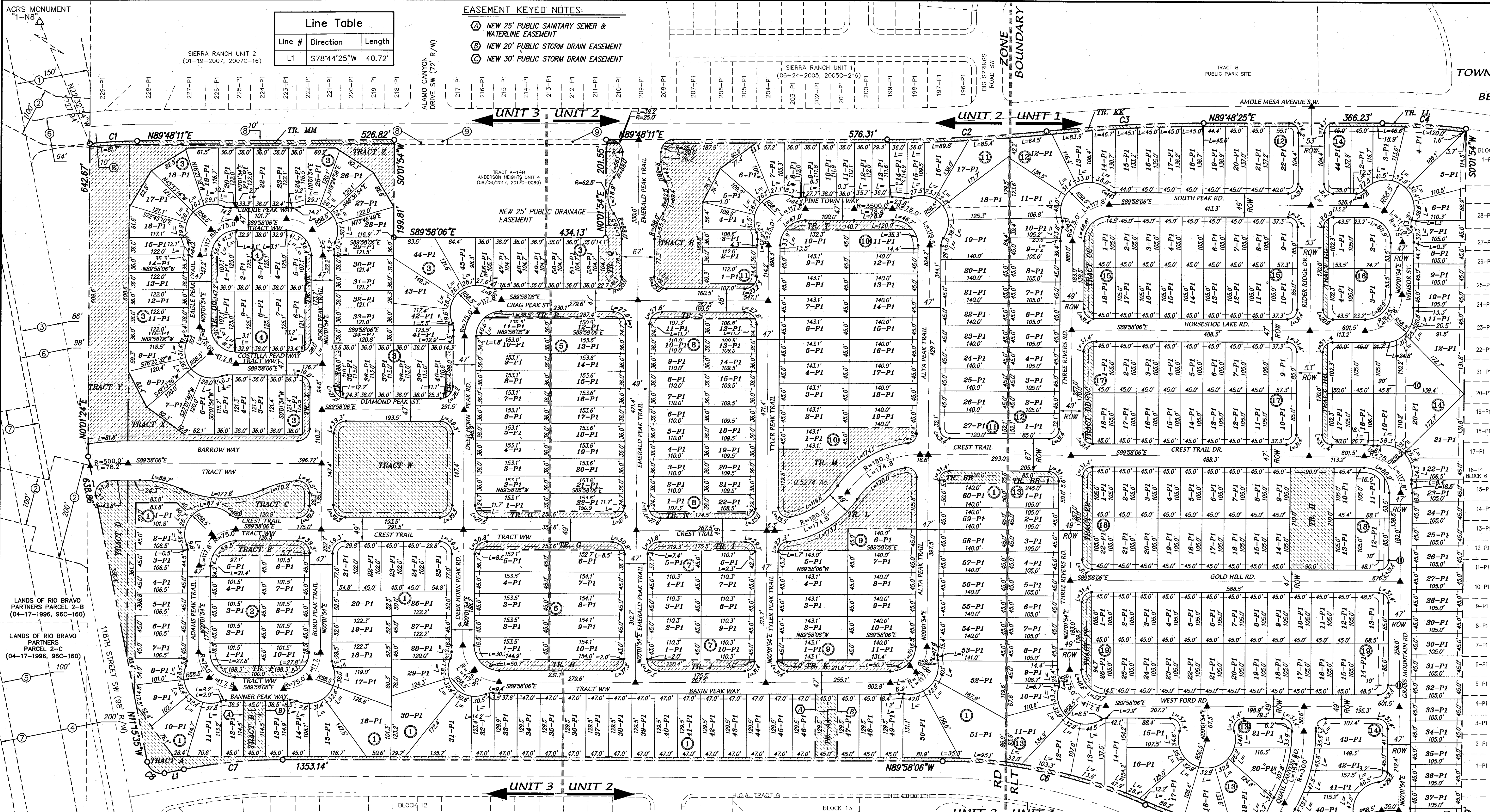


AMENDED PRELIMINARY PLAT  
**HERITAGE TRAILS**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 5 AND 8  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2017

**Line Table**

Line #	Direction	Length
L1	S78°44'25"W	40.72'

- EASEMENT KEYED NOTES:**
- (A) NEW 25' PUBLIC SANITARY SEWER & WATERLINE EASEMENT
  - (B) NEW 20' PUBLIC STORM DRAIN EASEMENT
  - (C) NEW 30' PUBLIC STORM DRAIN EASEMENT



- EASEMENTS**
- 1 150' AMFCA DRAINAGE EASEMENT (04-17-1996, 96C-160)
  - 2 100' OR 200' AMFCA DRAINAGE EASEMENT (07-18-1990, 90C-163)
  - 3 86' PUBLIC ROADWAY EASEMENT (04-17-1996, 96C-160)
  - 4 200' POWER LINE EASEMENT U.S.B.R. (02-05-1952, BK. D197, PG. 567) (06-16-2000, BK. A6, PG. 8301)
  - 5 100' PNM EASEMENT (04-20-1978, BK. MISC 602, PG. 558-561)
  - 6 64' OR 98' FUTURE R/W (05-04-2005, 2005C-138)
  - 7 200' C.O.A. PUBLIC DRAINAGE EASEMENT (04-20-2005, BK. PG. 4276)
  - 8 100' ELECTRIC EASEMENT (04-28-2009, DOC. 200905697)
  - 9 10' PUE (GRANTED BY TRACT A-1-B (06/06/2017, 2017-0069))
  - 10 PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT TO THE C.O.A.
  - 11 PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT TO THE C.O.A.

**Curve Table**

C#	Length	Radius	Delta	Chord B.	Chord L.
C1	97.16'	966.00'	5°45'45"	N86°55'19"E	97.11'
C2	327.48'	3155.42'	5°56'47"	N86°47'47"E	327.33'
C3	322.44'	3087.42'	5°59'02"	N86°48'55"E	322.29'
C4	171.92'	1281.12'	7°41'21"	S86°20'55"E	171.80'
C5	392.99'	966.00'	2°31'33"	N78°18'49"W	390.28'
C6	428.62'	1034.00'	2°34'02"	N78°05'35"W	425.56'
C7	203.77'	1034.00'	11°17'29"	S84°23'10"W	203.44'
C8	47.12'	30.00'	90°00'00"	N56°15'35"W	42.43'

- LEGEND**
- 1-P1 LOT NUMBER
  - 1 BLOCK NUMBER
  - ▲ CENTER LINE MONUMENT
  - ROW RIGHT-OF-WAY
  - ZONE BOUNDARY

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

**SUBDIVISION DATA**

GROSS ACRES... 84.9303 AC  
 ZONE ATLAS NO. N-8-B-Z  
 NO. OF LOTS CREATED... 438 LOTS  
 NO. OF TRACTS CREATED... 43 TRACTS  
 DATE OF SURVEY... MARCH, 2015

**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 TRACT A-1-A, ANDERSON HEIGHTS UNIT 4, 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 June 06, 2017, in Plat Book 2017C, Page 0069, together with TRACT B-1, ANDERSON HEIGHTS UNIT 4, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on March 23, 2015, in Plat Book 2015C, Page 29, and containing 84.9303 acres more or less.

**PURPOSE OF PLAT**

- SUBDIVIDE TRACTS A-1-A, B-1 ANDERSON HEIGHTS INTO 438 RESIDENTIAL LOTS & 43 TRACTS AS SHOWN.
- DEDICATED NEW RIGHT-OF-WAY AS SHOWN.
- GRANT NEW EASEMENTS AS SHOWN.

**NOTES**

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS ○ SHALL BE A SET #4 REBAR WITH YELLOW PLASTIC CAP "N.M.P.S. 7719"
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION" "DO NOT DISTURB" "N.M.P.S. 7719"
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- 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.
- TRACT WW IS A PRIVATE ACCESS, PRIVATE DRAINAGE EASEMENT AND PUBLIC WATERLINE & SANITARY SEWER EASEMENT. IT IS FOR THE BENEFIT OF ALL LOTS WITHIN UNIT 2&3 AND WILL BE MAINTAINED BY THE H.O.A.
- TRACTS "A-00" ARE PRIVATE COMMON AREAS FOR THE BENEFIT OF ALL LOTS WITHIN UNIT 2&3. TRACTS WILL BE DEEDED TO THE H.O.A. AND WILL BE MAINTAINED BY THE H.O.A.

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

**APPROVED**

*James A. Reinhold* P.S. 12/20/17  
 City Surveyor, City of Albuquerque, N.M.

Owner: KB HOME NEW MEXICO Inc  
*Randy Carpenter* 12-15-17  
 Randy Carpenter, President

**OWNERS**  
 KB HOME NEW MEXICO Inc  
 7807 PeakView Ave  
 Suite 300  
 CENTENNIAL, COLORADO 80111  
 (303) 323-1130

**SITE BENCHMARK**  
 AGRS MONUMENT  
 "1-N8"  
 ELEVATION=5307.250  
 (NAD83/NAVD88)

**ENGINEERS**  
 D. MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90066  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505) 828-2200

**SURVEYOR**  
 ALDRICH LAND SURVEY  
 P.O. BOX 30710  
 ALBUQUERQUE, NEW MEXICO 87190  
 (505) 884-1990

