

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

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD LENGTH
C1	97.16'	966.00'	05°45'45"	S86°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°59'02"	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'	117°29'42"	S84°23'10"W	203.44'
C8	47.12'	30.00'	90°00'00"	S56°15'35"E	42.43'

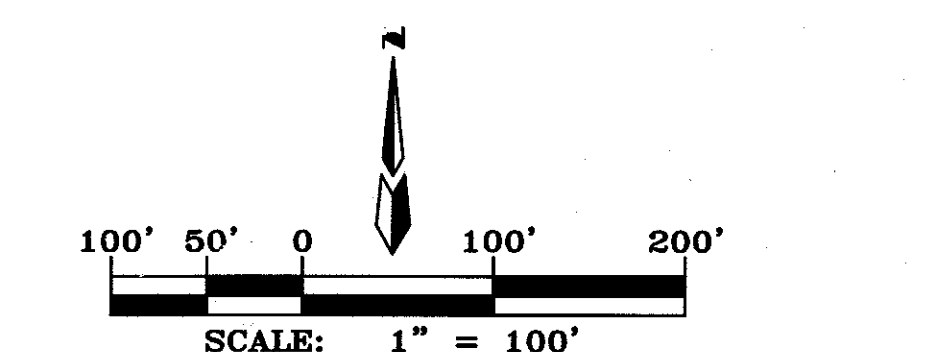
LINE	BEARING	LENGTH
L1	S82°41'53"E	4.34'
L2	S78°44'25"W	40.72'

TRACT ID	AREA (AC)	TRACT ID	AREA (AC)
TRACT A	0.4867 AC	TRACT AA	0.2794 AC
TRACT B	0.9600 AC	TRACT BB	0.0486 AC
TRACT C	0.5331 AC	TRACT CC	0.0586 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	0.1491 AC	TRACT PP	0.0131 AC
TRACT R	0.1275 AC	TRACT QQ	0.2367 AC
TRACT S	0.0833 AC	TRACT RR	0.2571 AC
TRACT T	0.1100 AC	TRACT SS	0.2931 AC
TRACT U	0.1255 AC	TRACT TT	1.1022 AC
TRACT V	0.1514 AC	TRACT UU	0.0000 AC
TRACT W	0.1871 AC	TRACT VV	1.0914 AC
TRACT X	0.0541 AC	TRACT WW	2.4495 AC
TRACT Y	0.0474 AC		
TRACT Z	1.0767 AC		

- 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
 - (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)

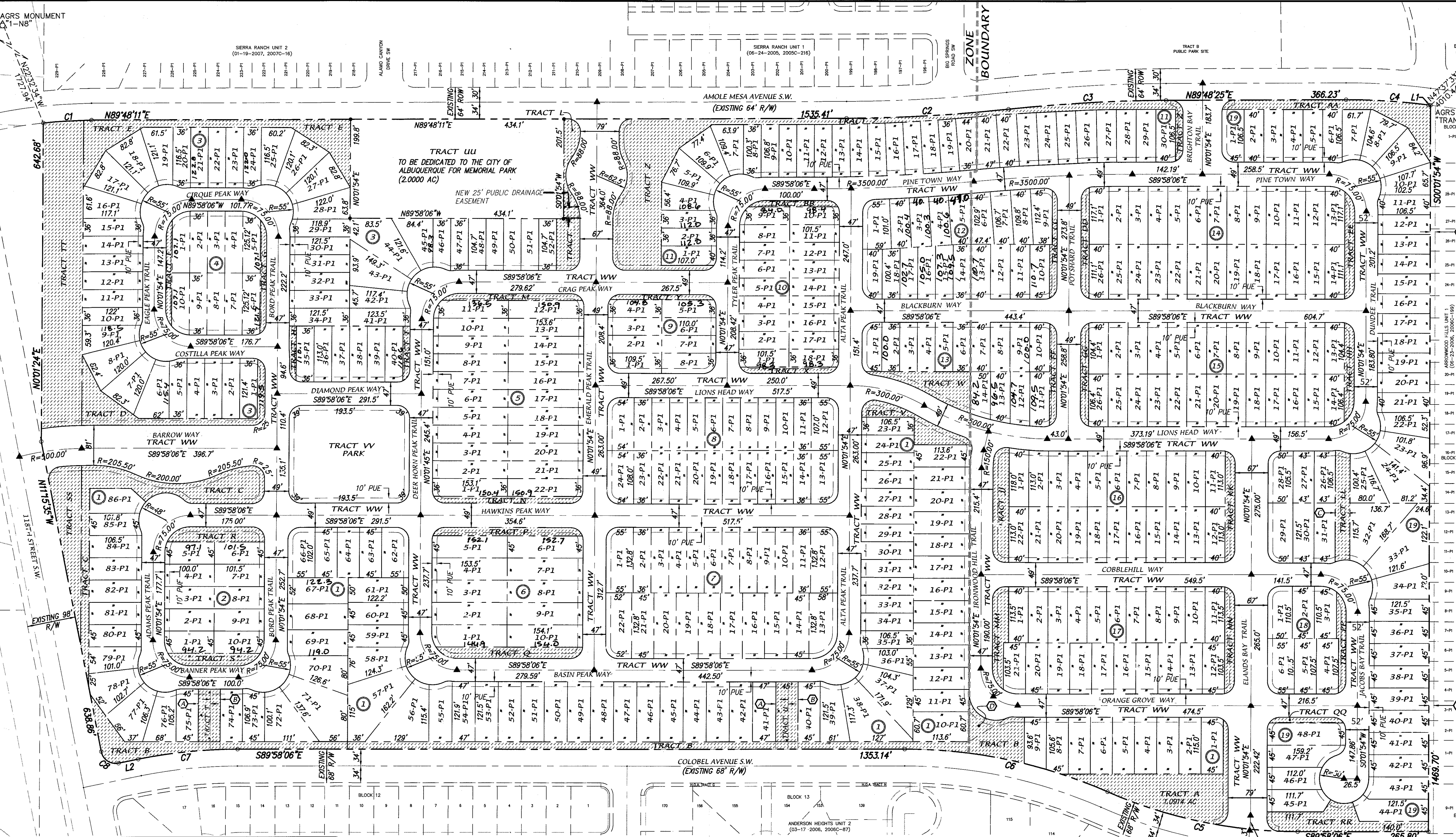


OWNERS
 KB HOME COLORADO Inc
 7807 PeakView Ave
 Suite 300
 CENTENNIAL, COLORADO 80111
 (303) 323-1130

ENGINEERS
 D. MARK 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



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.

- 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, PTS, 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'X5" WATER QUALITY FRENCH DRAINS AS SHOWN ON THE APPROVED GRADING PLAN. DRAINS ARE TO BE MAINTAINED BY THE HOME OWNER

ABBREVIATIONS

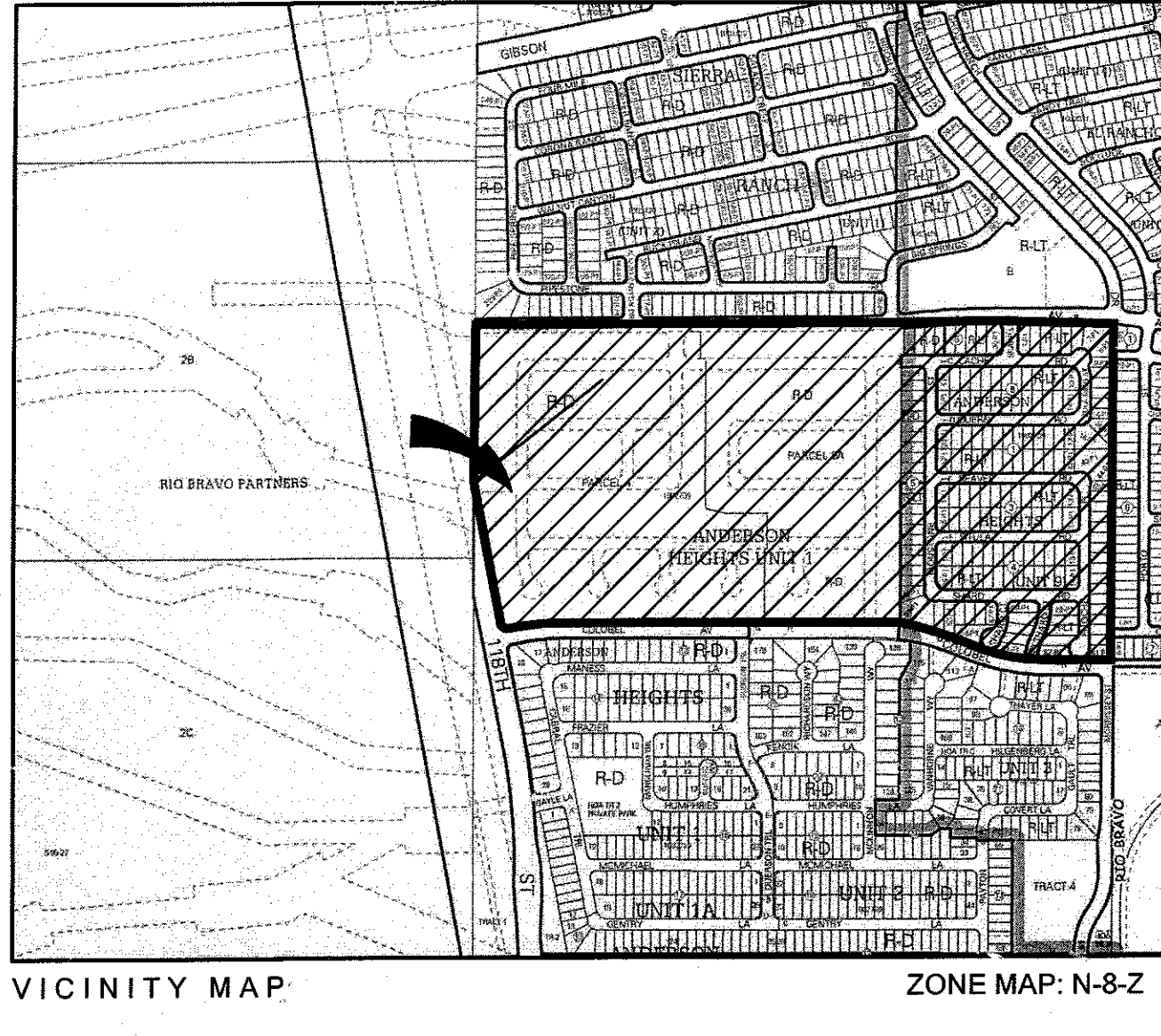
10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY
 H.O.A. = HOME OWNERS ASSOCIATION
 C.O.A. = CITY OF ALBUQUERQUE
 A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

APPROVED

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

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

Owner: KB HOME Colorado Inc



C:\133033\A13034 Anderson Heights Unit 4 (PLAT)\PRELIMINARY PLATS\Revised Preliminary Plat Base (New Lots)\A13034_Prelat-R5.dwg, dwgno, 2/10/15