

**BULK LAND PLAT FOR ANDERSON HEIGHTS UNITS 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**

NOTICE OF SUBDIVISION PLAT VARIANCE  
 Tracts A-1 and B-1, Anderson Heights Unit 4  
 Albuquerque, Bernalillo County, New Mexico

DOCS 2015023748  
 04/27/2014 03:41:52 PM  
 11-11-14 10:00 AM  
 TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO

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 and development plan approval, 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 also development plans are approved.

By its approval of this subdivision, the City makes no representation or warranty as to feasibility 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 development of lands within this subdivision is conditioned 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 situated within the Town of Atrisco Grant, projected Sections 5 and 8, Township 9 North, Range 2 East, NMPM, 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 30-P1, Block 4, LOTS 28-P1 thru 33-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 06, 2007 in Book 2007C, Pages 1-7 and containing 54,7446 acres more or less. GHOSHS combined area containing 87.4235 acres more or less.

**PURPOSE OF PLAT**

1. TO REPLAT 2 EXISTING PARCELS, ONE HUNDRED AND 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**

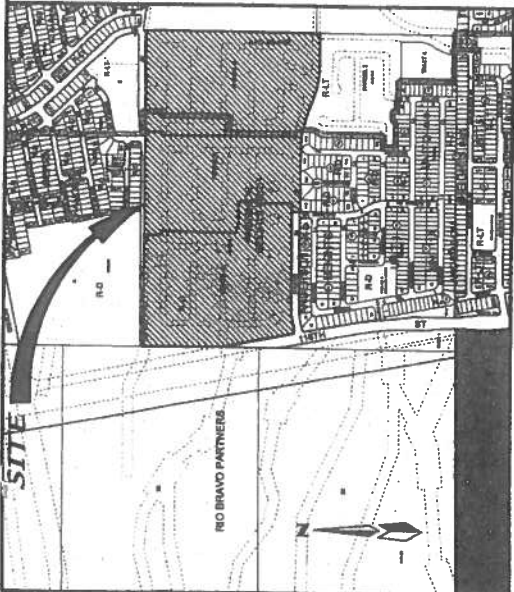
1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parentheses are record.
4. Basis of boundary are the following plots of record entitled: "ANDERSON HEIGHTS UNIT 1", (05-04-2005, BK-2005C PG-138) "ANDERSON HEIGHTS UNIT 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 03-17-2007, Doc# 2007119935D.

**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 ERECTED 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.



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

**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 EASEMENTS VACATED 6.9808 AC  
 NO. OF TRACTS CREATED 2  
 MILES OF FULL WIDTH STREETS CREATED 13.1643 AC  
 AREA DEDICATED TO CITY OF ALBUQUERQUE 2.4824 ACRES  
 DATE OF SURVEY MARCH, 2014  
 ZONING R-D-R-L-T  
 UTILITY CONTROL LOCATION SYSTEM LOG NUMBER 2003473085

**FREE CONSENT AND DEDICATION**

The subdivision herein 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 to 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 curbs and joint use of gas, electrical power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities (whether or not indicated), and including the right of ingress and egress for construction of or in connection with the same; and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby grant to the City of Albuquerque and its heirs and assigns the right to use the easements and facilities shown hereon and to use the same for any purpose that they hold among them complete and inalienable title in fee simple to the land subdivided.

OWNER: KB HOME Colorado Inc  
 BY: Matt Mendino  
 TITLE: Division President  
 DATE: 10/23/2014

OWNER'S ACKNOWLEDGMENT  
 STATE OF COLORADO SS  
 COUNTY OF ARAPAHOE

This instrument was acknowledged before me on October 17th, 2014  
 By Matt Mendino, Division President, KB HOME Colorado Inc, A Colorado Corporation  
 on behalf of said corporation

NOTARY PUBLIC  
 01/23/2018  
 MY COMMISSION EXPIRES

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 APPROVAL:  
 City Approvals:  
 Active City Surveyor  
 Real Property Division  
 Environmental Health Department  
 Traffic Engineering, Transportation Division  
 Albuquerque Bernalillo County Water Utility Authority  
 Parks and Recreation Department  
 AMAFCA  
 City Engineer  
 DRP/Planner/Planning Department

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**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, above 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 and that I am a duly qualified and licensed Professional Land Surveyor under the minimum requirements for measurement and accuracy as set forth in the 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.

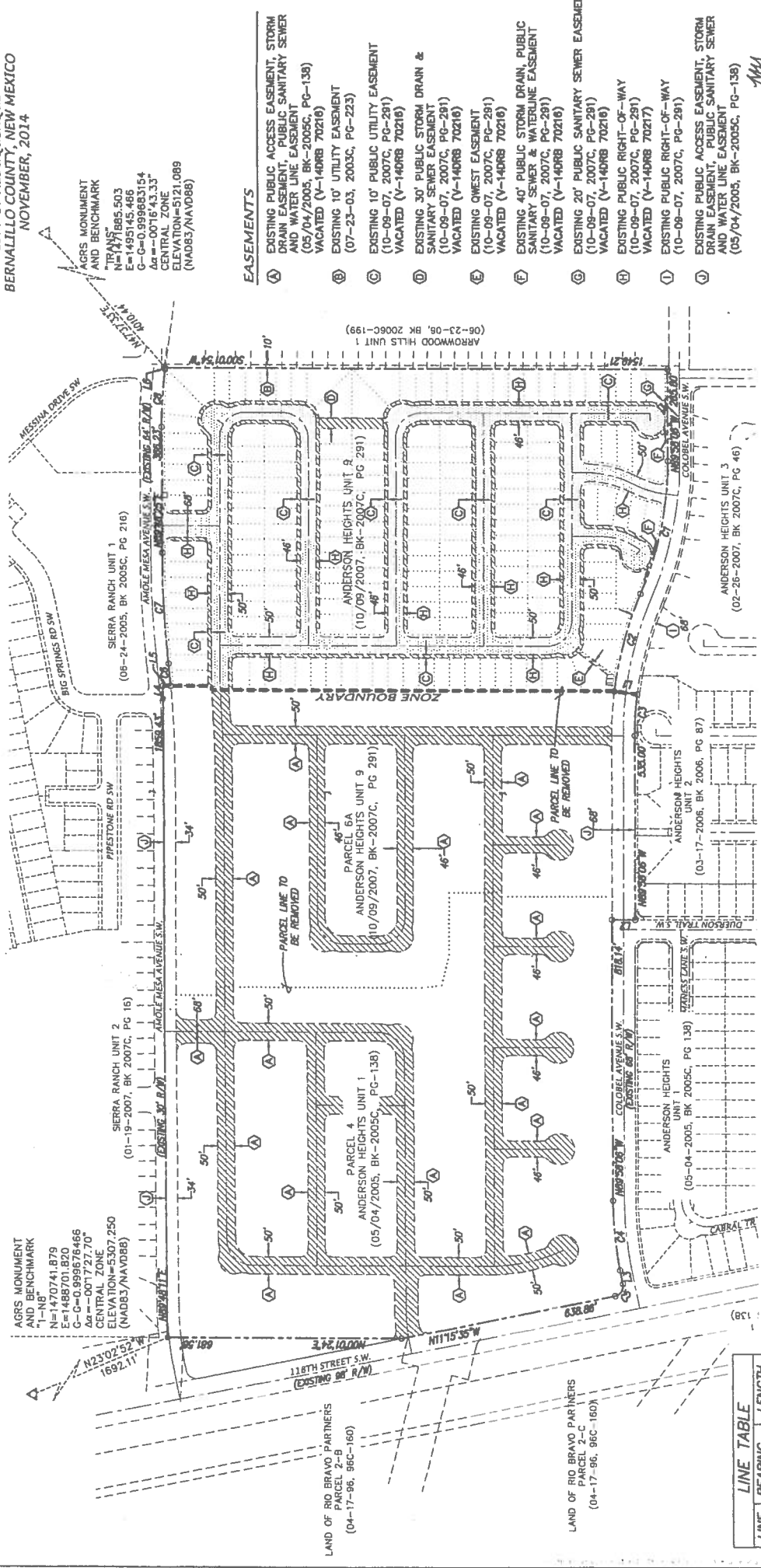
Timothy Aldrich P.S. No. 7719  
 10/23/2014



Drawn: HIRAM  
 Date: 10/08/14  
 Checked: ALS  
 Job: A14034  
 Sheet of 3

**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  
 T=NG 0741.870  
 N=1488701.820  
 E=1488701.820  
 C=60.999676466  
 Az=001°27'7.0"  
 CENTRAL ZONE  
 ELEVATION=5307.250  
 (NAD83/NAVD88)

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

SIERRA RANCH UNIT 2  
 (01-19-2007, BK 2007C, PG 15)  
 (EXISTING 30' R/W)  
 ANGELO MEZA AVENUE S.W.

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

SIERRA RANCH UNIT 1  
 (05-24-2005, BK 2005C, PG 216)  
 (EXISTING 30' R/W)  
 ANGELO MEZA AVENUE S.W.

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

PARCEL 9  
 ANDERSON HEIGHTS UNIT 9  
 (10/09/2007, BK-2007C, PG 291)

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

PARCEL 9A  
 ANDERSON HEIGHTS UNIT 9  
 (10/09/2007, BK-2007C, PG 291)

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

ANDERSON HEIGHTS UNIT 3  
 (02-26-2007, BK 2007C, PG 46)

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

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S07°22'0"W	68.00'
L2	N07°54'E	68.00'
L3	S78°44'25"W	40.72'
L4	N89°48'25"E	37.61'
L5	S00°01'54"W	22.80'
L6	S82°41'53"E	4.34'

**CURVE TABLE**

CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	386.64'	988.00'	23°32'15"	N78°11'30"W 384.05'
C2	285.31'	1034.00'	16°21'49"	N74°39'25"W 284.31'
C3	120.65'	868.00'	07°10'26"	N68°25'53"W 120.67'
C4	203.77'	1034.00'	11°17'29"	S58°23'10"W 203.44'
C5	47.12'	30.00'	90°00'00"	S88°15'35"E 42.43'
C6	64.32'	3155.42'	01°10'05"	N84°24'25"E 64.32'
C7	322.44'	13067.42'	05°59'02"	S86°46'54"W 322.30'
C8	167.59'	1261.12'	07°29'42"	N80°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)



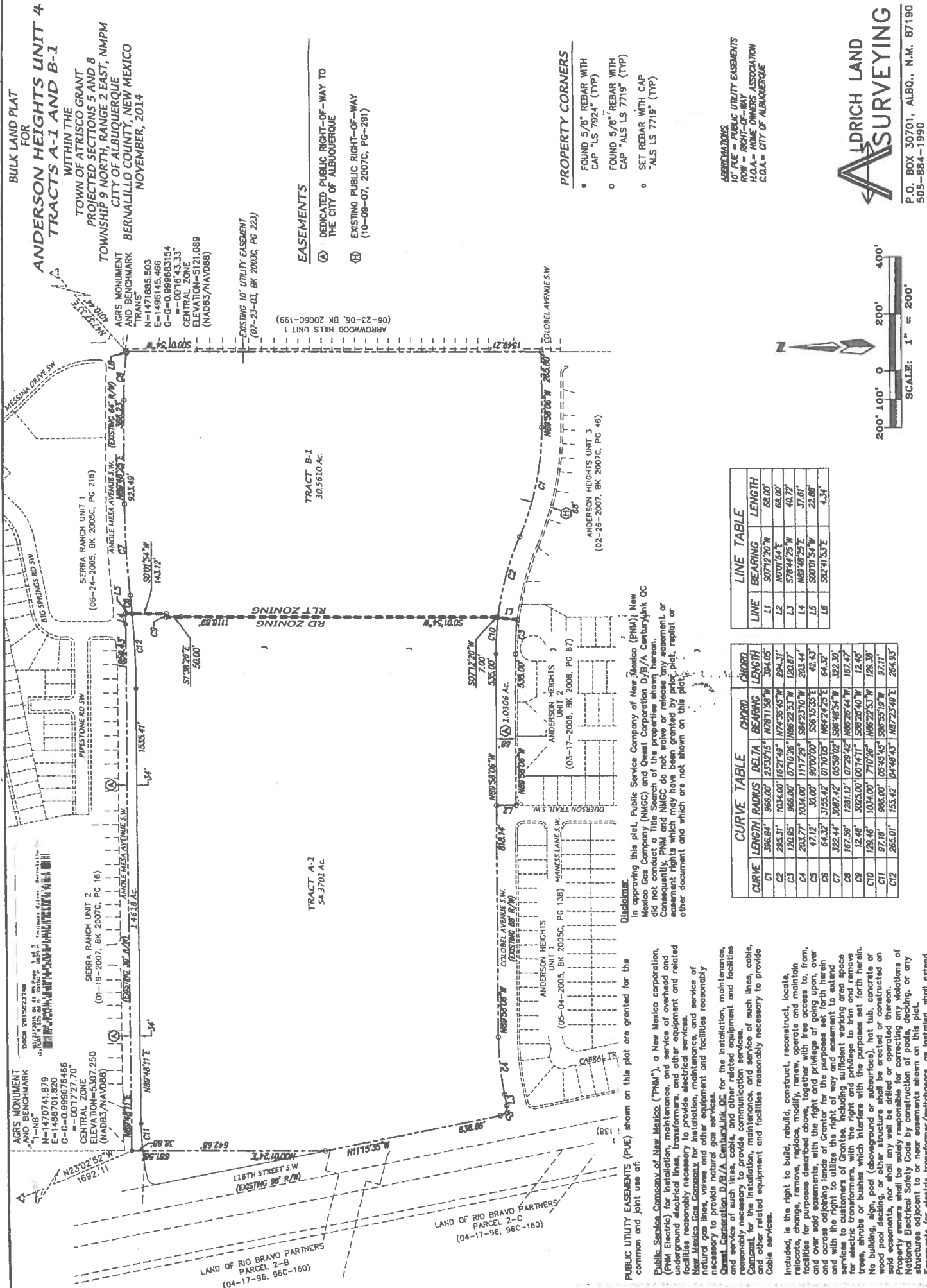
**EASEMENTS**

- A EXISTING PUBLIC ACCESS EASEMENT, STORM DRAIN EASEMENT, PUBLIC SANITARY SEWER AND WATER LINE EASEMENT (05/04/2005, BK-2005C, PG-138) VACATED (V-140RB 70216)
- B EXISTING 10' UTILITY EASEMENT (07-23-03, 2003C, PG-223)
- C EXISTING 10' PUBLIC UTILITY EASEMENT (10-09-07, 2007C, PG-281) VACATED (V-140RB 70216)
- D EXISTING 30' PUBLIC STORM DRAIN & SANITARY SEWER EASEMENT (10-09-07, 2007C, PG-281) VACATED (V-140RB 70216)
- E EXISTING ONE-STEP EASEMENT (10-09-07, 2007C, PG-281) VACATED (V-140RB 70216)
- F EXISTING 40' PUBLIC STORM DRAIN, PUBLIC SANITARY SEWER & WATERLINE EASEMENT (10-09-07, 2007C, PG-281) VACATED (V-140RB 70216)
- G EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (10-09-07, 2007C, PG-281) VACATED (V-140RB 70216)
- H EXISTING PUBLIC RIGHT-OF-WAY (10-09-07, 2007C, PG-281) VACATED (V-140RB 70217)
- I EXISTING PUBLIC RIGHT-OF-WAY (10-09-07, 2007C, PG-281)
- J EXISTING PUBLIC ACCESS EASEMENT, STORM DRAIN EASEMENT, PUBLIC SANITARY SEWER AND WATER LINE EASEMENT (05/04/2005, BK-2005C, PG-138)



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

F:\M13085\A13034 Anderson Heights, Unit 4\PLATS\PRELIMINARY PLATS\Bulk Land Plat\A13034\_Vacation Plat Base.dwg, dmyms, 12/4/14



**BULK LAND PLAT FOR ANDERSON HEIGHTS UNITS 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 TO BENCHMARK  
 N=1471865.503  
 E=1495145.466  
 G-C=0.999683154  
 CENTRAL ZONE  
 ELEVATION=5121.089  
 (NAD83/NAVD88)

EXISTING 10' UTILITY EASEMENT (07-23-03, BK 2003C, PG 223)  
 ARROWWOOD HILLS UNIT 1 (06-23-06, BK 2006C-199)

SIERRA RANCH UNIT 1 (06-24-2005, BK 2005C, PG 216)  
 SIERRA RANCH UNIT 2 (01-19-2007, BK 2007C, PG 16)  
 ELEVATION=5307.250  
 (NAD83/NAVD88)

TRACT A-1  
 54,370.1 AC

TRACT B-1  
 30,561.0 AC

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

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)

**EASEMENTS**  
 (A) DEDICATED PUBLIC RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE  
 (B) EXISTING PUBLIC RIGHT-OF-WAY (10-08-07, 2007C, PG-281)

**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**  
 P.M.E. = PUBLIC UTILITY EASEMENTS  
 P.O.W. = RIGHT-OF-WAY  
 H.O.A. = HOME OWNERS ASSOCIATION  
 C.O.A. = CITY OF ALBUQUERQUE

**SCALE:** 1" = 200'  
 200' 100' 0 200' 400'

**ALDRICH LAND SURVEYING**

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

Dwg: AL3034-BULK PLAT (Reading)  
 AS SHOWN  
 Drawn: DWAYNE  
 Date: 12/04/14  
 Checked: ALS  
 Job: A14034

Sheet 3 of 3

**DISCLAIMER:**  
 In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGCo) and Quest Corporation D/B/A CenturyLink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGCo do not waive or release any easement or easement rights that may have been granted by prior plat, report or other document and which are not shown on this plat.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	CHORD LENGTH
C1	396.84	966.00	23°29'15"	N78°1'50"W	394.05'	
C2	254.31	1034.00	16°21'49"	N74°36'45"W	244.31'	
C3	126.95	966.00	07°10'26"	N68°22'53"W	120.87'	
C4	203.77	1034.00	11°17'29"	S84°23'10"W	120.44'	
C5	47.12	30.00	90°00'00"	S86°15'35"E	42.43'	
C6	64.32	3155.42	07°10'26"	N64°24'25"E	64.32'	
C7	322.44	3087.42	05°58'02"	S86°46'54"W	322.30'	
C8	167.50	1261.12	10°29'42"	N63°26'44"W	167.47'	
C9	12.46	3023.00	00°14'11"	S89°28'40"W	12.46'	
C10	128.46	1034.00	17°10'26"	N65°22'53"W	128.36'	
C11	97.16	966.00	05°45'45"	S86°55'19"W	97.11'	
C12	265.01	155.42	04°46'43"	N67°23'46"E	264.93'	

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S07°12'20"W	66.00'
L2	N07°15'42"E	66.00'
L3	S78°44'25"W	40.72'
L4	N68°46'25"E	37.61'
L5	S00°01'54"W	22.86'
L6	S82°41'53"E	4.34'

**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 gas service.  
 Quest Corporation D/B/A CenturyLink QC, and other related equipment and facilities and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, improve, with free access to, from, and over, 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 Grantor, 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 utility be drilled or operated thereon.

Property Owners and Surveyors shall be responsible for the installation of National Electrical Safety Code by construction of poles, 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.

F:\143034\143034 Anderson Heights Unit 4\PLAT\PRELIMINARY PLATS\Bulk Land Plat\143034-Bulk Plat\Base.dwg, dwgplot, 12/14/14