

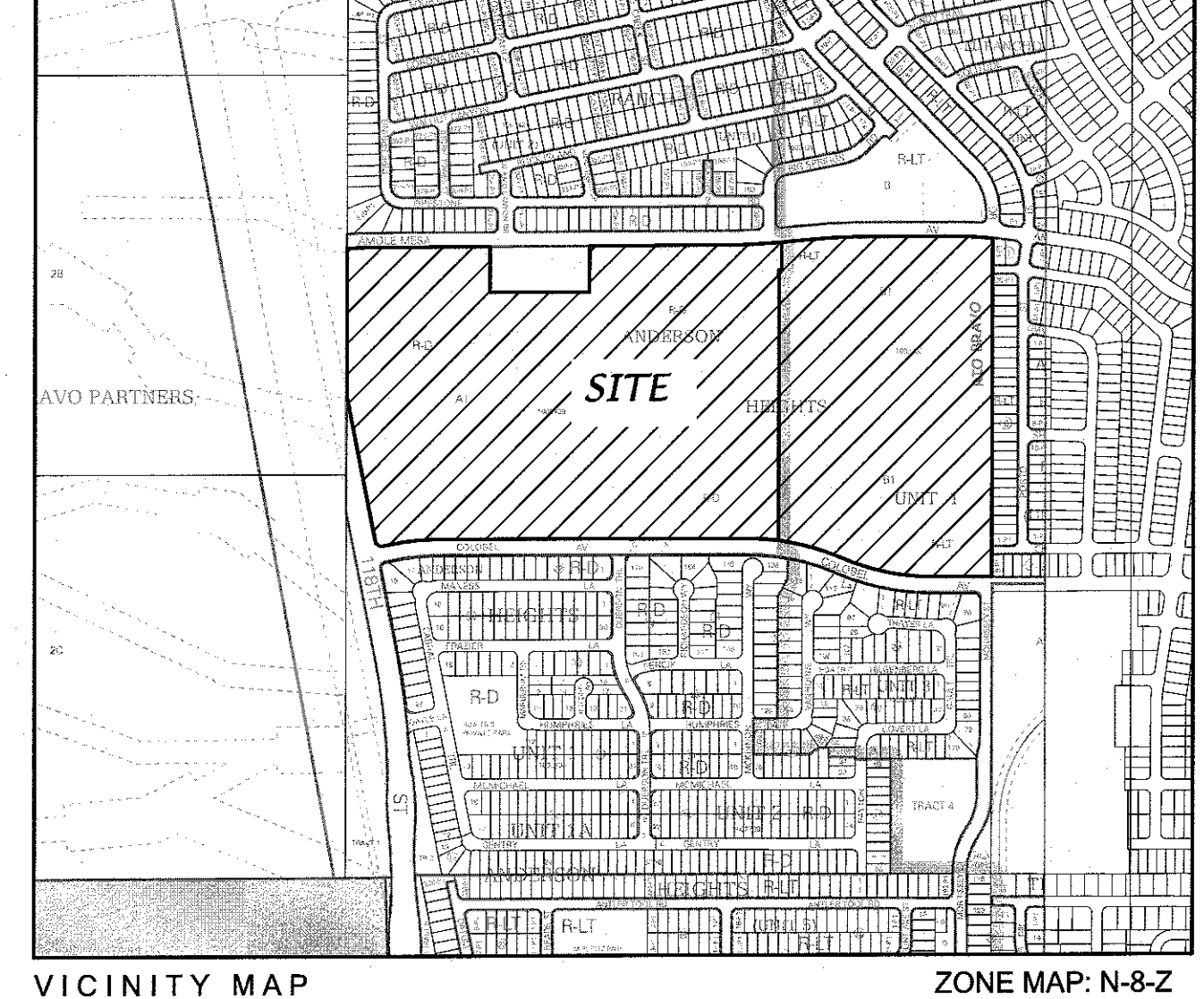
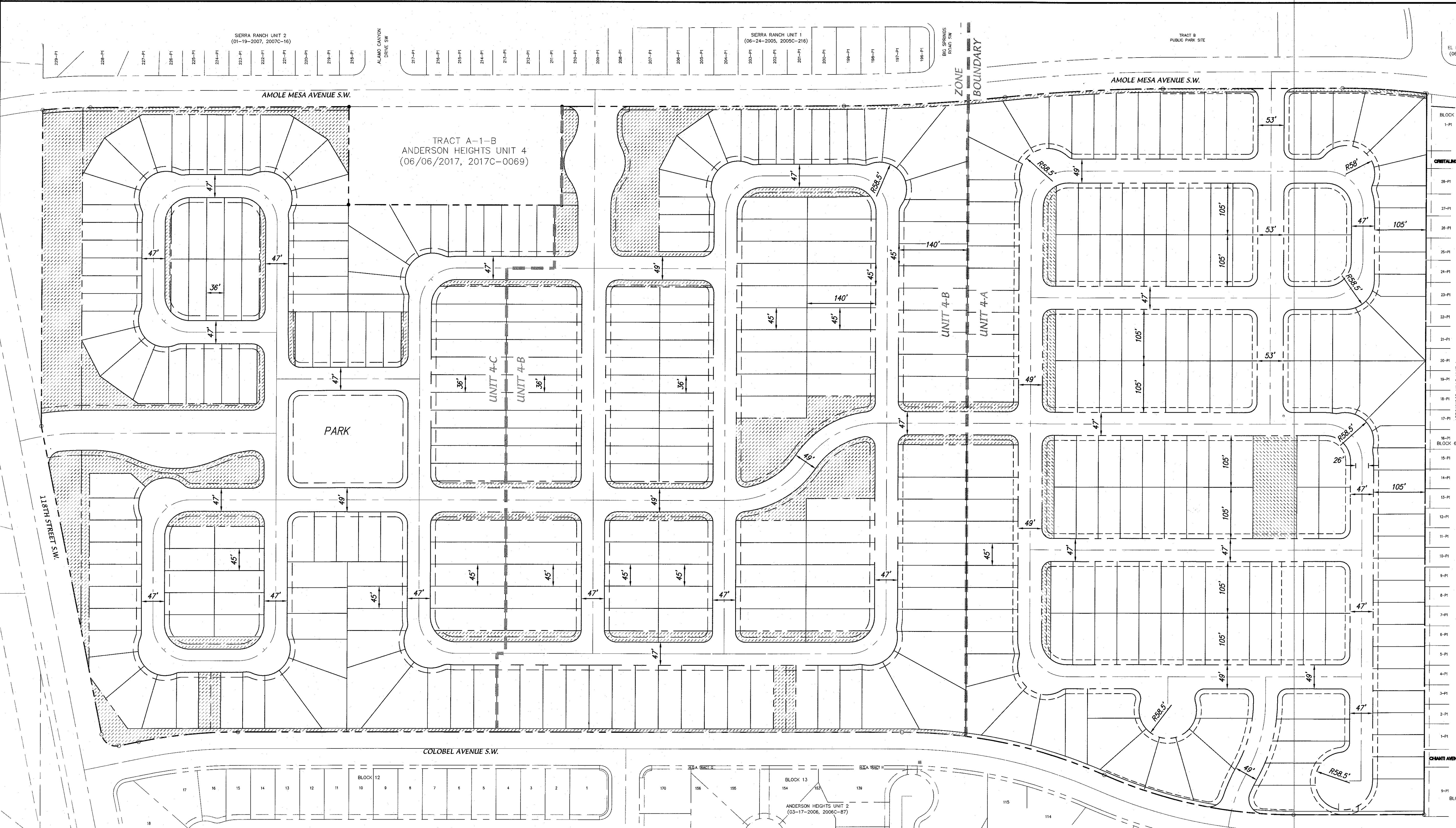
SKETCH PLAT  
**ANDERSON HEIGHTS  
 UNIT 4**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 4 AND 5  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2017

**UNIT LOT COUNT**

4-A	173 LOTS
4-B	131 LOTS
4-C	122 LOTS
<b>TOTAL</b>	<b>426 LOTS</b>

**UNIT TRACT COUNT**

4-A	8 TRACTS
4-B	20 TRACTS
4-C	19 TRACTS
<b>TOTAL</b>	<b>47 TRACTS</b>



**SUBDIVISION DATA**

GROSS ACREAGE	82.9306 AC
ZONE ATLAS NO.	N-8-Z
NO. OF LOTS CREATED	426 LOTS
NO. OF TRACTS CREATED	47 TRACTS
DATE OF SURVEY	MARCH, 2014

**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATE, WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 4 AND 5, TOWNSHIP 9 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF TRACT A-1-A AND TRACT B-1, ANDERSON HEIGHTS UNIT 4, AND CONTAINING 82.9306 ACRES MORE OR LESS.

- PURPOSE OF PLAT**
- SUBDIVIDE TRACTS A-1-A, & B-1, ANDERSON HEIGHTS INTO 426 RESIDENTIAL LOTS & 47 TRACTS AS SHOWN.
  - GRANT NEW EASEMENTS AS SHOWN.

- NOTES**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS  $\circ$  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, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS  $\blacktriangle$  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.

**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY

**APPROVED**

City Surveyor, City of Albuquerque, N.M. \_\_\_\_\_ Date \_\_\_\_\_

Owner: KB HOME Colorado Inc \_\_\_\_\_

Matt Mandino, Division President \_\_\_\_\_ Date \_\_\_\_\_

**OWNERS**

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

**SITE BENCHMARK**

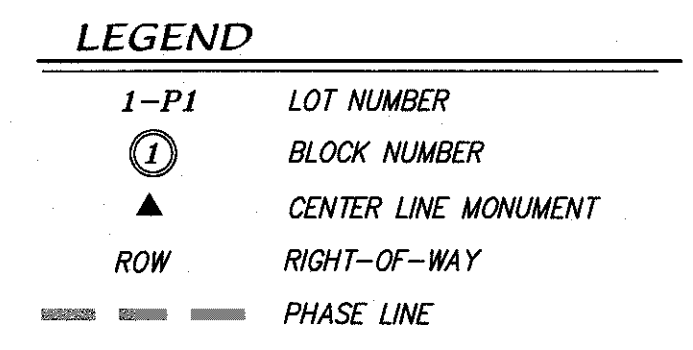
AGRS MONUMENT  
 "1-N-8"  
 ELEVATION=5307.250  
 (NAD83/NAVD88)

**ENGINEERS**

D. MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505) 828-2200

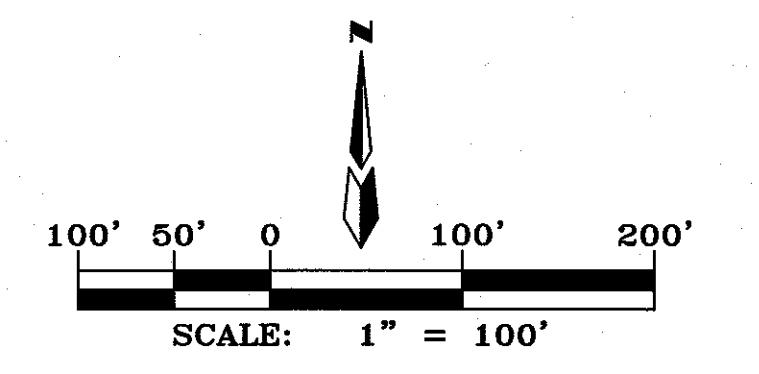
**SURVEYOR**

ALDRICH LAND SURVEY  
 P.O. BOX 30701  
 ALBUQUERQUE, NEW MEXICO 87190  
 (505) 884-1990



**PROPERTY CORNERS**

- SET REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND 5/8" REBAR WITH CAP "LS 7719" (TYP)



F:\A1700BS\A17022 ? Anderson Heights 2017\SITE PLANS\A17022\_Site Plan.dwg, stephen, 9/8/17