

PRELIMINARY PLAT
ANDERSON HEIGHTS UNIT 4
 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
 DECEMBER, 2014

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	97.16'	866.00'	05°45'45"	S86°55'19"W
C2	329.33'	3155.42'	05°58'48"	N86°48'47"E
C3	322.44'	3087.42'	05°59'02"	S86°48'54"W
C4	167.59'	1281.12'	07°29'42"	N86°26'44"W
C5	396.84'	966.00'	23°32'15"	S78°11'58"E
C6	424.77'	1034.00'	23°32'15"	N78°11'58"W
C7	203.77'	1034.00'	117°29'42"	S84°23'10"W
C8	47.12'	30.00'	90°00'00"	S56°15'35"E

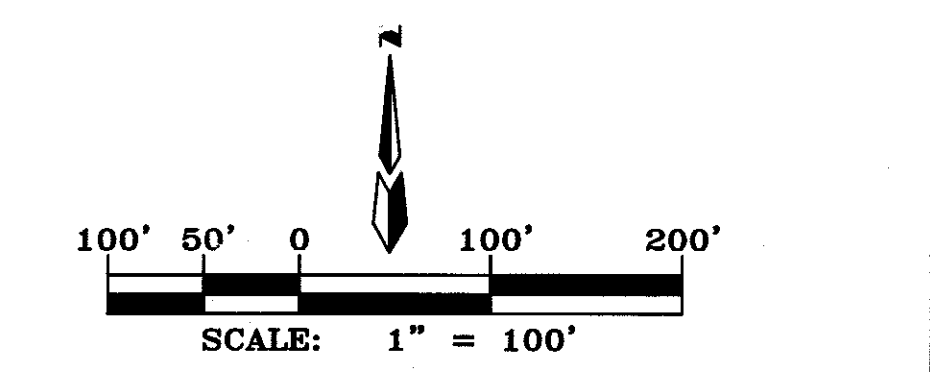
LINE TABLE		
LINE	BEARING	LENGTH
L1	S82°41'53"E	4.34'
L2	S78°44'25"W	40.72'

AREA TABLE			
TRACT ID	AREA (AC)	TRACT ID	AREA (AC)
TRACT A	0.4887 AC	TRACT AA	0.2794 AC
TRACT B	0.9600 AC	TRACT BB	0.0486 AC
TRACT C	0.5331 AC	TRACT CC	0.0596 AC
TRACT D	0.2827 AC	TRACT DD	0.0811 AC
TRACT E	0.4490 AC	TRACT EE	0.0911 AC
TRACT F	0.0548 AC	TRACT FF	0.0634 AC
TRACT G	0.0601 AC	TRACT GG	0.0747 AC
TRACT H	0.0328 AC	TRACT HH	0.0832 AC
TRACT I	0.0341 AC	TRACT JJ	0.1662 AC
TRACT L	0.2079 AC	TRACT KK	0.0976 AC
TRACT M	0.0850 AC	TRACT LL	0.1516 AC
TRACT N	0.0908 AC	TRACT MM	0.1239 AC
TRACT P	0.1118 AC	TRACT NN	0.0935 AC
TRACT Q	0.1481 AC	TRACT OO	0.0131 AC
TRACT R	0.1275 AC	TRACT PP	0.2367 AC
TRACT S	0.0933 AC	TRACT RR	3.2577 AC
TRACT T	0.1100 AC	TRACT SS	0.2931 AC
TRACT U	0.1255 AC	TRACT TT	1.1522 AC
TRACT V	0.1514 AC	TRACT UU	2.0000 AC
TRACT W	0.1871 AC	TRACT VV	1.0914 AC
TRACT X	0.0541 AC	TRACT WW	2.1495 AC
TRACT Y	0.0471 AC		
TRACT Z	1.0767 AC		

- EASEMENT KEYED NOTES:**
- (A) NEW 25' PUBLIC SANITARY SEWER & WATERLINE EASEMENT
 - (B) NEW 30' PUBLIC STORM DRAIN EASEMENT
 - (C) NEW 30' PUBLIC STORM DRAIN EASEMENT
 - (D) PRIVATE ACCESS & PUBLIC DRAINAGE, PRIVATE SANITARY SEWER & WATERLINE EASEMENT
 - (E) EXISTING 10' UTILITY EASEMENT (07-23-03, BK 2003C, PG 223)

- 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)



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

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

SITE BENCHMARK
 AGRS MONUMENT
 ELEVATION=5307.250
 (NAD83/NAVD88)

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

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

Susan M. Reinhardt, P.S. 4/7/15
 City Surveyor, City of Albuquerque, N.M.

Matt Mandino 4/3/2015
 Matt Mandino, Division President

- NOTES**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (C) 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 THUS, ▲ 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 PUBLIC DRAINAGE EASEMENT AND PUBLIC WATERLINE & SANITARY SEWER EASEMENT. IT IS FOR THE BENEFIT OF ALL LOTS WITHIN UNIT 4 AND WILL BE MAINTAINED BY THE H.O.A.
 - TRACT UU WILL BE DEEDED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF A MEMORIAL PARK.
 - TRACTS "A-TT" AND TRACT "VV" ARE PRIVATE COMMON AREAS FOR THE BENEFIT OF ALL LOTS WITHIN UNIT 4. TRACTS WILL BE DEEDED TO THE H.O.A. AND WILL BE MAINTAINED BY THE H.O.A.
 - ALL FRONT YARDS ARE TO HAVE 5'X10'5" WATER QUALITY FRENCH DRAINS AS SHOWN ON THE APPROVED GRADING PLAN. DRAINS ARE TO BE MAINTAINED BY THE HOME OWNER

SUBDIVISION DATA

GROSS ACREAGE 84.9311 AC
 ZONE ATLAS NO. N-8-Z
 NO. OF LOTS CREATED 474 LOTS
 NO. OF TRACTS CREATED 44 TRACTS
 AREA DEDICATED TO CITY OF ALBUQUERQUE 2.0000 AC
 DATE OF SURVEY MARCH, 2014

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 PARCELS 4 AND 6, ANDERSON HEIGHTS UNIT 1, AND ANDERSON HEIGHTS UNIT 9, AND CONTAINING 87.4236 ACRES MORE OR LESS.

- PURPOSE OF PLAT**
- SUBDIVIDE PARCELS 4, 6A & 9, ANDERSON HEIGHTS INTO 474 RESIDENTIAL LOTS & 44 TRACTS AS SHOWN.
 - DEDICATE 2.0 ACRE TRACT TO THE CITY OF ALBUQUERQUE FOR FUTURE MEMORIAL PARK AS SHOWN.
 - GRANT NEW EASEMENTS AS SHOWN.

