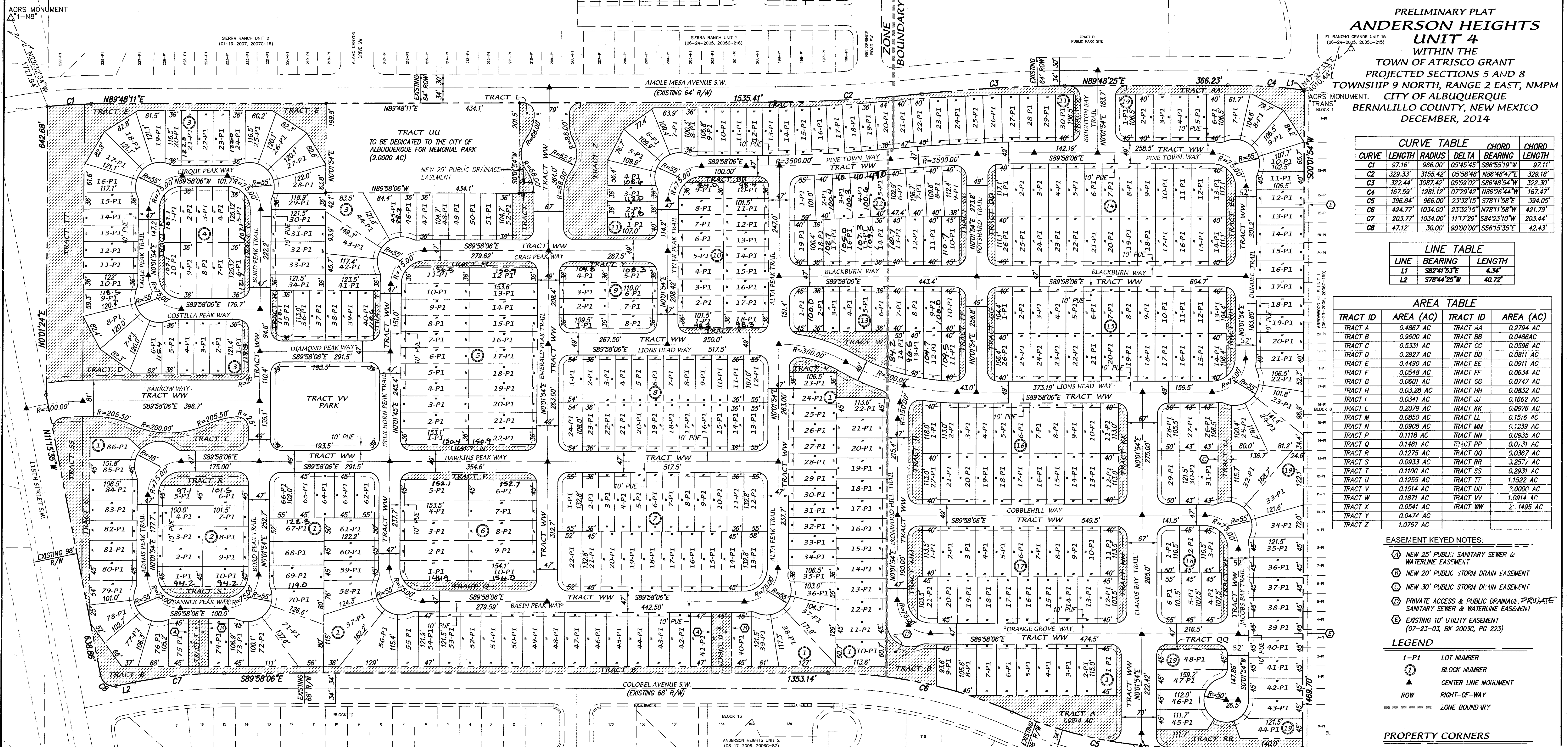




PRELIMINARY PLAT
**ANDERSON HEIGHTS
UNIT 4**
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 5 AND 8
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2014

CURVE TABLE					CHORD	CHORD
CURVE	LENGTH	RADIUS	DELTA	BEARING	LENGTH	LENGTH
C1	97.16'	966.00'	05°45'45"	S88°55'19"W	97.11'	
C2	329.33'	3155.42'	05°58'48"	N86°48'47"E	329.18'	
C3	322.44'	3087.42'	05°58'02"	S86°48'54"W	322.30'	
C4	167.59'	1281.12'	07°29'42"	N86°26'44"W	167.47'	
C5	396.84'	966.00'	23°32'15"	S78°11'58"E	394.05'	
C6	424.77'	1034.00'	23°32'15"	N78°11'58"W	421.79'	
C7	203.77'	1034.00'	11°17'29"	S84°23'10"W	203.44'	
C8	47.12'	30.00'	90°00'00"	S56°15'35"E	42.43'	

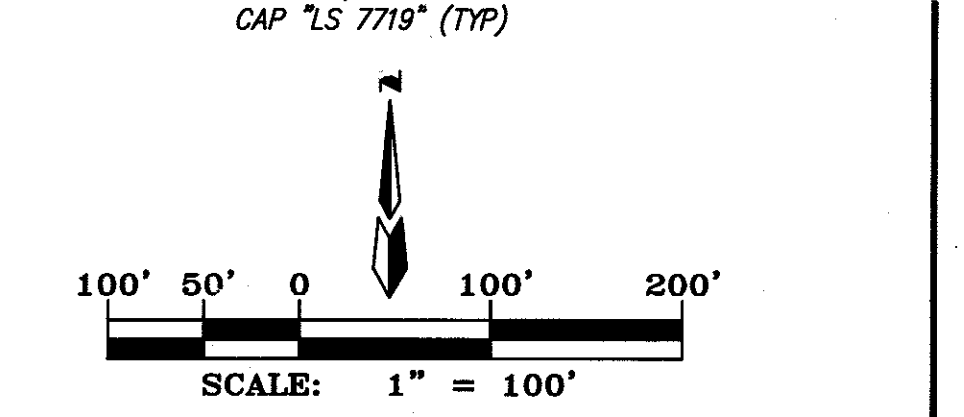
LINE TABLE		
LINE	BEARING	LENGTH
L1	S82°41'53"E	4.34'
L2	S78°44'25"W	40.72'

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 II	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 PP	0.0131 AC
TRACT R	0.1275 AC	TRACT QQ	0.0367 AC
TRACT S	0.0833 AC	TRACT RR	0.2577 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	0.0474 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-P 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 GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SITE BENCHMARK
AGRS MONUMENT
"1-N8"
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.
Date

Owner: KB HOME Colorado Inc
Matt Mandino 4/3/2015
Matt Mandino, Division President
Date

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

NOTES
1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE A SET #4 REBAR WITH YELLOW PLASTIC CAP "N.M.P.S. 7719".
2. 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"
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. 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.
7. 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.
8. TRACT UU WILL BE DEED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF A MEMORIAL PARK.
9. TRACTS "A-TT" AND TRACT "VV" ARE PRIVATE COMMON AREAS FOR THE BENEFIT OF ALL LOTS WITHIN UNIT 4. TRACTS WILL BE DEED TO THE H.O.A. AND WILL BE MAINTAINED BY THE H.O.A.
10. ALL FRONT YARDS ARE TO HAVE 5'X10'X5' WATER QUALITY FRENCH DRAINS AS SHOWN ON THE APPROVED GRADING PLAN. DRAINS ARE TO BE MAINTAINED BY THE HOME OWNER

