

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

SUBDIVISION DATA

GROSS ACREAGE	89.0114 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 RIGHT-OF-WAY VACATED	8.5710 AC
AREA OF PUBLIC EASEMENTS VACATED	16.5637 AC
NO. OF TRACTS CREATED	2
MILES OF FULL WIDTH STREETS CREATED	0
AREA DEDICATED TO CITY OF ALBUQUERQUE	0 Acres
DATE OF SURVEY	MARCH, 2014
ZONING	R-D/R-LT
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2003473085

FREE CONSENT AND DEDICATION

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 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: 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 common and joint use of gas, electrical power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: KB HOME Colorado Inc
 BY: Matt Mandino
 TITLE: Division President

Matt Mandino
 Matt Mandino DATE

OWNER'S ACKNOWLEDGMENT

STATE OF COLORADO SS
 COUNTY OF ARAPAHOE

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

Joseph Salzano
 NOTARY PUBLIC MY COMMISSION EXPIRES 01/29/2018

NOTICE OF SUBDIVISION PLAT VARIANCE

Tracts A-1 and B-1, Anderson Heights Unit 4
 Albuquerque, 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 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 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 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.

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 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 26-P1, Block 4, LOTS 28-P1 thru 63-P1, Block 5 and LOTS 22-P1 thru 30-P1, Block 6, 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 09, 2007 in Book 2007C, Pages 1-7 and containing 56.3327 acres more or less. GROSS combined area containing 89.0114 acres more or less.

PURPOSE OF PLAT

1. TO REPLAT 2 EXISTING PARCELS, ONE HUNDRED & 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.

SURVEY NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats 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 (8-17-2007, Doc# 2007119935).

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.

**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, NMMP
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2014**

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: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	_____	Date
PNM Gas Services	_____	Date
Qwest Corporation d/b/a Century Link QC	_____	Date
Comcast	_____	Date

City Approvals:

<i>Scott R. Zimmerman P.S.</i> Acting City Surveyor	_____	10/23/14 Date
Real Property Division	_____	Date
Environmental Health Department	_____	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
 Timothy Aldrich P.S. No. 7719 10/23/2014 Date

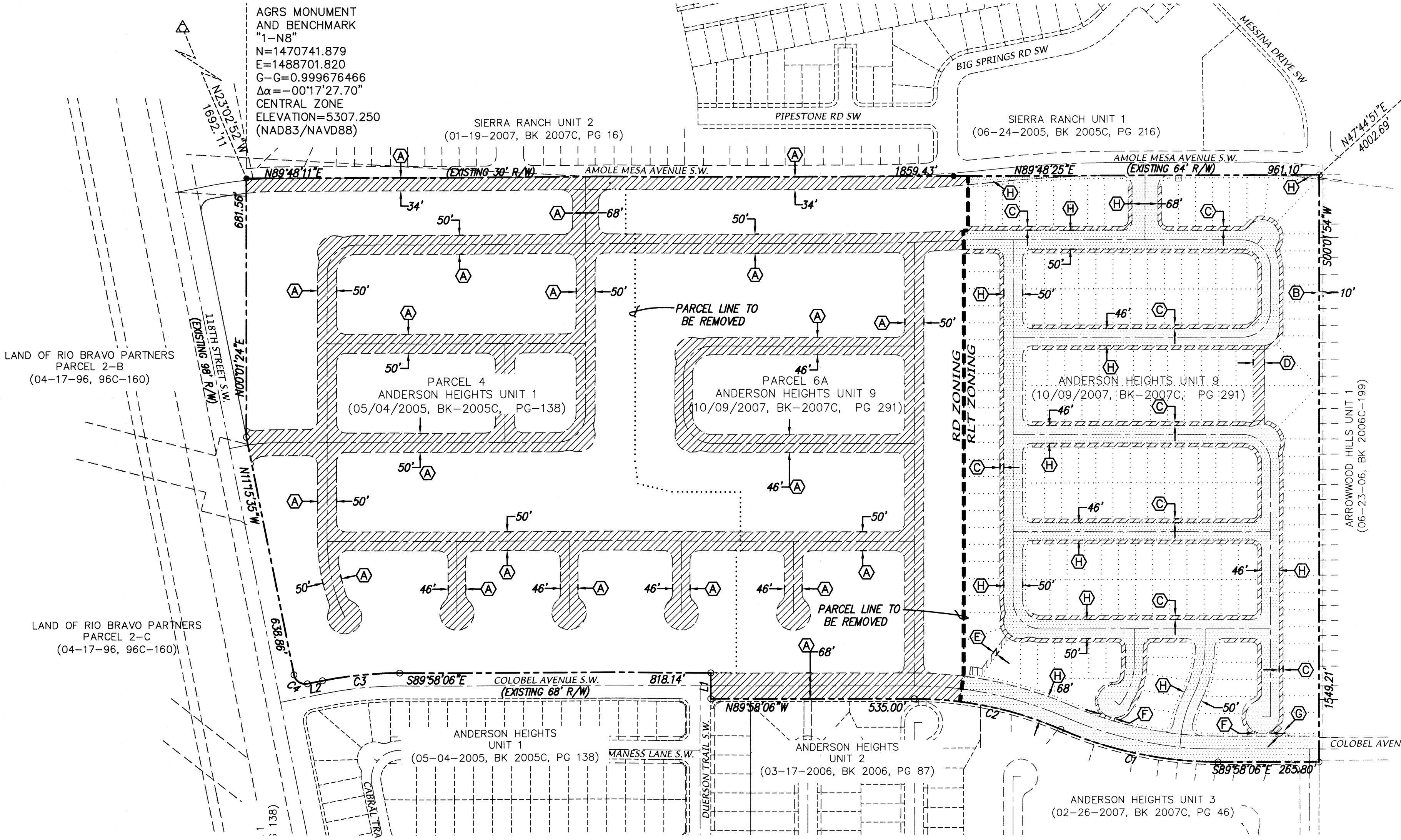
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Scale: AS SHOWN	Date: 10/08/14	Job: A14034	

**JOSEPH SALZANO
 NOTARY PUBLIC
 STATE OF COLORADO
 Notary ID 20144003862
 My Commission Expires 01/29/2018**



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

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
JUNE, 2014



AGRS MONUMENT
AND BENCHMARK
"1-N8"
N=1470741.879
E=1488701.820
G-G=0.999676466
 $\Delta\alpha = -00^{\circ}17'27.70''$
CENTRAL ZONE
ELEVATION=5307.250
(NAD83/NAVD88)

AGRS MONUMENT
AND BENCHMARK
"TRANS"
N=1471885.503
E=1495145.466
G-G=0.999683154
 $\Delta\alpha = -00^{\circ}16'43.33''$
CENTRAL ZONE
ELEVATION=5121.089
(NAD83/NAVD88)

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)

- 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-14DRB 70216)**
 - (B) EXISTING 10' UTILITY EASEMENT (07-23-03, 2003C, PG-223)
 - (C) EXISTING 10' PUBLIC UTILITY EASEMENT (10-09-07, 2007C, PG-291) **VACATED (V-14DRB 70216)**
 - (D) EXISTING 30' PUBLIC STORM DRAIN & SANITARY SEWER EASEMENT (10-09-07, 2007C, PG-291) **VACATED (V-14DRB 70216)**
 - (E) EXISTING QWEST EASEMENT (10-09-07, 2007C, PG-291) **VACATED (V-14DRB 70216)**
 - (F) EXISTING 40' PUBLIC STORM DRAIN, PUBLIC SANITARY SEWER & WATERLINE EASEMENT (10-09-07, 2007C, PG-291) **VACATED (V-14DRB 70216)**
 - (G) EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (10-09-07, 2007C, PG-291) **VACATED (V-14DRB 70216)**
 - (H) EXISTING PUBLIC RIGHT-OF-WAY (10-09-07, 2007C, PG-291) **VACATED (V-14DRB 70217)**

LINE TABLE

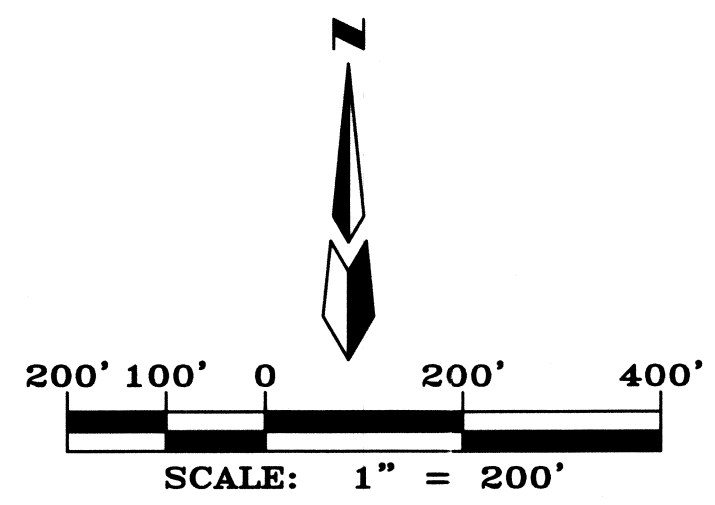
LINE	BEARING	LENGTH
L1	N0°01'54"E	68.00'
L2	S78°44'25"W	40.72'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD LENGTH
C1	424.77'	1034.00'	23.54'	S78°11'58"E	421.79'
C2	396.84'	966.00'	23.54'	N78°11'58"W	394.05'
C3	203.77'	1034.00'	11.29'	S84°23'10"W	203.44'
C4	47.12'	30.00'	90.00'	S56°15'35"E	42.43'

- 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)

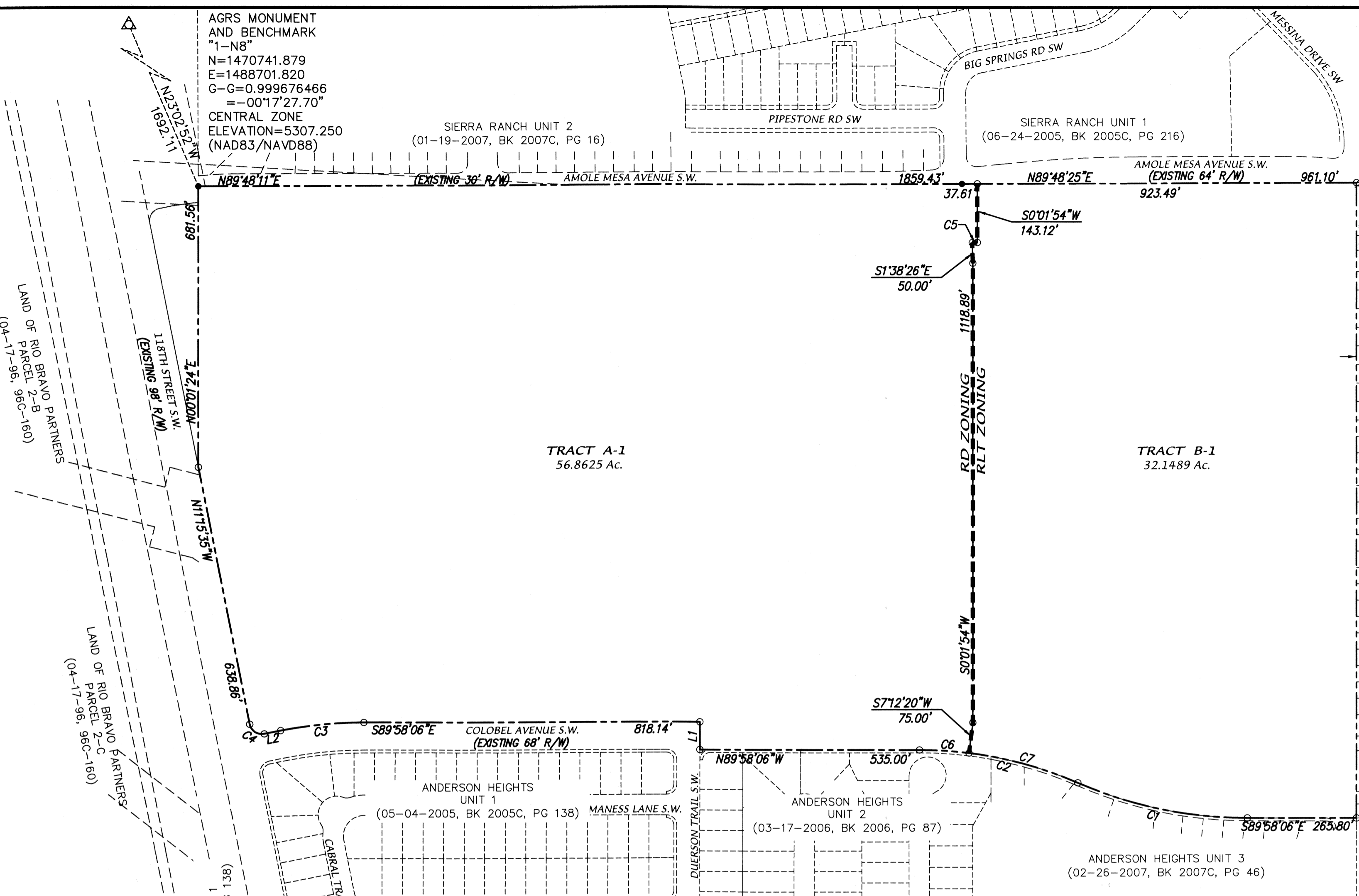


Emily A. ...
10/23/14



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 JUNE, 2014



AGRS MONUMENT AND BENCHMARK "TRANS"
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 G-G=0.999683154
 =-00°16'43.33"
 CENTRAL ZONE
 ELEVATION=5121.089
 (NAD83/NAVD88)

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 natural gas services.
- Qwest Corporation D/B/A CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Disclaimer
 In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

LINE TABLE

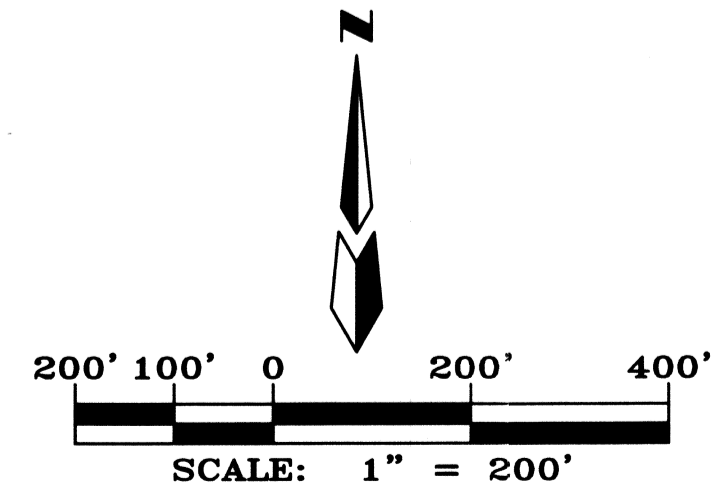
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C4	47.12'	30.00'	90.00'	S56°15'35"E	42.43'
C5	12.48'	3025.00'	0.24'	S88°28'40"W	12.48'
C6	120.95'	966.00'	7.17'	N86°22'53"W	120.87'
C7	275.89'	966.00'	16.36'	N74°36'45"W	274.95'

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)



Timothy Aldrich
 10/23/14

ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS
 ROW = RIGHT-OF-WAY
 H.O.A. = HOME OWNERS ASSOCIATION
 C.O.A. = CITY OF ALBUQUERQUE

ALDRICH LAND SURVEYING

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said 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 Grantee, 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 well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, 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.