

**NOTICE OF SUBDIVISION PLAT VARIANCE**

Tracts A-1 and B-1, Anderson Heights Unit 4  
Albuquerque, Bernalillo County, New Mexico

DOCH 2015023748

03/23/2015 04:41 PM Page 1 of 3  
PLAT P 25 00 B 20150 P 0029 N Toulouse Oliver, Bernalillo Co

**BULK LAND PLAT FOR  
ANDERSON HEIGHTS UNIT 4  
TRACTS A-1 AND B-1  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTIONS 5 AND 8  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2014**

The plat for Tracts A-1 and B-1, Anderson Heights Unit 4, Albuquerque, Bernalillo County, New Mexico, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

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

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

**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 4, 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 32.6787 acres more or less, together with all of PARCEL 6A and all of LOTS 1-P1 thru 66-P1, Block 1, LOTS 1-P1 thru 26-P1, Block 2, LOTS 1-P1 thru 26-P1, Block 3, LOTS 1-P1 thru 26-P1, Block 4, LOTS 28-P1 thru 63-P1, Block 5 and LOTS 22-P1 thru 30-P1, Block 6, and all of H.O.A. TRACT A thru H.O.A. TRACT H, ANDERSON HEIGHTS UNIT 9 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 October 09, 2007 in Book 2007C, Pages 1-7 and containing 54.7448 acres more or less. GROSS combined area containing 87.4235 acres more or less.

**PURPOSE OF PLAT**

1. TO REPLAT 2 EXISTING PARCELS, ONE HUNDRED & SEVENTY FOUR (174) EXISTING LOTS AND EXISTING RIGHT-OF-WAYS AND EIGHT (8) TRACTS INTO TWO (2) TRACTS.
2. GRANT NEW EASEMENTS AS SHOWN HEREON.
3. VACATE EXISTING EASEMENTS, PARCELS, TRACTS, RIGHT-OF-WAYS AND LOTS AS SHOWN HEREON.
4. DEDICATE ADDITIONAL RIGHT OF WAY.

**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 9", (10-09-2007, BK-2007C PG 1-7)  
all being records of Bernalillo County, New Mexico.
5. Field Survey performed on MARCH, 2014.
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 (8-17-2007, Doc# 2007119935).
2. SOLAR NOTE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.



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

JOSEPH SALZANO  
NOTARY PUBLIC  
STATE OF COLORADO  
Notary ID 2014403862  
My Commission Expires 01/28/2018

**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: 14-70253

**PLAT APPROVAL**

Utility Approvals:

*Jonathan Virel* 11-18-14  
Date  
*Q/EH* 11/17/14  
Date  
*N.M.G.C.O.* 11/18/14  
Date  
Qwest Corporation d/b/a Century Link QC 11/17/14  
Date  
Comcast 11/17/14  
Date

City Approvals:

*Scott R. Kneibauer P.S.* 11/26/14  
10/23/14  
Date  
Acting City Surveyor  
*John H. ...* 12-31-14  
Date  
Real Property Division  
*NH* 1-2-15  
Date  
Environmental Health Department  
*MS* 12/31/14  
Date  
Traffic Engineering, Transportation Division  
*Frutkin Cadena* 12/31/14  
Date  
Albuquerque Bernalillo County Water Utility Authority  
*Carol S. Dumont* 12-31-14  
Date  
Parks and Recreation Department  
*Carla G. Chen* 12-31-14  
Date  
AMAFCA  
*Carla G. Chen* 12-31-14  
Date  
City Engineer  
*Paul ...* 1-2-15  
Date  
DRB Chairperson, Planning Department

**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* 10/23/2014  
Date  
Timothy Aldrich P.S. No. 7719  
*TA 11/26/14*

Dwg: A13034_Vacation Cover.dwg	Drawn: HIRAM	Checked: ALS	Sheet 1 of 3
Scale: AS SHOWN	Date: 10/08/14	Job: A14034	

**SUBDIVISION DATA**

GROSS ACREAGE	87.4235 ACRES
ZONE ATLAS NO.	N-8-Z
NO. OF EXISTING PARCELS	2
NO. OF EXISTING LOTS	174
NO. OF EXISTING TRACTS	8
AREA OF PUBLIC RIGHT-OF-WAY VACATED	6.9808 AC
AREA OF PUBLIC EASEMENTS VACATED	13.1543 AC
NO. OF TRACTS CREATED	2
MILES OF FULL WIDTH STREETS CREATED	0
AREA DEDICATED TO CITY OF ALBUQUERQUE	2.4924 Acres
DATE OF SURVEY	MARCH, 2014
ZONE	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 Colorado Inc  
BY: Matt Mandino  
TITLE: Division President  
*Matt Mandino* 12/17/14  
Matt Mandino DATE

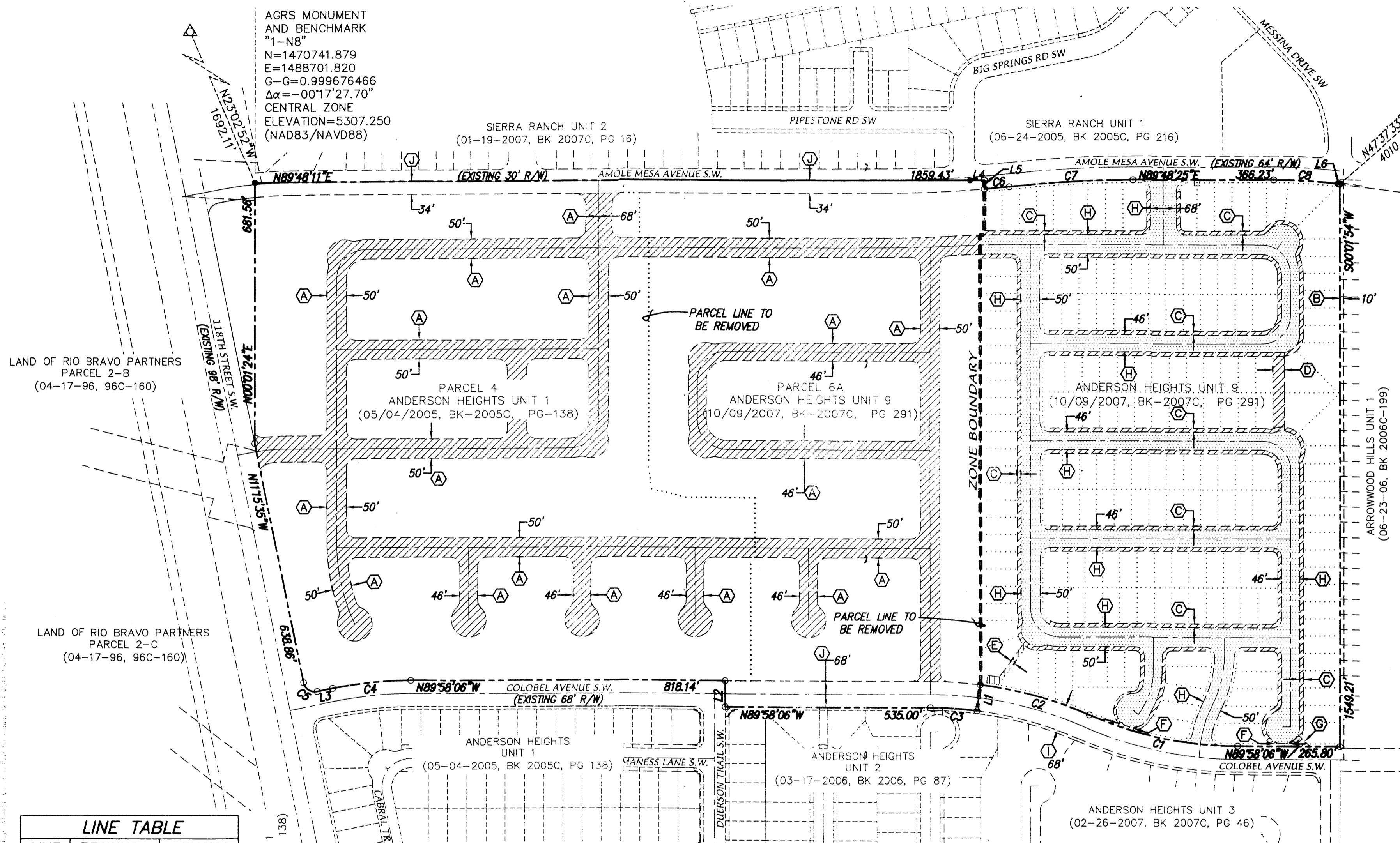
**OWNER'S ACKNOWLEDGMENT**

STATE OF COLORADO SS  
COUNTY OF ARAPAHOE  
This instrument was acknowledged before me on October 17th, 2014  
By Matt Mandino, Division President, KB HOME Colorado Inc, A Colorado Corporation on behalf of said corporation  
*Joseph Salzano* 01/28/2018  
NOTARY PUBLIC MY COMMISSION EXPIRES

**BULK LAND PLAT  
 FOR  
 ANDERSON HEIGHTS UNIT 4  
 TRACTS A-1 AND B-1**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 5 AND 8  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2014

AGRS MONUMENT  
 AND BENCHMARK  
 "1-N8"  
 N=1470741.879  
 E=1488701.820  
 G-G=0.999676466  
 Δα=-00°17'27.70"  
 CENTRAL ZONE  
 ELEVATION=5307.250  
 (NAD83/NAVD88)

AGRS MONUMENT  
 AND BENCHMARK  
 "TRANS"  
 N=1471885.503  
 E=1495145.466  
 G-G=0.999683154  
 Δα=-00°16'43.33"  
 CENTRAL ZONE  
 ELEVATION=5121.089  
 (NAD83/NAVD88)



**EASEMENTS**

- (A) EXISTING PUBLIC ACCESS EASEMENT, STORM DRAIN EASEMENT, PUBLIC SANITARY SEWER AND WATER LINE EASEMENT (05/04/2005, BK-2005C, PG-138) **VACATED (V-14DRB 70216)**
- (B) EXISTING 10' UTILITY EASEMENT (07-23-03, 2003C, PG-223)
- (C) EXISTING 10' PUBLIC UTILITY EASEMENT (10-09-07, 2007C, PG-291) **VACATED (V-14DRB 70216)**
- (D) EXISTING 30' PUBLIC STORM DRAIN & SANITARY SEWER EASEMENT (10-09-07, 2007C, PG-291) **VACATED (V-14DRB 70216)**
- (E) EXISTING QWEST EASEMENT (10-09-07, 2007C, PG-291) **VACATED (V-14DRB 70216)**
- (F) EXISTING 40' PUBLIC STORM DRAIN, PUBLIC SANITARY SEWER & WATERLINE EASEMENT (10-09-07, 2007C, PG-291) **VACATED (V-14DRB 70216)**
- (G) EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (10-09-07, 2007C, PG-291) **VACATED (V-14DRB 70216)**
- (H) EXISTING PUBLIC RIGHT-OF-WAY (10-09-07, 2007C, PG-291) **VACATED (V-14DRB 70217)**
- (I) EXISTING PUBLIC RIGHT-OF-WAY (10-09-07, 2007C, PG-291)
- (J) EXISTING PUBLIC ACCESS EASEMENT, STORM DRAIN EASEMENT, PUBLIC SANITARY SEWER AND WATER LINE EASEMENT (05/04/2005, BK-2005C, PG-138)

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S07°12'20"W	68.00'
L2	N0°01'54"E	68.00'
L3	S78°44'25"W	40.72'
L4	N89°48'25"E	37.61'
L5	S00°01'54"W	22.88'
L6	S82°41'53"E	4.34'

**CURVE TABLE**

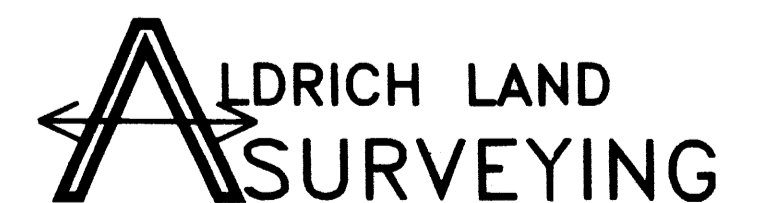
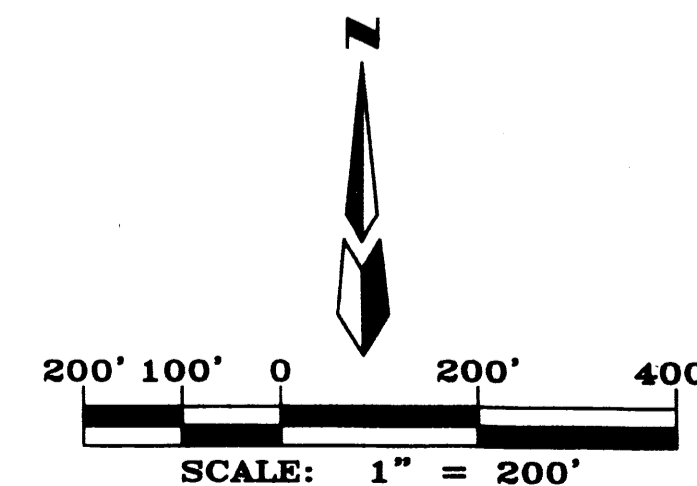
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD LENGTH
C1	396.84'	966.00'	23°32'15"	N78°11'58"W	394.05'
C2	295.31'	1034.00'	16°21'49"	N74°36'45"W	294.31'
C3	120.95'	966.00'	07°10'26"	N86°22'53"W	120.87'
C4	203.77'	1034.00'	11°17'29"	S84°23'10"W	203.44'
C5	47.12'	30.00'	90°00'00"	S56°15'35"E	42.43'
C6	64.32'	3155.42'	01°10'05"	N84°24'25"E	64.32'
C7	322.44'	3087.42'	05°59'02"	S86°48'54"W	322.30'
C8	167.59'	1281.12'	07°29'42"	N86°26'44"W	167.47'

**LEGEND**

- VACATED RIGHT-OF-WAY
- VACATED EASEMENTS
- EXISTING LOT LINES VACATED WITH THIS PLAT
- EXISTING PARCEL LINE VACATED WITH THIS PLAT
- EXISTING ZONE BOUNDARY LINE

**PROPERTY CORNERS**

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



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

**BULK LAND PLAT FOR  
ANDERSON HEIGHTS UNIT 4  
TRACTS A-1 AND B-1**  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTIONS 5 AND 8  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2014

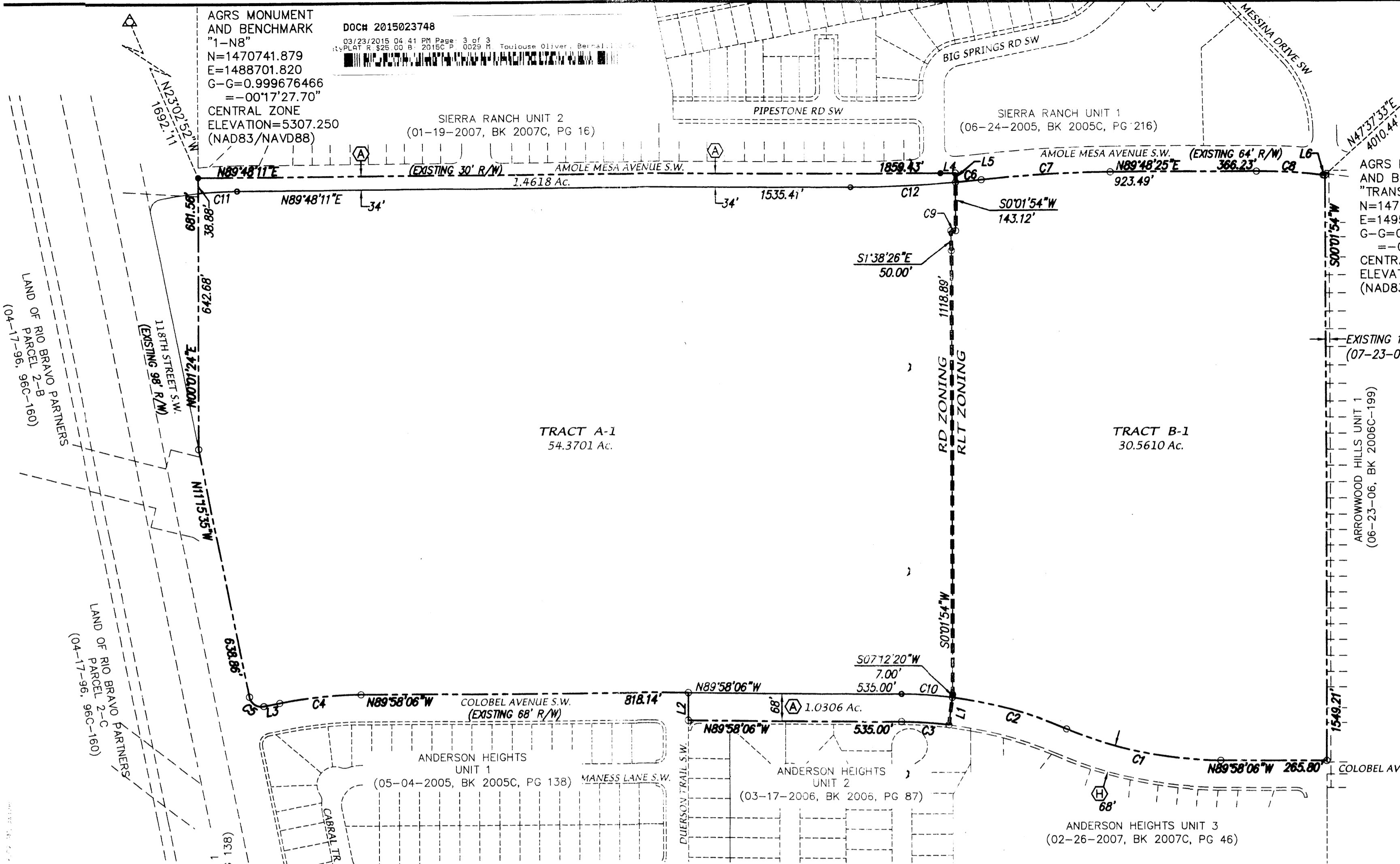
AGRS MONUMENT AND BENCHMARK "1-N8"  
N=1470741.879  
E=1488701.820  
G-G=0.999676466  
=-00°17'27.70"  
CENTRAL ZONE  
ELEVATION=5307.250  
(NAD83/NAVD88)

DOCH 2015023748  
03/23/2015 04:41 PM Page: 3 of 3  
PLAT R \$25.00 B 20150 P 0029 M Toulouse Oliver, Bernalillo

SIERRA RANCH UNIT 2  
(01-19-2007, BK 2007C, PG 16)

SIERRA RANCH UNIT 1  
(06-24-2005, BK 2005C, PG 216)

AGRS MONUMENT AND BENCHMARK "TRANS"  
N=1471885.503  
E=1495145.466  
G-G=0.999683154  
=-00°16'43.33"  
CENTRAL ZONE  
ELEVATION=5121.089  
(NAD83/NAVD88)



**EASEMENTS**

- (A) DEDICATED PUBLIC RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE
- (H) EXISTING PUBLIC RIGHT-OF-WAY (10-09-07, 2007C, PG-291)

**PROPERTY CORNERS**

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

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

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

**Public Service Company of New Mexico ("PNM")**, a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.  
**New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.  
**Qwest Corporation D/B/A CenturyLink QC** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.  
**Comcast** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

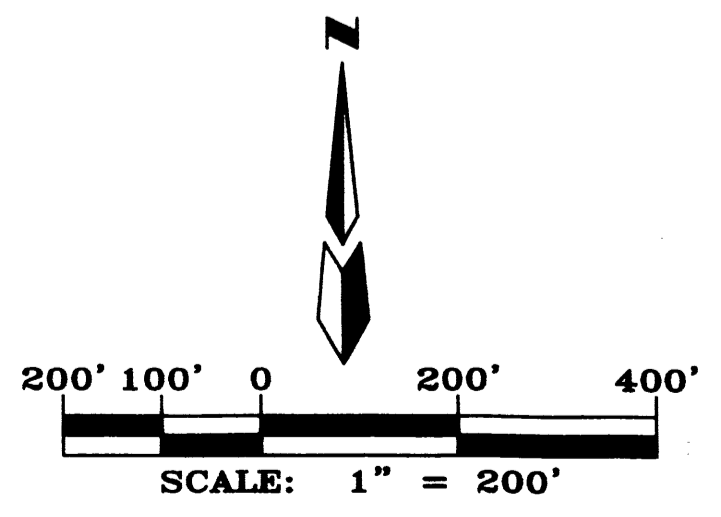
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 (aboveground 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

CURVE TABLE			CHORD		
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD LENGTH
C1	396.84'	966.00'	23°32'15"	N78°11'58"W	394.05'
C2	295.31'	1034.00'	16°21'49"	N74°36'45"W	294.31'
C3	120.95'	966.00'	07°10'26"	N86°22'53"W	120.87'
C4	203.77'	1034.00'	11°17'29"	S84°23'10"W	203.44'
C5	47.12'	30.00'	90°00'00"	S56°15'35"E	42.43'
C6	64.32'	3155.42'	01°10'05"	N84°24'25"E	64.32'
C7	322.44'	3087.42'	05°59'02"	S86°48'54"W	322.30'
C8	167.59'	1281.12'	07°29'42"	N86°26'44"W	167.47'
C9	12.48'	3025.00'	00°14'11"	S88°28'40"W	12.48'
C10	129.46'	1034.00'	7°10'26"	N86°22'53"W	129.38'
C11	97.16'	966.00'	05°45'45"	S86°55'19"W	97.11'
C12	265.01'	155.42'	04°48'43"	N87°23'49"E	264.93'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S07°12'20"W	68.00'
L2	N0°01'54"E	68.00'
L3	S78°44'25"W	40.72'
L4	N89°48'25"E	37.61'
L5	S00°01'54"W	22.88'
L6	S82°41'53"E	4.34'



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