

PURPOSE OF PLAT
1. Create 2 tracts as shown hereon.

SUBDIVISION DATA
1. Zone Atlas Index No.: N-8-Z
2. Total Number of existing Tracts: 1
4. Total Number of Tracts created: 2
5. Gross Subdivision Acreage: 54.3701 Acres

NOTES

- Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
- Distances are ground distances.
- Bearings and distances are field and record.
- Basis of boundary are the following plats of record entitled: "TRACTS A-1 AND B-1, ANDERSON HEIGHTS UNIT 4", (03-23-2015, 2015C-029) all being records of Bernalillo County, New Mexico.
- Field Survey performed in March, 2015.
- City of Albuquerque, New Mexico Zone: RD
- 100 Year Flood Zone Designation: Zone X as shown on Panel 317 and 336 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012. This property does not lie in the 100 Year Flood Zone.
- Title Report: Fidelity National Title Insurance Company, Commitment No. FT0001771115 (Effective Date - March 12, 2015)

FREE CONSENT

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. Said owner(s) and/or proprietor(s) do hereby consent to the creation of tracts and granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all 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 hereby subdivided.

Owner: KB HOME Colorado Inc.
Randy Carpenter, Division President
STATE OF COLORADO)
ARAPAHOE COUNTY)
On this _____ day of _____, 2017, this instrument was acknowledged before me by Randy Carpenter, Division President of KB HOME Colorado Inc. for said corporation.

Notary Public _____

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, 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 54.3701 acres more or less.

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 this plat.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation dba CenturyLink QC did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and CenturyLink 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.

NOTE

The property on this plat is subject to a pre-development facilities fee agreement with Albuquerque Public Schools, recorded August 17, 2007 as Document # 2007119935.

NOTICE OF SUBDIVISION PLAT VARIANCE

TRACTS A-1-A & A-1-B, ANDERSON HEIGHTS UNIT 4
ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO
THE PLAT OF TRACTS A-1-A & A-1-B, 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 FOR 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.

BULK PLAT OF
TRACTS A-1-A & A-1-B
ANDERSON HEIGHTS UNIT 4
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 5 AND 8,
TOWNSHIP 9 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2017

PROJECT NUMBER: _____
Application Number: _____
PLAT APPROVAL
Utility Approvals:

Public Service Company of New Mexico _____ Date
New Mexico Gas Company _____ Date
Qwest Corporation dba CenturyLink QC _____ Date
Comcast _____ Date
City Approvals: _____

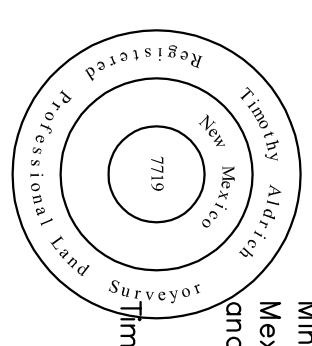
City Surveyor _____ Date
Real Property Division _____ Date
Traffic Engineering, Transportation Division _____ Date

Albuquerque-Bernalillo County Water Utility Authority _____ 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. 7719
02-02-17 REV
01-27-17 REV
01/30/2017
Date

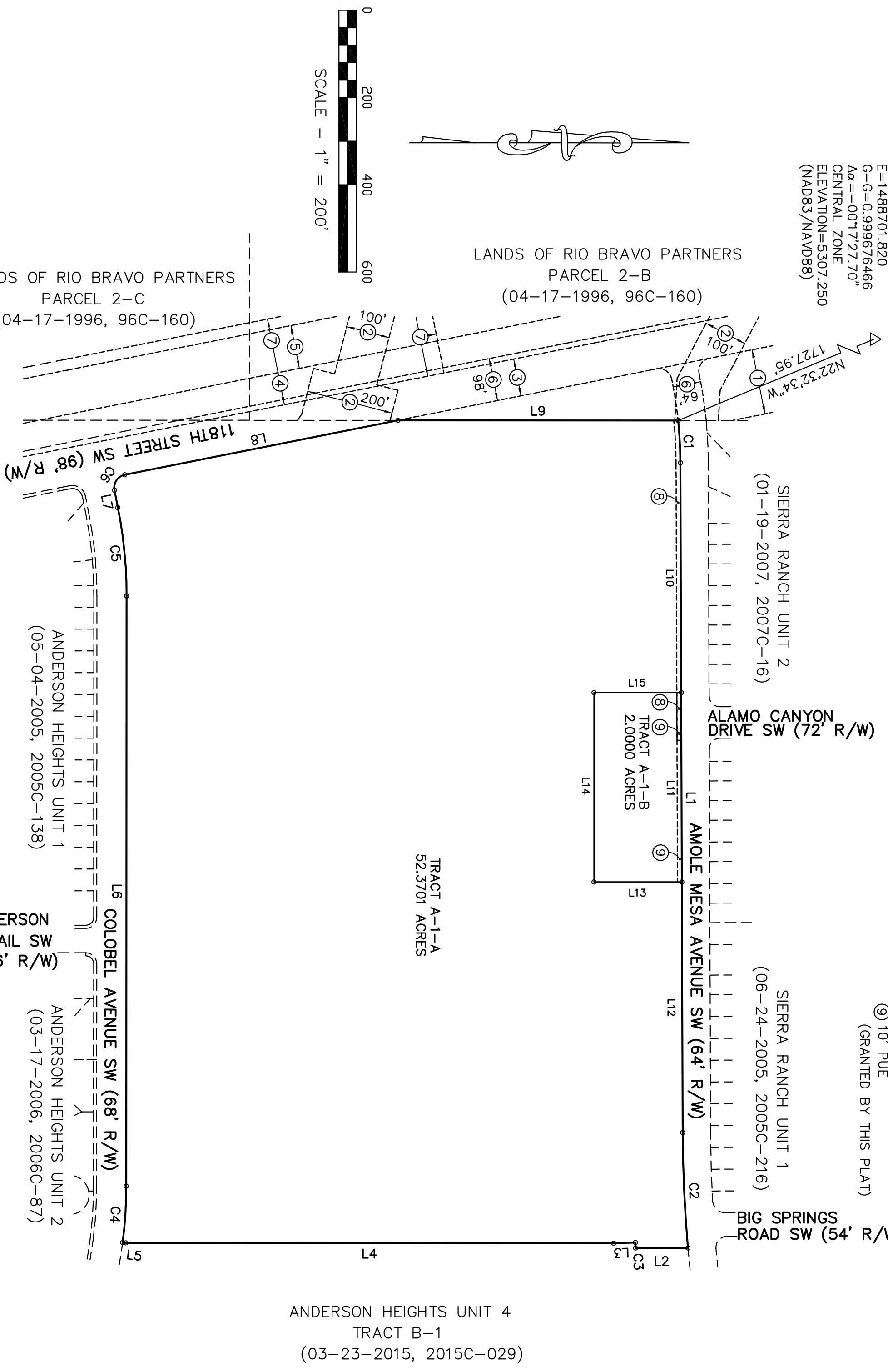


Drawn By:	TA	Date:	12-12-16
Checked By:	TA	Drawing Name:	13081BULK.DWG
Job No.:	13-081	Sheet:	1 of 2

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

**BULK PLAT OF
TRACTS A-1-A & A-1-B
ANDERSON HEIGHTS UNIT 4
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 5 AND 8,
TOWNSHIP 9 NORTH, RANGE 2 EAST, N.M.P.M.,
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2017**

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)



- EASEMENTS**
- ① 150' AMAFCA DRAINAGE EASEMENT (04-17-1996, 96C-160)
 - ② 100' OR 200' AMAFCA DRAINAGE EASEMENT (07-19-1990, 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. A95, PG. 4276)
 - ⑧ 10' PNM ELECTRIC EASEMENT (04-28-2009, DOC. 20090506097)
 - ⑨ 10' PUE (GRANTED BY THIS PLAT)

LINE	BEARING	DISTANCE
L1	N 89°48'11" E	1535.41'
L2	S 00°01'54" W	120.24'
L3	S 01°38'26" E	50.00'
L4	S 00°01'54" W	1118.89'
L5	S 07°12'20" W	7.00'
L6	N 89°58'06" W	1353.14'
L7	S 78°44'25" W	40.72'
L8	N 11°15'35" W	638.86'
L9	N 00°01'24" E	642.88'
L10	N 89°48'11" E	526.82'
L11	N 89°48'11" E	434.13'
L12	N 89°48'11" E	574.46'
L13	S 00°01'54" W	201.55'
L14	N 89°58'06" W	434.13'
L15	N 00°01'54" E	199.81'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	97.16'	966.00'	05°45'45"	N 86°55'19" E	97.11'
C2	265.01'	3155.42'	04°48'43"	N 87°23'49" E	264.93'
C3	12.48'	3025.00'	00°14'11"	S 88°28'40" W	12.48'
C4	129.46'	1034.00'	07°10'26"	N 86°22'53" W	129.38'
C5	203.77'	1034.00'	11°17'29"	S 84°23'10" W	203.44'
C6	47.12'	30.00'	90°00'00"	N 56°15'35" W	42.43'

PUBLIC UTILITY EASEMENTS

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

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Qwest Communications d/b/a Century Link (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 enclosures.
4. Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

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 right-of-way and easement, 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, and 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.

DISCLAIMER

In approving this plat, PNM, NMGCO, QWEST and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, QWEST and COMCAST 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.

PROPERTY CORNERS

○ SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP.)

02-02-17 REV
01-27-17 REV

Drawn By:	TA	Date:	12-12-16
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