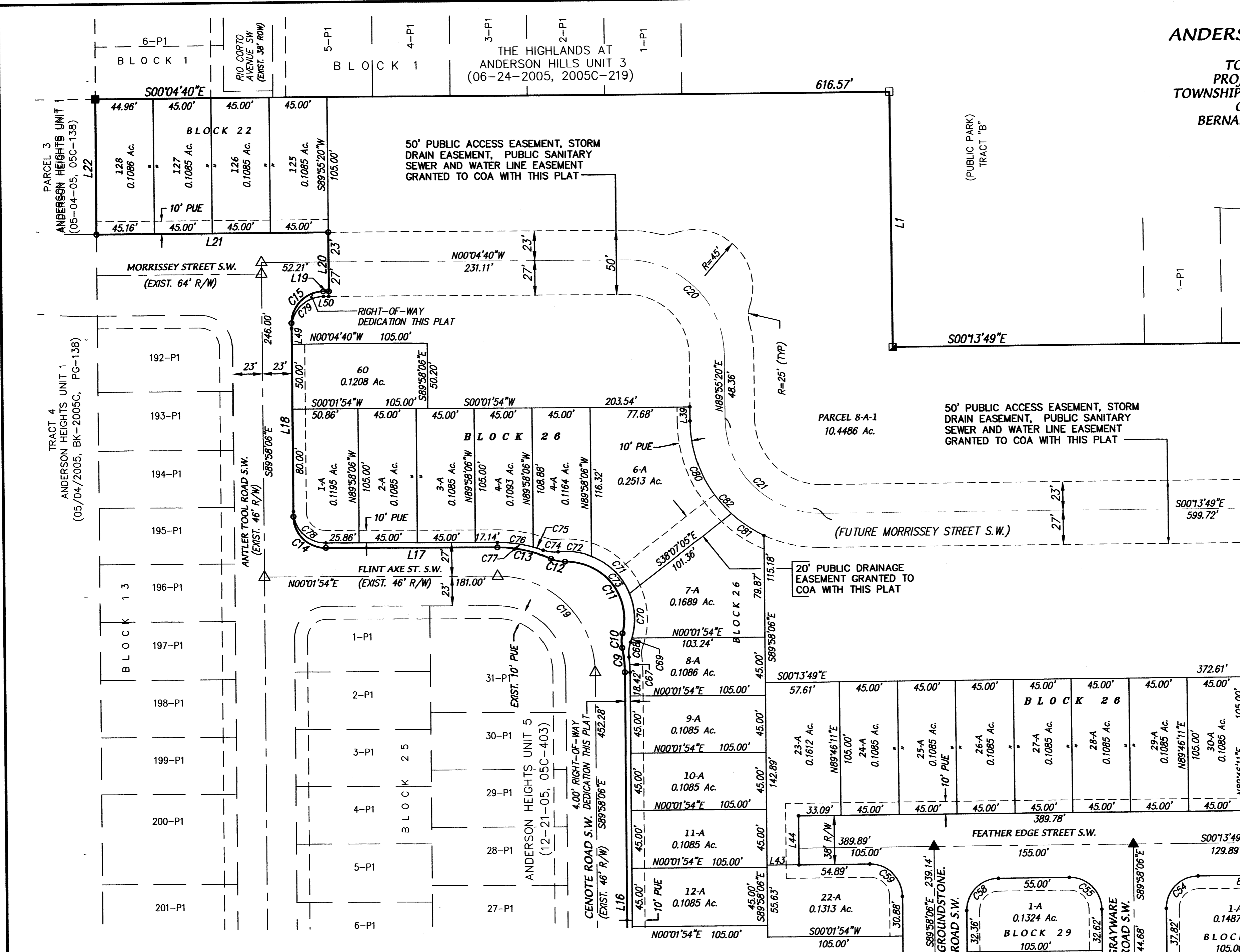
**NOTE:** ▲  
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

F:\A3080AH\FINAL PLAT\UNIT 5 Redo\A6066-BASE50.DWG (09-28-06) RDQ



ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

F:\A03080AH\FINAL PLAT\UNIT 5 Redo\A6066-BASE50.dwg, 10/26/2006 8:59:23 AM, stephen



MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 4

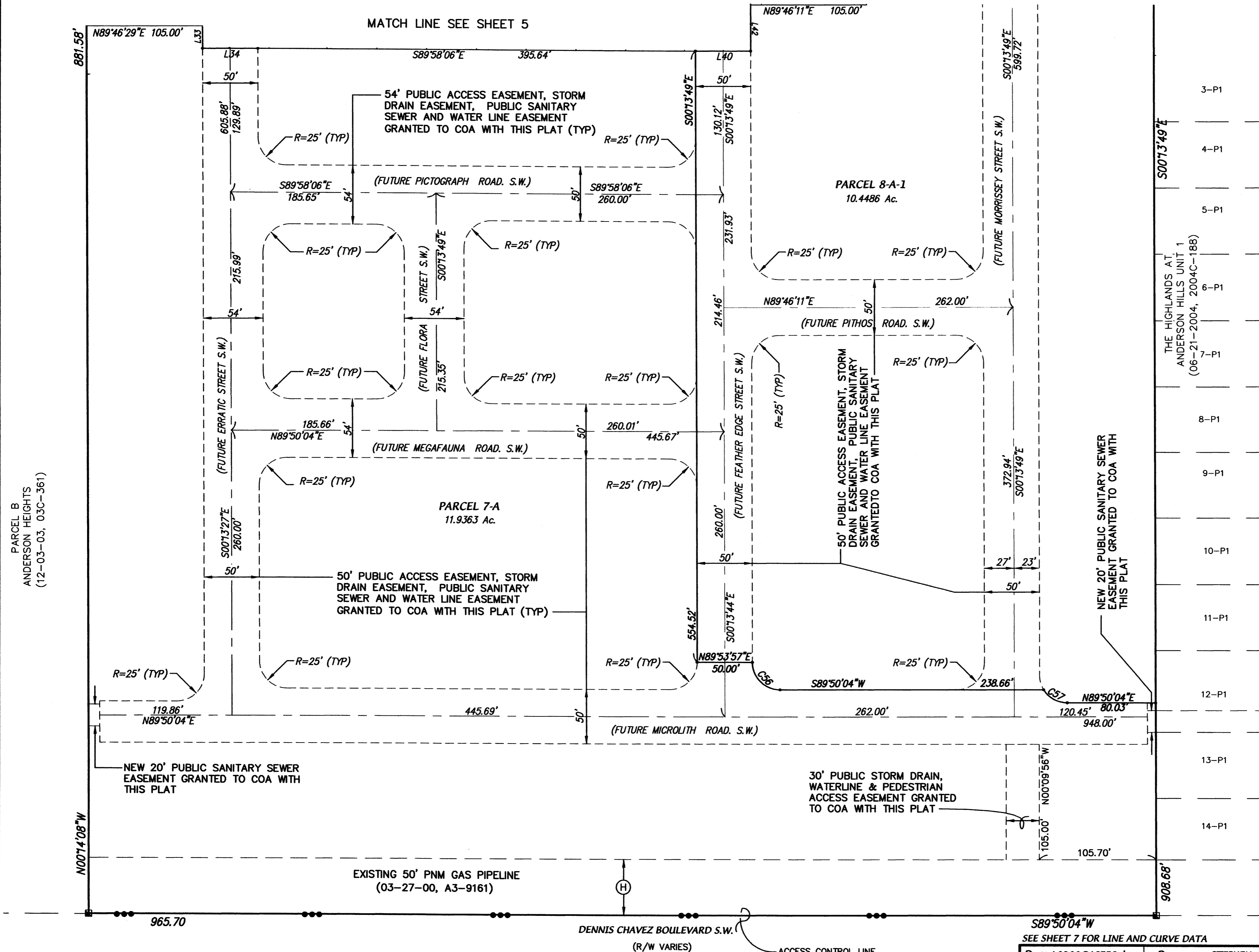
PLAT OF  
**ANDERSON HEIGHTS UNIT 5A**  
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 CITY OF ALBUQUERQUE  
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 SEPTEMBER, 2006

NOTE: ▲

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MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 5



ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

C.O.A. = CITY OF ALBUQUERQUE

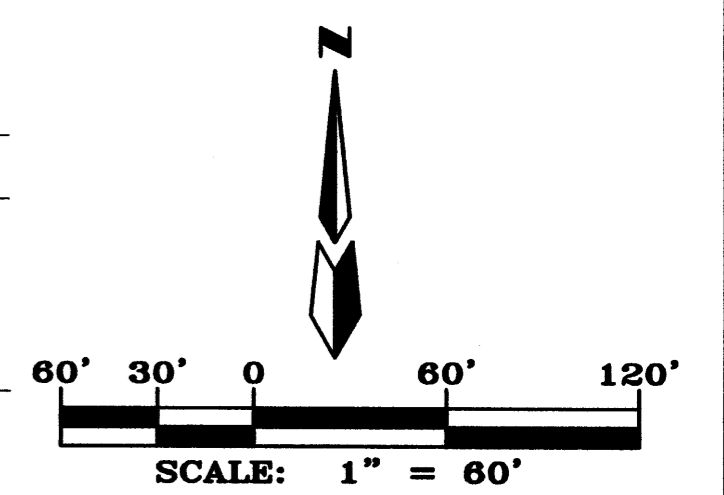
LEGEND

1-P1 LOT NUMBER  
 BLOCK 2 BLOCK NUMBER

PROPERTY CORNERS

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

3-P1	
4-P1	
5-P1	
6-P1	
7-P1	
8-P1	
9-P1	
10-P1	
11-P1	
12-P1	
13-P1	
14-P1	



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

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

Dwg: A6066-BASE50.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 6 of 7
Scale: 1"=60'	Date: 10/26/06	Job: A06066 (A03080)	

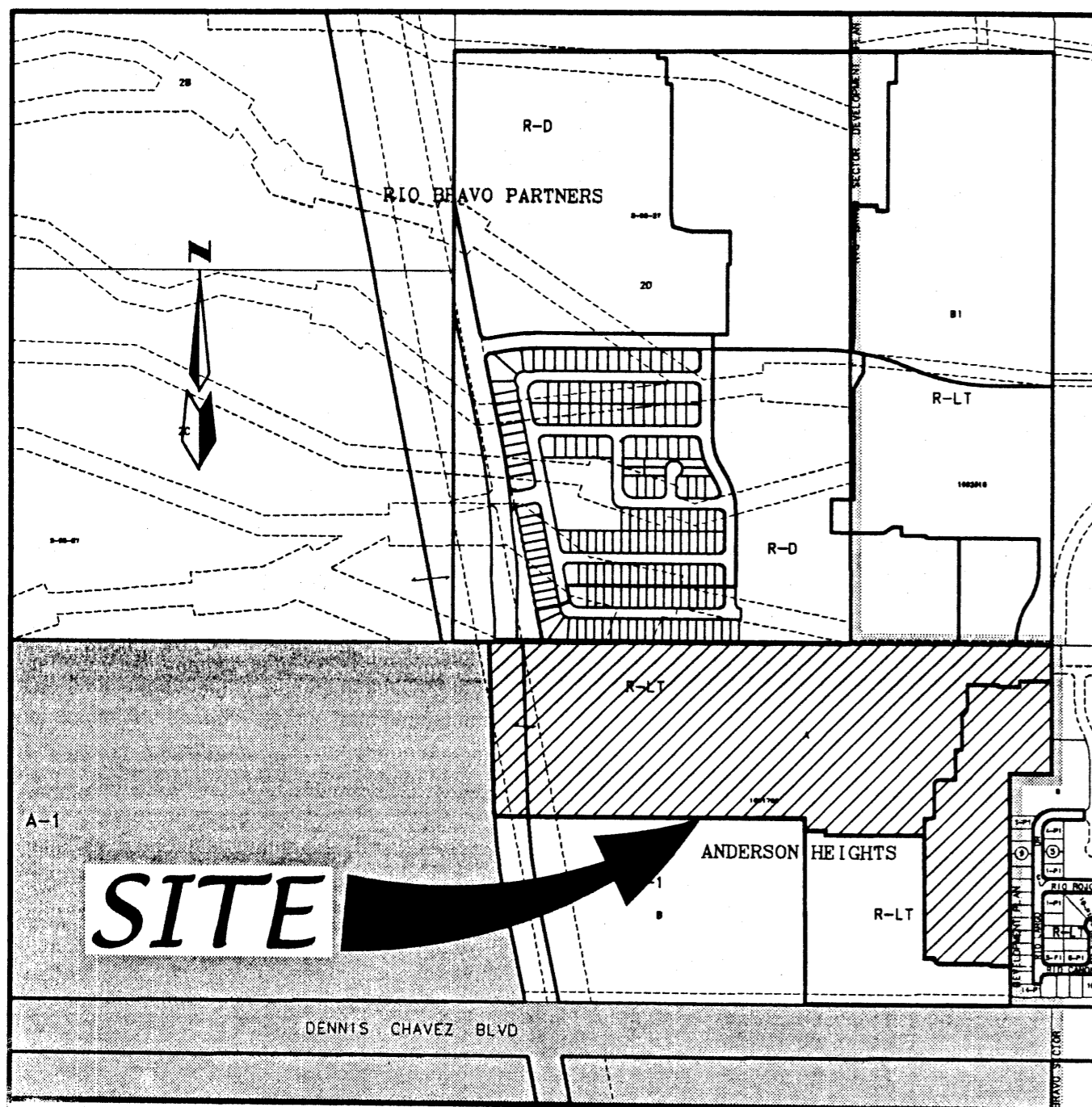
PLAT OF  
**ANDERSON HEIGHTS UNIT 5A**  
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 PROJECTED SECTIONS 5 AND 8  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2006

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.27	25.00	90°00'00"	25.00	N56°15'29"W	35.36
C2	42.00	25.00	96°14'55"	27.89	S36°51'59"W	37.23
C3	41.00	466.00	5°02'28"	20.51	S87°30'40"W	40.99
C4	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C5	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C6	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C7	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C8	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C9	19.17	98.00	11°12'22"	9.61	N84°25'43"E	19.14
C10	11.27	25.00	25°49'26"	5.73	N88°15'45"W	11.17
C11	82.89	45.00	105°32'06"	59.22	N51°52'55"E	71.66
C12	11.27	25.00	25°49'26"	5.73	S12°01'35"W	11.17
C13	42.60	98.00	24°54'24"	21.64	N12°29'06"E	42.27
C14	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C15	39.22	25.00	89°53'25"	24.95	N45°01'23"W	35.32
C16	98.52	500.00	11°17'23"	49.42	S84°23'13"W	98.36
C17	74.23	500.00	8°30'22"	37.18	N85°46'43"E	74.16
C18	74.23	500.00	8°30'22"	37.18	S85°46'43"W	74.16
C19	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C20	117.81	75.00	90°00'00"	75.00	N44°55'20"E	106.07
C21	118.01	75.00	90°09'09"	75.20	S44°50'45"W	106.21
C22	103.31	75.00	78°55'20"	61.74	S50°43'09"E	95.33
C23	29.70	100.00	17°00'53"	14.96	N81°18'44"E	29.59
C24	22.55	75.00	17°13'37"	11.36	S08°34'54"E	22.47
C25	37.36	75.00	28°32'34"	19.08	S31°27'59"E	36.98
C26	59.91	75.00	45°46'10"	31.66	S22°51'11"E	58.33
C27	56.95	75.00	43°30'10"	29.92	S67°29'21"E	55.59
C28	0.95	75.00	0°43'40"	0.48	S89°36'16"E	0.95
C29	57.90	75.00	44°13'50"	30.48	S67°51'11"E	56.47
C30	117.81	75.00	90°00'00"	75.00	S44°58'06"E	106.07
C31	16.53	98.00	9°39'49"	8.28	S16°05'24"E	16.51
C32	12.43	25.00	28°29'28"	6.35	N06°40'34"W	12.30
C33	39.78	45.00	50°39'00"	21.30	S17°45'20"E	38.50
C34	30.36	45.00	38°39'23"	15.78	S62°24'32"E	29.79
C35	19.39	45.00	24°41'36"	9.85	N85°54'59"E	19.24
C36	89.54	45.00	113°59'59"	69.29	S49°25'50"E	75.48
C37	12.43	25.00	28°29'28"	6.35	S87°48'55"W	12.30
C38	10.66	98.00	6°13'52"	5.33	S81°03'17"E	10.65
C39	10.28	98.00	6°00'37"	5.14	S87°10'31"E	10.28
C40	20.94	98.00	12°14'28"	10.51	S84°03'35"E	20.90
C41	42.22	25.00	96°46'18"	28.14	S37°07'40"W	37.38
C42	66.12	48.00	78°55'20"	39.51	S50°43'09"E	61.01
C43	39.18	25.00	89°47'17"	24.91	N44°55'33"E	35.29
C44	39.36	25.00	90°12'43"	25.09	S45°04'27"E	35.42
C45	39.18	25.00	89°47'17"	24.91	N44°55'33"E	35.29
C46	39.94	50.00	45°46'10"	21.11	S22°51'11"E	38.89
C47	16.55	123.00	7°42'39"	8.29	N85°57'51"E	16.54
C48	25.78	25.00	59°04'40"	14.17	N68°21'08"W	24.65
C49	12.08	100.00	6°55'27"	6.05	S42°16'32"E	12.08
C50	35.37	100.00	20°15'47"	17.87	S55°52'09"E	35.18
C51	28.70	25.00	65°46'32"	16.17	N33°06'47"W	27.15
C52	38.60	50.00	44°13'50"	20.32	S67°51'11"E	37.65
C53	39.38	25.00	90°15'25"	25.11	S44°54'12"W	35.43
C54	39.16	25.00	89°44'17"	24.89	N45°05'57"W	35.27
C55	39.38	25.00	90°15'43"	25.11	N44°54'03"E	35.44
C56	39.24	25.00	89°56'07"	24.97	S45°11'52"E	35.34

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C57	25.60	25.00	58°40'04"	14.05	S60°49'54"E	24.49
C58	39.16	25.00	89°44'17"	24.89	N45°05'57"W	35.27
C59	39.38	25.00	90°15'43"	25.11	N44°54'03"E	35.44
C60	78.54	50.00	90°00'00"	50.00	S44°58'06"E	70.71
C61	25.27	100.00	14°28'39"	12.70	S82°43'46"E	25.20
C62	11.19	100.00	6°24'32"	5.60	S72°17'11"E	11.18
C63	74.67	100.00	42°46'52"	39.17	S47°41'28"E	72.94
C64	45.96	100.00	26°19'57"	23.39	S13°08'04"E	45.56
C65	157.08	100.00	90°00'00"	100.00	S44°58'06"E	141.42
C66	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C67	11.83	102.00	6°38'48"	5.92	N86°42'31"E	11.83
C68	11.69	25.00	26°47'49"	5.96	N83°12'58"W	11.59
C69	3.44	53.00	3°43'11"	1.72	S71°40'40"E	3.44
C70	35.28	53.00	38°08'24"	18.32	N87°23'33"E	34.63
C71	42.73	53.00	46°11'38"	22.60	N45°13'32"E	41.58
C72	26.41	53.00	28°32'49"	13.48	N07°51'19"E	26.13
C73	107.86	53.00	116°36'02"	85.82	N51°52'55"E	90.19
C74	11.69	25.00	26°47'49"	5.96	S06°58'49"W	11.59
C75	8.01	102.00	4°29'50"	4.01	N18°07'49"E	8.00
C76	28.22	102.00	15°50'59"	14.20	N07°57'24"E	28.13
C77	36.22	102.00	20°20'49"	18.30	N10°12'19"E	36.03
C78	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C79	39.22	25.00	89°53'25"	24.95	N45°01'23"W	35.32
C80	81.17	100.00	46°30'32"	42.97	S66°40'03"W	78.96
C81	30.65	100.00	17°33'43"	15.45	S34°37'55"W	30.53
C82	111.83	100.00	64°04'16"	62.57	S57°53'12"W	106.09

LINE TABLE		
LINE	LENGTH	BEARING
L1	198.21	S89°46'47"W
L2	82.00	N78°44'31"E
L3	46.07	N82°00'07"E
L4	130.00	S00°01'54"W
L5	97.97	S00°01'54"W
L6	46.00	N89°35'21"E
L7	202.61	N00°01'54"E
L8	160.00	S89°58'06"E
L9	202.02	S00°01'54"W
L10	46.00	S89°58'06"E
L11	202.02	N00°01'54"E
L12	160.00	S89°58'06"E
L13	71.36	S00°01'54"W
L14	46.00	S89°58'06"E
L15	93.36	N00°01'54"E
L16	404.28	S89°58'06"E
L17	133.00	N00°01'54"E
L18	150.09	S89°58'06"E
L19	4.30	S00°04'40"E
L20	46.00	N89°55'20"E
L21	180.16	N00°04'40"W
L22	105.00	S89°58'06"E
L23	9.38	S89°58'06"E
L24	23.04	N82°00'07"E
L25	23.04	N82°00'07"E
L26	16.37	S11°15'29"E
L27	23.00	S89°58'06"E
L28	23.00	S89°58'06"E
L29	20.17	S00°01'54"W
L30	18.22	S00°01'54"W
L31	17.28	N72°48'18"E
L32	14.71	N00°13'31"W
L33	20.32	S00°13'31"E
L34	50.00	N89°46'29"E
L35	25.00	N89°46'29"E
L36	25.00	N89°46'29"E
L37	25.00	N89°46'11"E
L38	25.00	N89°46'11"E
L39	10.73	N89°57'47"E
L40	50.00	N89°46'11"E
L41	1.83	S89°58'06"E
L42	41.68	N00°13'49"W
L43	25.00	S00°01'54"W
L44	38.00	S89°58'06"E
L48	0.64	S00°01'54"W
L49	12.09	S89°58'06"E
L50	4.31	S00°04'40"E

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



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

**SUBDIVISION DATA**

GROSS ACREAGE	56.8667 Acres
ZONE ATLAS NO.	N-8-Z & P-8-Z
NO. OF EXISTING PARCELS	2 PARCELS
NO. OF LOTS/TRACTS/PARCELS CREATED	251 LOTS, 4 TRACTS 1 PARCEL
NO. OF PARCELS ELIMINATED	2
MILES OF FULL WIDTH STREETS CREATED	1.93
AREA DEDICATED TO CITY OF ALBUQUERQUE	12.5444 Acres
AREA DEDICATED AS PUBLIC PARK	2.0001 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 all streets and public rights-of-way and public parks shown hereon to the City of Albuquerque in fee simple with warranty covenants and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, 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

AUGUST 16, 2005  
 DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on August 16, 2005  
 By Robert Coleman, Director of Land, KB HOME New Mexico Inc, a New Mexico Corporation on behalf of said corporation

Susan Rasinski  
 NOTARY PUBLIC

SUSAN RASINSKI  
 NOTARY PUBLIC STATE OF NEW MEXICO  
 9.10.2008  
 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 5 and 8, ANDERSON HEIGHTS UNIT 1 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 May 04, 2005 in Book 2005C, Page 138 and containing .56.8667 acres more or less.

**PURPOSE OF PLAT**

1. SUBDIVIDE TWO (2) PARCELS INTO TWO HUNDRED AND FIFTY ONE (251) RESIDENTIAL LOTS, THREE (3) TRACTS FOR HOMEOWNERS ASSOCIATION, ONE (1) TRACT FOR PUBLIC PARK AND ONE (1) PARCEL FOR FUTURE DEVELOPMENT.
2. GRANT NEW EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHTS-OF-WAY AND PUBLIC PARKS SHOWN HEREON.
4. TRACT M AS SHOWN HEREON IS FOR A PUBLIC PARK TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE.
5. HOMEOWNERS ASSOCIATION PARCEL 8-A AS SHOWN HEREON IS COVERED BY AN EXISTING PUBLIC ACCESS, STORM DRAIN, SANITARY SEWER AND WATER LINE EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. HOMEOWNERS ASSOCIATION TRACTS N AND P AS SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENTS. HOMEOWNERS ASSOCIATION TRACT O AS SHOWN HEREON IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND IS COVERED WITH A PUBLIC BLANKET DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THIS PLAT.

**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.

**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:  
 "ANDERSON HEIGHTS UNIT 1", (05-04-2005, BK-2005C PG-138)  
 "ANDERSON HEIGHTS UNIT 1-A", (08-05-2005, BK-2005C PG-272)  
 "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



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 100805345085010142 PROPERTY OWNER OF RECORD

KB Homes  
 Santa Cruz 12/27/05



PLAT FOR  
**ANDERSON HEIGHTS UNIT 5**  
 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  
 AUGUST, 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: ~~1000871~~ 1002739

Application Number: 05 DRB-0537 01834

**PLAT APPROVAL**

**Utility Approvals:**

<i>Leah G. Madsen</i> PNM Electric Services	12-16-05 Date
<i>Leah G. Madsen</i> PNM Gas Services	12-16-05 Date
<i>Lois Crabtree</i> West Telecommunications	12/16/05 Date
<i>Kenne Bulson</i> Comcast	12-16-05 Date

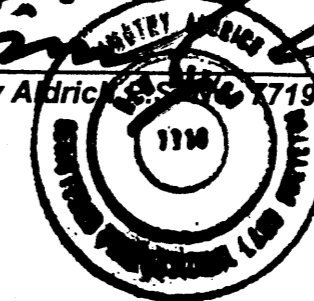
**City Approvals:**

<i>Al B. Hart</i> City Surveyor	11-10-05 Date
<i>NA Avon</i> Real Property Division	12/19/05 Date
<i>John Lee</i> Traffic Engineering, Transportation Division	12-1-05 Date
<i>William D. Walsh</i> Water Utility Department	12/14/05 Date
<i>Christina Sandoval</i> Parks and Recreation Department	12/14/05 Date
<i>Bradley L. Bingham</i> AMAFA	12/14/05 Date
<i>Bradley L. Bingham</i> City Engineer	12/14/05 Date
<i>DRB</i> DRB Chairperson, Planning Department	12/19/05 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*  
 Timothy Aldrich 11-10-05  
 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 8
Scale: N/A	Date: 08/12/05	Job: A02080	

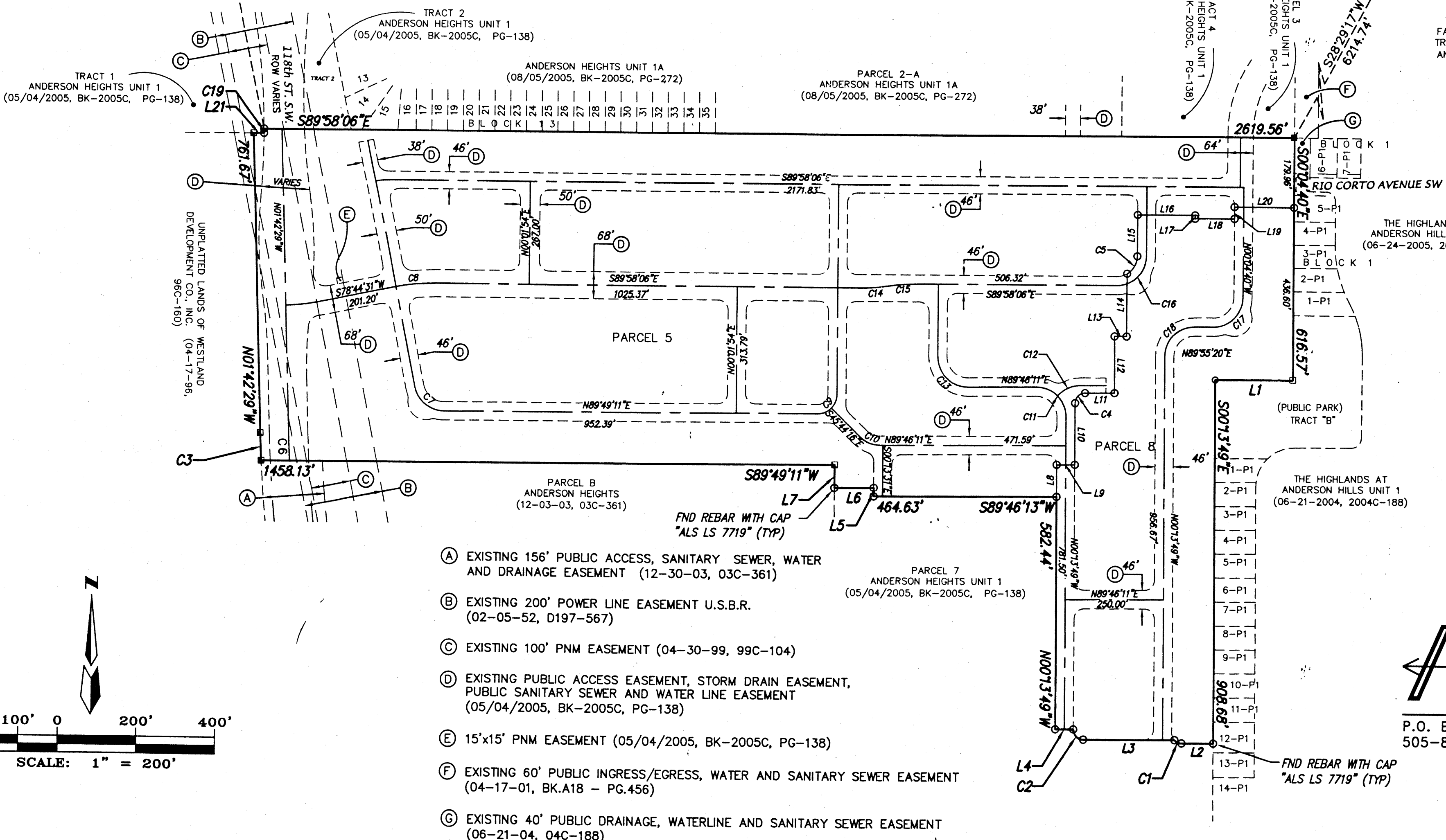
PLAT FOR  
**ANDERSON HEIGHTS UNIT 5**  
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 PROJECTED SECTIONS 5 AND 8  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2005

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	20.58	25.00	47°09'23"	10.91	S66°35'15"E	20.00
C2	39.24	25.00	89°56'07"	24.97	S45°11'52"E	35.34
C3	68.98	3078.00	117°03"	34.49	S02°21'00"E	68.98
C4	39.27	25.00	90°00'00"	25.00	S44°46'11"W	35.36
C5	53.78	52.00	59°15'42"	29.58	N29°39'45"E	51.42
C6	70.91	3006.00	1°21'05"	35.45	S02°23'02"E	70.90
C7	103.31	75.00	78°55'20"	61.74	S50°43'09"E	95.33
C8	98.52	500.00	117°23"	49.42	S84°23'13"W	98.36
C9	75.22	48.00	89°47'17"	47.82	N44°55'33"E	67.76
C10	58.24	75.00	44°29'34"	30.68	S67°59'02"E	56.79
C11	117.81	75.00	90°00'00"	75.00	N45°13'49"W	106.07
C12	64.57	75.00	49°19'33"	34.44	S65°06'24"W	62.59
C13	118.15	75.00	90°15'43"	75.34	S45°05'57"E	106.31
C14	74.23	500.00	8°30'22"	37.18	N85°46'43"E	74.16
C15	74.23	500.00	8°30'22"	37.18	S85°46'43"W	74.16
C16	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C17	117.81	75.00	90°00'00"	75.00	N44°55'20"E	106.07
C18	118.01	75.00	90°09'09"	75.20	S44°50'45"W	106.21
C19	10.91	1975.00	07°19'00"	5.46	N00°12'40"W	10.91

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°46'47"W	198.21
L2	N89°50'04"E	80.03
L3	N89°50'04"E	231.68
L4	N89°54'17"E	46.00
L5	N00°13'31"W	20.93
L6	S89°46'29"W	100.00
L7	S00°13'31"E	57.80
L8	S00°13'49"E	80.00
L9	S89°46'11"W	46.00
L10	S00°13'49"E	154.00
L11	S89°46'11"W	75.00
L12	S00°13'49"E	140.36
L13	N89°58'06"W	30.33
L14	S00°01'54"W	158.31
L15	S00°01'54"W	107.14
L16	N89°58'06"W	146.14
L17	N00°04'40"W	8.52
L18	S89°55'20"W	100.00
L19	S00°04'40"E	29.94
L20	S89°55'20"W	151.00
L21	S89°47'35"W	26.26

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 Y=1470679.06  
 X=348455.82  
 G-G=0.99967260  
 Δα=-00°17'26"  
 CENTRAL ZONE  
 (NAD 1927)

ACS MONUMENT  
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 X=354899.45  
 G-G=0.99967921  
 Δα=-00°16'42"  
 CENTRAL ZONE  
 ELEVATION=5118.370  
 (NAD 1927/SLD 1929)



TRACT A LANDS OF SALAZAR  
 FAMILY TRUST SALAZAR QUATRO  
 TRUST JSJ INVESTMENT COMPANY  
 ANF ALBA HANNET (07-23-03,  
 2003C-223)

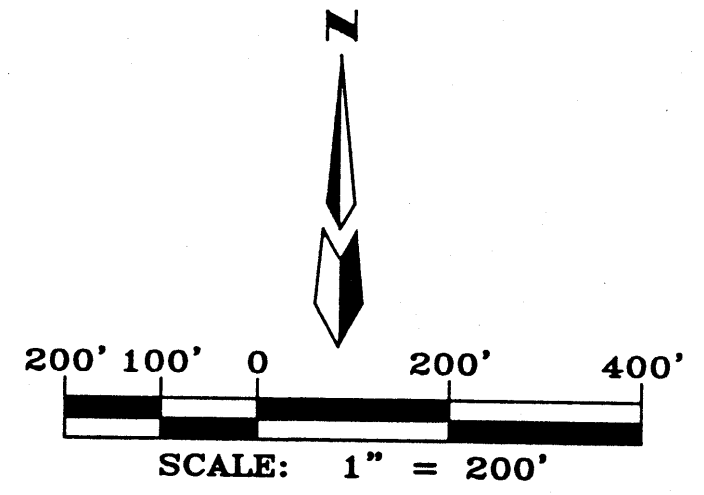
THE HIGHLANDS AT  
 ANDERSON HILLS UNIT 3  
 (06-24-2005, 2005C-219)



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

- (A) EXISTING 156' PUBLIC ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT (12-30-03, 03C-361)
- (B) EXISTING 200' POWER LINE EASEMENT U.S.B.R. (02-05-52, D197-567)
- (C) EXISTING 100' PNM EASEMENT (04-30-99, 99C-104)
- (D) EXISTING PUBLIC ACCESS EASEMENT, STORM DRAIN EASEMENT, PUBLIC SANITARY SEWER AND WATER LINE EASEMENT (05/04/2005, BK-2005C, PG-138)
- (E) 15'x15' PNM EASEMENT (05/04/2005, BK-2005C, PG-138)
- (F) EXISTING 60' PUBLIC INGRESS/EGRESS, WATER AND SANITARY SEWER EASEMENT (04-17-01, BK.A18 - PG.456)
- (G) EXISTING 40' PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT (06-21-04, 04C-188)



**ALDRICH LAND SURVEYING**

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 505-884-1990

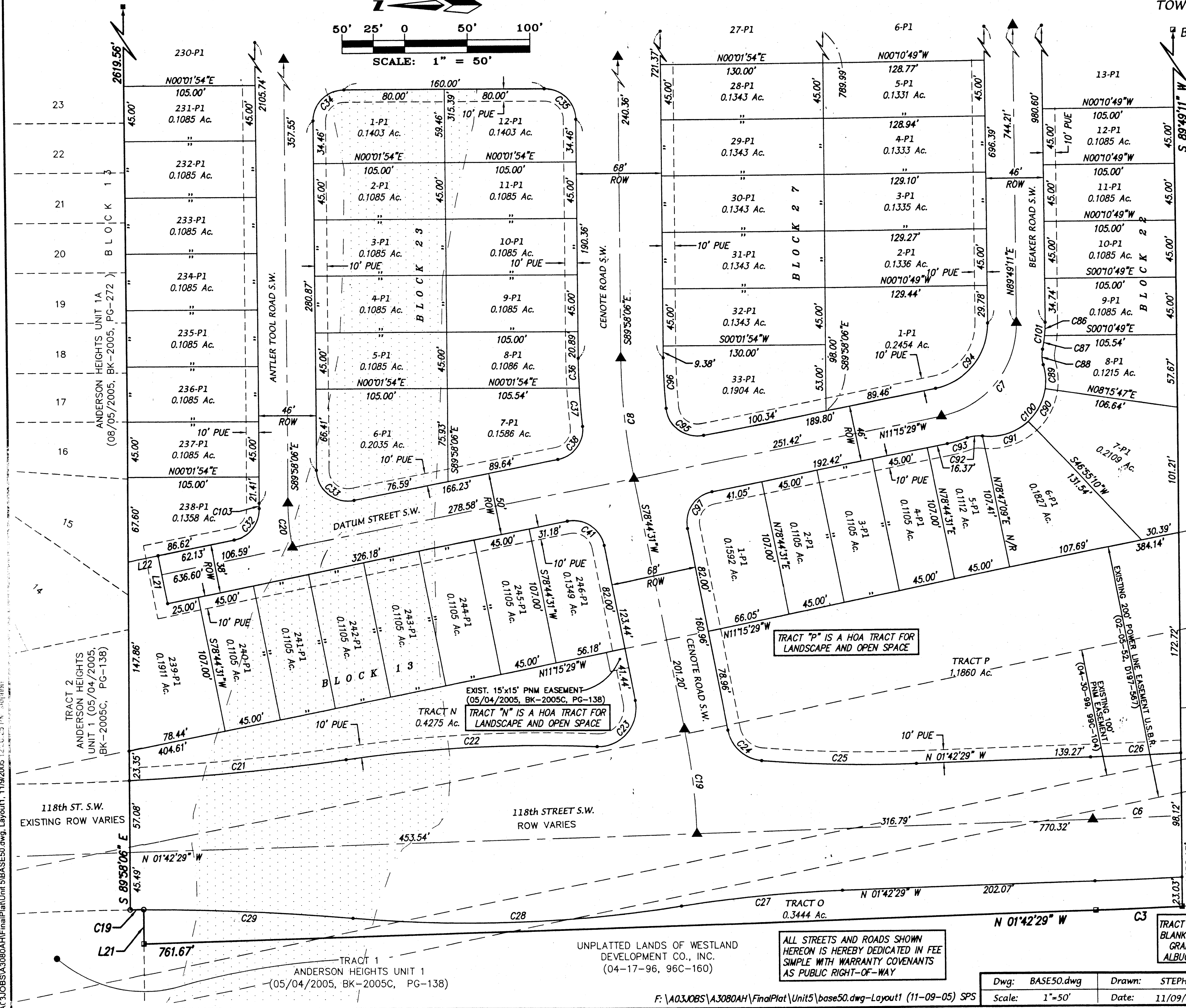
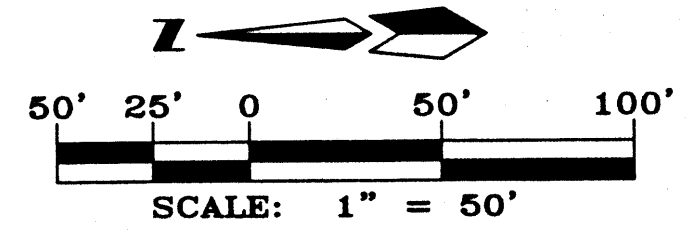
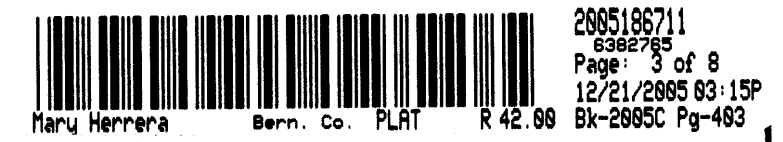
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Scale: 1"=100'	Date: 11/09/05	Job: A03080	

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SEE SHEET 4 OF 8 FOR CONTINUATION OF PLAT  
SEE SHEET 8 OF 8 FOR CURVE AND LINE TABLES

ALL STREETS AND ROADS SHOWN  
HEREON IS HEREBY DEDICATED IN FEE  
SIMPLE WITH WARRANTY COVENANTS  
AS PUBLIC RIGHT-OF-WAY

PLAT FOR  
**ANDERSON HEIGHTS UNIT 5**  
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  
AUGUST, 2005



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".

**ABBREVIATIONS**

- 10' PUE = PUBLIC UTILITY EASEMENTS  
GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- C.O.A. = CITY OF ALBUQUERQUE

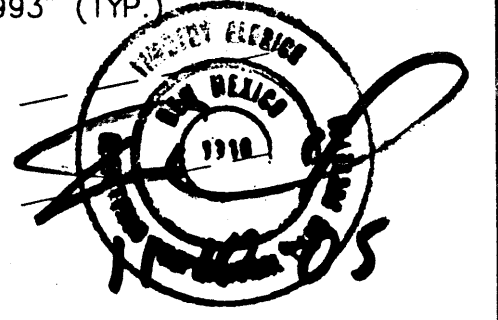
**LEGEND**

- 1-P1 LOT NUMBER
- B L O C K 2 BLOCK NUMBER
- ▲ CENTER LINE MONUMENT

FEMA FLOODPLAIN  
SEE FEMA FLOODPLAIN  
AND LOMR NOTES ON  
COVER SHEET

**PROPERTY CORNERS**

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



**ALDRICH LAND SURVEYING**

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

EXIST. 15'x15' PNM EASEMENT  
(05/04/2005, BK-2005C, PG-138)  
TRACT "N" IS A HOA TRACT FOR  
LANDSCAPE AND OPEN SPACE

TRACT "P" IS A HOA TRACT FOR  
LANDSCAPE AND OPEN SPACE

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

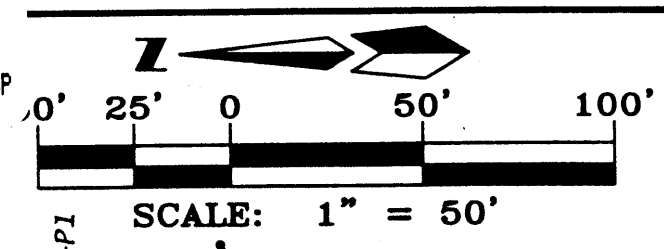
ALL STREETS AND ROADS SHOWN  
HEREON IS HEREBY DEDICATED IN FEE  
SIMPLE WITH WARRANTY COVENANTS  
AS PUBLIC RIGHT-OF-WAY

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

Dwg: BASE50.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 8
Scale: 1"=50'	Date: 11/09/05	Job: A03080	

SEE SHEET 5 OF 8 FOR CONTINUATION OF PLAT  
SEE SHEET 8 OF 8 FOR CURVE AND LINE TABLES

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Page: 4 of 8  
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PLAT FOR  
**ANDERSON HEIGHTS UNIT 5**  
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  
AUGUST, 2005

ALL STREETS AND ROADS SHOWN  
HEREON IS HEREBY DEDICATED IN FEE  
SIMPLE WITH WARRANTY COVENANTS  
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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".

**ABBREVIATIONS**

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- C.O.A. = CITY OF ALBUQUERQUE

**LEGEND**

- 1-P1 LOT NUMBER
- B L O C K 2 BLOCK NUMBER
- ▲ CENTER LINE MONUMENT

FEMA FLOODPLAIN  
SEE FEMA FLOODPLAIN  
AND LOWR. NOTES ON  
COVER SHEET PRICE

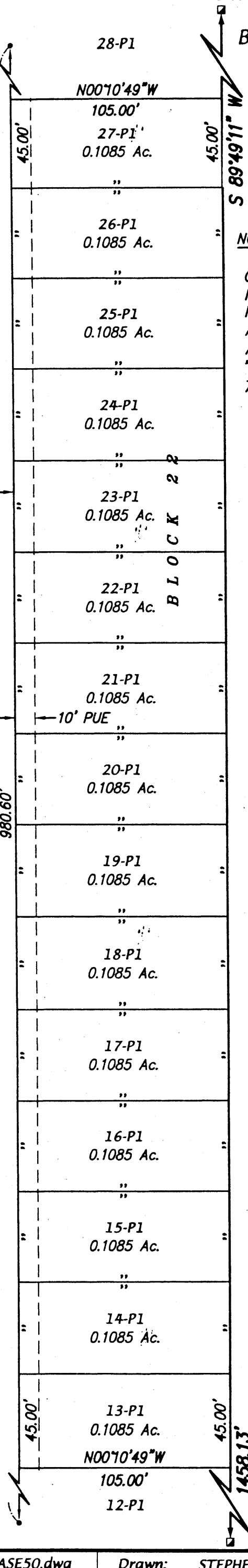
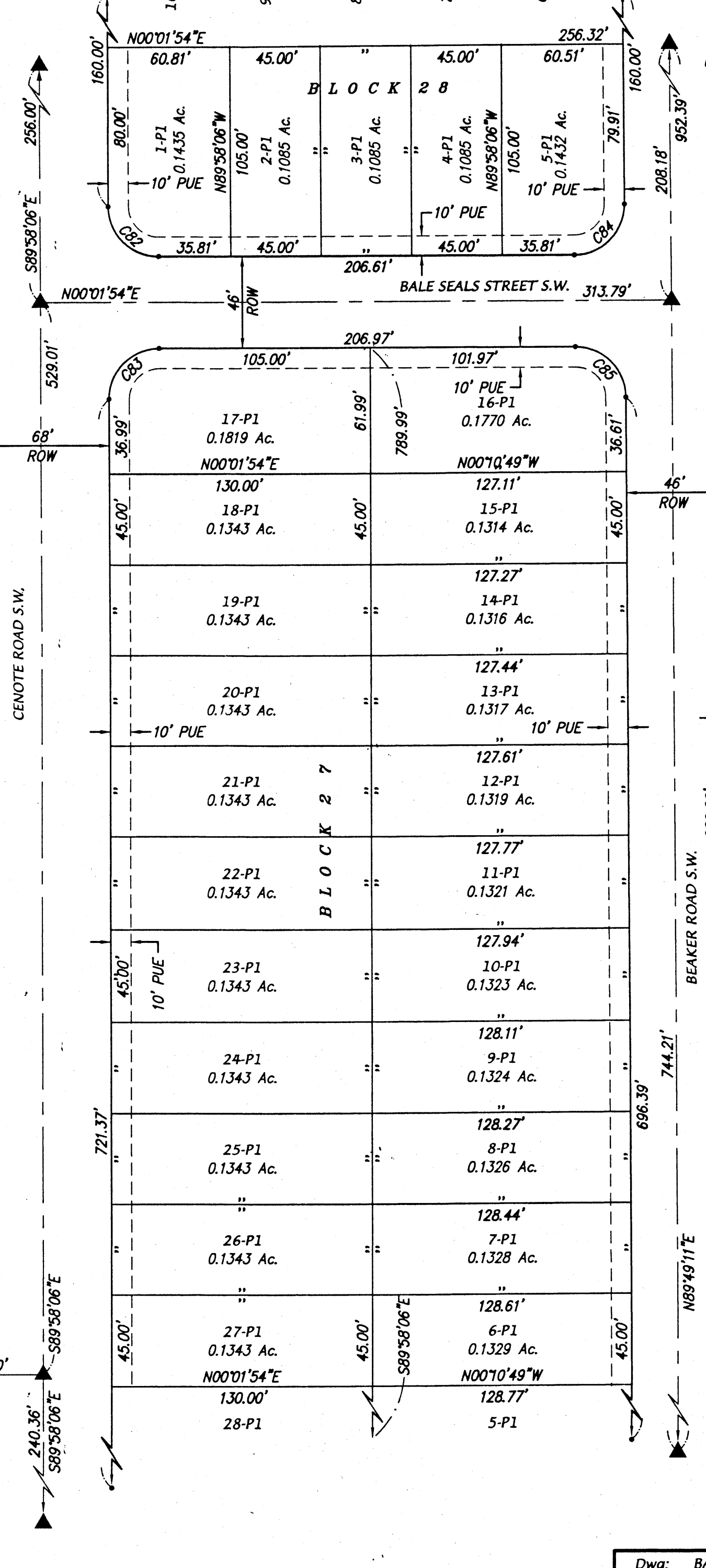
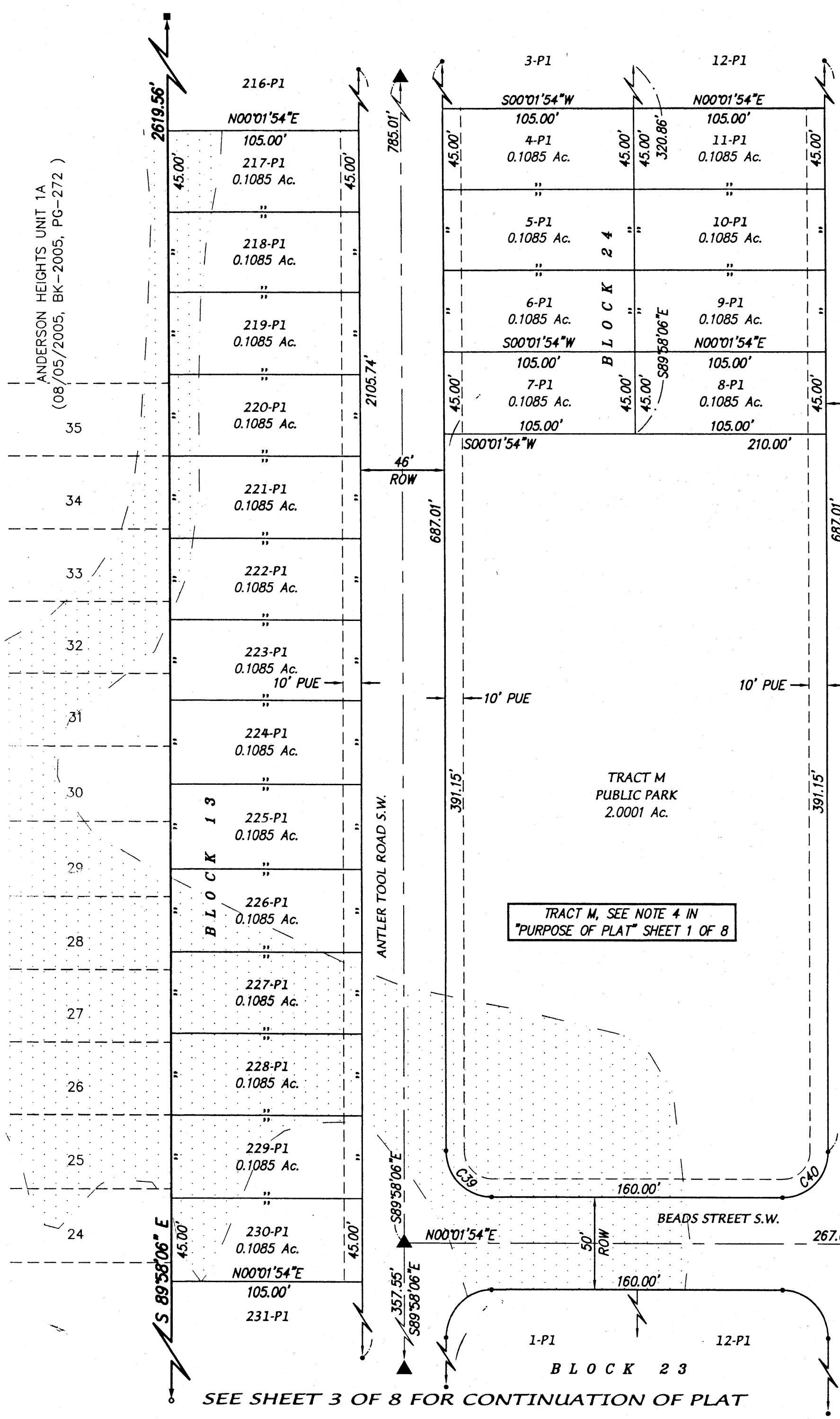


**PROPERTY CORNERS**

- 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/FND REBAR WITH CAP "ALS LS 7719" (TYP)

**LDRICH LAND SURVEYING**

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



SEE SHEET 3 OF 8 FOR CONTINUATION OF PLAT

Dwg: BASE50.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 8
Scale: 1"=50'	Date: 11/09/05	Job: A03080	

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ALL STREETS AND ROADS SHOWN  
HEREON IS HEREBY DEDICATED IN FEE  
SIMPLE WITH WARRANTY COVENANTS  
AS PUBLIC RIGHT-OF-WAY

SEE SHEET 6 OF 8 FOR CONTINUATION OF PLAT  
SEE SHEET 8 OF 8 FOR CURVE AND LINE TABLES

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Page: 5 of 8  
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Mary Herrera Bern. Co. PLAT R 42.88

PLAT FOR  
**ANDERSON HEIGHTS UNIT 5**  
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  
AUGUST, 2005

FEMA FLOODPLAIN  
SEE FEMA FLOODPLAIN  
AND LOMR NOTES ON  
COVER SHEET

ANDERSON HEIGHTS UNIT 1A  
(08/05/2005, BK-2005, PG-272)

**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS  
GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

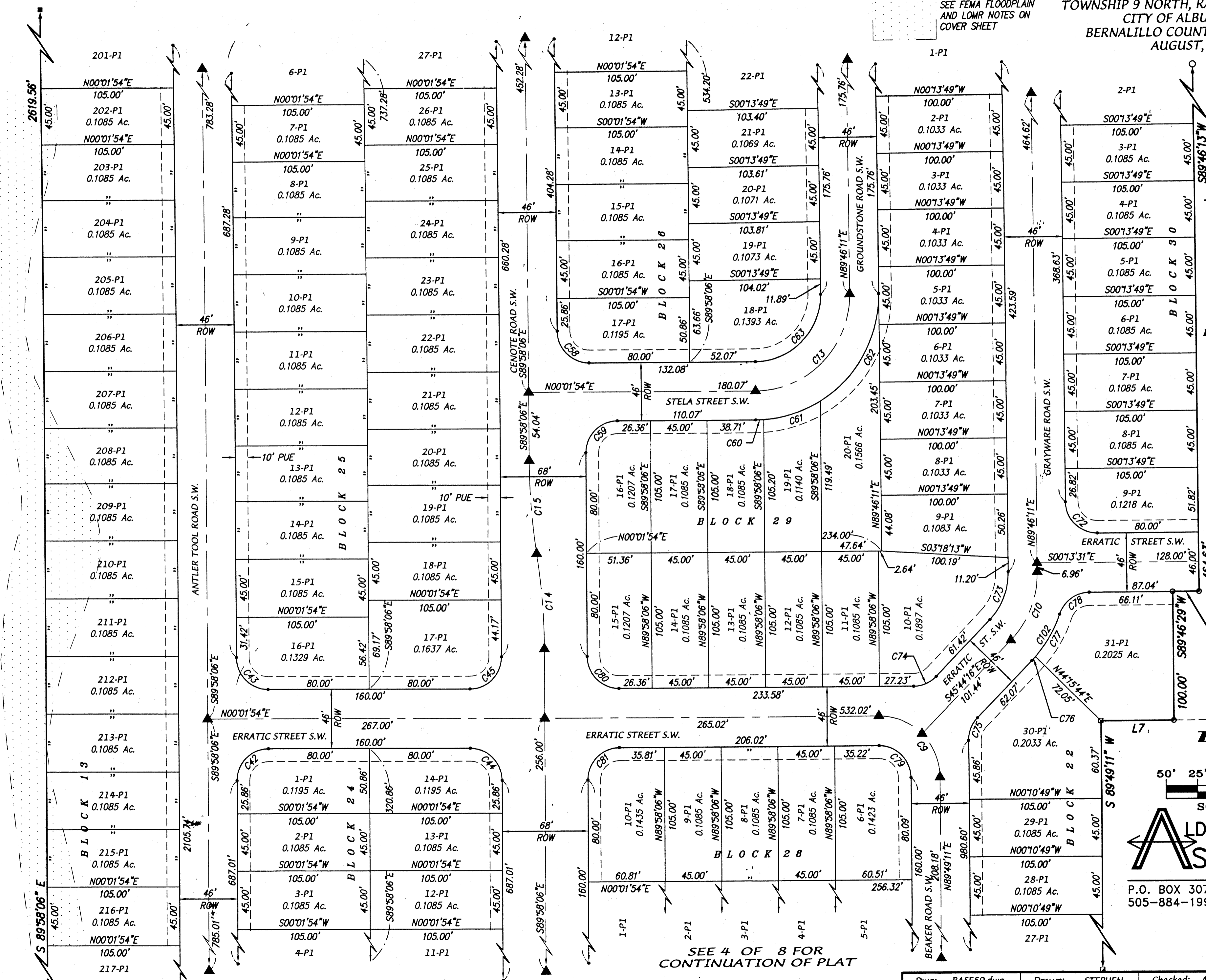
C.O.A. = CITY OF ALBUQUERQUE

**LEGEND**

1-P1 LOT NUMBER

B L O C K 2 BLOCK NUMBER

▲ CENTER LINE MONUMENT



50' 25' 0 50' 100'

SCALE: 1" = 50'

**ALDRICH LAND SURVEYING**

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

SEE 4 OF 8 FOR CONTINUATION OF PLAT

SEE 4 OF 8 FOR CONTINUATION OF PLAT

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Scale: 1"=100'	Date: 11/09/05	Job: A03080	



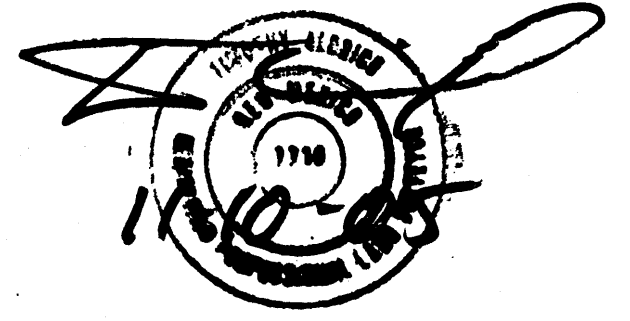
PLAT FOR  
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 ROW = RIGHT-OF-WAY  
 C.O.A. = CITY OF ALBUQUERQUE

**LEGEND**

1-P1 LOT NUMBER  
 BLOCK 2 BLOCK NUMBER  
 ▲ CENTER LINE MONUMENT  
 (PUBLIC PARK)  
 TRACT "B"  
 FEMA FLOODPLAIN  
 SEE FEMA FLOODPLAIN  
 AND LOMR NOTES ON  
 COVER SHEET

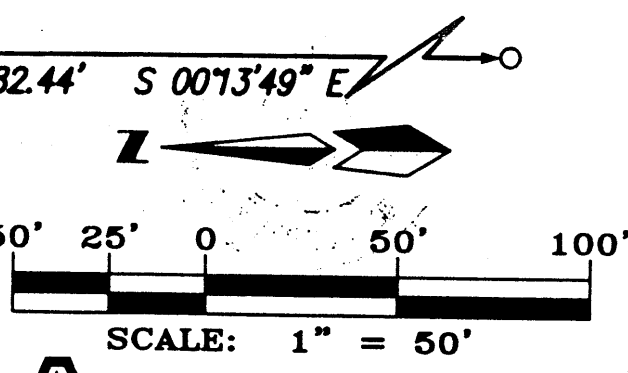
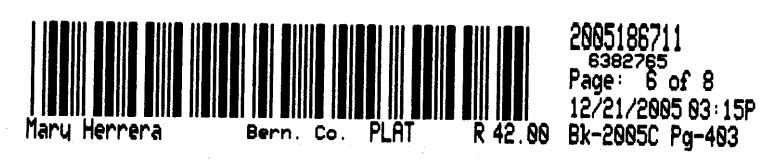


EXISTING 46' PUBLIC ACCESS EASEMENT,  
 STORM DRAIN EASEMENT, PUBLIC SANITARY  
 SEWER AND WATER LINE EASEMENT  
 (05/04/2005, BK-2005C, PG-138)

(FUTURE MORRISSEY STREET S.W.)

**PROPERTY CORNERS**

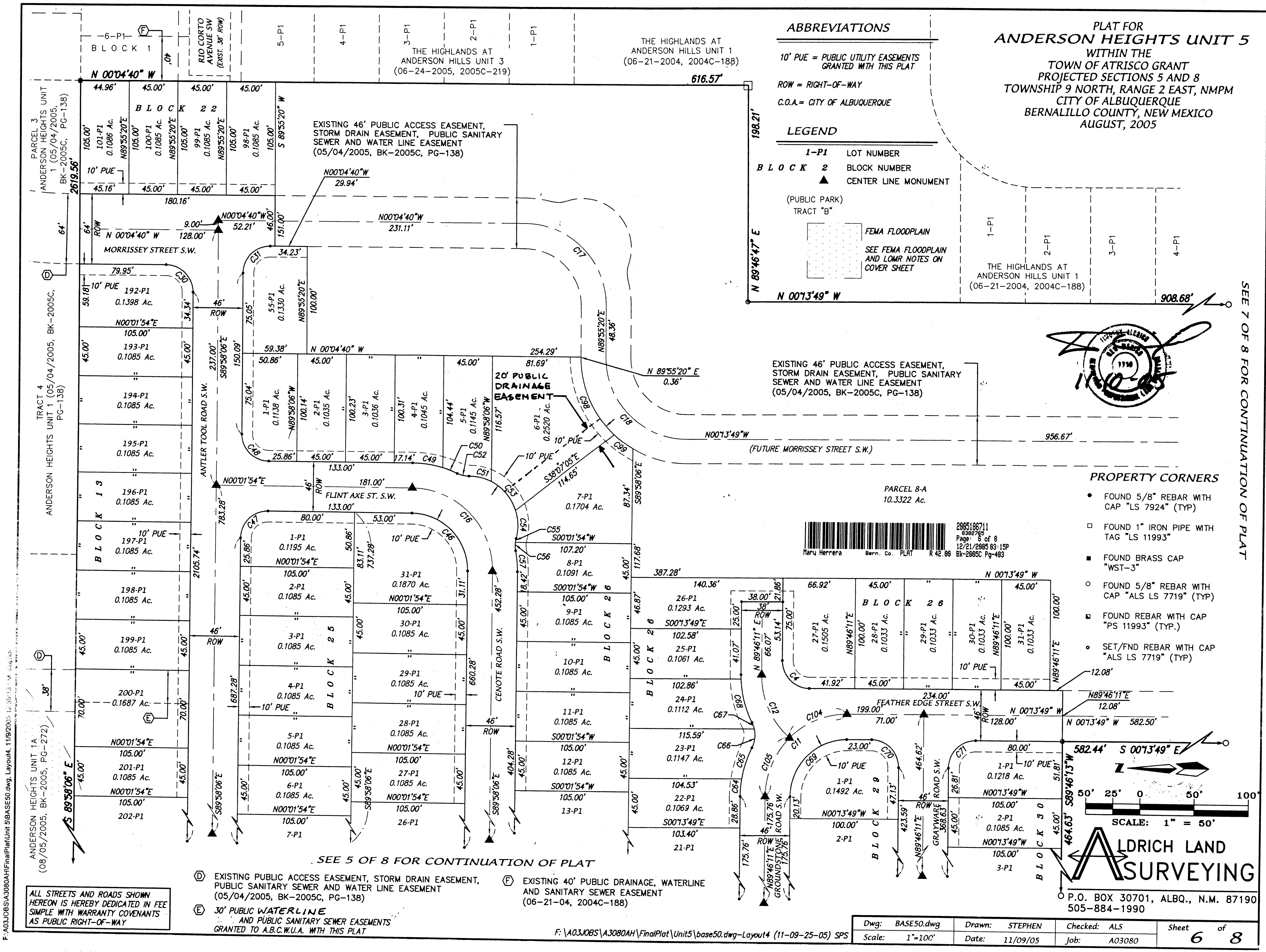
- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 1" IRON PIPE WITH TAG "LS 11993"
- FOUND BRASS CAP "WST-3"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ▣ FOUND REBAR WITH CAP "PS 11993" (TYP.)
- SET/FND REBAR WITH CAP "ALS LS 7719" (TYP)



**LDRICH LAND SURVEYING**

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

Dwg: BASE50.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 6 of 8
Scale: 1"=100'	Date: 11/09/05	Job: A03080	



SEE 5 OF 8 FOR CONTINUATION OF PLAT

- Ⓧ EXISTING PUBLIC ACCESS EASEMENT, STORM DRAIN EASEMENT, PUBLIC SANITARY SEWER AND WATER LINE EASEMENT (05/04/2005, BK-2005C, PG-138)
- Ⓧ EXISTING 40' PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT (06-21-04, 2004C-188)
- Ⓧ 30' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENTS GRANTED TO A.B.C.W.U.A. WITH THIS PLAT

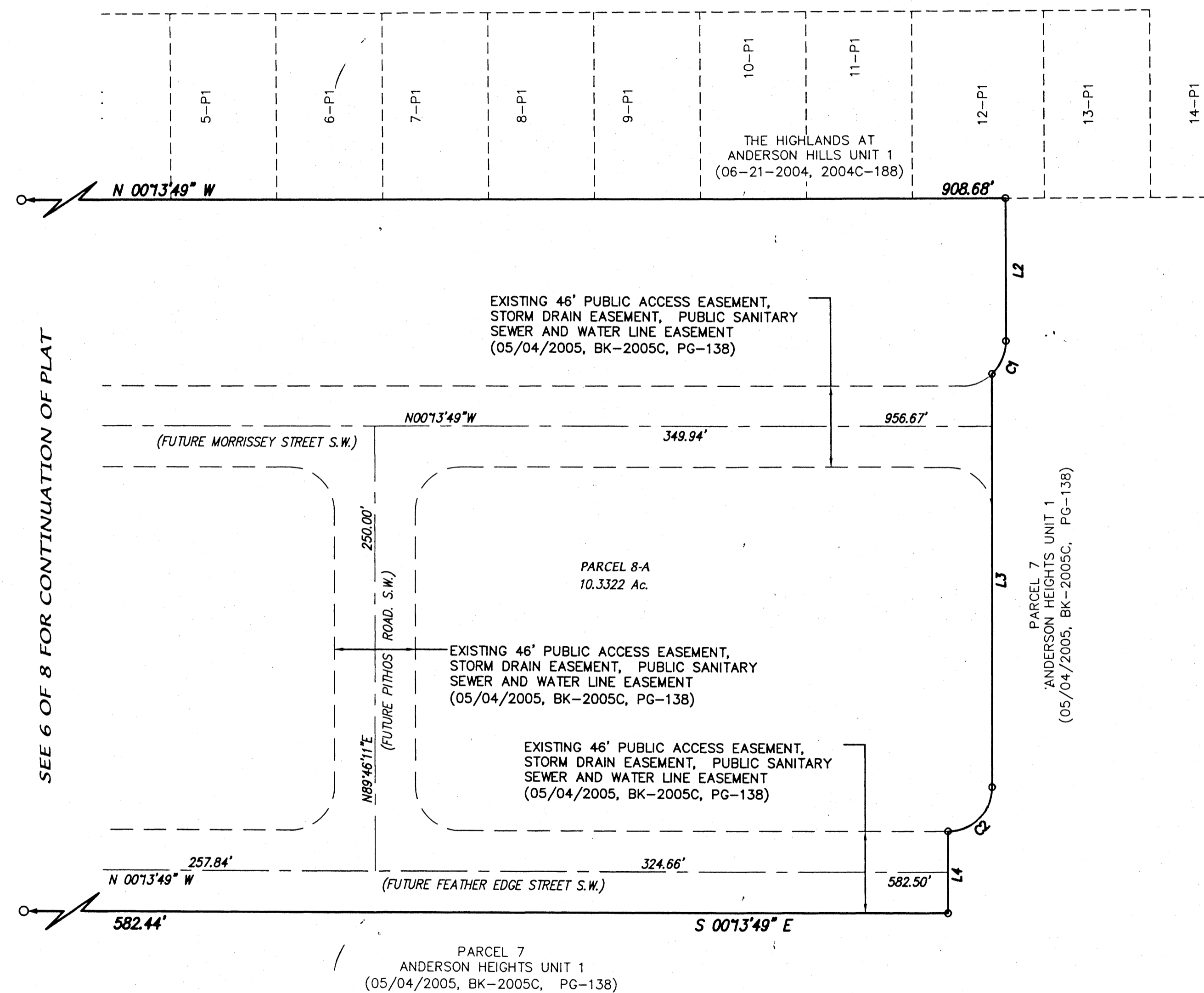
ALL STREETS AND ROADS SHOWN  
 HEREON IS HEREBY DEDICATED IN FEE  
 SIMPLE WITH WARRANTY COVENANTS  
 AS PUBLIC RIGHT-OF-WAY

F:\A03\JOBS\A3080AH\FinalPlat\Unit5\BASE50.dwg-Layout4 (11-09-25-05) SPS

SEE 7 OF 8 FOR CONTINUATION OF PLAT

PLAT FOR  
**ANDERSON HEIGHTS UNIT 5**  
 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  
 AUGUST, 2005

2005186711  
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 Page: 7 of 8  
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 Bk-2005C Pg-483  
 Mary Herrera Bern. Co. PLAT R 42.88



**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY  
 C.O.A. = CITY OF ALBUQUERQUE

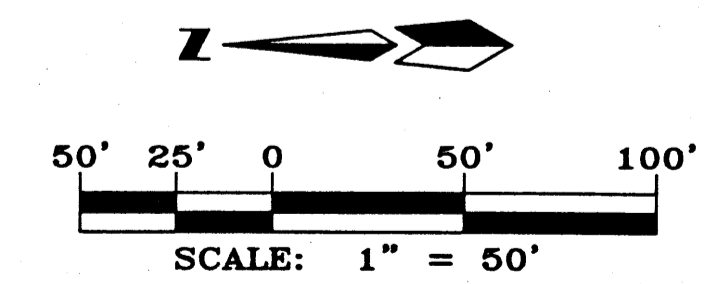
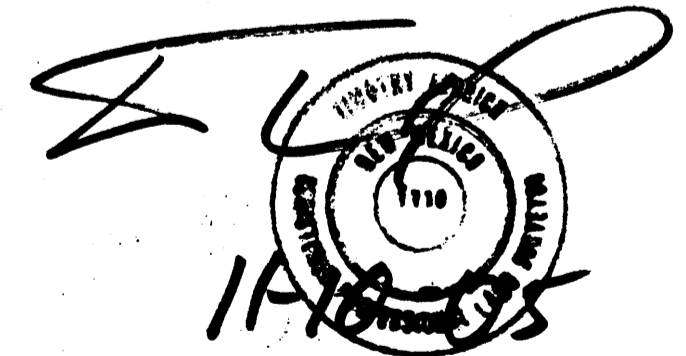
**LEGEND**

1-P1 LOT NUMBER  
 BLOCK 2 BLOCK NUMBER  
 ▲ CENTER LINE MONUMENT

FEMA FLOODPLAIN  
 SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET

**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/FND REBAR WITH CAP "ALS LS 7719" (TYP)



**ALDRICH LAND SURVEYING**

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

Dwg: BASE50.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 7 of 8
Scale: 1"=100'	Date: 11/09/05	Job: A03080	

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SEE 6 OF 8 FOR CONTINUATION OF PLAT

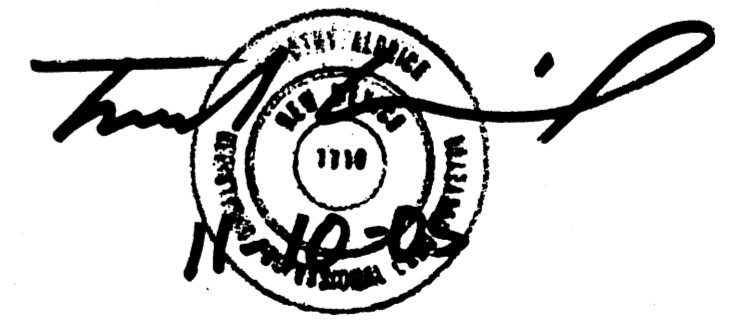
PLAT FOR  
**ANDERSON HEIGHTS UNIT 5**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 5 AND 8  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2005



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	20.58	25.00	47°09'23"	10.91	S66°35'15"E	20.00
C2	39.24	25.00	89°56'02"	24.97	S45°11'52"E	35.34
C3	68.98	3078.00	1°17'03"	34.49	S02°21'00"E	68.98
C4	39.27	25.00	90°00'00"	25.00	S44°46'11"W	35.36
C5	53.78	52.00	59°15'42"	29.58	N29°39'45"E	51.42
C6	70.91	3006.00	1°21'05"	35.45	S02°23'02"E	70.90
C7	103.31	75.00	78°55'20"	61.74	S50°43'09"E	95.33
C8	98.52	500.00	11°17'23"	49.42	S84°23'13"W	98.36
C9	75.22	48.00	89°47'17"	47.82	N44°55'33"E	67.76
C10	58.24	75.00	44°29'34"	30.68	S67°59'02"E	56.79
C11	117.81	75.00	90°00'00"	75.00	N45°13'49"W	106.07
C12	64.57	75.00	49°19'33"	34.44	S65°06'24"W	62.59
C13	118.15	75.00	90°15'43"	75.34	S45°05'57"E	106.31
C14	74.23	500.00	8°30'22"	37.18	N85°46'43"E	74.16
C15	74.23	500.00	8°30'22"	37.18	S85°46'43"W	74.16
C16	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C17	117.81	75.00	90°00'00"	75.00	N44°55'20"E	106.07
C18	118.01	75.00	90°09'09"	75.20	S44°50'45"W	106.21
C19	83.34	500.00	9°33'00"	41.77	N83°31'01"E	83.24
C20	35.47	180.00	11°17'24"	17.79	S84°23'13"W	35.41
C21	174.34	1975.00	5°03'27"	87.22	S05°20'41"E	174.28
C22	201.24	1125.00	10°14'57"	100.89	N02°44'56"W	200.97
C23	54.26	30.00	103°38'01"	38.15	S49°26'28"E	47.16
C24	38.67	30.00	73°51'12"	22.55	S41°48'55"W	36.05
C25	123.77	1075.00	6°35'48"	61.95	S01°35'25"W	123.70
C26	72.22	2957.00	1°23'57"	36.11	S02°24'28"E	72.21
C27	129.47	1075.00	6°54'01"	64.81	N05°09'29"W	129.39
C28	263.37	1125.00	13°24'49"	132.29	S01°54'06"E	262.77
C29	167.46	1975.00	4°51'29"	83.78	N02°22'34"E	167.41
C30	39.32	25.00	90°06'35"	25.05	N44°58'37"E	35.39
C31	39.22	25.00	89°53'25"	24.95	N45°01'23"W	35.32
C32	34.86	25.00	79°53'45"	20.94	S51°12'21"E	32.10
C33	44.20	25.00	101°17'23"	30.48	S39°23'13"W	38.66
C34	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C35	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C36	24.11	534.00	2°35'14"	12.06	S88°44'17"W	24.11
C37	31.36	534.00	3°21'54"	15.69	S85°45'43"W	31.36
C38	36.94	25.00	84°39'45"	22.77	S53°35'21"E	33.67
C39	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C40	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C41	39.27	25.00	90°00'00"	25.00	N33°44'31"E	35.36
C42	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C43	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C44	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C45	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C46	81.71	52.00	90°01'54"	52.03	N45°00'57"E	73.56
C47	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C48	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C49	28.25	98.00	16°30'53"	14.22	N08°17'21"E	28.15
C50	14.35	98.00	8°23'30"	7.19	N20°44'33"E	14.34
C51	21.38	45.00	27°12'57"	10.89	N12°43'21"E	21.17
C52	11.27	25.00	25°49'26"	5.73	S12°01'35"W	11.17
C53	35.36	45.00	45°01'23"	18.65	N48°50'30"E	34.46
C54	26.15	45.00	33°17'46"	13.46	N88°00'05"E	25.78
C55	3.70	25.00	8°28'35"	1.85	N79°35'20"W	3.70
C56	7.57	25.00	17°20'50"	3.81	S87°29'58"W	7.54
C57	19.17	98.00	11°12'22"	9.61	N84°25'43"E	19.14
C58	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C59	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C60	6.29	98.00	3°40'42"	3.15	S01°48'27"E	6.29
C61	47.68	98.00	27°52'41"	24.32	S17°35'08"E	47.21
C62	100.41	98.00	58°42'20"	55.11	S60°52'39"E	96.08
C63	81.92	52.00	90°15'43"	52.24	S45°05'57"E	73.71
C64	16.21	98.00	9°28'36"	8.12	N85°29'31"W	16.19
C65	29.68	98.00	17°21'10"	14.95	N72°04'38"W	29.57
C66	17.38	25.00	39°49'21"	9.06	S83°18'44"E	17.03
C67	6.24	25.00	14°17'31"	3.13	N69°37'50"E	6.22
C68	40.83	94.00	24°53'18"	20.74	S74°55'44"W	40.51
C69	81.68	52.00	90°00'00"	52.00	N45°13'49"W	73.54
C70	39.27	25.00	90°00'00"	25.00	N44°46'11"E	35.36
C71	39.27	25.00	90°00'00"	25.00	N45°13'49"W	35.36
C72	39.27	25.00	89°59'42"	25.00	S44°46'20"W	35.35
C73	40.38	52.00	44°29'33"	21.27	S67°59'02"E	39.37
C74	19.97	25.00	45°46'10"	10.55	S22°51'11"E	19.44
C75	19.39	25.00	44°26'33"	10.21	N67°57'32"W	18.91

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C76	4.31	98.00	2°31'02"	2.15	S46°59'47"E	4.31
C77	38.46	98.00	22°29'06"	19.48	S59°29'50"E	38.21
C78	30.77	25.00	70°30'52"	17.67	N35°28'57"W	28.86
C79	39.18	25.00	89°47'17"	24.91	N44°55'33"E	35.29
C80	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C81	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C82	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C83	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C84	39.36	25.00	90°12'43"	25.09	S45°04'27"E	35.42
C85	39.18	25.00	89°47'17"	24.91	N44°55'33"E	35.29
C86	10.28	98.00	6°00'37"	5.14	S87°10'31"E	10.28
C87	10.66	98.00	6°13'52"	5.33	S81°03'17"E	10.65
C88	12.43	25.00	28°29'28"	6.35	S87°48'55"W	12.30
C89	19.39	45.00	24°41'36"	9.85	N85°54'59"E	19.24
C90	30.36	45.00	38°39'23"	15.78	S62°24'32"E	29.79
C91	39.78	45.00	50°39'00"	21.30	S17°45'20"E	38.50
C92	12.43	25.00	28°29'28"	6.35	N06°40'34"W	12.30
C93	16.53	98.00	9°39'49"	8.28	S16°05'24"E	16.51
C94	71.63	52.00	78°55'20"	42.81	S50°43'09"E	66.10
C95	42.00	25.00	96°14'55"	27.89	S36°51'59"W	37.23
C96	41.00	466.00	5°02'28"	20.51	S87°30'40"W	40.99
C97	39.27	25.00	90°00'00"	25.00	N56°15'29"W	35.36
C98	80.56	98.00	47°05'50"	42.71	S66°34'56"W	78.31
C99	21.81	98.00	12°44'59"	10.95	S36°46'42"W	21.76
C100	89.54	45.00	113°59'59"	69.29	N49°25'50"W	75.48
C101	20.94	98.00	12°14'28"	10.51	S84°03'35"E	20.90
C102	42.76	98.00	25°00'08"	21.73	S58°14'19"E	42.43
C103	4.20	203.00	89°58'05"	202.89	N89°26'21"E	4.20
C104	58.69	75.00	44°50'12"	30.94	N22°38'55"W	57.21
C105	59.12	75.00	45°09'48"	31.19	N67°38'55"W	57.60

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°46'47"W	198.21
L2	N89°50'04"E	80.03
L3	N89°50'04"E	231.68
L4	N89°54'17"E	46.00
L5	N00°13'31"W	20.93
L6	S89°46'29"W	100.00
L7	S00°13'31"E	57.80
L8	S00°13'49"E	80.00
L9	S89°46'11"W	46.00
L10	S00°13'49"E	154.00
L11	S89°46'11"W	75.00
L12	S00°13'49"E	140.36
L13	N89°58'06"W	30.33
L14	S00°01'54"W	158.31
L15	S00°01'54"W	107.14
L16	N89°58'06"W	146.14
L17	N00°04'40"W	8.52
L18	S89°55'20"W	100.00
L19	S00°04'40"E	29.94
L20	S89°55'20"W	151.00
L21	N78°44'31"E	38.00
L22	S11°15'29"E	24.49



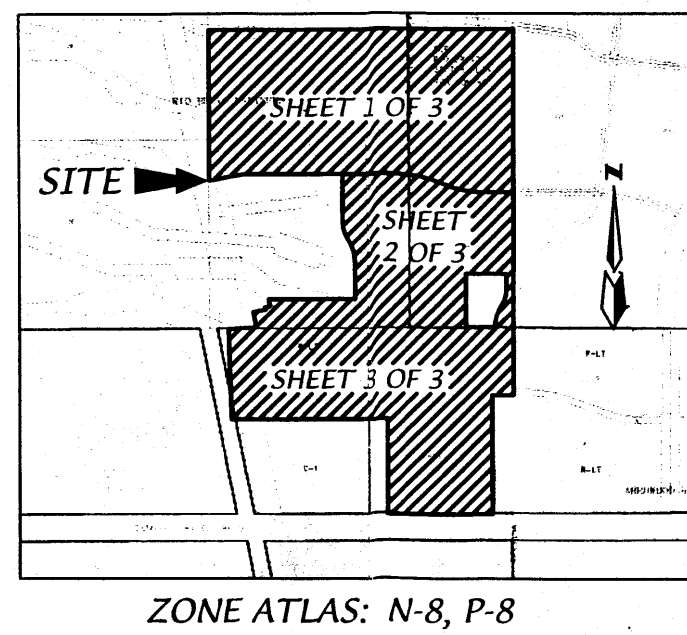
**ALDRICH LAND SURVEYING**

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

Dwg: BASE50.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 8 of 8
Scale: 1"=100'	Date: 11/09/05	Job: A03080	

**LEGAL DESCRIPTION**

A tract of land situated, 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 Tracts 1A thru 9, ANDERSON HEIGHTS UNIT 1 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 May 05, 2005, in Bk-2005C, Page 138 and containing 169.6036 acres more or less.



**EASEMENTS**

- ① EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
- 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)
- ⑨ EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104)
- 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)

**PURPOSE OF PLAT**

- 1. SUBDIVIDE PARCEL (A) INTO 1207 RESIDENTIAL LOTS, AND 16 TRACTS ARE FOR JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENTS TO BE OWN AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 2. DEDICATE RIGHT-OF-WAY AS SHOWN.
- 3. GRANT NEW EASEMENTS AS SHOWN.
- 4. ALL RETURNS ARE 25 FOOT RADIUS UNLESS OTHERWISE SHOWN.

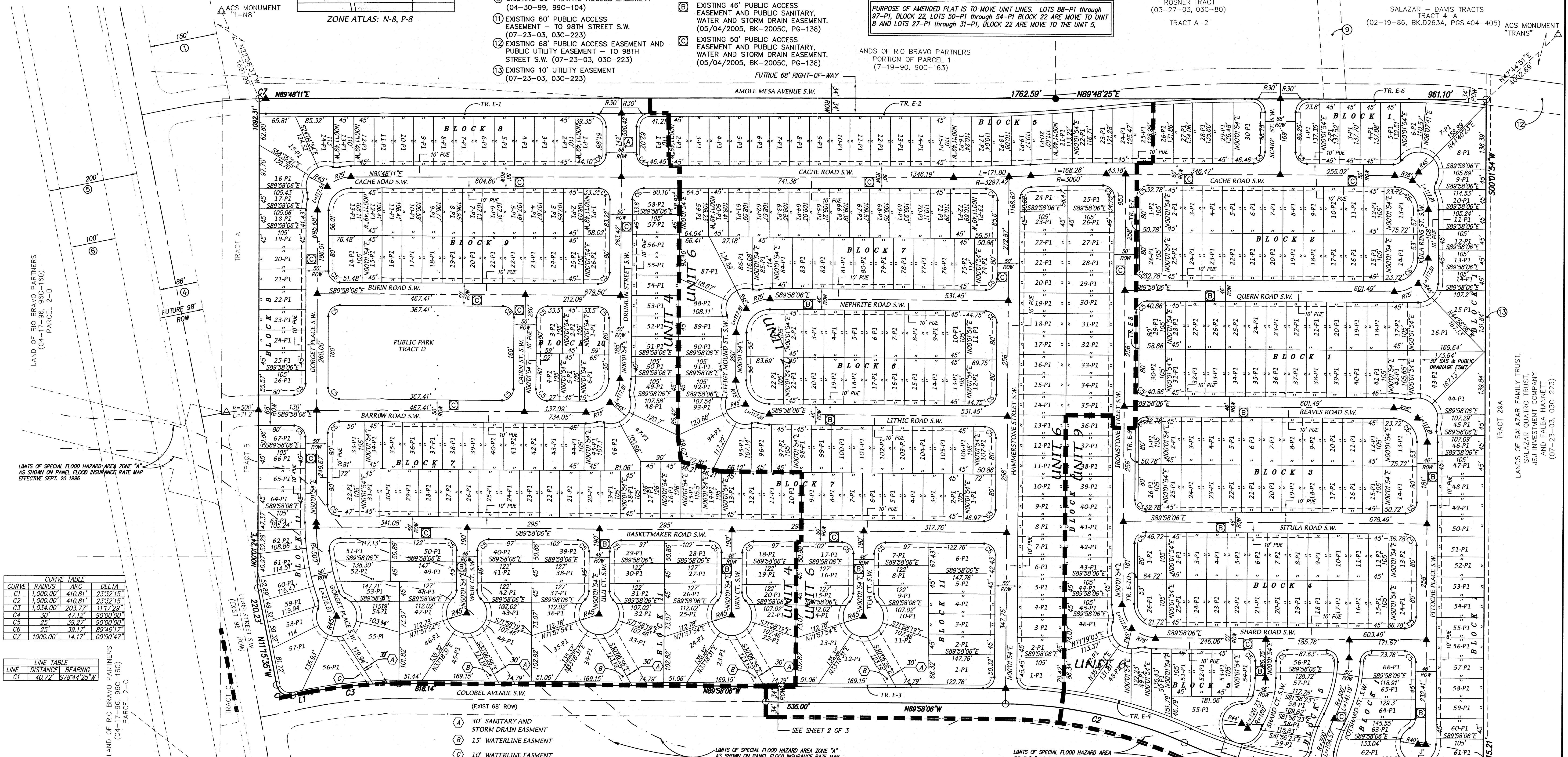
**SUBDIVISION DATA**

GROSS ACREAGE ..... 208.0850 AC  
 ZONE ATLAS NO. .... N-8-Z, AND P-8-Z  
 NO. OF LOTS CREATED ..... 1207 LOTS  
 NO. OF TRACTS CREATED ..... 16 TRACTS  
 NO. OF PARCELS CREATED ..... 0 PARCEL  
 RIGHT-OF-WAY AREA DEDICATED TO CITY ..... 41.2525 AC  
 ZONING ..... R-D/R-LT  
 DATE OF SURVEY ..... NOVEMBER, 2003

**PURPOSE OF AMENDED PLAT**

PURPOSE OF AMENDED PLAT IS TO MOVE UNIT LINES. LOTS 88-P1 through 97-P1, BLOCK 22, LOTS 50-P1 through 54-P1 BLOCK 22 ARE MOVE TO UNIT 8 AND LOTS 27-P1 through 31-P1, BLOCK 22 ARE MOVE TO THE UNIT 5.

**AMENDED PRELIMINARY PLAT FOR ANDERSON HEIGHTS UNITS 1A THRU 9**  
 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  
 NOVEMBER, 2005



**CURVE TABLE**

CURVE	RADIUS	ARC	DELTA
C1	1,000.00'	410.81'	23.3215°
C2	1,000.00'	410.81'	23.3215°
C3	1,034.00'	203.77'	11.7229°
C4	30'	47.12'	90.0000°
C5	25'	39.27'	90.0000°
C6	25'	39.17'	89.9417°
C7	1000.00'	14.17'	00.5047°

**LINE TABLE**

LINE	DISTANCE	BEARING
C1	40.72'	S78°44'25"W

- 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)

**OWNERS**  
 KB HOME New Mexico Inc  
 6330 Riverside Plaza Lane NW  
 Suite 200  
 ALBUQUERQUE, NEW MEXICO 87120  
 (505) 353-5300

**ENGINEERS**  
 D. MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90806  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505) 828-2200

**SITE BENCHMARK**  
 ACS MONUMENT  
 C-5-P10  
 ELEVATION=4935.735  
 (SLD 1929)

**SURVEYOR**  
 ALDRICH LAND SURVEY  
 P.O. BOX 30701  
 ALBUQUERQUE, NEW MEXICO 87190  
 (505) 884-1990

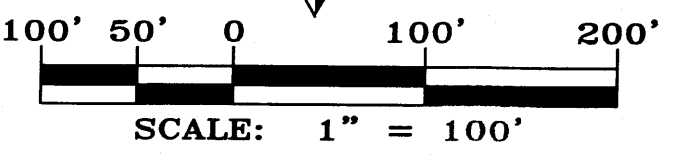
**NOTES**

- 1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE MARKED BY A #6 REBAR W/ CAP STAMPED PS#7719
- 2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION" TO NOT DISTURB PS#7719
- 3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- 4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- 5. ALL DISTANCES SHALL BE GROUND DISTANCES.
- 6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

**APPROVED**  
 City Surveyor, City of Albuquerque, N.M. 11-30-05  
 Date  
 Owner: KB HOME New Mexico Inc  
 ROBERT COLEMAN, Director of Land  
 DATE 11/20/05

**LEGEND**

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



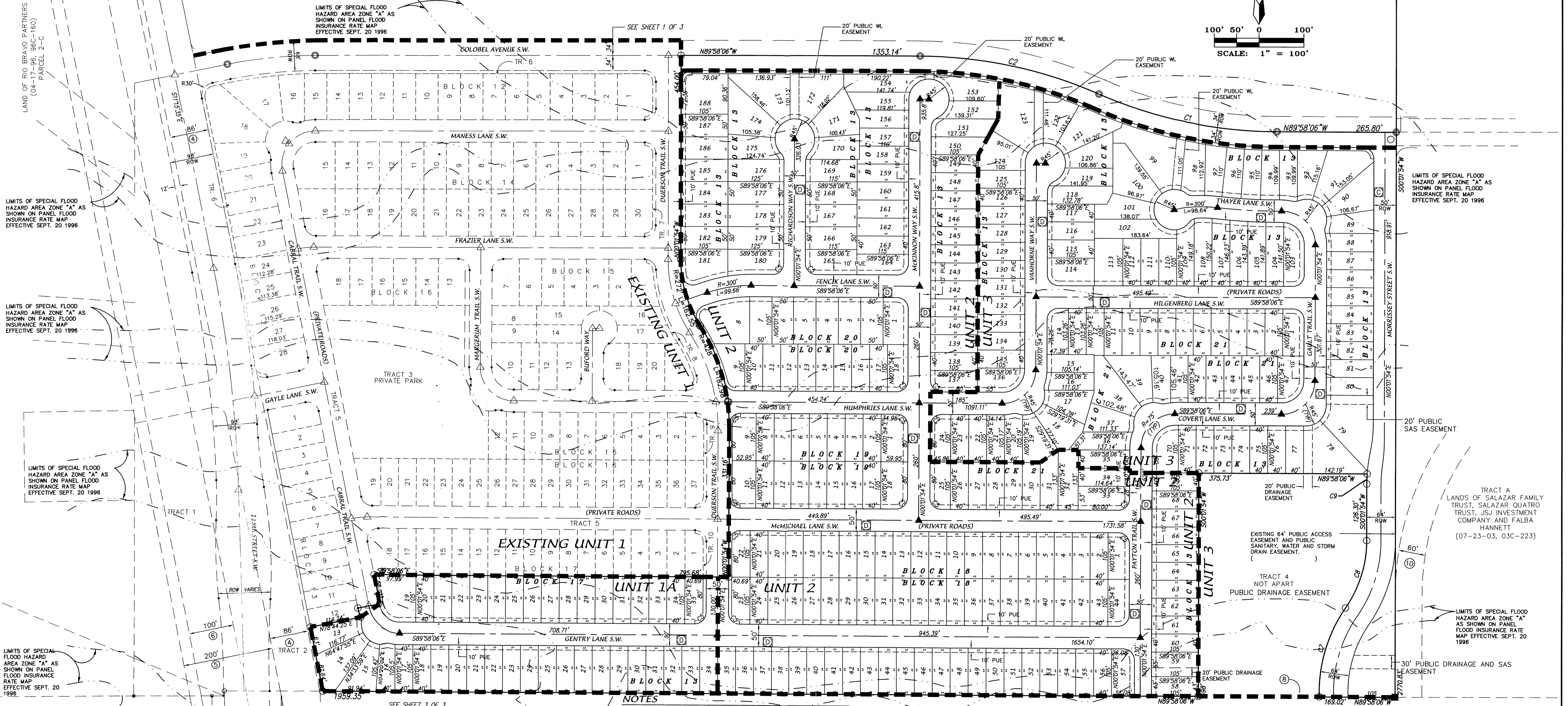
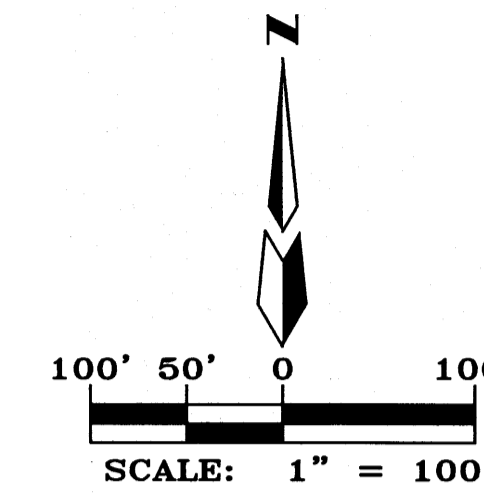
AMENDED PRELIMINARY PLAT FOR  
**ANDERSON HEIGHTS UNITS 1A THRU 9**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 5 AND 8  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER 2005

TRACT	BENEFICIARY AND MAINTENANCE FOR AND TO BE MAINTAINED BY THE HOA
TRACT 2, 3, 5, 7, 8, 9, 10	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	BLANKET DRAINAGE EASEMENT FOR AND TO BE MAINTAINED BY THE CITY OF ALBUQUERQUE
TRACT 1	

**EASEMENTS**

- 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)
- 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)
- ⑭ 50' PRIVATE ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORMDRAIN EASEMENT.

CURVE	RADIUS	ARC	DELTA
C1	1,000.00'	410.81'	2332'15"
C2	1,000.00'	410.81'	2332'15"
C3	1,000.00'	197.07'	1117'29"
C4	25'	39.37'	901'34.3"
C5	25'	39.27'	900'00.0"
C6	25'	39.17'	894'6.17"



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

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

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

**NOTES**

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#7719
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION" "DO NOT DISTURB" PS#7719"
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TRACT "K" IS ENCUMBERED WITH PUBLIC SANITARY SEWER, WATER AND DRAINAGE EASEMENTS GRANTED TO COA AND TO BE MAINTAINED BY THE COA. A PRIVATE ACCESS EASEMENT IS GRANTED TO EACH LOT OWNER ACROSS TRACT "K" BY THIS PLAT

**OWNERS**

KB HOME New Mexico Inc  
 6330 Riverside Plaza Lane NW  
 Suite 200  
 ALBUQUERQUE, NEW MEXICO 87120  
 (505) 353-5300

**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  
 (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.)

**LEGEND**

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

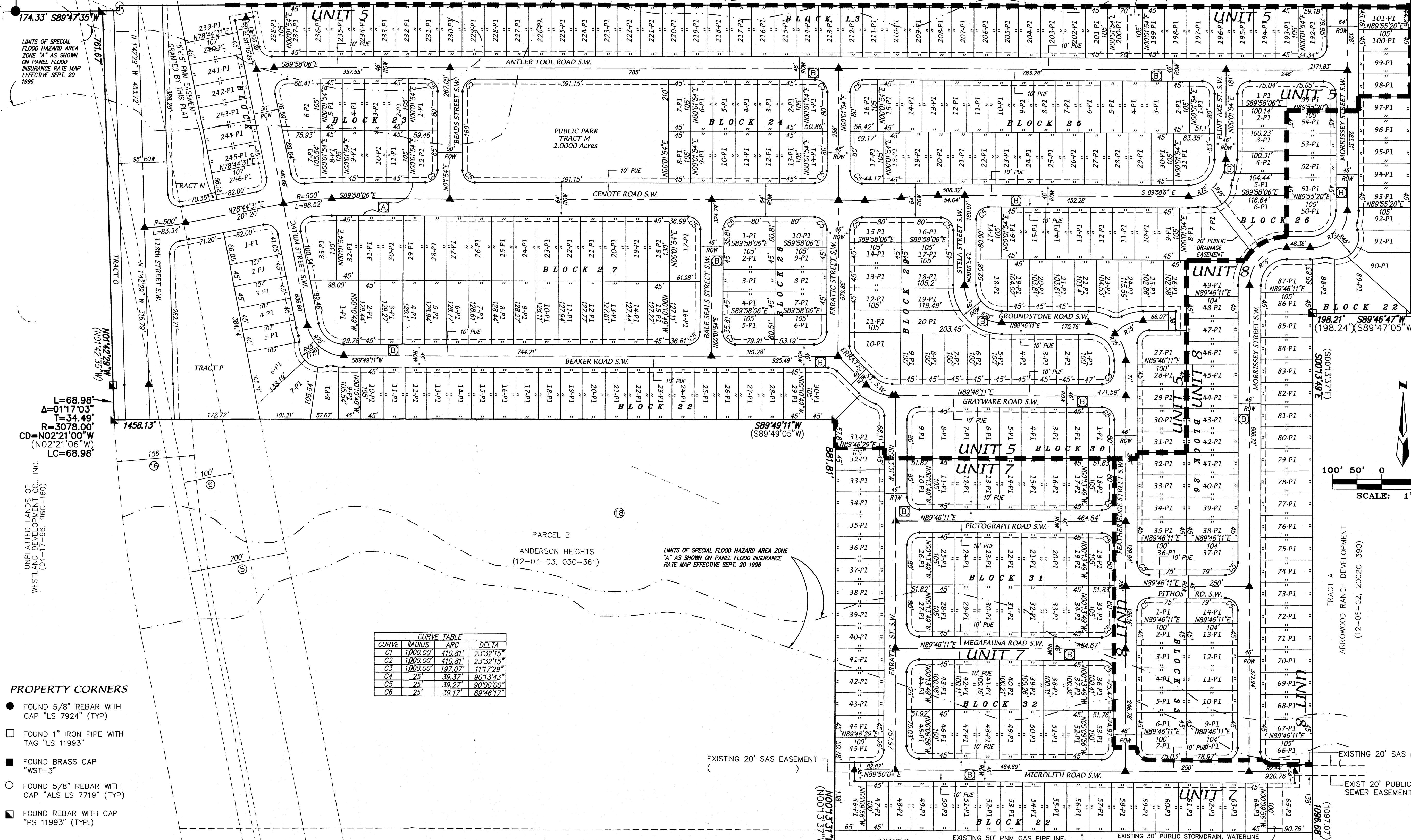
**SITE BENCHMARK**  
 ACS MONUMENT  
 "3-P10"  
 ELEVATION=4935.735  
 (SLD 1929)

AMENDED PRELIMINARY PLAT FOR  
**ANDERSON HEIGHTS UNITS 1A THRU 9**  
 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  
 NOVEMBER 2005

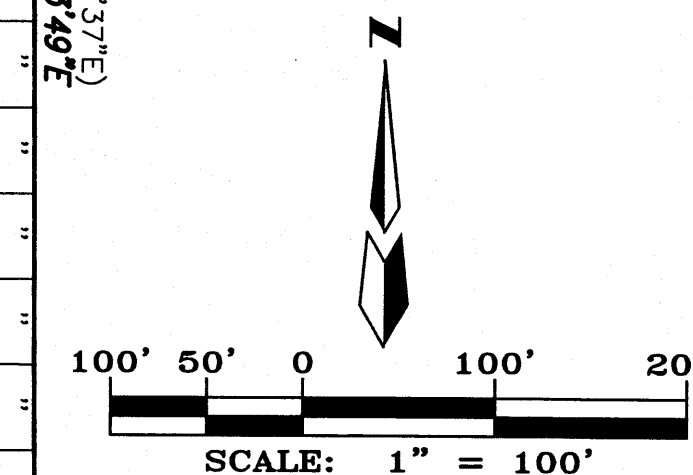
LIMITS OF SPECIAL FLOOD HAZARD AREA ZONE  
 "A" AS SHOWN ON PANEL FLOOD INSURANCE  
 RATE MAP EFFECTIVE SEPT. 20 1996

SEE SHEET 2 OF 3  
 EXISTING 30' PUBLIC DRAINAGE AND SAS EASEMENT

40' SAS, DRAINAGE AND WATERLINE EASEMENT BY SEPARATE DOCUMENT



- EASEMENTS**
- 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)
  - 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)
  - ⑭ EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)
  - ⑯ EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)
  - ⑰ EXISTING C.O.A. BLANKET PUBLIC DRAINAGE EASEMENT (12-30-03, 03C-361)
  - Ⓐ EXISTING 68' PUBLIC ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORM DRAIN EASEMENT.
  - Ⓑ EXISTING 46' PUBLIC ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORM DRAIN EASEMENT.



CURVE	RADIUS	ARC	DELTA
C1	1000.00'	410.81'	23°32'15"
C2	1000.00'	410.81'	23°32'15"
C3	1000.00'	192.07'	11°17'29"
C4	25'	39.32'	90°11'43"
C5	25'	39.22'	90°00'00"
C6	25'	39.17'	89°46'17"

- 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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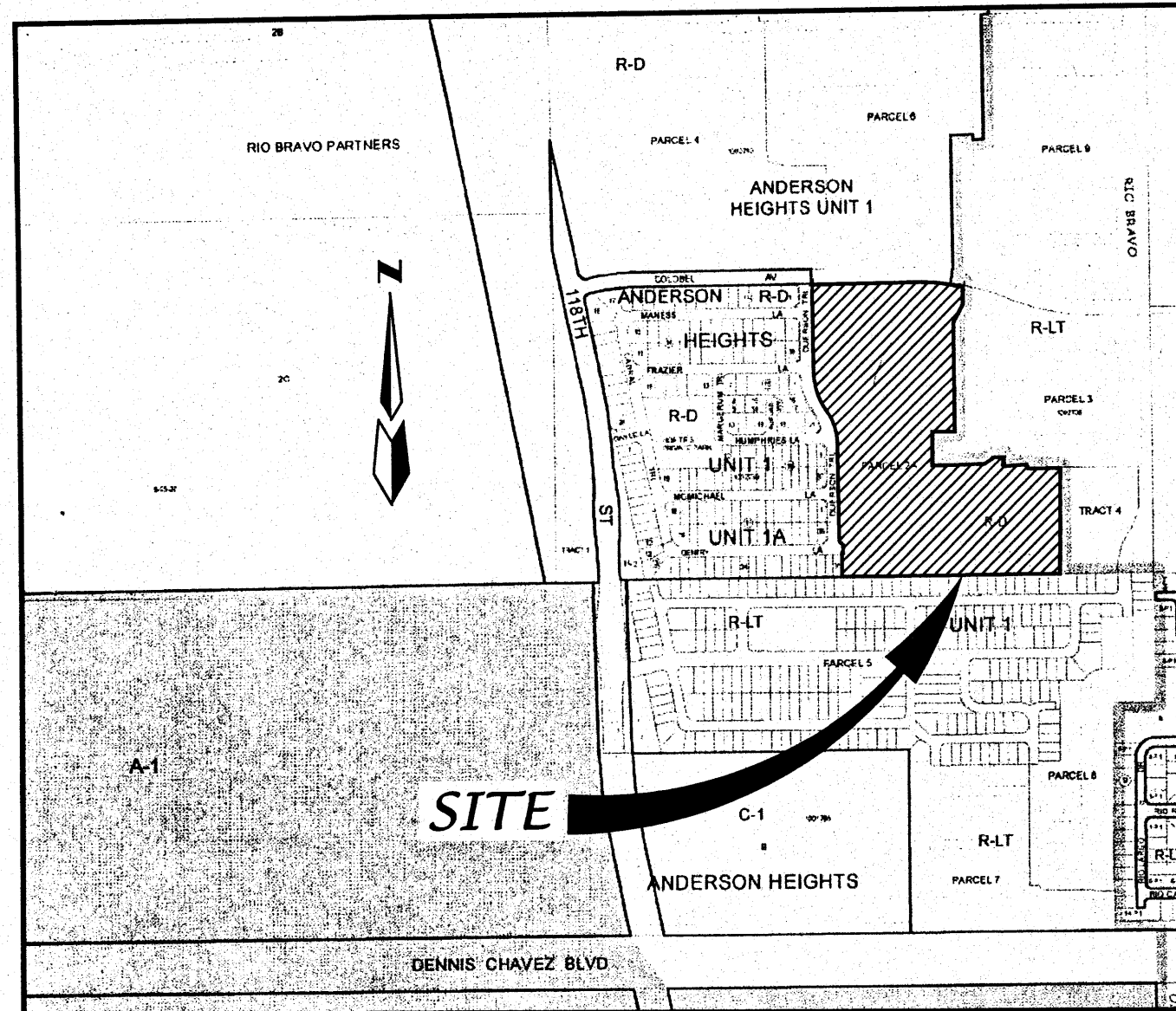
**SURVEYOR**  
 ALDRICH LAND SURVEY  
 P.O. BOX 30701  
 ALBUQUERQUE, N.M. 87190-0701  
 (505) 884-1990

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

- NOTES**
1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#7719
  2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲. WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:  
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
 "DO NOT DISTURB"  
 PS#7719
  3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
  4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
  5. ALL DISTANCES SHALL BE GROUND DISTANCES.
  6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

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

**PLAT FOR  
ANDERSON HEIGHTS UNIT 2  
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, 2006**



**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 2A, ANDERSON HEIGHTS UNIT 1 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 August 08, 2005 in Book 2005C, Page 272 and containing 24.7062 acres more or less.

**PURPOSE OF PLAT**

1. SUBDIVIDE ONE (1) PARCEL INTO ONE HUNDRED AND SIXTY EIGHT (168) LOTS, SEVEN (7) TRACTS FOR HOME OWNERS ASSOCIATION AND DRAINAGE.
2. GRANT NEW EASEMENTS AS SHOWN HEREON

**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.

**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:

PLAT APPROVAL

Utility Approvals:

PNM Electric Services ON 3-8-06 Date

PNM Gas Services \_\_\_\_\_ Date

Qwest Telecommunications \_\_\_\_\_ Date

Comcast \_\_\_\_\_ Date

City Approvals:

[Signature] 2-27-06  
City Surveyor Date

Real Property Division \_\_\_\_\_ Date

Traffic Engineering, Transportation Division \_\_\_\_\_ Date

Water Utility Department \_\_\_\_\_ Date

Parks and Recreation Department \_\_\_\_\_ Date

AMAFCOA \_\_\_\_\_ 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] 02-27-06  
Timothy Aldrich P.S. No. 7719 Date  
**ALDRICH LAND SURVEYING**

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

VICINITY MAP SCALE: NTS ZONE ATLAS: N-8, P-8

**SUBDIVISION DATA**

GROSS ACREAGE..... 24.7062 Acres  
ZONE ATLAS NO..... N-8-Z & P-8-Z  
NO. OF EXISTING PARCELS..... 1 PARCEL  
NO. OF LOTS/TRACTS/PARCELS CREATED..... 168 LOTS, 7 TRACTS 0 PARCEL  
NO. OF PARCEL ELIMINATED..... 1  
MILES OF FULL WIDTH STREETS CREATED..... 0.83  
AREA DEDICATED TO CITY OF ALBUQUERQUE..... 0.0 Acres  
DATE OF SURVEY..... November, 2003  
ZONING..... R-D  
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 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

[Signature] 2/14/06  
Robert Coleman DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on FEBRUARY 14, 2006  
By Robert Coleman, Director of Land, KB HOME New Mexico Inc, A New Mexico Corporation on behalf of said corporation

[Signature] 9-10-08  
NOTARY PUBLIC MY COMMISSION EXPIRES

**SUSAN RASINSKI**  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires 9-10-08

**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:  
  
"ANDERSON HEIGHTS UNIT 1", (05-04-2005, BK-2005C PG-138)  
"ANDERSON HEIGHTS UNIT 1-A", (08-05-2005, BK-2005C PG-272)  
"ANDERSON HEIGHTS UNIT 5", (12-21-2005, BK-2005C PG-403)  
"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

**NOTE:**

TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A)(3).

Dwg: COVER.dwg	Drawn: Stephen	Checked: ALS	Sheet 1 of 5
Scale: AS SHOWN	Date: 2/14/2006	Job: A03080	

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PLAT FOR  
**ANDERSON HEIGHTS UNIT 2**  
 WITHIN THE  
 TOWN OF ATRICIONS GRANT  
 PROJECTED SECTIONS 5 AND 8  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 February, 2006

ACS MONUMENT  
 "1-N8"  
 Y=1470679.06  
 X=348455.82  
 G-G=0.99967260  
 Δα=-00°17'26"  
 CENTRAL ZONE  
 (NAD 1927)

PARCEL 4  
 ANDERSON  
 HEIGHTS UNIT 1  
 (05/04/2005,  
 BK-2005C,  
 PG-138)

PARCEL 6  
 ANDERSON HEIGHTS UNIT 1  
 (05/04/2005, BK-2005C, PG-138)

EXISTING 50' PRIVATE ACCESS EASEMENT, PUBLIC  
 SANITARY, WATER AND STORMDRAIN EASEMENT  
 (05/04/2005, BK-2005C, PG-138)

PARCEL 9  
 ANDERSON HEIGHTS UNIT 1  
 (05/04/2005, BK-2005C, PG-138)

COLOBEL AVENUE S.W.  
 (EXIST. 68' ROW)

FUTURE (COLOBEL AVENUE S.W.)

MANESS LANE S.W.  
 (EXIST. PRIVATE ROAD)

FRAZIER LANE S.W.  
 (EXIST. PRIVATE ROAD)

EXISTING 50' PRIVATE  
 ACCESS EASEMENT,  
 PUBLIC SANITARY,  
 WATER AND  
 STORMDRAIN  
 EASEMENT  
 (05/04/2005,  
 BK-2005C, PG-138)  
 (TYPICAL)

EXISTING 50' PRIVATE ACCESS  
 EASEMENT, PUBLIC SANITARY,  
 WATER AND STORMDRAIN  
 EASEMENT (05/04/2005,  
 BK-2005C, PG-138)

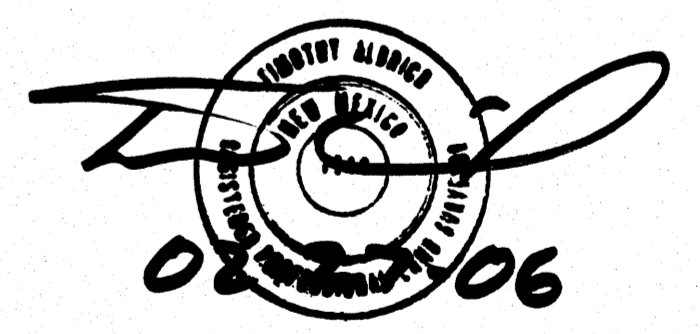
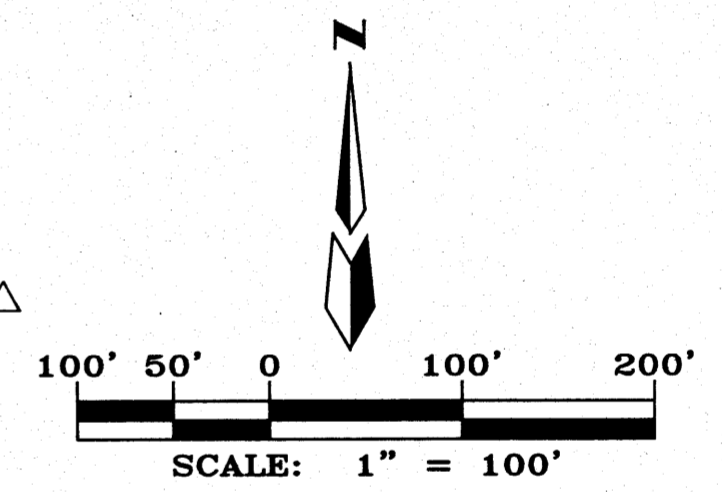
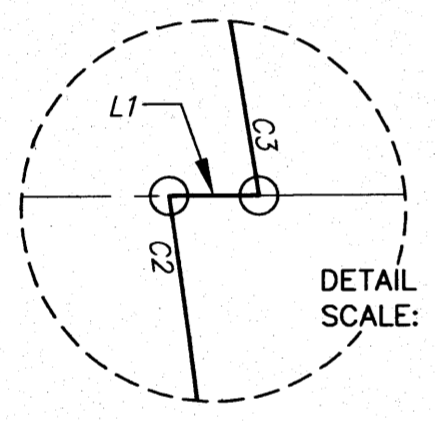
PARCEL 3  
 ANDERSON HEIGHTS UNIT 1  
 (05/04/2005, BK-2005C,  
 PG-138)

ACS MONUMENT  
 "TRANS"  
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 X=354899.45  
 G-G=0.99967921  
 Δα=-00°16'42"  
 CENTRAL ZONE  
 ELEVATION=5118.370  
 (NAD 1927/SLD 1929)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C2	59.03	428.00	7°54'07"	29.56	N03°55'09"W	58.98
C3	182.98	428.00	24°29'43"	92.91	N20°44'50"W	181.59
C4	156.79	272.00	33°01'36"	80.64	S16°28'54"E	154.63
C5	175.46	966.00	10°24'24"	87.97	N84°45'54"W	175.21

PROPERTY CORNERS  
 ○ FOUND REBAR WITH CAP  
 \*ALS LS 7719' (TYP)

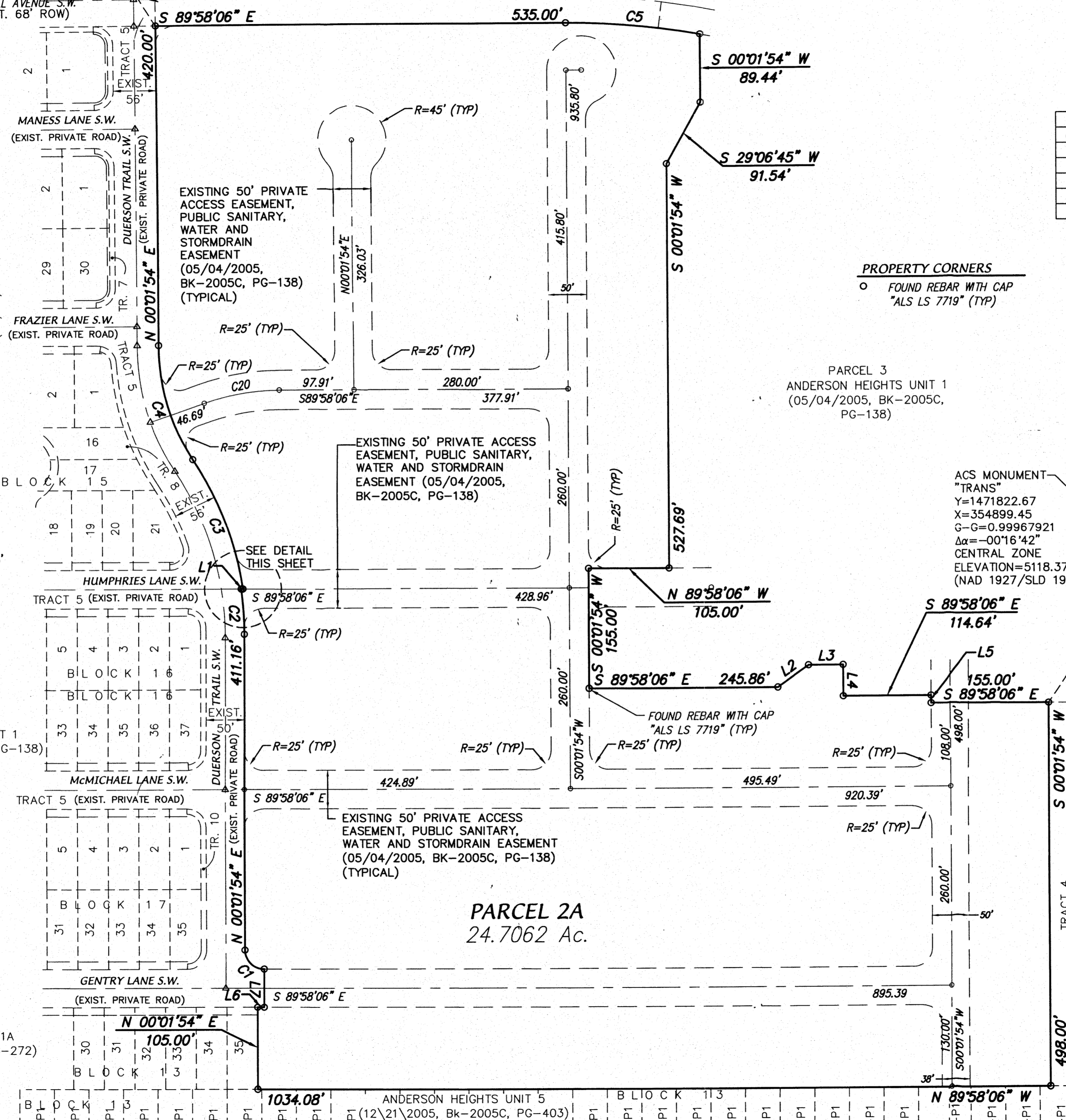
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°58'06"E	2.33
L2	S55°02'23"W	48.83
L3	N89°58'06"W	45.00
L4	N00°01'54"E	40.00
L5	N00°01'54"E	10.00
L6	S89°58'06"E	8.69
L7	N00°01'54"E	50.00



**ALDRICH LAND  
 SURVEYING**

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

**PARCEL 2A**  
 24.7062 Ac.



Dwg: base100.dwg	Drawn: SPS	Checked: ALS	Sheet 2 of 5
Scale: AS SHOWN	Date: 2/25/2006	Job: A03080	

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SEE SHEET 5 OF 5 FOR CURVE & LINE TABLE

SEE SHEET 4 OF 5

PLAT FOR ANDERSON HEIGHTS UNIT 2 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, 2006

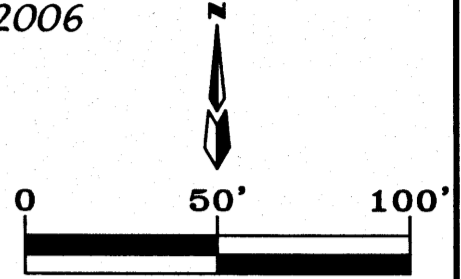
HOMEOWNERS ASSOCIATION TRACTS "G" AND "H" IS COVERED BY A PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT AND EXISTING PRIVATE ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND EXISTING PUBLIC STORM, WATER AND SEWER EASEMENTS. (SEE SHEET 2 OF 5)

HOMEOWNERS ASSOCIATION TRACTS D, E, F AND H IS TO BE JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

PROPERTY CORNERS

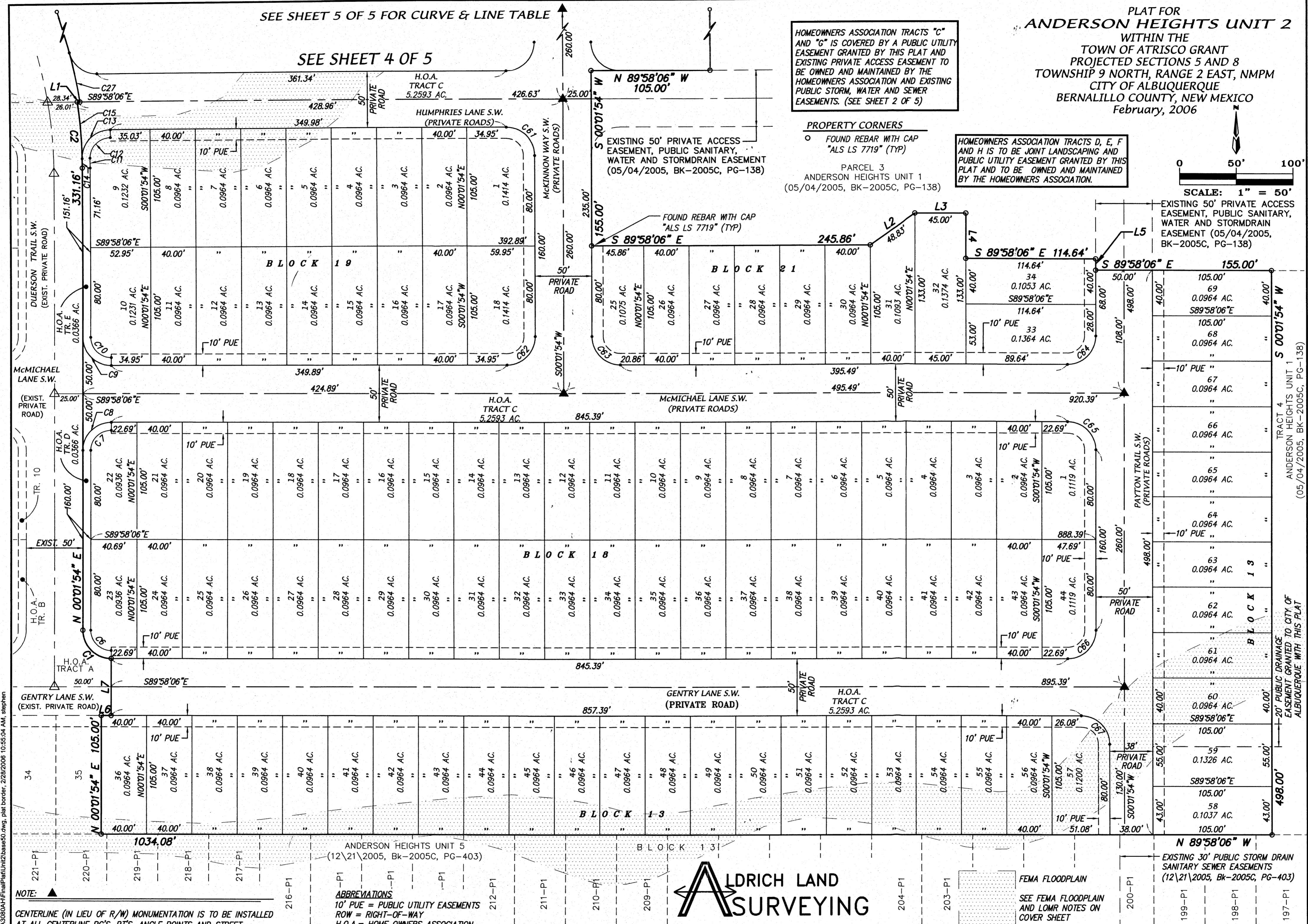
○ FOUND REBAR WITH CAP "ALS LS 7719" (TYP)

PARCEL 3 ANDERSON HEIGHTS UNIT 1 (05/04/2005, BK-2005C, PG-138)



SCALE: 1" = 50'

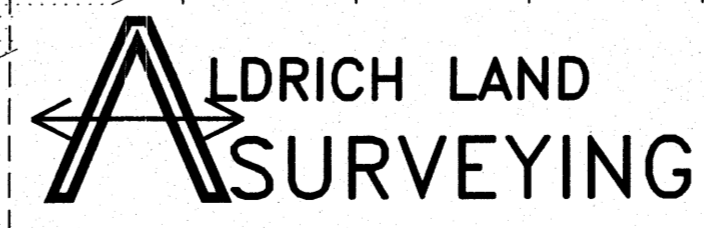
EXISTING 50' PRIVATE ACCESS EASEMENT, PUBLIC SANITARY, WATER AND STORMDRAIN EASEMENT (05/04/2005, BK-2005C, PG-138)



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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".

ABBREVIATIONS  
10' PUE = PUBLIC UTILITY EASEMENTS  
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 USE AUTHORITY



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

Dwg: base50.dwg	Drawn: Stephen	Checked: ALS	Sheet 3 of 5
Scale: AS SHOWN	Date: 2/14/2006	Job: A03080	

TRACT 4 ANDERSON HEIGHTS UNIT 1 (05/04/2005, BK-2005C, PG-138)

20' PUBLIC DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THIS PLAT

EXISTING 30' PUBLIC STORM DRAIN SANITARY SEWER EASEMENTS (12/21/2005, BK-2005C, PG-403)

**PLAT FOR  
ANDERSON HEIGHTS UNIT 2**  
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, 2006

**PROPERTY CORNERS**  
○ FOUND REBAR WITH CAP  
"ALS LS 7719" (LTP)

PARCEL 6  
ANDERSON HEIGHTS UNIT 1  
(05/04/2005, BK-2005C, PG-138)  
20' PUBLIC WATERLINE EASEMENT  
GRANTED TO A.B.C.W.U.A. WITH THIS  
PLAT

PARCEL 9  
C72 ANDERSON HEIGHTS UNIT 1  
(05/04/2005, BK-2005C,  
PG-138)

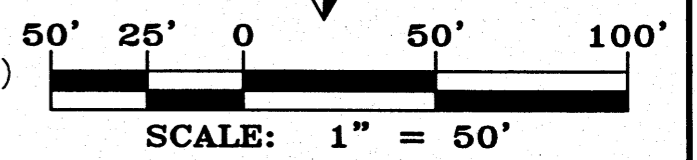
**ABBREVIATIONS**  
10' PUE = PUBLIC UTILITY EASEMENTS  
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WATER USE AUTHORITY

FEMA FLOODPLAIN  
SEE FEMA FLOODPLAIN  
AND LOMR NOTES ON  
COVER SHEET

SCALE: 1" = 20'



PARCEL 3  
ANDERSON HEIGHTS UNIT 1  
(05/04/2005, BK-2005C, PG-138)

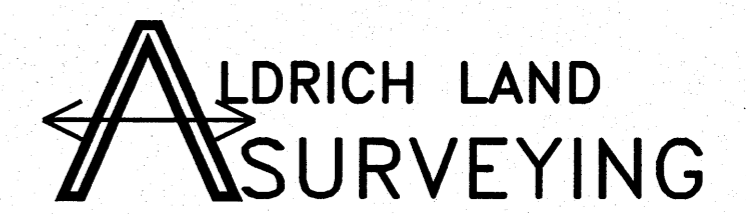


SEE SHEET 3 OF 5 FOR CURVE & LINE TABLE

HOMEOWNERS ASSOCIATION TRACTS D, E, F  
AND H IS TO BE JOINT LANDSCAPING AND  
PUBLIC UTILITY EASEMENT GRANTED BY THIS  
PLAT AND TO BE OWNED AND MAINTAINED  
BY THE HOMEOWNERS ASSOCIATION.

HOMEOWNERS ASSOCIATION TRACTS "C"  
AND "G" IS COVERED BY A PUBLIC UTILITY  
EASEMENT GRANTED BY THIS PLAT AND  
EXISTING PRIVATE ACCESS EASEMENT TO  
BE OWNED AND MAINTAINED BY THE  
HOMEOWNERS ASSOCIATION AND EXISTING  
PUBLIC STORM, WATER AND SEWER  
EASEMENTS. (SEE SHEET 2 OF 5)

**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".



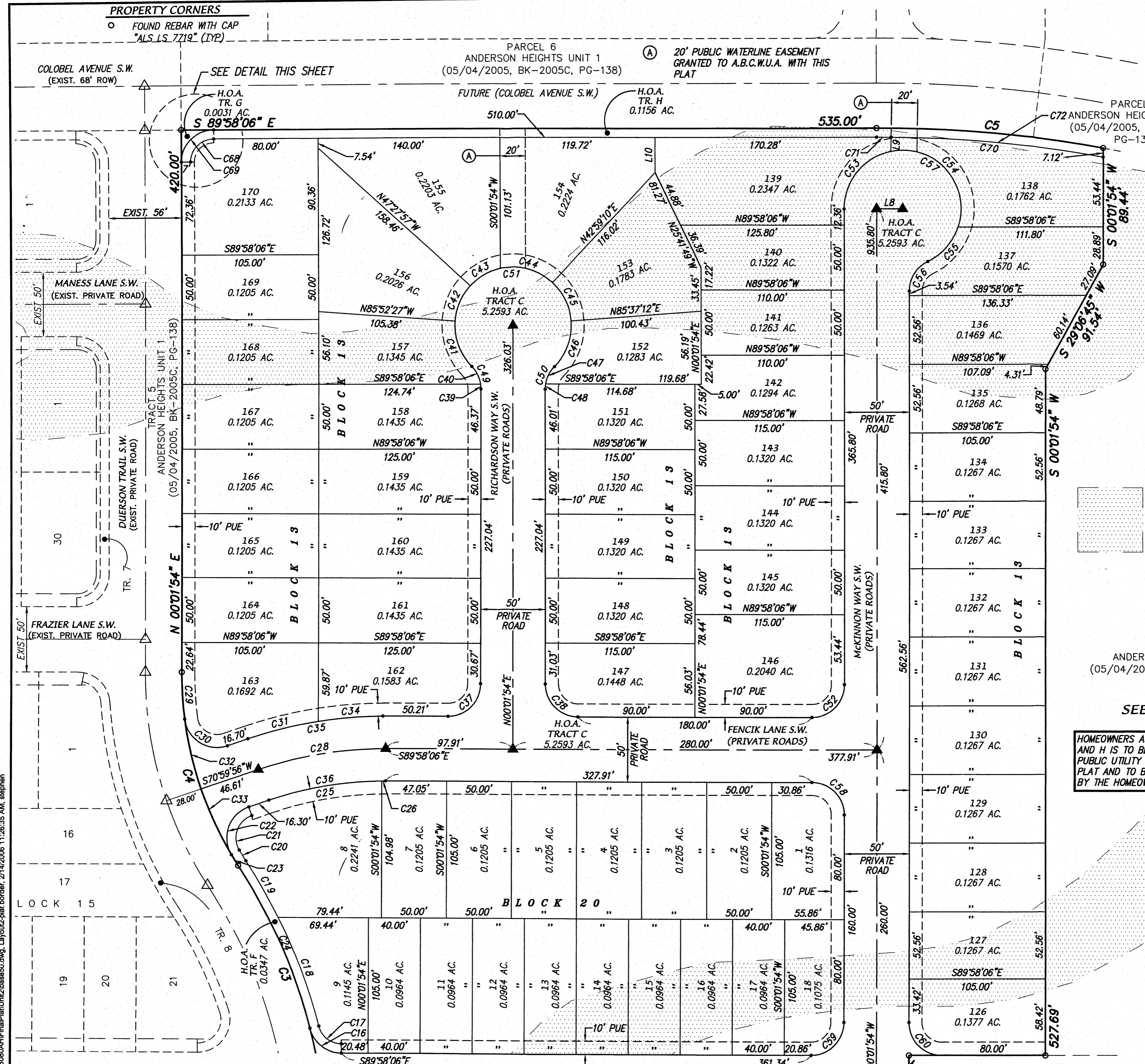
P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

Dwg: base50.dwg	Drawn: Stephen	Checked: ALS	Sheet 4 of 5
Scale: AS SHOWN	Date: 2/14/2006	Job: A03080	

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SEE SHEET 3 OF 5



PLAT FOR  
**ANDERSON HEIGHTS UNIT 2**  
 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, 2006

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C2	59.03	428.00	7°54'07"	29.56	N03°55'09"W	58.98
C3	182.98	428.00	24°29'43"	92.91	N20°44'50"W	181.59
C4	156.79	272.00	33°01'36"	80.64	S16°28'54"E	154.63
C5	175.46	966.00	10°24'24"	87.97	N84°45'54"W	175.21
C6	28.27	18.00	90°00'00"	18.00	S44°58'06"E	25.46
C7	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C8	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C9	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C10	28.27	18.00	90°00'00"	18.00	S44°58'06"E	25.46
C11	8.49	435.00	1°07'06"	4.24	N00°31'38"W	8.49
C12	28.63	18.00	91°07'06"	18.35	S44°28'22"W	25.70
C13	39.76	25.00	91°07'06"	25.49	S44°28'22"W	35.70
C14	8.35	428.00	1°07'06"	4.18	N00°31'38"W	8.35
C15	50.67	428.00	6°47'01"	25.37	N04°28'42"W	50.64
C16	32.94	25.00	75°29'25"	19.35	S52°13'23"E	30.61
C17	23.72	18.00	75°29'25"	13.93	S52°13'23"E	22.04
C18	90.36	435.00	11°54'07"	45.34	N20°25'44"W	90.20
C19	50.22	435.00	6°36'54"	25.14	N29°41'15"W	50.19
C20	9.63	265.00	2°04'58"	4.82	S31°57'13"E	9.63
C21	32.02	18.00	101°54'39"	22.19	S20°02'36"W	27.96
C22	44.47	25.00	101°54'39"	30.82	S20°02'36"W	38.83
C23	9.89	272.00	2°04'58"	4.94	S31°57'13"E	9.89
C24	138.32	428.00	18°31'02"	69.77	N23°44'11"W	137.72
C25	88.41	275.00	18°25'09"	44.59	S80°12'30"W	88.03
C26	2.95	275.00	0°36'50"	1.47	S89°43'29"W	2.95
C27	44.66	428.00	5°58'41"	22.35	N11°29'20"W	44.64
C28	99.66	300.00	19°01'59"	50.29	S80°30'55"W	99.20
C29	36.01	272.00	7°35'08"	18.03	S03°45'40"E	35.98
C30	44.26	25.00	101°26'51"	30.57	S58°16'39"E	38.71
C31	55.65	325.00	9°48'37"	27.89	S75°54'14"W	55.58
C32	55.32	272.00	11°39'13"	27.76	S13°22'50"E	55.23
C33	55.57	272.00	11°42'17"	27.88	S25°03'35"E	55.47
C34	52.31	325.00	9°13'22"	26.21	S85°25'14"W	52.26
C35	107.96	325.00	19°01'59"	54.48	S80°30'55"W	107.47
C36	91.35	275.00	19°01'59"	46.10	S80°30'55"W	90.93
C37	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C38	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C39	3.64	25.00	8°20'52"	1.82	N04°08'32"W	3.64
C40	15.74	25.00	36°04'03"	8.14	N26°20'59"W	15.48
C41	38.10	45.00	48°30'34"	20.28	S20°07'44"E	36.97
C42	30.17	45.00	38°24'29"	15.67	S23°19'48"W	29.60
C43	27.22	45.00	34°39'29"	14.04	S59°51'47"W	26.81
C44	43.82	45.00	55°47'38"	23.82	N74°54'39"W	42.11
C45	33.48	45.00	42°38'02"	17.56	N25°41'49"W	32.72
C46	38.35	45.00	48°49'37"	20.43	N20°02'01"E	37.20
C47	15.37	25.00	35°13'56"	7.94	S26°49'52"W	15.13
C48	4.01	25.00	9°11'00"	2.01	S04°37'24"W	4.00
C49	19.38	25.00	44°24'55"	10.21	N22°10'33"W	18.90
C50	19.38	25.00	44°24'55"	10.21	S22°14'22"W	18.90
C51	211.14	45.00	268°49'50"	45.93	N89°58'06"W	64.29
C52	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C53	61.60	45.00	78°25'41"	36.72	S39°14'45"W	56.90
C54	94.25	45.00	120°00'06"	77.94	N41°32'22"W	77.94
C55	36.28	45.00	46°11'36"	19.19	N41°33'29"E	35.31
C56	28.20	25.00	64°37'23"	15.81	S32°20'36"W	26.73
C57	192.13	45.00	244°37'23"	71.15	N57°39'24"W	76.06
C58	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C59	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C60	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C61	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C62	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C63	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
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	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C67	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C68	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C69	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C70	175.47	959.00	10°29'01"	87.98	N84°43'35"W	175.22
C71	11.22	959.00	0°40'13"	5.61	N89°37'59"W	11.22
C72	164.25	959.00	9°48'48"	82.33	N84°23'29"W	164.05

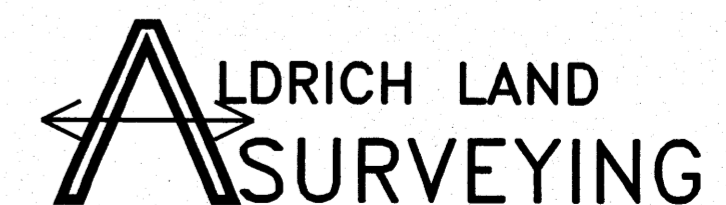
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.
- 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.
- 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.
- 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.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°58'06"W	2.33
L2	S55°02'23"W	48.83
L3	N89°58'06"W	45.00
L4	N00°01'54"E	40.00
L5	N00°01'54"E	10.00
L6	N89°58'06"W	8.69
L7	S00°01'54"W	50.00
L8	N89°58'06"W	20.00
L9	N01°17'58"E	11.07
L10	S00°01'54"W	27.15



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