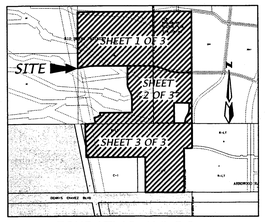
PRELIMINARY PLAT FOR ANDERSON HEIGHTS UNITS 1A THRU 9

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
FEBRUARY 2005

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 A, 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 , in Volume , Folio and containing 208.0850 acres more or less.



ZONE ATLAS: N-8, P-8

EASEMENTS

1. EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
4. EXISTING 86' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)
5. EXISTING 200' POWER LINE EASEMENT U.S.B.R. (02-05-52, D197-567)
6. EXISTING 100' PNM EASEMENT (04-20-78, BK.MISC 602, 558-561)
9. EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104)
11. EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
12. EXISTING 68' PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
13. EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)

PURPOSE OF PLAT

1. SUBDIVIDE PARCEL (A) INTO 1207 RESIDENTIAL LOTS, AND 16 TRACTS ARE FOR JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENTS TO BE OWN AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. ALL RETURNS ARE 25 FOOT RADIUS UNLESS OTHERWISE SHOWN.

(A) EXISTING 68' PUBLIC ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORM DRAIN EASEMENT. ( )

(B) EXISTING 46' PUBLIC ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORM DRAIN EASEMENT. ( )

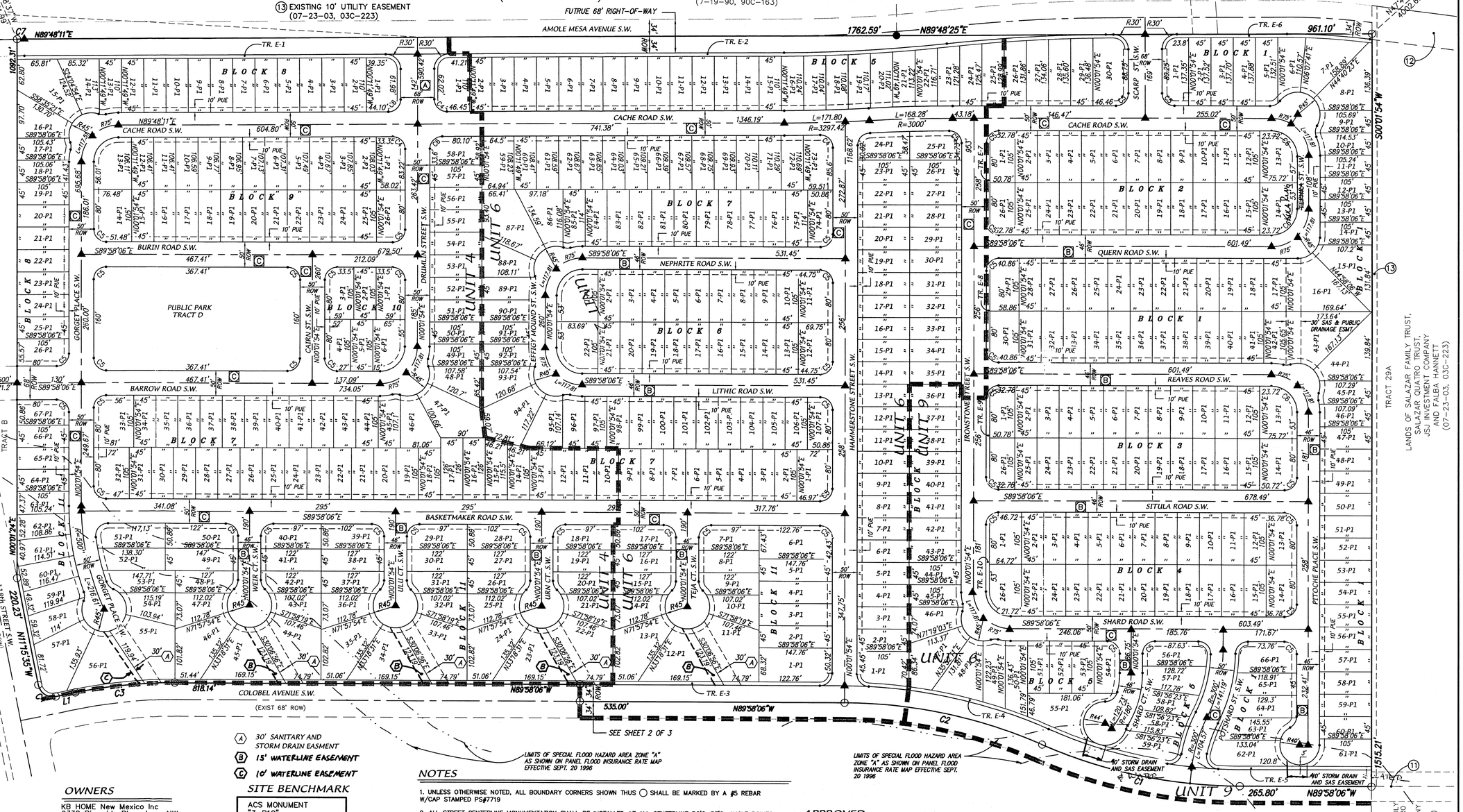
(C) EXISTING 50' PUBLIC ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORM DRAIN EASEMENT. ( )

SUBDIVISION DATA

GROSS ACREAGE	208.0850 AC
ZONE ATLAS NO.	N-8-Z, AND P-8-Z
NO. OF LOTS CREATED	1207 LOTS
NO. OF TRACTS CREATED	16 TRACTS
NO. OF PARCELS CREATED	0 PARCEL
RIGHT-OF-WAY AREA DEDICATED TO CITY	41.2525 AC
ZONING	R-D/R-LT
DATE OF SURVEY	NOVEMBER, 2003

MINIMUM LOT SIZE: 40'X 105'

PRELIMINARY PLAT APPROVED BY DRB ON 5/18/05



CURVE TABLE			
CURVE	RADIUS	ARC	DELTA
C1	1,000.00'	410.81'	23°32'15"
C2	1,000.00'	410.81'	23°32'15"
C3	1,034.00'	203.77'	11°17'29"
C4	30'	47.12'	90°00'00"
C5	25'	39.27'	90°00'00"
C6	25'	39.17'	89°46'17"
C7	1000.00'	14.17'	00°50'47"

LINE TABLE		
LINE	DISTANCE	BEARING
C1	40.72'	S78°44'25"W

(A) 30' SANITARY AND STORM DRAIN EASMENT
(B) 15' WATERLINE EASEMENT
(C) 10' WATERLINE EASEMENT

SITE BENCHMARK

ACS MONUMENT "3-P10"
ELEVATION=4935.735
(SLD 1929)

PROPERTY CORNERS

- ● FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- □ FOUND 1" IRON PIPE WITH TAG "LS 11993"
- ■ FOUND BRASS CAP "WST-3"
- ○ FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ◪ FOUND REBAR WITH CAP "PS 11993" (TYP.)

100' 50' 0 100' 200'
SCALE: 1" = 100'

OWNERS

KB HOME New Mexico Inc
6330 Riverside Plaza Lane NW
Suite 200
ALBUQUERQUE, NEW MEXICO 87120
(505) 353-5300

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

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#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"
   "PS#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.

APPROVED

City Surveyor, City of Albuquerque, N.M. — Date 4-14-05

Owner: KB HOME New Mexico Inc

ROBERT COLEMAN, Director of Land — DATE 2/1/05

LEGEND

1-P1	LOT NUMBER
BLOCK 2	BLOCK NUMBER
▲	CENTER LINE MONUMENT
ROW	RIGHT-OF-WAY
▬ ▬	NEW UNIT LINES

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SHEET 1 OF 3

PRELIMINARY PLAT FOR
ANDERSON HEIGHTS UNITS 1A THRU 9

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
APRIL 2005

EASEMENTS

TRACT	BENIFICIARY AND MAINTENANCE
TRACT 2, 3, 5, 7, 8, 9, 10	FOR AND TO BE MAINTAINED BY THE HOA
TRACT 4	FOR AND TO BE MAINTAINED BY THE HOA
TRACT 6	W/ A BLANKET PUBLIC DRAINAGE EASEMENT TO CITY AS ROW BUT MAINTAINED BY HOA
TRACT 1	BLANKET DRAINAGE EASEMENT FOR AND TO BE MAINTAINED BY THE CITY OF ALBUQUERUQE

(4) EXISTING 86' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)

(5) EXISTING 200' POWER LINE EASEMENT U.S.B.R. (02-05-52, D197-567)

(6) EXISTING 100' PNM EASEMENT (04-20-78, BK.MISC 602, 558-561)

(10) EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)

(11) EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)

(13) EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)

(D) 50' PRIVATE ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORMDRAIN EASEMENT. ( )

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C4	25'	39.37'	90°13'43"
C5	25'	39.27'	90°00'00"
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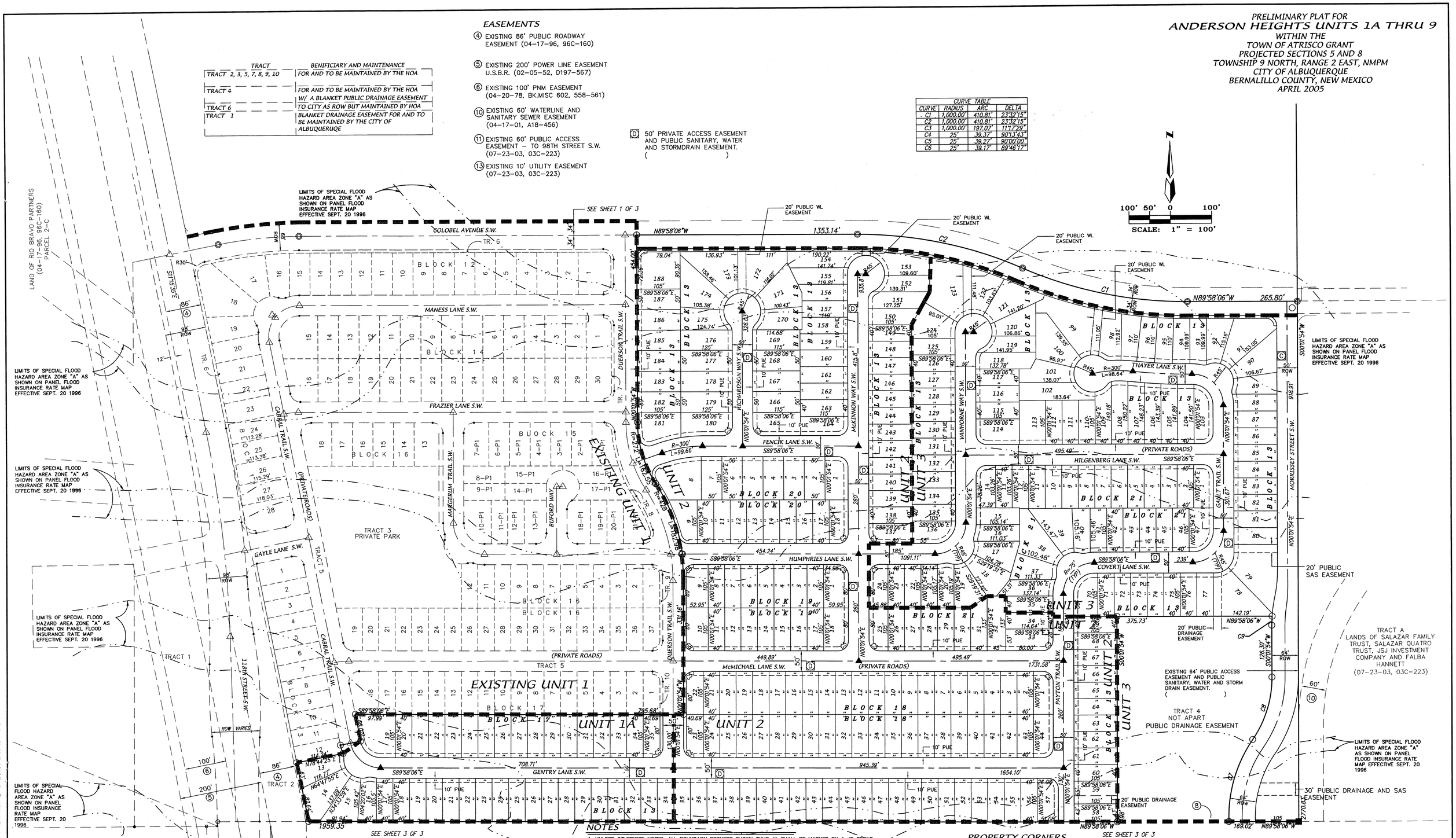
SCALE: 1" = 100'



OWNERS

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(505) 353-5300

LIMITS OF SPECIAL FLOOD HAZARD AREA ZONE "A" AS SHOWN ON PANEL FLOOD INSURANCE RATE MAP EFFECTIVE SEPT. 20 1996

ENGINEERS

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SITE BENCHMARK

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NOTES

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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 "K" IS ENCUMBERED WITH PUBLIC SANITARY SEWER, WATER AND DRAINAGE EASEMENTS GRANTED TO COA AND TO BE MAINTAINED BY THE COA. A PRIVATE ACCESS EASEMENT IS GRANTED TO EACH LOT OWNER ACROSS TRACT "K" BY THIS PLAT

PROPERTY CORNERS

- ● FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- □ FOUND 1" IRON PIPE WITH TAG "LS 11993"
- ■ FOUND BRASS CAP "WST-3"
- ○ FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ◪ FOUND REBAR WITH CAP "PS 11993" (TYP.)

LEGEND

- 1-P1 LOT NUMBER
- BLOCK 2 BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- NEW UNIT LINES

A03JOBS\A3080AH\prelim-plat\ORCHID\unit2prelim_middle.dwg - prelim (04-18-05) SPS

SHEET 2 OF 3

PRELIMINARY PLAT FOR ANDERSON HEIGHTS UNITS 1A THRU 9

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TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
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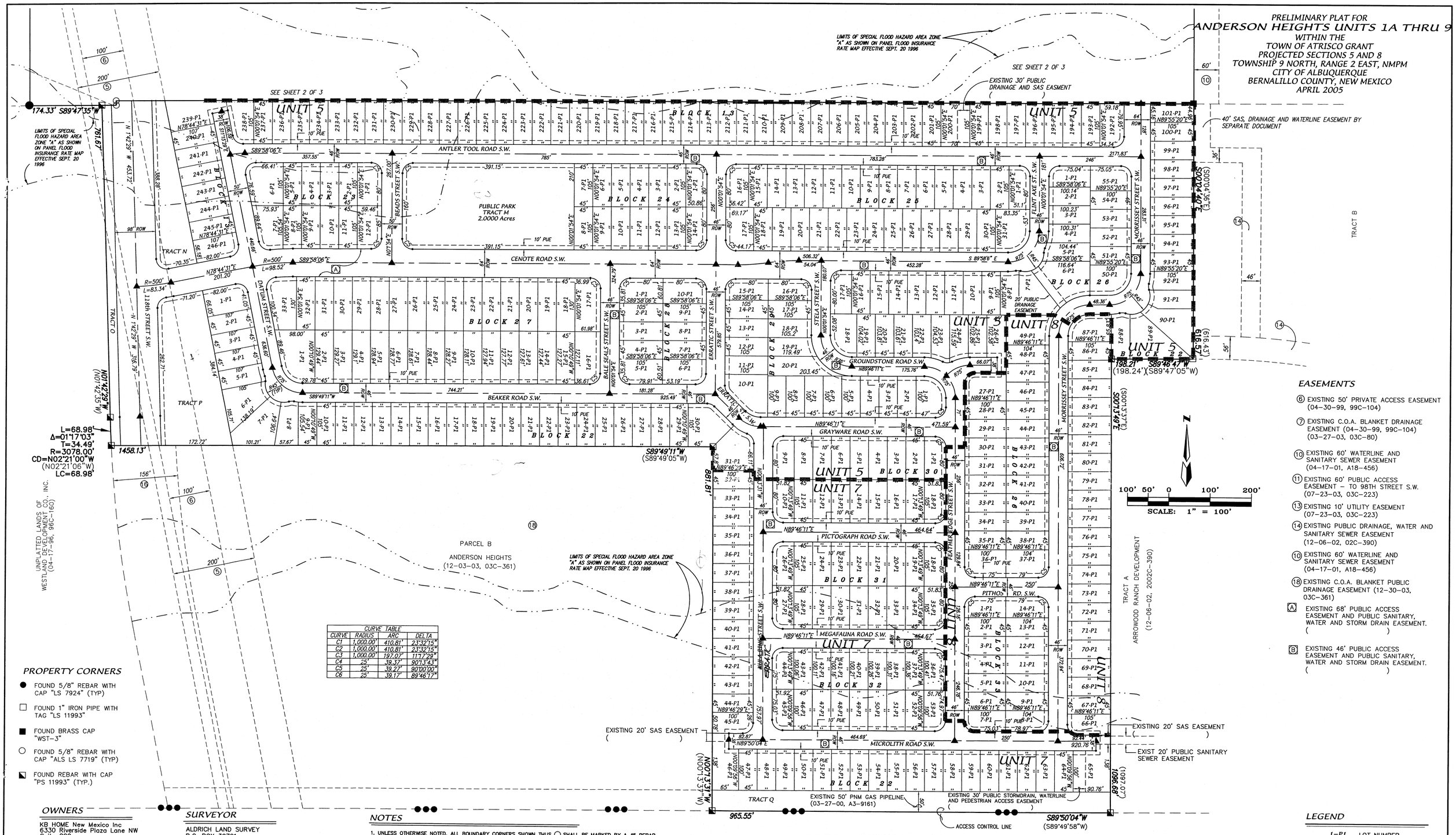

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- (7) EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104) (03-27-03, 03C-80)
- (10) EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)
- (11) EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
- (13) EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)
- (14) EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)
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LEGEND

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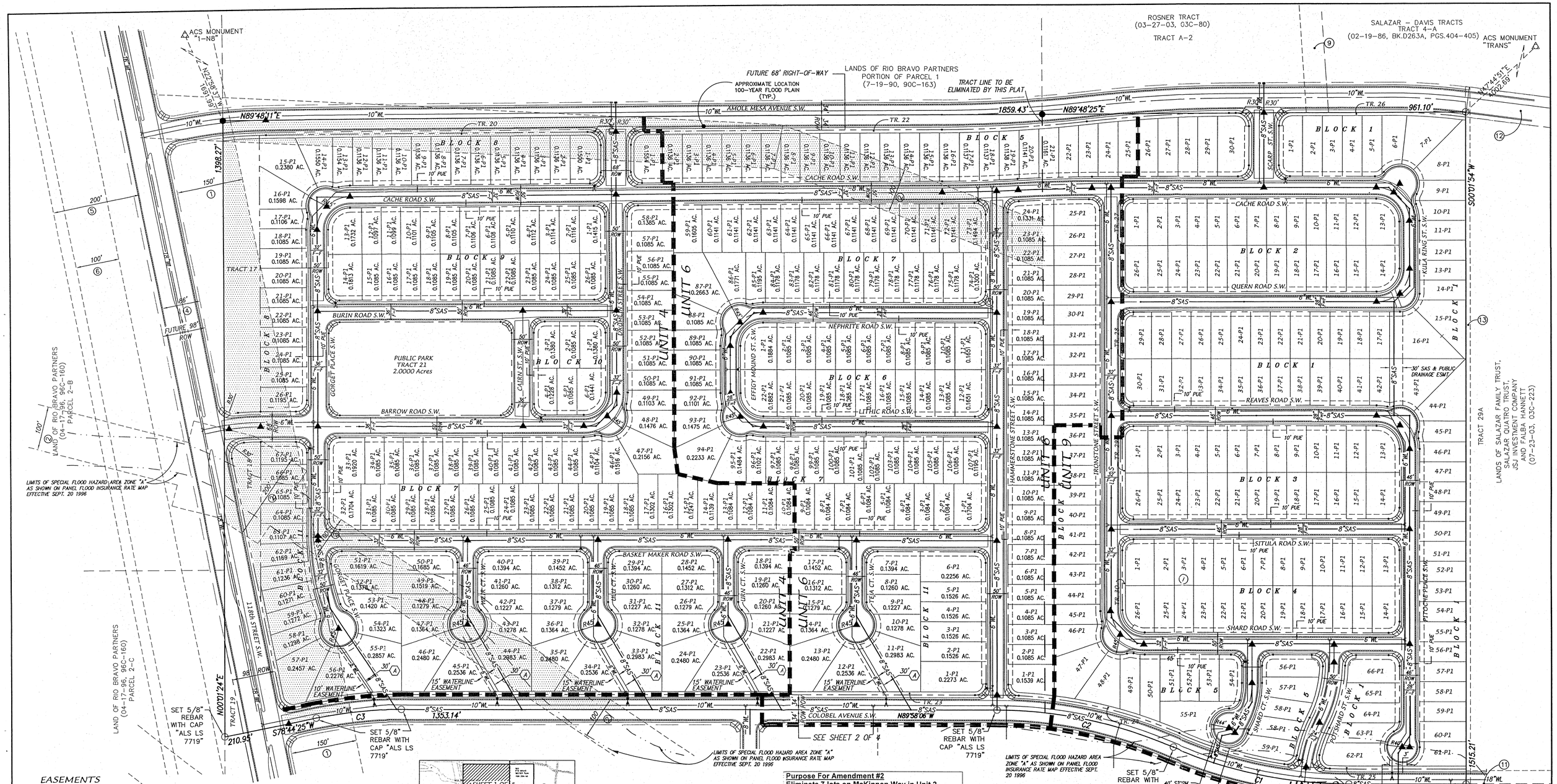
BLOCK 2	BLOCK NUMBER
▲	CENTER LINE MONUMENT
ROW	RIGHT-OF-WAY
▬ ▬ ▬	NEW UNIT LINES



EASEMENTS

1. EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
2. EXISTING 100' OR 200' AMAFCA DRAINAGE EASMENT (07-19-90, 90C-163)
4. EXISTING 86' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)
5. EXISTING 200' POWER LINE EASEMENT U.S.B.R. (02-05-52, D197-567)
6. EXISTING 100' PNM EASEMENT (04-20-78, BK.MISC 602, 558-561)
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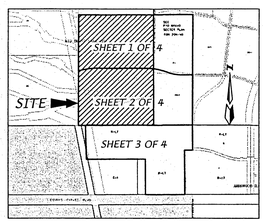
13. EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)

(A) 30' SANITARY AND STORM DRAIN EASEMENT

SCALE: 1" = 100'



ZONE ATLAS: N-8, P-8

LEGEND

1-P1	LOT NUMBER
BLOCK 2	BLOCK NUMBER
▲	CENTER LINE MONUMENT
ROW	RIGHT-OF-WAY
	NEW UNIT LINES
	VACATION

PROJECT NUMBER: 1002739
APPLICATION NUMBER: 04DRB-00894

Purpose For Amendment #2
Eliminate 7 lots on McKinnon Way in Unit 2 which renumbered the Lots in Block 13.
Eliminate 10 lots in Unit 3 (not part of the Site Plan)

Is an Infrastructure List required? (X) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	12-14-05 DATE
Utilities Development	12/14/05 DATE
Parks and Recreation Department	12/15/05 DATE
City Engineer	12/14/05 DATE
* Environmental Health Department (conditional)	DATE
Solid Waste Management	DATE
DRB Chairperson, Planning Department	12/16/05 DATE

DRB ADMINISTRATIVE SITE PLAN AMENDMENT
PROJECT # 1002739
APPL. # 06AA-01499
Decreased # of lots in Units 2 & 3. Lot widths on McKinnon increased.
12/21/06
PLANNING DIRECTOR

SUBDIVISION DATA

SITEPLAN AREA	118.6195 AC
ZONE ATLAS NO.	N-8-Z, AND P-8-Z
NO. OF LOTS CREATED	615 LOTS (609 LOTS)
NO. OF TRACTS CREATED	15 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	20.1~ AC
ZONING	R-D/R-LT
DATE OF SURVEY	NOVEMBER, 2003

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 2-D, LANDS OF RIO BRAVO PARTNERS 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 April 17, 1996 in Volume 96C, Folio 160 and containing 118.6195 acres more or less.

AMENDMENT #2

ANDERSON HEIGHTS

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION & UTILITY PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: GJK	Drawn: RDQ	Checked: DMG	Sheet 1 of 4
Scale: 1" = 100'	Date: 6-3-04	Job: A03080	

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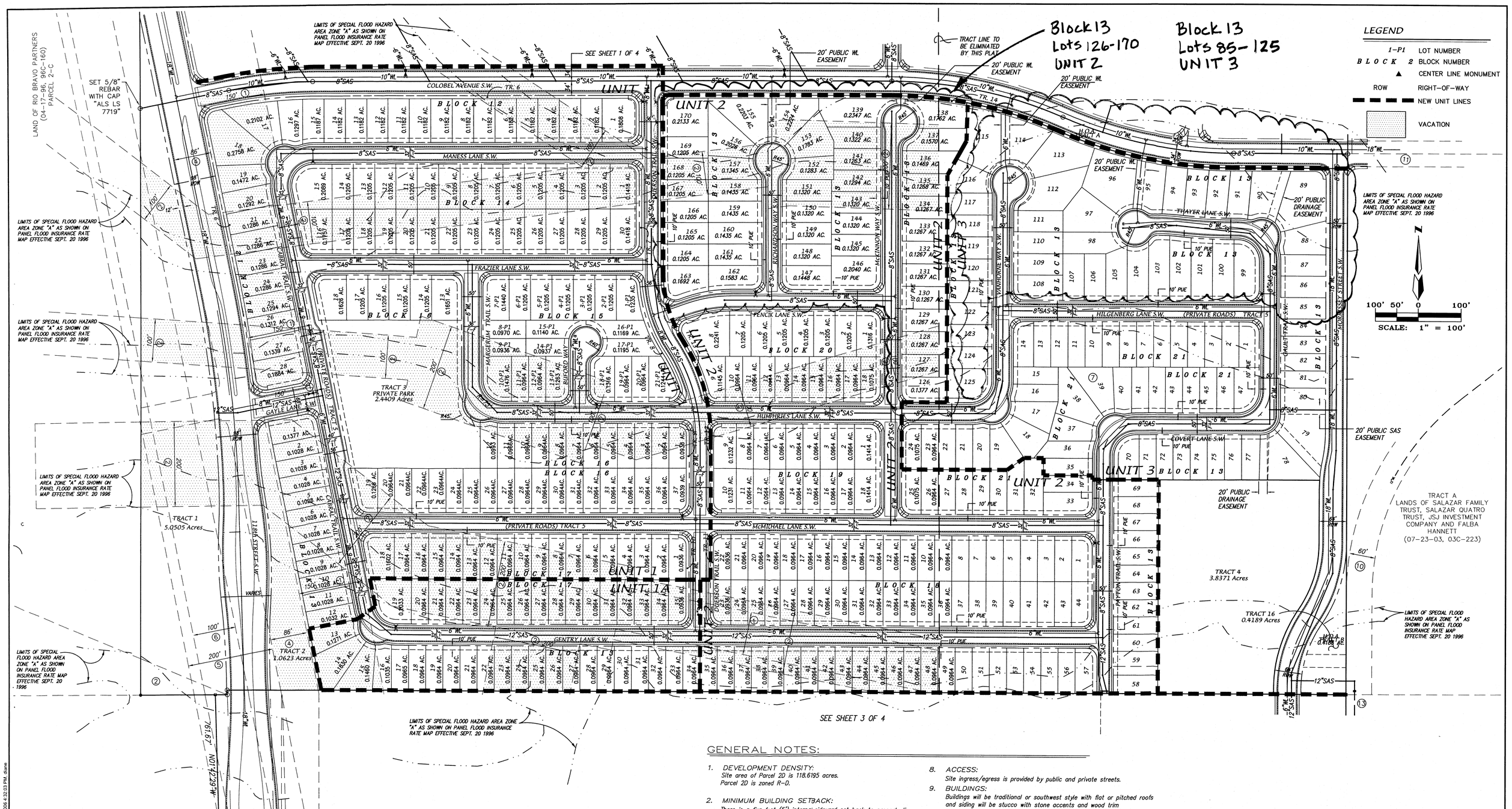

TRACT	BENIFICIARY AND MAINTENANCE
TRACT 2, 3, 5, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 32, 33, 35	FOR AND TO BE MAINTAINED BY THE HOA
TRACT 4	FOR AND TO BE MAINTAINED BY THE HOA W/ A BLANKET PUBLIC DRAINAGE EASEMENT
TRACT 6, 14, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30	TO CITY AS ROW BUT MAINTAINED BY HOA
TRACT 21, 34	TO CITY AS A PARK BUT MAINTAINED BY HOA
TRACT 19, 31	
TRACT 1	BLANKET DRAINAGE EASEMENT FOR AND TO BE MAINTAINED BY THE CITY OF ALBUQUERUQE

EASEMENTS

1. EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
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13. EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)

GENERAL NOTES:

1. DEVELOPMENT DENSITY:
   Site area of Parcel 2D is 118.6195 acres.
   Parcel 2D is zoned R-D.
2. MINIMUM BUILDING SETBACK:
   There is a five foot (5') internal sideyard set back to property line.
   Front yard setback is 15' and backyard is 15'.
   Minimum driveway length is 20'.
   Minimum distance between buildings is 10'.
3. BUILDING HEIGHT:
   Structure shall not exceed 26 feet in height.
4. PARK DEVELOPMENT:
   The developer will be dedicating and for parks.
5. OPEN SPACE:
   Total remaining Open Space requirements are met via the Provision of Detached Open Space per the Provisions of Section 14-16-3-8(C).
6. WATER AND SEWER:
   Prior to development, City of Alluquerque Water and Sanitary Sewer Service to the site must be verified and coordinated with the Utility Development Section, City of Albuquerque Public Works Department.
7. PARKING:
   Off-street parking is provided on each site in accordance with Section 14-16-3-1 of the zoning code for lots with the "P1" designation.
8. ACCESS:
   Site ingress/egress is provided by public and private streets.
9. BUILDINGS:
   Buildings will be traditional or southwest style with flat or pitched roofs and siding will be stucco with stone accents and wood trim
   The exterior stucco finish will consist of colors in shades of earthtones.
10. LANDSCAPING:
    Both individual and community landscaping shall comply with the Water Conservation Landscaping and Water Waste Ordinance. Perimeter landscaping shall be in accordance with the Street Tree Ordinance and trees planted will be in accordance with the list of deciduous and evergreen trees listed in the City of Albuquerque Guide to Zeriscaping.
11. PERIMETER WALL:
    The subdivision perimeter garden wall will be constructed per the approved plan.
12. BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS:
    Consists of the internal sidewalks.
13. THE LANDSCAPE AREAS WITHIN THE PUBLIC RIGHTS-OF-WAY:
    Shall be for the benefit of the Home Owners Association, and shall be maintained by same.
14. LOT SIZE & LOT WIDTH:
    Minimum lot size is 3600 sf = 0.0826 ac
    Minimum lot width is 36 feet

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AMENDMENT #2

ANDERSON HEIGHTS

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION & UTILITY PLAN

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Designed: GJK	Drawn: SPS	Checked: DMG	Sheet 2 of 4
Scale: 1" = 100'	Date: 10-9-06	Job: A03080	

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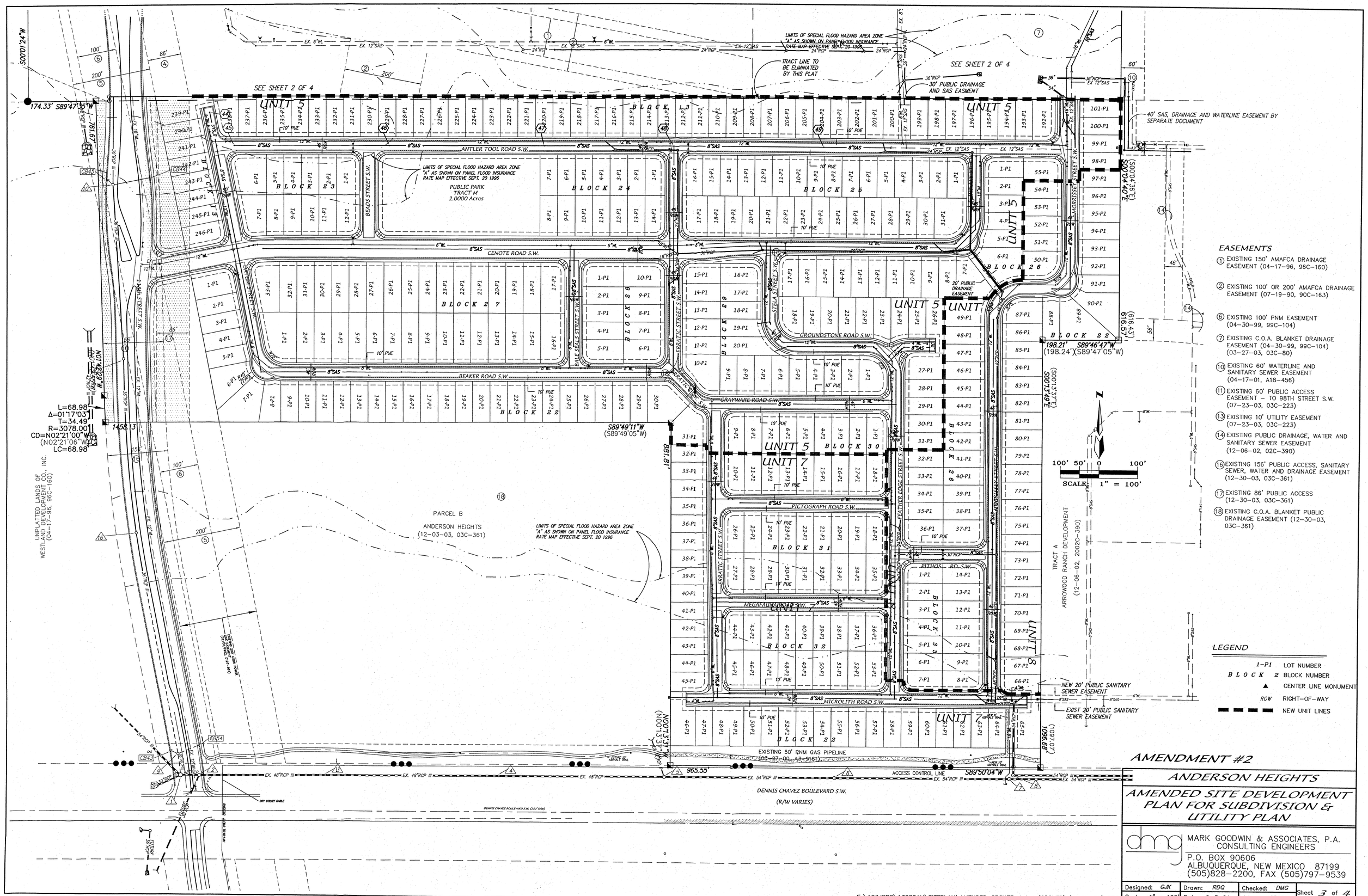

AMENDMENT #2

ANDERSON HEIGHTS

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION & UTILITY PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: GJK	Drawn: RDQ	Checked: DMG	Sheet 3 of 4
Scale: 1" = 100'	Date: 6-3-04	Job: A03080	

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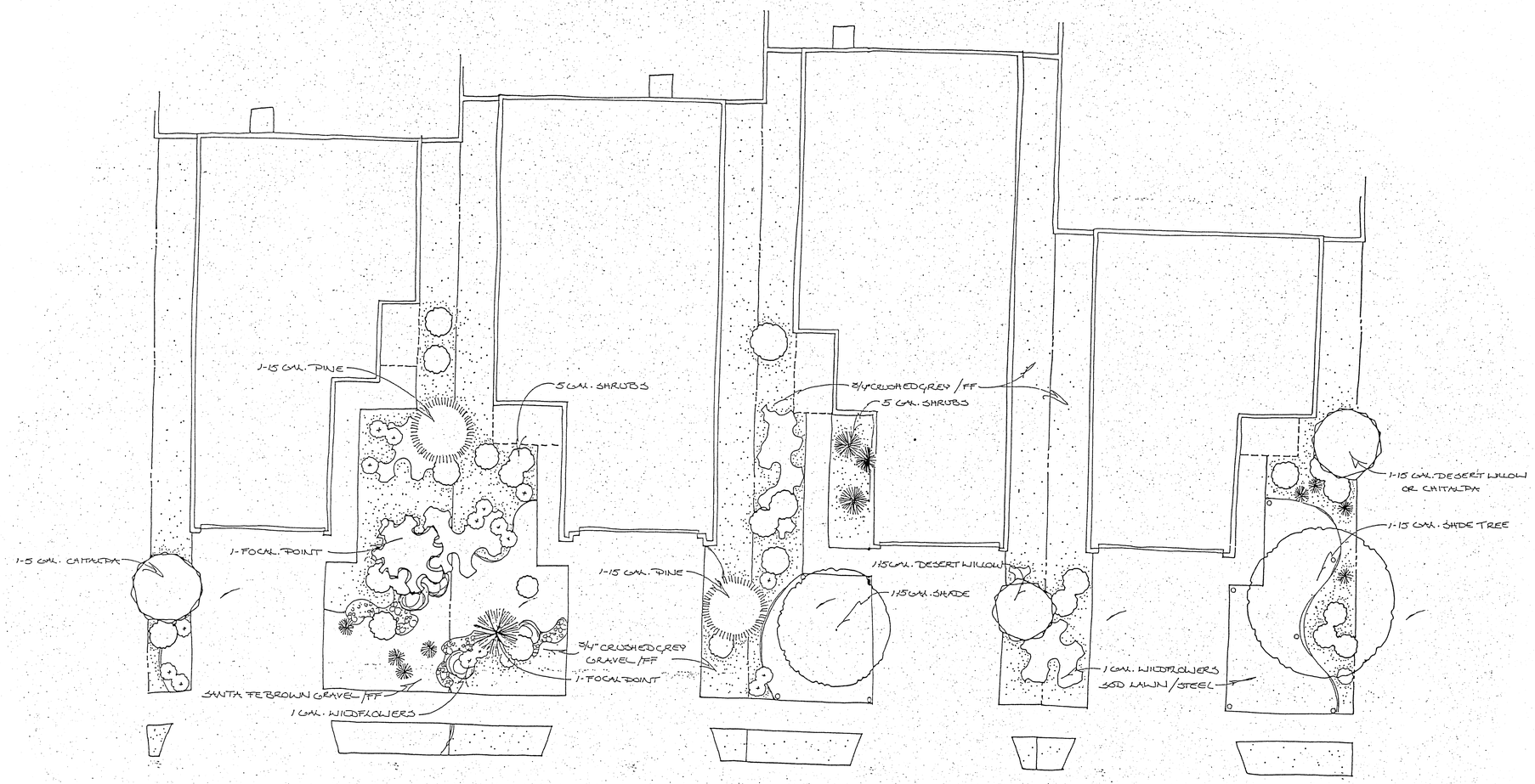
Anderson Heights



Southwest Package "A"
1 – Palm Yucca or Washington Hawthorn or Forestiera
1 – 15 Gal. Pine
1 – 5 Gal. Desert Willow or Chitalpa
8 – 5 Gal. Shrubs
18 – 1 Gal. Wildflowers
2 – Boulder
Cobblestone Accent
Santa Fe Brown Gravel/Filter Fabric
¾" Crushed Grey Gravel/Filter Fabric
Automatic Timed Irrigation System

Southwest Package "B"
1 – Forestiera or Palm Yucca or Washington Hawthorn
1 – 15 Gal. Pine
6 – 5 Gal. Shrubs
12 – 1 Gal. Wildflowers
2 – Boulder
Cobblestone Accent
Santa Fe Brown Gravel/Filter Fabric
¾" Crushed Grey Gravel/Filter Fabric
Automatic Timed Irrigation System

Combination Package "A"
1 – 15 Gal. Shade Tree
1 – 15 Gal. Desert Willow or Chitalpa
5 – 5 Gal. Shrubs
11 – 1 Gal. Wildflowers
Sod Lawn w/Steel Edge
¾" Crushed Grey Gravel/filter Fabric
Automatic Timed Irrigatin System

Combination Package "B"
1 – 15 Gal. Shade Tree
1 – 15 Gal. Desert Willow or Chitalpa
5 – 5 Gal. Shrubs
11 – 1 Gal. Wildflowers
Sod Lawn w/Steel Edge
¾" Crushed Grey Gravel/Filter Fabric
Automatic Timed Irrigation System

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ANDERSON HEIGHTS

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION & UTILITY PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: GJK	Drawn: RDO	Checked: DMG	Sheet 4 of 4
Scale: N/A	Date: 6-3-04	Job: A03080	

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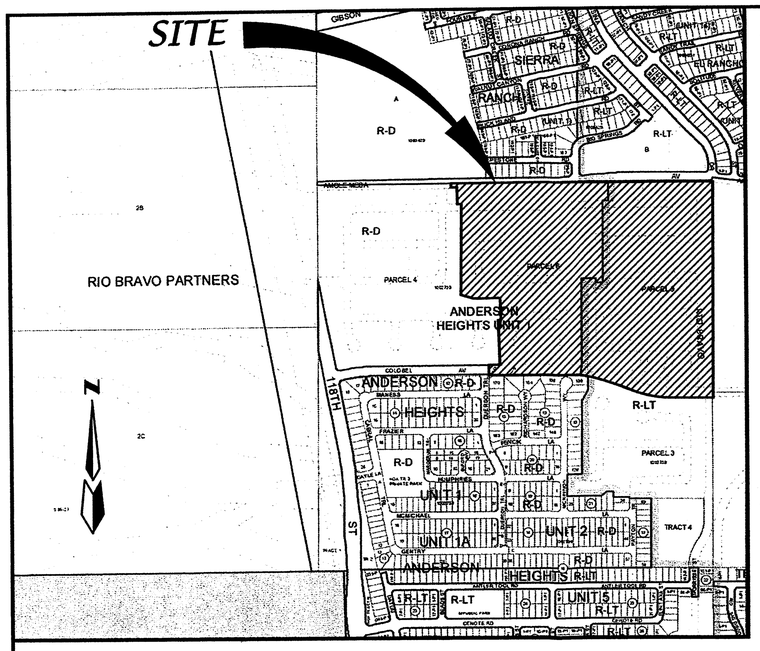

VICINITY MAP SCALE: 1"=750' ZONE ATLAS: N-8

SUBDIVISION DATA

GROSS ACREAGE	56.3327 Acres
ZONE ATLAS NO.	N-8-Z
NO. OF EXISTING PARCELS	2 PARCELS
NO. OF LOTS/TRACTS/PARCELS CREATED	189 LOTS, 8 TRACTS, 1 PARCEL
NO. OF PARCEL ELIMINATED	2
MILES OF FULL WIDTH STREETS CREATED	1.35
AREA DEDICATED TO CITY OF ALBUQUERQUE	7.9286 Acres
DATE OF SURVEY	November, 2003
ZONING	R-D
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 New Mexico Inc
BY: Gary C. Jenkins
TITLE: Director of Land Development

Gary C. Jenkins — DATE 6/19/2006

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on June 19, 2006
By Gary C. Jenkins, Director of Land Development, KB HOME New Mexico Inc, A New Mexico Corporation on behalf of said corporation

NOTARY PUBLIC — MY COMMISSION EXPIRES 12-21-08

OFFICIAL SEAL
JENNIFER L. DEAN
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 12-21-08

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 6 AND 9, 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 56.3327acres more or less.

PURPOSE OF PLAT

1. SUBDIVIDE ONE (1) PARCEL INTO ONE HUNDRED AND SEVENTY FOUR (174) LOTS, EIGHT (8) TRACTS FOR HOME OWNERS ASSOCIATION AND PUBLIC UTILITY EASEMENST.
2. GRANT NEW EASEMENTS AS SHOWN HEREON.
3. DEDICATE NEW RIGHT-OF-WAY AS SHOWN HEREON.

FEMA FLOODPLAIN AND LOMR NOTES

1. FINAL CONFIRMATION AND RELEASE OF A.M.A.F.C.A.'S DRAINAGE EASEMENTS WILL BE COMPLETED UPON ISSUANCE OF A LETTER OF MAP REVISION (LOMR) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND UPON ISSUANCE OF A QUITCLAIM DEED FROM A.M.A.F.C.A.
2. UNTIL SUCH TIME THAT THE LOMR IS ISSUED BY FEMA TO REMOVE THE FLOODPLAIN, THIS AREA AND ANY FUTURE LOTS THAT DEVELOP IN THIS AREA, FLOOD INSURANCE MAY BE REQUIRED.

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 2", (03-17-2006, BK-2006C PG-87)
   "ANDERSON HEIGHTS UNIT 1", (05-04-2005, BK-2005C PG-138)
   "ANDERSON HEIGHTS UNIT 1-A", (08-05-2005, BK-2005C PG-272)
   "ANDERSON HEIGHTS UNIT 5", (12-21-2005, BK-2005C PG-403)
   "LANDS OF RIO BRAVO PARTNERS", (04-17-96, 96C-160)
   "ROSNER TRACT, TRACT A-1, A-2 AND B-1", (03-27-03, 03C-80)
   "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT" (07-23-03, 03C-223)
   "ANDERSON HEIGHTS, PARCELS A AND B", (12-03-03, 2003C - 361))
   all being records of Bernalillo County, New Mexico.
5. Field Survey performed on November, 2003.
6. Title Report: None provided.
7. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2003473085

NOTE:

TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A)(3).

PLAT FOR ANDERSON HEIGHTS UNIT 9

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, 2006

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:

FINAL
~~PRELIMINARY~~ PLAT
APPROVED BY DRB
ON_____

PNM Electric Services	Date
PNM Gas Services	Date
Qwest Telecommunications	Date
Comcast	Date

City Approvals:

City Surveyor	8-7-06 Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Water Utility Department	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 — Date 08-07-06

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

Dwg: COVER.dwg	Drawn: Stephen	Checked: ALS	Sheet 1 of 7
Scale: AS SHOWN	Date: 6/15/2006	Job: A03080	

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PLAT FOR
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TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
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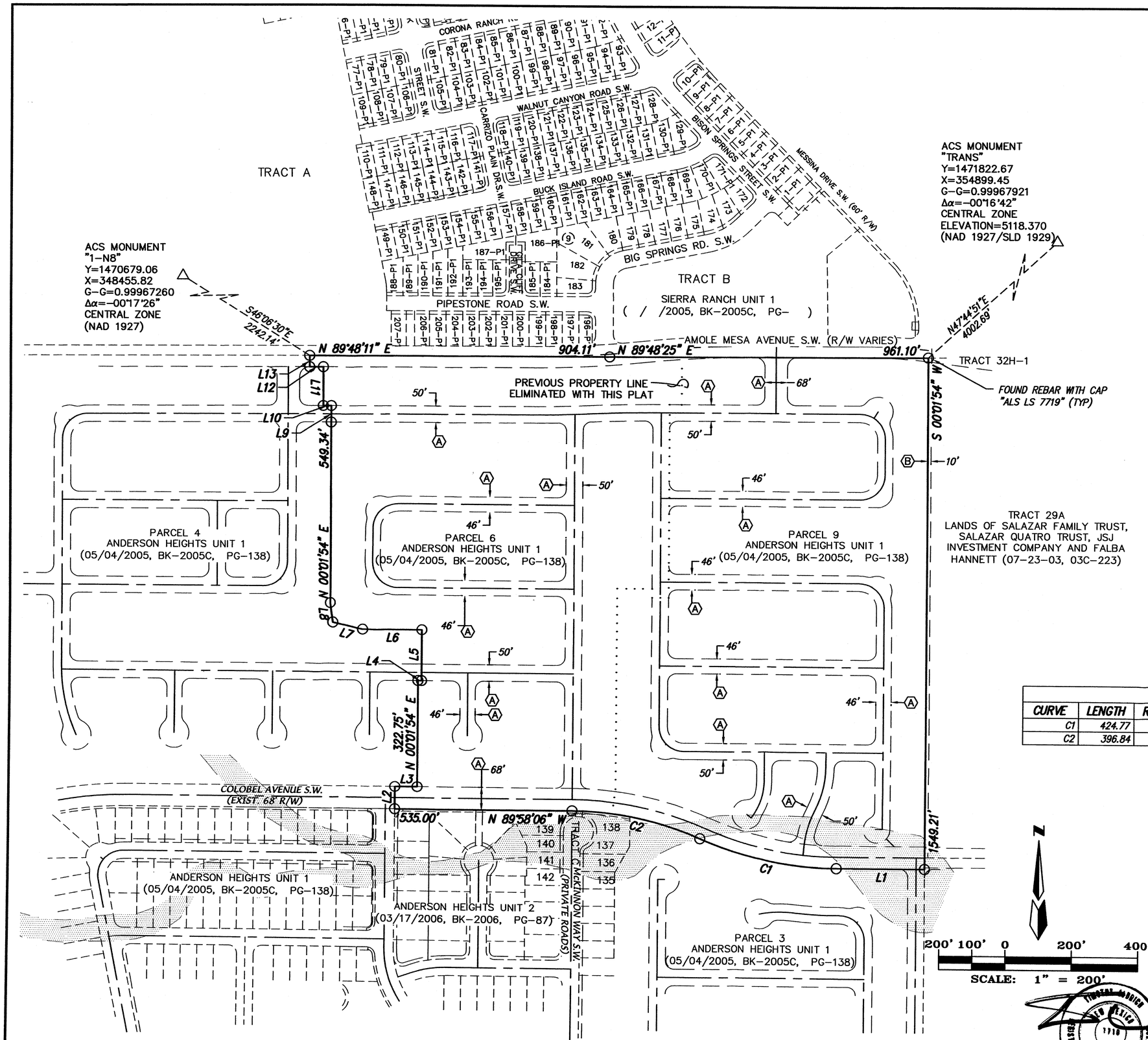

FEMA FLOODPLAIN

SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°58'06"W	265.80
L2	N00°01'54"E	68.00
L3	S89°58'06"E	67.24
L4	S89°58'06"E	10.79
L5	N00°01'54"E	155.00
L6	N89°58'06"W	180.00
L7	N76°50'03"W	92.42
L8	N07°14'10"W	59.07
L9	N00°11'49"W	50.00
L10	S89°48'30"W	24.25
L11	N00°11'49"W	117.00
L12	S89°48'11"W	41.21
L13	N00°11'49"W	34.00

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	424.77	1034.00	23°32'15"	215.42	S78°11'58"E	421.79
C2	396.84	966.00	23°32'15"	201.26	N78°11'58"W	394.05

PROPERTY CORNERS

○ SET/FND REBAR WITH CAP "ALS LS 7719" (TYP)

△ EXISTING CENTERLINE MONUMENT "PLS # 7719" (TYP).

EASEMENTS

Ⓐ EXISTING PUBLIC ACCESS EASEMENT, STORM DRAIN EASEMENT, PUBLIC SANITARY SEWER AND WATER LINE EASEMENT (05/04/2005, BK-2005C, PG-138)

Ⓑ EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)

08-07-06

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

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Scale: AS SHOWN	Date: 6/15/2006	Job: A03080	

PLAT FOR
ANDERSON HEIGHTS UNITS 9

WITHIN THE
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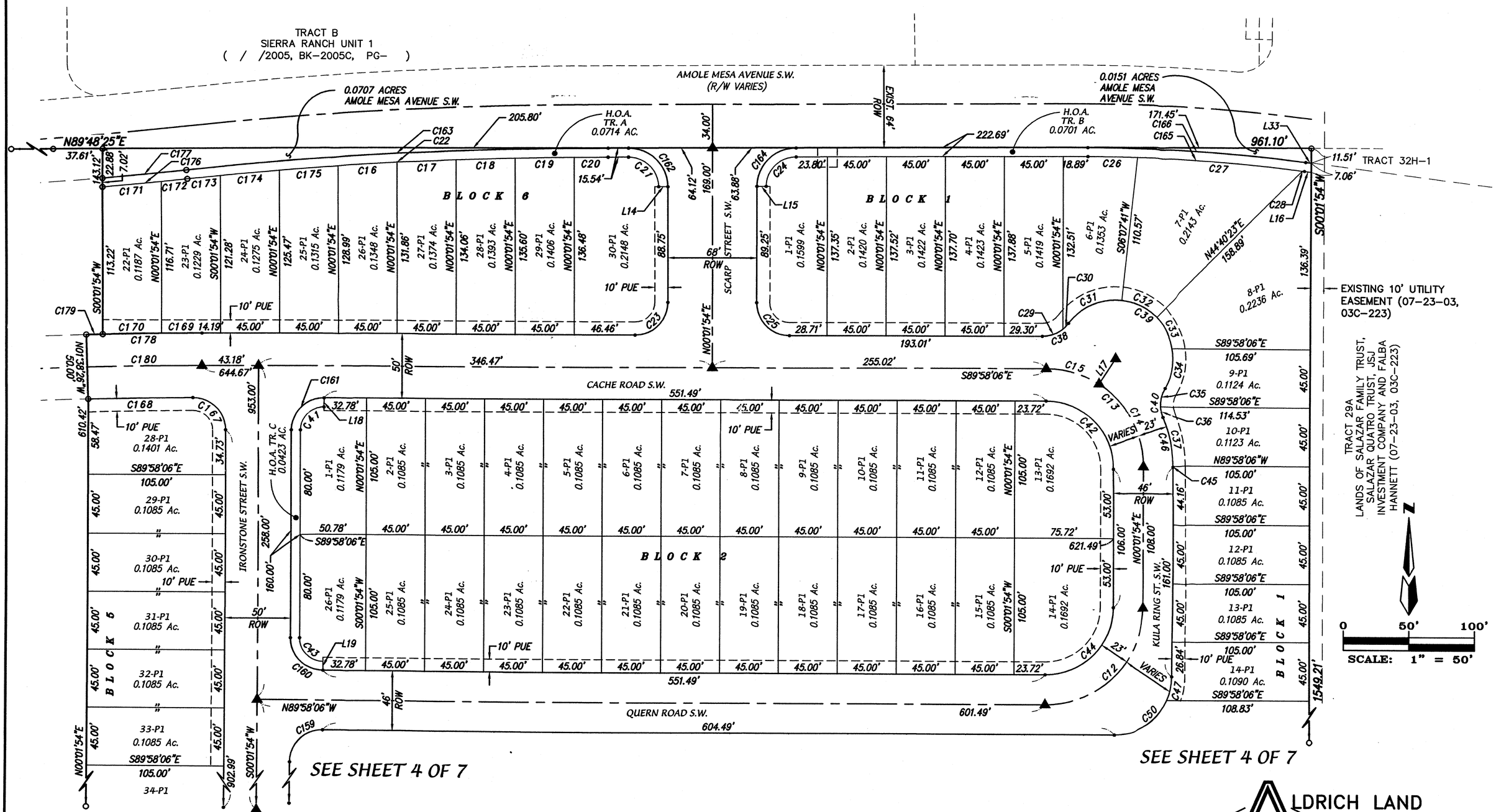
PROJECTED SECTIONS 5 AND 8
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
June, 2007

ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

HOMEOWNERS ASSOCIATION TRACTS A, B, C, D, E, F, G AND H IS TO BE JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

PROPERTY CORNERS
o FOUND REBAR WITH CAP "ALS LS 7719" (TYP)



NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ABBREVIATIONS
10' PUE = PUBLIC UTILITY EASEMENTS
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 USE AUTHORITY

FEMA FLOODPLAIN

SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET

SEE SHEET 7 OF 7 FOR CURVE & LINE TABLE

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

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Scale: AS SHOWN	Date: 6/29/2007	Job: A03080	

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PLAT FOR
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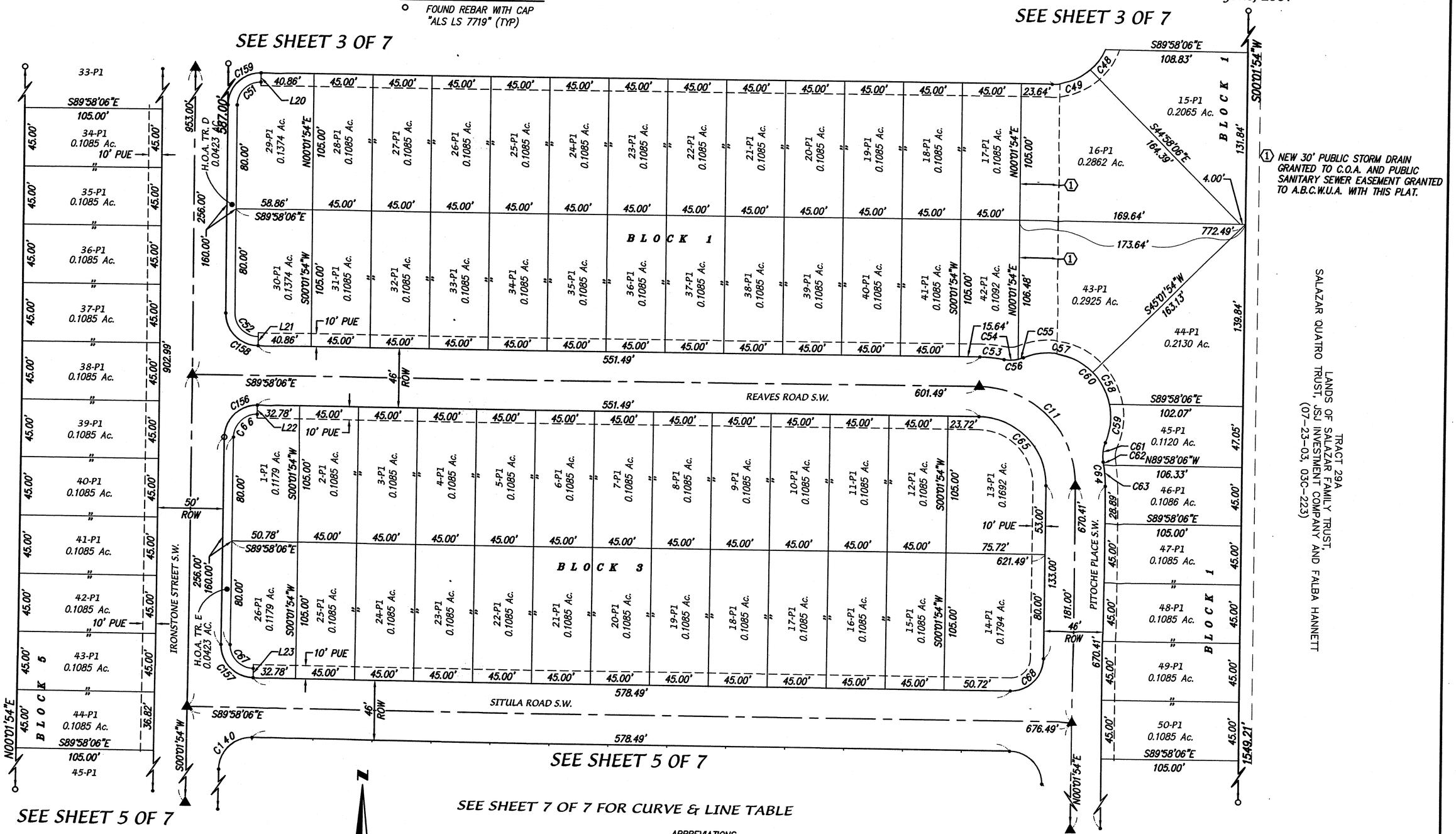

SEE SHEET 7 OF 7 FOR CURVE & LINE TABLE

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N

0 50' 100'
SCALE: 1" = 50'

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

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Scale: AS SHOWN	Date: 6/29/2007	Job: A03080	

PLAT FOR
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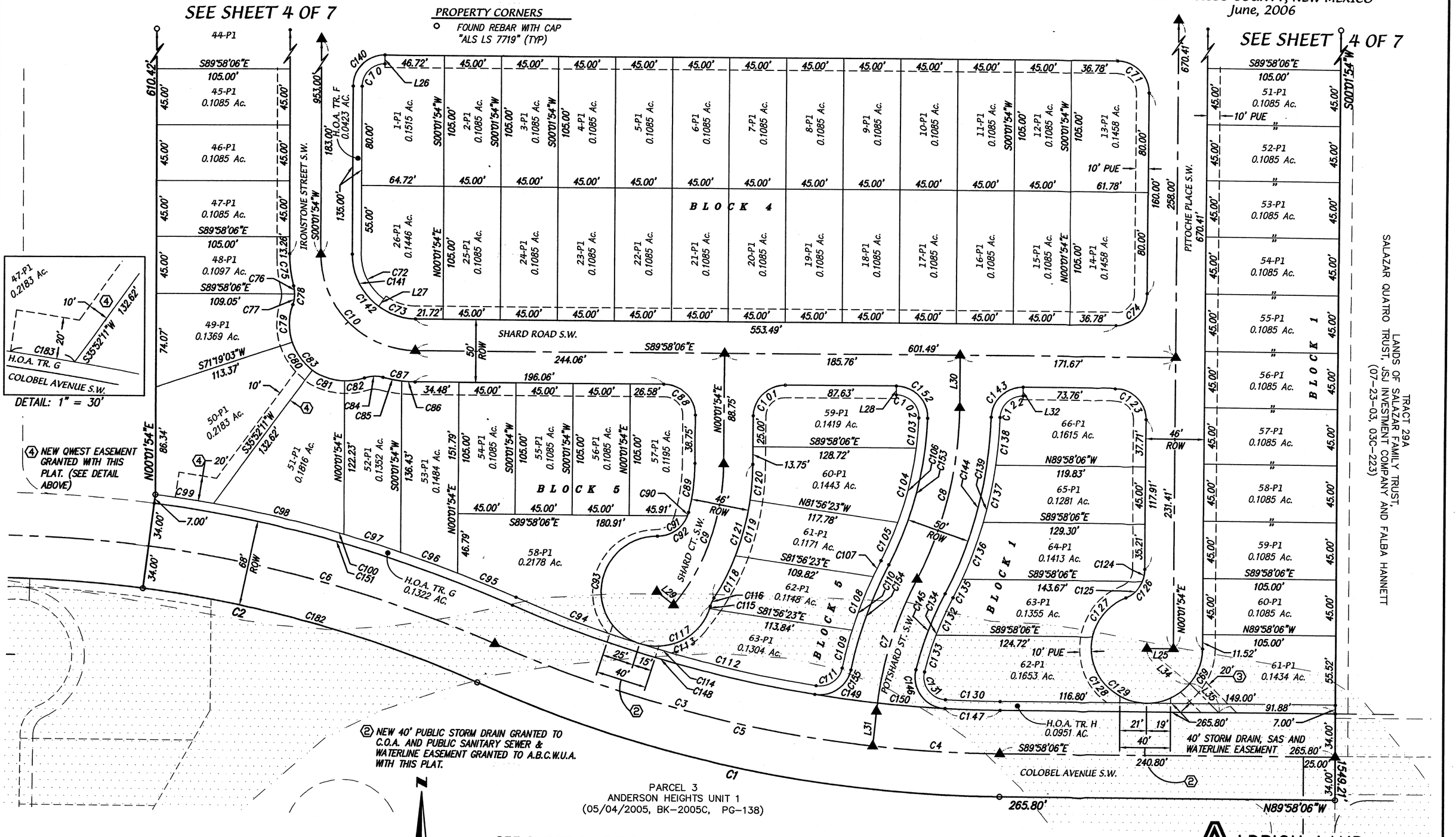

SEE SHEET 7 OF 7 FOR CURVE & LINE TABLE

NOTE:

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FEMA FLOODPLAIN

SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET

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

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Scale: AS SHOWN	Date: 7/11/2006	Job: A03080	

PLAT FOR
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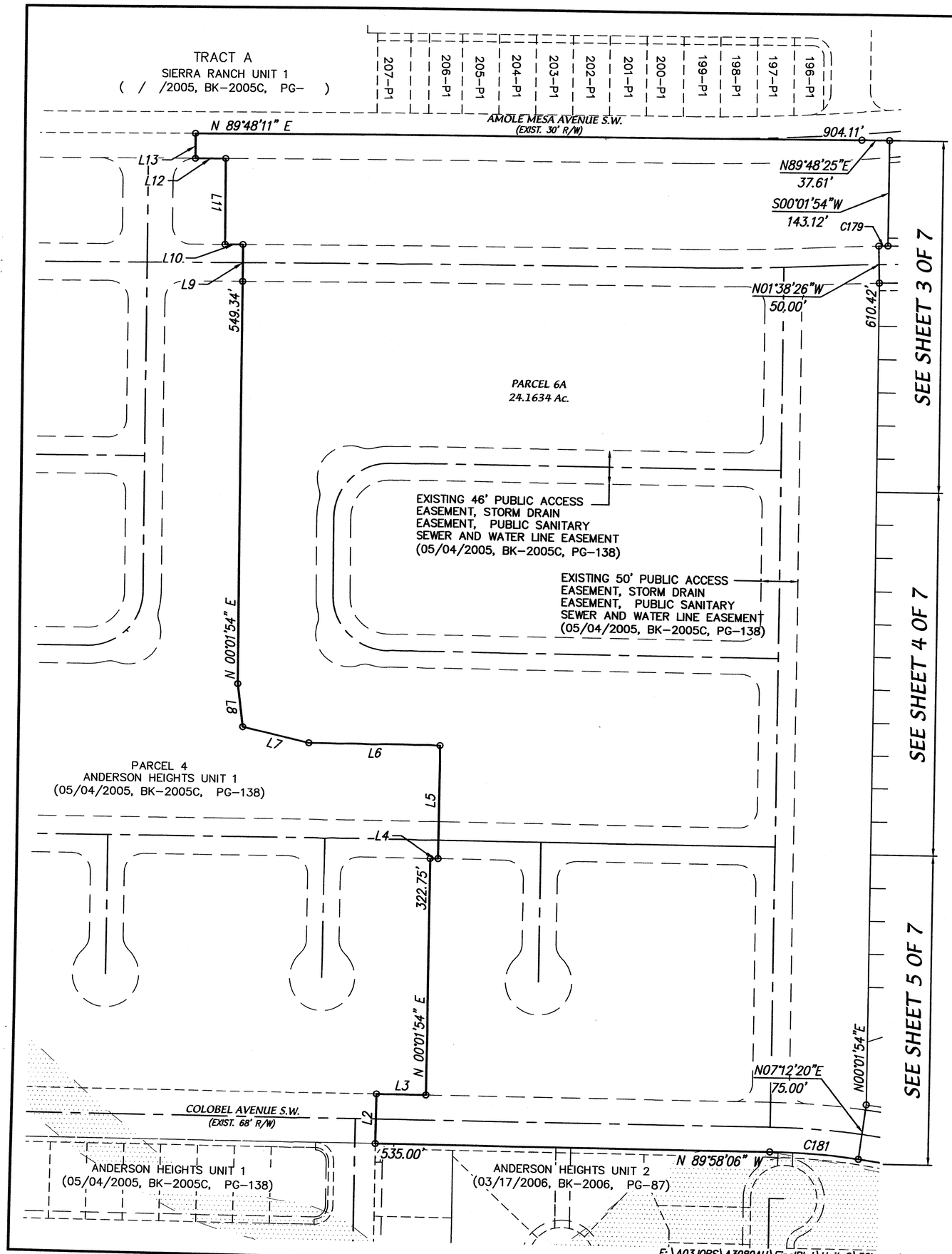
June, 2006



FEMA FLOODPLAIN

SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET

N

0 100' 200'

SCALE: 1" = 100'

08-07-06

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

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Scale: AS SHOWN	Date: 6/15/2006	Job: A03080	

PLAT FOR

ANDERSON HEIGHTS UNITS 9

WITHIN THE
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TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
June, 2006

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	424.77	1034.00	23°32'15"	215.42	S78°11'58"E	421.79
C2	396.84	966.00	23°32'15"	201.26	N78°11'58"W	394.05
C3	310.28	1000.00	17°46'40"	156.40	S75°19'11"E	309.04
C4	100.52	1000.00	5°45'34"	50.30	S87°05'18"E	100.48
C5	410.81	1000.00	23°32'15"	208.34	S78°11'58"E	407.92
C6	285.60	1000.00	16°21'49"	143.78	N74°36'45"W	284.63
C7	111.04	300.00	21°12'23"	56.16	S16°23'40"W	110.40
C8	141.19	300.00	26°57'58"	71.93	N13°30'53"E	139.89
C9	120.73	180.00	38°25'50"	62.74	N19°14'49"E	118.48
C10	117.81	75.00	90°00'00"	75.00	S44°58'06"E	106.07
C11	117.81	75.00	90°00'00"	75.00	N44°58'06"W	106.07
C12	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C13	117.81	75.00	90°00'00"	75.00	N44°58'06"W	106.07
C14	75.19	75.00	57°26'40"	41.10	N28°41'25"W	72.08
C15	42.62	75.00	32°33'20"	21.90	N73°41'25"W	42.04
C16	45.09	3080.42	0°50'19"	22.55	S86°23'40"W	45.09
C17	45.05	3080.42	0°50'17"	22.53	S87°13'58"W	45.05
C18	45.03	3080.42	0°50'15"	22.51	S88°04'14"W	45.03
C19	45.01	3080.42	0°50'14"	22.50	S88°54'29"W	45.01
C20	25.83	3080.42	0°28'49"	12.91	S89°34'00"W	25.83
C21	36.22	23.00	90°13'29"	23.09	N45°04'50"W	32.59
C22	321.71	3080.42	5°59'02"	161.00	S86°48'54"W	321.57
C23	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C24	36.04	23.00	89°46'31"	22.91	S44°55'10"W	32.46
C25	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C26	37.95	1274.12	1°42'24"	18.98	N89°20'23"W	37.95
C27	127.16	1274.12	5°43'06"	63.63	N85°37'38"W	127.11
C28	1.56	1274.12	0°04'12"	0.78	N82°43'59"W	1.56
C29	16.97	25.00	38°53'42"	8.83	N70°35'04"E	16.65
C30	6.22	25.00	14°15'03"	3.13	N44°00'41"E	6.20
C31	46.53	45.00	59°14'32"	25.59	S66°30'26"W	44.48
C32	30.27	45.00	38°32'42"	15.73	N64°35'58"W	29.71
C33	27.76	45.00	35°20'47"	14.34	N27°39'13"W	27.32
C34	31.71	45.00	40°22'17"	16.54	N10°12'19"E	31.06
C35	15.05	25.00	34°28'53"	7.76	S13°09'01"W	14.82
C36	8.14	25.00	18°39'49"	4.11	S13°25'19"E	8.11
C37	38.13	98.00	22°17'43"	19.31	N11°36'22"W	37.89
C38	23.19	25.00	53°08'45"	12.50	N63°27'32"E	22.37
C39	136.27	45.00	173°30'18"	793.08	N56°21'41"W	89.86
C40	23.19	25.00	53°08'41"	12.50	S03°49'07"W	22.37
C41	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C42	81.68	52.00	90°00'00"	52.00	N44°58'06"W	73.54
C43	28.27	18.00	90°00'00"	18.00	S44°58'06"E	25.46
C44	81.68	52.00	90°00'00"	52.00	N45°01'54"E	73.54
C45	0.84	98.00	0°29'25"	0.42	N00°12'48"W	0.84
C46	38.97	98.00	22°47'08"	19.75	N11°21'40"W	38.72
C47	18.69	45.00	23°48'08"	9.48	N11°55'58"E	18.56
C48	19.48	45.00	24°48'06"	9.89	N36°14'05"E	19.33
C49	32.51	45.00	41°23'47"	17.00	N69°20'02"E	31.81
C50	70.69	45.00	90°00'01"	45.00	N45°01'55"E	63.64
C51	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C52	28.27	18.00	90°00'00"	18.00	S44°58'06"E	25.46
C53	18.67	98.00	10°54'56"	9.36	N84°30'38"W	18.64
C54	10.90	25.00	24°58'19"	5.54	N88°27'41"E	10.81
C55	4.19	25.00	9°36'48"	2.10	N71°10'07"E	4.19
C56	15.09	25.00	34°35'08"	7.78	N83°39'16"E	14.86
C57	58.73	49.00	68°40'12"	33.47	N79°18'11"W	55.27
C58	28.25	49.00	33°01'54"	14.53	N28°27'08"W	27.86
C59	30.48	49.00	35°38'18"	15.75	N05°52'57"E	29.99
C60	117.45	49.00	137°20'24"	125.48	N44°58'06"W	91.29
C61	15.09	25.00	34°35'08"	7.78	S06°24'32"W	14.86
C62	2.49	98.00	1°27'15"	1.24	N10°09'24"W	2.49
C63	16.18	98.00	9°27'40"	8.11	N04°41'56"W	16.16
C64	18.67	98.00	10°54'56"	9.36	N05°25'33"W	18.64
C65	81.68	52.00	90°00'00"	52.00	N44°58'06"W	73.54
C66	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C67	28.27	18.00	90°00'00"	18.00	S44°58'06"E	25.46
C68	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C69	69.12	44.00	90°00'00"	44.00	N45°01'54"E	62.23
C70	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C71	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C72	40.87	43.00	54°27'05"	22.12	S27°11'38"E	39.34
C73	31.02	50.00	35°32'55"	16.03	S72°11'38"E	30.53
C74	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C75	25.51	100.00	14°37'04"	12.83	S07°16'37"E	25.44
C76	6.57	25.00	15°03'46"	3.31	N07°03'16"W	6.55
C77	8.35	25.00	19°07'51"	4.21	N10°02'32"E	8.31
C78	14.92	25.00	34°11'37"	7.69	N02°30'39"E	14.70
C79	30.07	45.00	38°17'25"	15.62	S00°27'45"W	29.52

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C80	27.84	45.00	35°26'52"	14.38	S36°24'23"E	27.40
C81	27.63	45.00	35°10'45"	14.27	S71°43'12"E	27.20
C82	15.89	45.00	20°14'04"	8.03	N80°34'23"E	15.81
C83	101.44	45.00	129°09'07"	94.67	S44°58'06"E	81.28
C84	14.92	25.00	34°11'37"	7.69	S87°33'10"W	14.70
C85	14.98	100.00	8°34'50"	7.50	S79°38'27"E	14.96
C86	10.54	100.00	6°02'13"	5.27	S86°56'59"E	10.53
C87	25.51	100.00	14°37'04"	12.83	S82°39'34"E	25.44
C88	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C89	38.83	157.00	14°10'15"	19.51	N07°07'02"E	38.73
C90	2.95	25.00	6°46'17"	1.48	N17°35'18"E	2.95
C91	30.24	25.00	69°18'10"	17.28	N55°37'31"E	28.43
C92	33.19	25.00	76°04'27"	19.56	N52°14'23"E	30.81
C93	125.14	44.00	162°57'18"	293.62	S08°47'57"W	87.03
C94	104.57	959.00	6°14'51"	52.34	S69°33'16"E	104.52
C95	49.93	1041.00	2°44'54"	24.97	N67°48'18"W	49.93
C96	47.74	1041.00	2°37'38"	23.87	N70°29'34"W	47.73
C97	47.03	1041.00	2°35'18"	23.52	N73°06'02"W	47.02
C98	106.10	1041.00	5°50'23"	53.10	N77°18'52"W	106.06
C99	46.51	1041.00	2°33'36"	23.26	N81°30'52"W	46.51
C100	297.31	1041.00	16°21'49"	149.67	N74°36'45"W	296.30
C101	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C102	28.85	18.00	91°50'01"	18.59	N44°03'05"W	25.86
C103	24.51	268.00	5°14'21"	12.26	N04°29'07"E	24.50
C104	60.35	268.00	12°54'07"	30.30	N13°33'21"E	60.22
C105	32.70	268.00	6°59'28"	16.37	N23°30'08"E	32.68
C106	117.56	268.00	25°07'56"	59.74	N14°25'54"E	116.62
C107	14.17	332.00	2°26'45"	7.09	S25°46'30"W	14.17
C108	46.13	332.00	7°57'41"	23.10	S20°34'17"W	46.09
C109	31.50	332.00	5°26'07"	15.76	S13°52'23"W	31.48
C110	91.80	332.00	15°50'33"	46.19	S19°04'36"W	91.51
C111	27.52	18.00	87°35'18"	17.26	N54°56'58"E	24.91
C112	143.58	959.00	8°34'41"	71.92	S76°58'02"E	143.44
C113	68.68	44.00	89°25'56"	43.57	N62°36'21"E	61.92
C114	248.14	959.00	14°49'32"	124.77	S73°50'37"E	247.45
C115	2.12	44.00	2°45'47"	1.06	N16°30'29"E	2.12
C116	7.18	25.00	16°27'02"	3.61	S23°21'07"W	7.15
C117	70.80	44.00	92°11'43"	45.72	N61°13'27"E	63.41
C118	37.94	203.00	10°42'35"	19.03	N26°13'21"E	37.89
C119	45.38	203.00	12°48'27"	22.78	N14°27'50"E	45.28
C120	28.44	203.00	8°01'42"	14.25	N04°02'46"E	28.42
C121	111.77	203.00	31°32'44"	57.34	N15°48'16"E	110.36
C122	27.86	18.00	88°41'25"	17.59	S45°41'12"W	25.16
C123	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C124	10.06	25.00	23°03'41"	5.10	N11°33'45"E	9.99
C125	19.16	25.00	43°54'10"	10.08	N45°02'41"E	18.69
C126	29.22	25.00	66°57'52"	16.54	N33°30'50"E	27.58
C127	42.66	44.00	55°33'13"	23.18	S39°13'10"W	41.01
C128	77.88	44.00	101°24'39"	53.77	S39°15'46"E	68.10
C129	189.65	44.00	246°57'52"	66.52	S56°29'10"E	73.40
C130	43.20	959.00	2°34'52"	21.60	S88°40'40"E	43.20
C131	31.65	18.00	100°44'41"	21.74	S37°00'54"E	27.73
C132	32.89	268.00	7°01'55"	16.47	S23°28'55"W	32.87
C133	30.91	268.00	6°36'31"	15.47	S16°39'42"W	30.89
C134	63.80	268.00	13°38'25"	32.05	S20°10'39"W	63.65
C135	16.45	332.00	2°50'23"	8.23	N25°34'41"E	16.45
C136	47.93	332.00	8°16'16"	24.01	N20°01'21"E	47.89
C137	46.02	332.00	7°56'33"	23.05	N11°54'57"E	45.99
C138	38.26	332.00	6°36'11"	19.15	N04°38'35"E	38.24
C139	148.66	332.00	25°39'22"	75.60	N14°10'11"E	147.43
C140	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C141	47.52	50.00	54°27'05"	25.72	S27°11'38"E	45.75
C142	78.54	50.00	90°00'00"	50.00	S44°58'06"E	70.71
C143	38.70	25.00	88°41'25"	24.43	S45°41'12"W	34.95
C144	145.53	325.00	25°39'22"	74.01	N14°10'11"E	144.32
C145	65.47	275.00	13°38'25"	32.89	S20°10'39"W	65.31
C146	43.96	25.00	100°44'41"	30.19	S37°00'54"E	38.51
C147	43.52	966.00	2°34'52"	21.76	S88°40'40"E	43.51
C148	249.96	966.00	14°49'32"	125.68	S73°50'37"E	249.26
C149	49.85	966.00	2°57'24"	24.93	S82°44'04"E	49.84
C150	53.52	966.00	3°10'28"	26.77	S85°48'00"E	53.51
C151	295.31	1034.00	16°21'49"	148.67	N74°36'45"W	294.31
C152	40.07	25.00	91°50'02"	25.81	N44°03'05"W	35.92
C153	120.63	275.00	25°07'56"	61.30	N14°25'54"E	119.66
C154	89.86	325.00	15°50'33"	45.22	S19°04'36"W	89.58
C155	38.22	25.00	87°35'18"	23.97	N54°56'58"E	34.60
C156	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C157	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C158	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C159	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C160	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C161	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C162	47.24	30.00	90°13'30"	30.12	N45°04'51"W	42.51
C163	322.44	3087.42	5°59'02"	161.37	S86°48'54"W	322.30
C164	47.01	30.00	89°46'31"	29.88	S44°55'10"W	42.34
C165	166.67	1274.12	7°29'42"	83.45	N86°26'44"W	166.55
C166	167.59	1281.12	7°29'42"	83.91	N86°26'44"W	167.47
C167	39.33	25.00	90°07'57"	25.06	N45°02'04"W	35.40
C168	79.95	2975.00	1°32'23"	39.98	S89°07'46"W	79.95
C169	30.81	3025.00	0°35'01"	15.40	S89°44'24"W	30.81
C170	45.01	3025.00	0°51'09"	22.50	S89°01'19"W	45.01
C171	45.20	3162.42	0°49'08"	22.60	N84°35'34"E	45.20
C172	19.88	3162.42	0°21'36"	9.94	N84°00'11"E	19.88
C173	25.37	3080.42	0°28'19"	12.69	S84°03'33"W	25.37
C174	45.19	3080.42	0°50'26"	22.60	S84°42'55"W	45.19
C175	45.14	3080.42	0°50'22"	22.57	S85°33'19"W	45.14
C176	65.08	3162.42	1°10'45"	32.54	N84°24'46"E	65.08
C177	64.32	3155.42	1°10'05"	32.16	N84°24'25"E	64.32
C178	88.29	3025.00	1°40'20"	44.15	S89°11'44"W	88.29
C179	12.48	3025.00	0°14'11"	6.24	S88°28'40"W	12.48
C180	87.56	3000.00	1°40'20"	43.78	S89°11'44"W	87.56
C181	120.95	966.00	7°10'26"	60.55	S86°22'53"E	120.87
C182	275.89	966.00	16°21'49"	138.89	N74°36'45"W	274.95
C183	30.75	1041.00	1°41'32"	15.37	N81°04'50"W	30.75

LINE TABLE

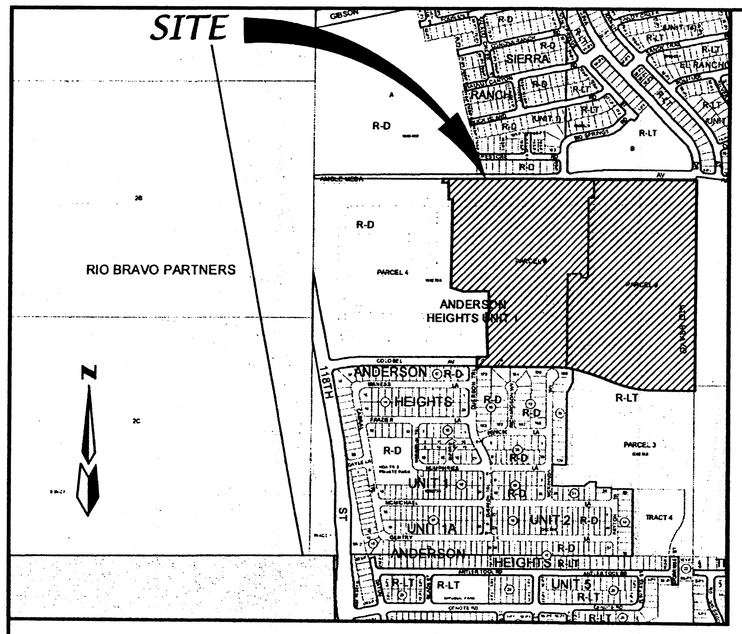
LINE	BEARING	LENGTH
L1	N89°58'06"W	265.80
L2	N00°01'54"E	68.00
L3	S89°58'06"E	67.24
L4	S89°58'06"E	10.79
L5	N00°01'54"E	155.00
L6	N89°58'06"W	180.00
L7	N76°50'03"W	92.42
L8	N07°14'10"W	59.07
L9	N00°11'49"W	50.00
L10	S89°48'30"W	24.25
L11	N00°11'49"W	117.00
L12	S89°48'11"W	41.21
L13	N00°11'49"W	34.00
L14	N89°58'06"W	7.00
L15	N89°58'06"W	7.00
L16	N82°41'53"W	5.23
L17	S32°35'15"W	23.49
L18	S00°01'54"W	7.00
L19	S00°01'54"W	7.00
L20	S00°01'54"W	7.00
L21	S00°01'54"W	7.00
L22	S00°01'54"W	7.00
L23	S00°01'54"W	7.00
L25	N89°58'06"W	21.00
L26	S00°01'54"W	7.00
L27	S35°34'50"W	7.00
L28	N00°01'54"E	7.00
L29	S51°32'16"E	17.00
L30	N00°01'54"E	42.00
L31	S05°47'29"W	27.53
L32	N00°01'54"E	7.00
L33	S82°41'53"E	4.34
L34	S50°37'03"E	44.00
L35	S44°57'50"E	32.67

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

Dwg: 50base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 7 of 7
Scale: AS SHOWN	Date: 6/15/2006	Job: A03080	

F:\A03JOBS\A3080AH\FinalPlat\Unit 9\50base.dwg Last saved by: Stephen; plotted: 8/24/06

F:\A03JOBS\A3080AH\FinalPlat\Unit 9\50base.dwg, 8/24/2006 2:38:00 PM, stephen



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

SUBDIVISION DATA

GROSS ACREAGE	56.3327 Acres
ZONE ATLAS NO.	N-8-Z
NO. OF EXISTING PARCELS	2 PARCELS
NO. OF LOTS/TRACTS/PARCELS CREATED	189 LOTS, 8 TRACTS, 1 PARCEL
NO. OF PARCEL ELIMINATED	2
MILES OF FULL WIDTH STREETS CREATED	1.35
AREA DEDICATED TO CITY OF ALBUQUERQUE	7.9286 Acres
DATE OF SURVEY	November, 2003
ZONING	R-D/RLT
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 New Mexico Inc
BY: Gary C. Jenkins
TITLE: Director of Land Development

Gary C. Jenkins — DATE 6/19/2006

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 19, 2006
By Gary C. Jenkins, Director of Land Development, KB HOME New Mexico Inc, A New Mexico Corporation on behalf of said corporation

Jennifer L Dean — 12-21-08
NOTARY PUBLIC — MY COMMISSION EXPIRES

OFFICIAL SEAL
JENNIFER L. DEAN
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 12-21-08

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 6 AND 9, 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 56.3327acres more or less.

PURPOSE OF PLAT

1. SUBDIVIDE ONE (1) PARCEL INTO ONE HUNDRED AND SEVENTY FOUR (174) LOTS, EIGHT (8) TRACTS FOR HOME OWNERS ASSOCIATION AND PUBLIC UTILITY EASEMENST.
2. GRANT NEW EASEMENTS AS SHOWN HEREON.
3. DEDICATE NEW RIGHT-OF-WAY AS SHOWN HEREON.

FEMA FLOODPLAIN AND LOMR NOTES

1. FINAL CONFIRMATION AND RELEASE OF A.M.A.F.C.A.'S DRAINAGE EASEMENTS WILL BE COMPLETED UPON ISSUANCE OF A LETTER OF MAP REVISION (LOMR) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND UPON ISSUANCE OF A QUITCLAIM DEED FROM A.M.A.F.C.A.
2. UNTIL SUCH TIME THAT THE LOMR IS ISSUED BY FEMA TO REMOVE THE FLOODPLAIN, THIS AREA AND ANY FUTURE LOTS THAT DEVELOP IN THIS AREA, FLOOD INSURANCE MAY BE REQUIRED.

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 2", (03-17-2006, BK-2006C PG-87)
   "ANDERSON HEIGHTS UNIT 1", (05-04-2005, BK-2005C PG-138)
   "ANDERSON HEIGHTS UNIT 1-A", (08-05-2005, BK-2005C PG-272)
   "ANDERSON HEIGHTS UNIT 5", (12-21-2005, BK-2005C PG-403)
   "LANDS OF RIO BRAVO PARTNERS", (04-17-96, 96C-160)
   "ROSNER TRACT, TRACT A-1, A-2 AND B-1", (03-27-03, 03C-80)
   "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT" (07-23-03, 03C-223)
   "ANDERSON HEIGHTS, PARCELS A AND B", (12-03-03, 2003C - 361))
   all being records of Bernalillo County, New Mexico.
5. Field Survey performed on November, 2003.
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).
2. 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 INSTALL 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.
3. TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A)(3).

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 100595494205107013
PROPERTY OWNER OF RECORD
KB HOME NM INC
BERNALILLO COUNTY TREASURER'S OFFICE
12-4-07

PLAT FOR ANDERSON HEIGHTS UNIT 9
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, 2006

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: 07DRB-70207

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	10-08-07 Date
PNM Gas Services	10-08-07 Date
Qwest Telecommunications	10/8/07 Date
Comcast	10-7-07 Date

City Approvals:

City Surveyor	8-7-06 Date
Real Property Division	10-8-07 Date
Traffic Engineering, Transportation Division	8-29-07 Date
Water Utility Department ABCWUA	8-29-07 Date
Parks and Recreation Department	9/14/07 Date
AMAFCA	8/29/07 Date
City Engineer	8/29/07 Date
DRB Chairperson, Planning Department	10-8-07 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 — 08-07-06 Date

TIMOTHY A. ALDRICH NEW MEXICO 7719 REGISTERED PROFESSIONAL LAND SURVEYOR

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

DOC# 2007142916
10/09/2007 04:01 PM Page: 1 of 7
PLAT R: $37.00 B: 2007C P: 0291 M. Toulouse Bernalillo County

Dwg: COVER.dwg	Drawn: Stephen	Checked: ALS	Sheet 1 of 7
Scale: AS SHOWN	Date: 6/15/2006	Job: A03080	

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PLAT FOR
ANDERSON HEIGHTS UNIT 9
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June, 2006

DOC# 2007142916
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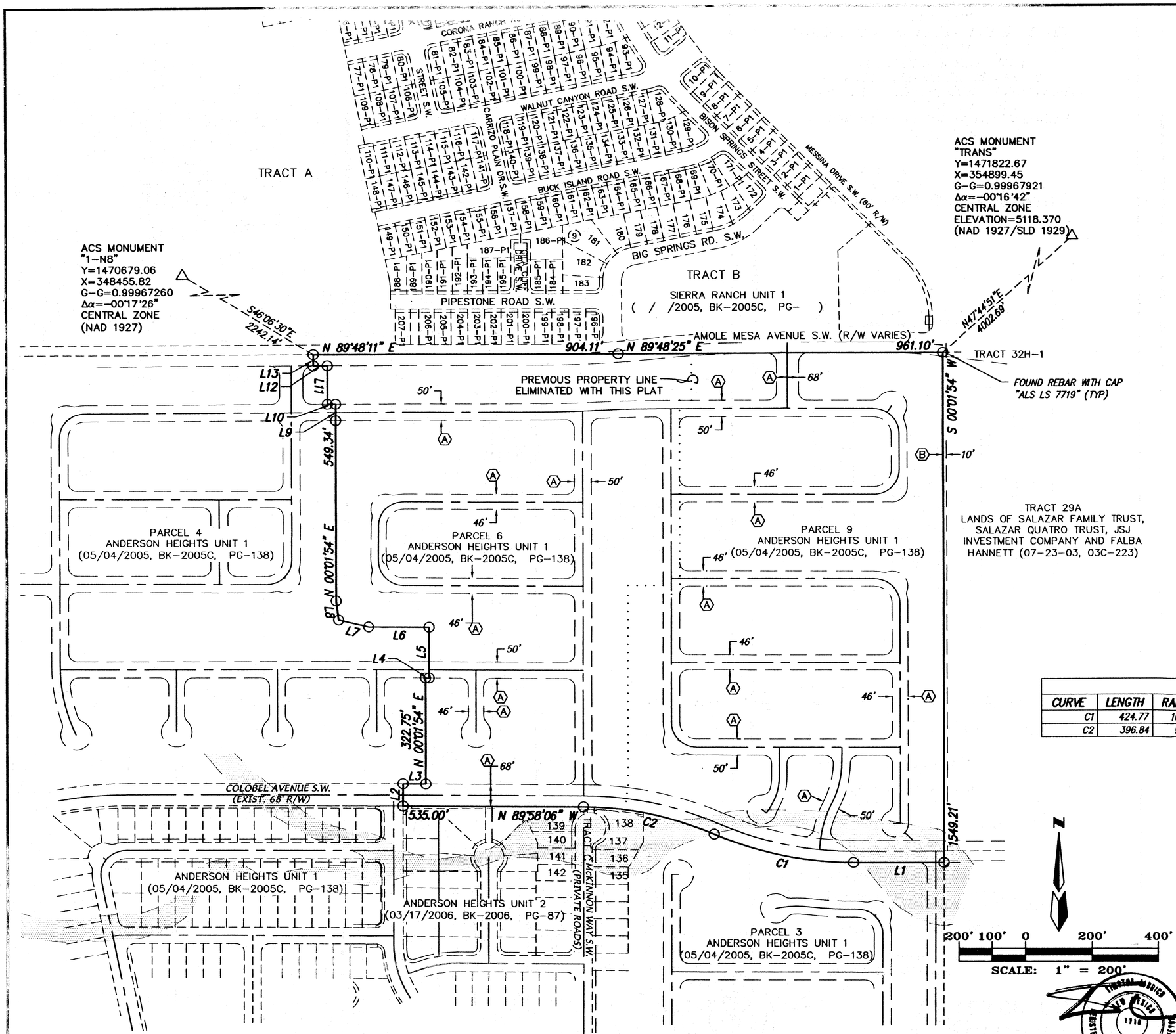
PLAT R:$37.00 B: 2007C P: 0291 M. Toulouse Bernalillo County



FEMA FLOODPLAIN

SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°58'06"W	265.80
L2	N00°01'54"E	68.00
L3	S89°58'06"E	67.24
L4	S89°58'06"E	10.79
L5	N00°01'54"E	155.00
L6	N89°58'06"W	180.00
L7	N76°50'03"W	92.42
L8	N07°14'10"W	59.07
L9	N00°11'49"W	50.00
L10	S89°48'30"W	24.25
L11	N00°11'49"W	117.00
L12	S89°48'11"W	41.21
L13	N00°11'49"W	34.00

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	424.77	1034.00	23°32'15"	215.42	S78°11'58"E	421.79
C2	396.84	966.00	23°32'15"	201.26	N78°11'58"W	394.05

PROPERTY CORNERS

○ SET/FND REBAR WITH CAP "ALS LS 7719" (TYP)

△ EXISTING CENTERLINE MONUMENT "PLS # 7719" (TYP).

EASEMENTS

Ⓐ EXISTING PUBLIC ACCESS EASEMENT, STORM DRAIN EASEMENT, PUBLIC SANITARY SEWER AND WATER LINE EASEMENT (05/04/2005, BK-2005C, PG-138)

Ⓑ EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)

08-07-06

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

Dwg: 200base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 7
Scale: AS SHOWN	Date: 6/15/2006	Job: A03080	

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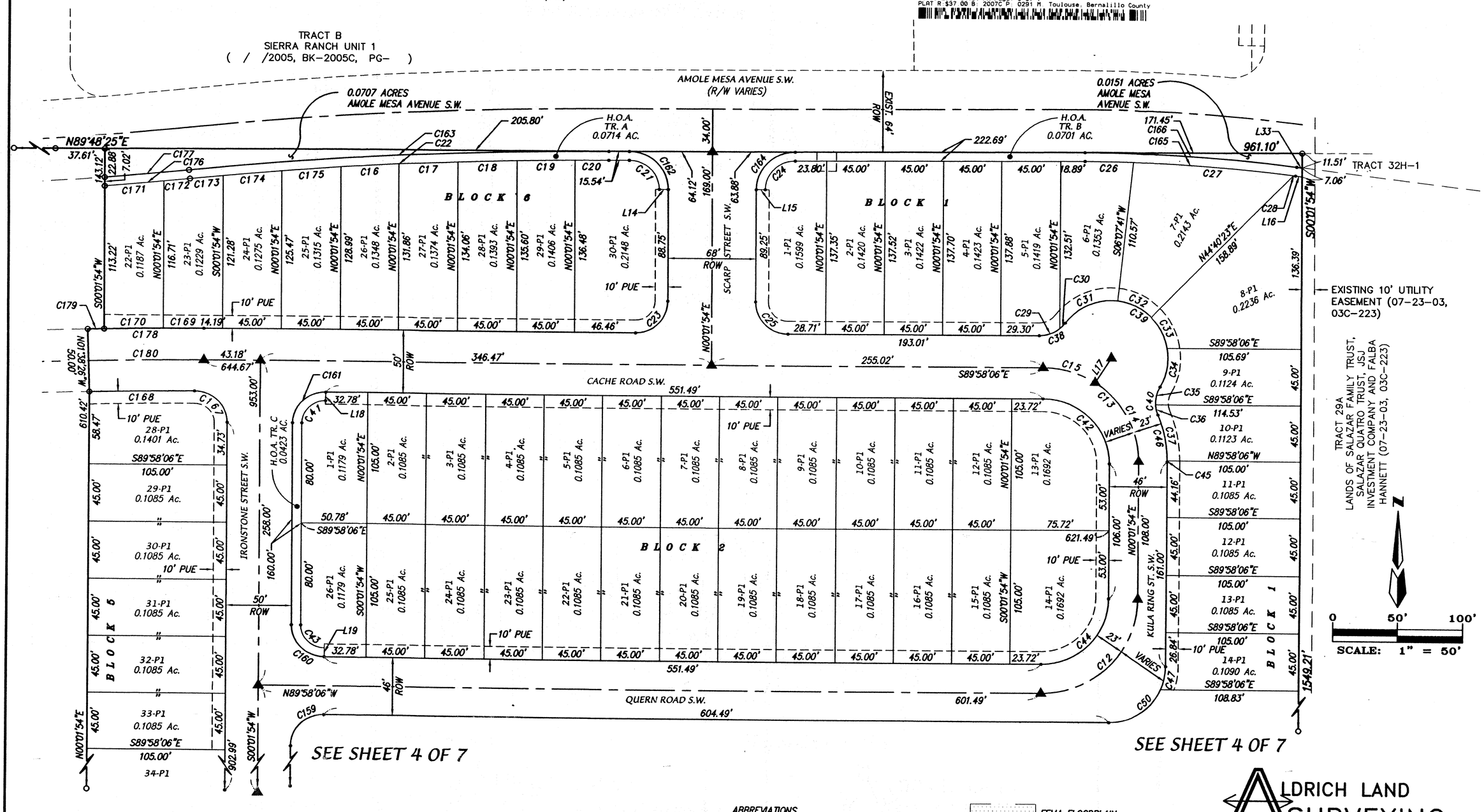
PLAT FOR
ANDERSON HEIGHTS UNITS 9
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 5 AND 8
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
August, 2007

ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

HOMEOWNERS ASSOCIATION TRACTS A, B, C, D, E, F, G AND H IS TO BE JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

PROPERTY CORNERS
o FOUND REBAR WITH CAP "ALS LS 7719" (TYP)

DOC# 2007142916
10/09/2007 04:01 PM Page: 3 of 7
PLAT R $37.00 B: 2007C P: 0291 M: Toulouse, Bernalillo County



NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

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

FEMA FLOODPLAIN

SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET

SEE SHEET 7 OF 7 FOR CURVE & LINE TABLE

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

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Dwg: 50base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 7
Scale: AS SHOWN	Date: 8/29/2007	Job: A03080	

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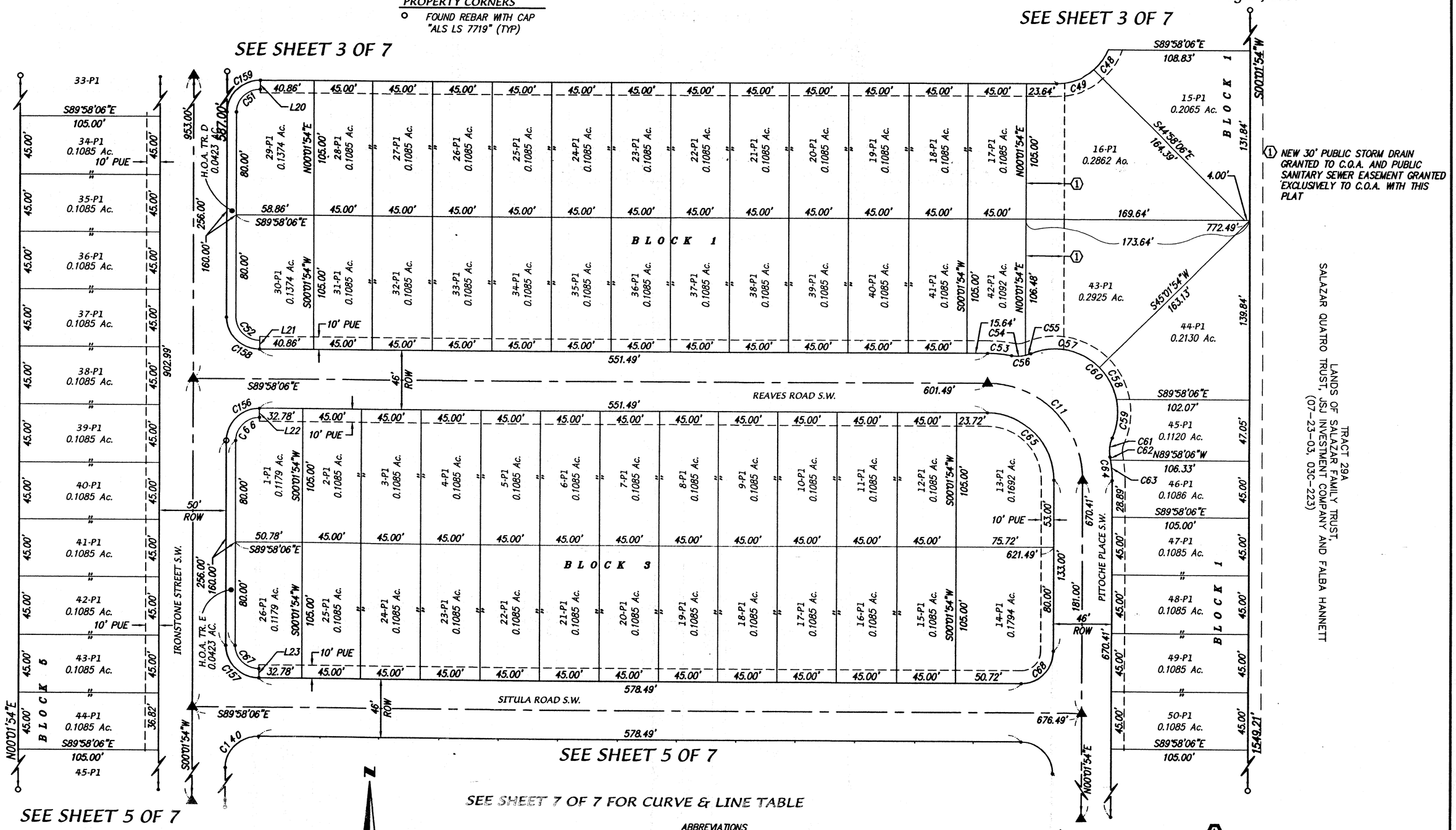

SEE SHEET 7 OF 7 FOR CURVE & LINE TABLE

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0 50' 100'
SCALE: 1" = 50'

DOC# 2007142916
10/09/2007 04:01 PM Page: 4 of 7
PLAT R:$37.00 B: 2007C P: 0291 M. Toulouse, Bernalillo County

ALDRICH LAND SURVEYING
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Dwg: 50base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 7
Scale: AS SHOWN	Date: 8/29/2007	Job: A03080	

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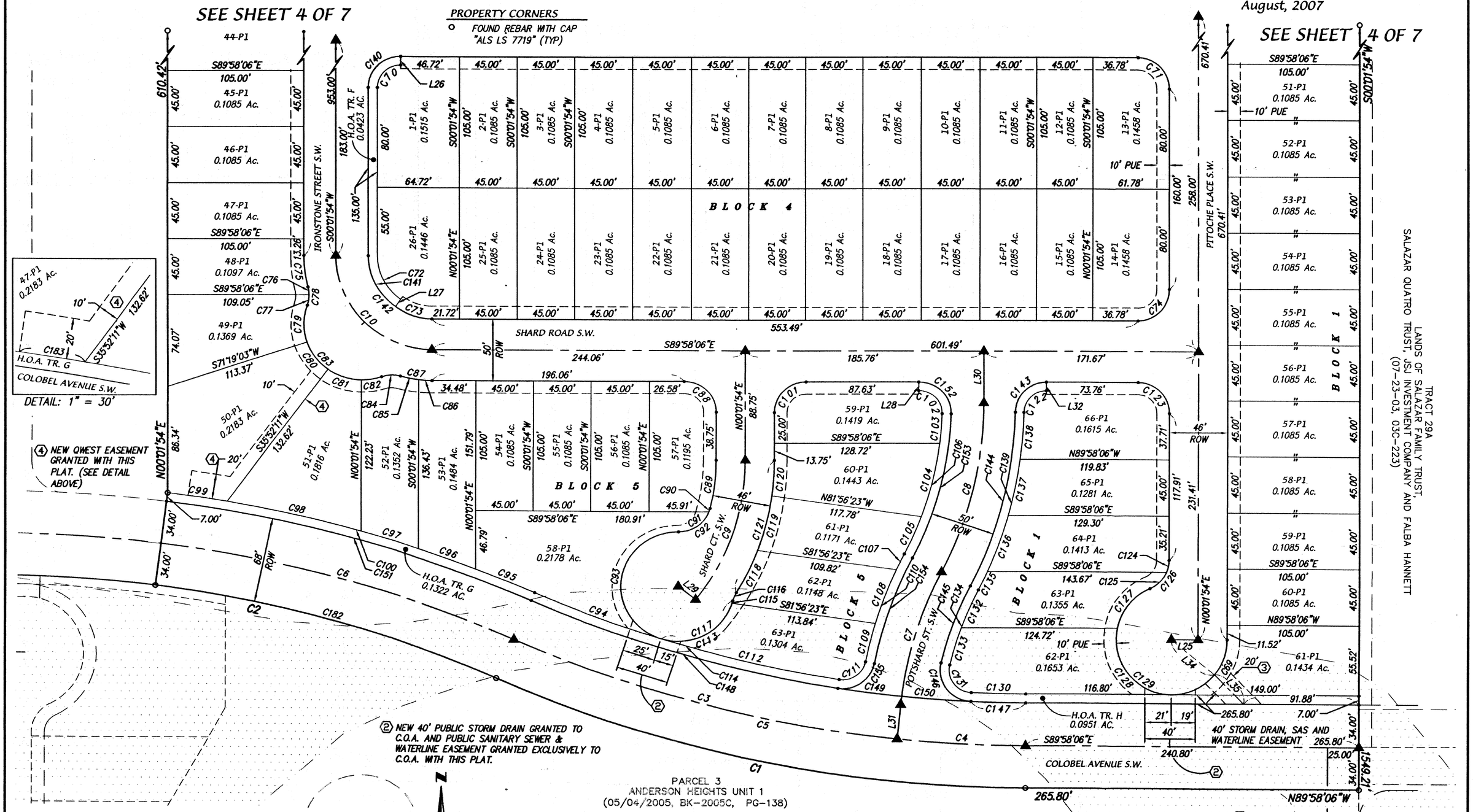
DOC# 2007142916
10/09/2007 04:01 PM Page: 5 of 7
PLAT R: $37.00 B: 2007C P: 0291 M. Toulouse, Bernalillo County



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Dwg: 50base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 5 of 7
Scale: AS SHOWN	Date: 8/29/2007	Job: A03080	

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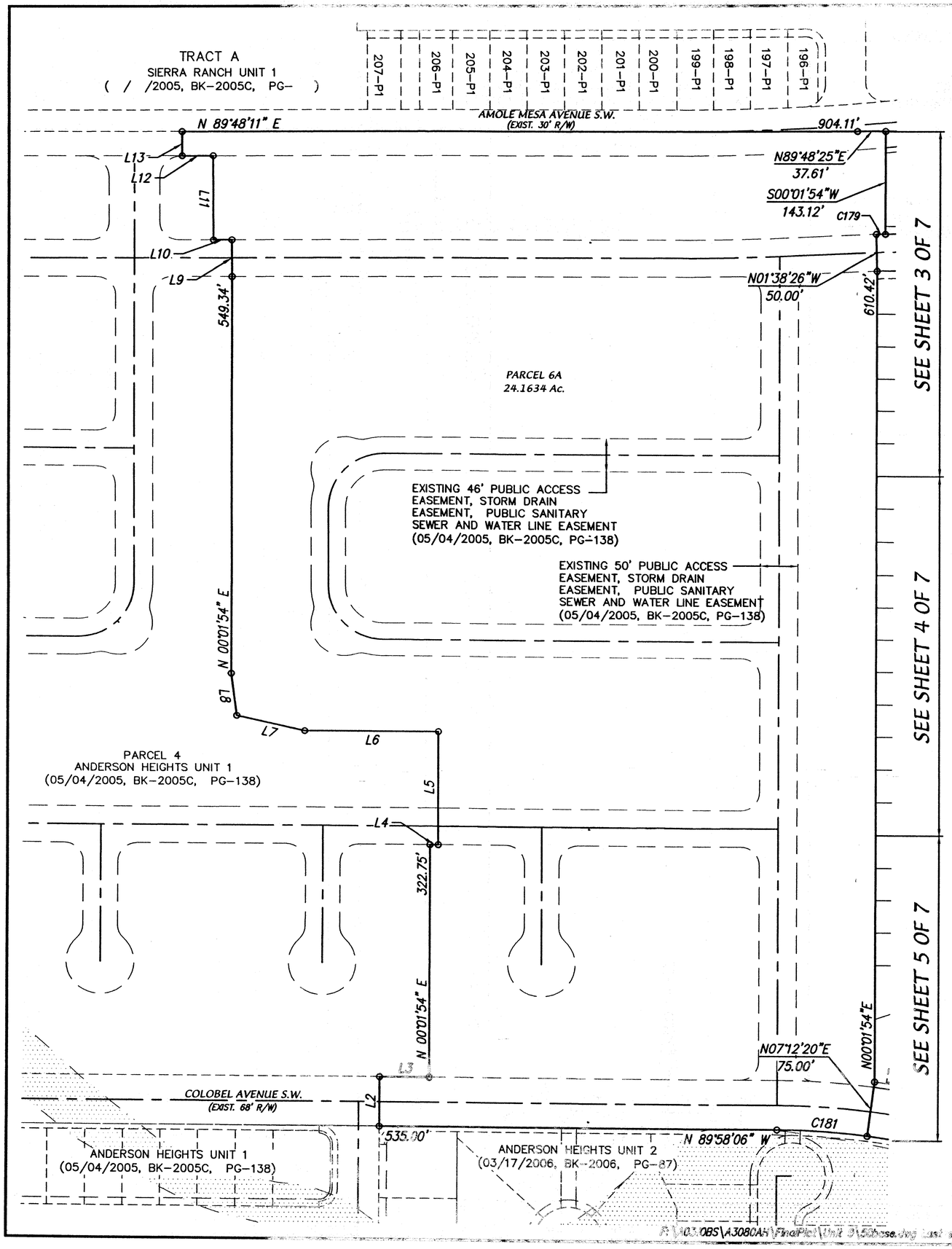

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Scale: AS SHOWN	Date: 8/29/2007	Job: A03080	

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PLAT FOR
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TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
August, 2007

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	424.77	1034.00	23°32'15"	215.42	S78°11'58"E	421.79
C2	396.84	966.00	23°32'15"	201.26	N78°11'58"W	394.05
C3	310.28	1000.00	17°46'40"	156.40	S75°19'11"E	309.04
C4	100.52	1000.00	5°45'34"	50.30	S87°05'18"E	100.48
C5	410.81	1000.00	23°32'15"	208.34	S78°11'58"E	407.92
C6	285.60	1000.00	16°21'49"	143.78	N74°36'45"W	284.63
C7	111.04	300.00	21°12'23"	56.16	S16°23'40"W	110.40
C8	141.19	300.00	26°57'58"	71.93	N13°30'53"E	139.89
C9	120.73	180.00	38°25'50"	62.74	N19°14'49"E	118.48
C10	117.81	75.00	90°00'00"	75.00	S44°58'06"E	106.07
C11	117.81	75.00	90°00'00"	75.00	N44°58'06"W	106.07
C12	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C13	117.81	75.00	90°00'00"	75.00	N44°58'06"W	106.07
C14	75.19	75.00	57°26'40"	41.10	N28°41'25"W	72.08
C15	42.62	75.00	32°33'20"	21.90	N73°41'25"W	42.04
C16	45.09	3080.42	0°50'19"	22.55	S86°23'40"W	45.09
C17	45.05	3080.42	0°50'17"	22.53	S87°13'58"W	45.05
C18	45.03	3080.42	0°50'15"	22.51	S88°04'14"W	45.03
C19	45.01	3080.42	0°50'14"	22.50	S88°54'29"W	45.01
C20	25.83	3080.42	0°28'49"	12.91	S89°34'00"W	25.83
C21	36.22	23.00	90°13'29"	23.09	N45°04'50"W	32.59
C22	321.71	3080.42	5°59'02"	161.00	S86°48'54"W	321.57
C23	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C24	36.04	23.00	89°46'31"	22.91	S44°55'10"W	32.46
C25	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C26	37.95	1274.12	1°42'24"	18.98	N89°20'23"W	37.95
C27	127.16	1274.12	5°43'06"	63.63	N85°37'38"W	127.11
C28	1.56	1274.12	0°04'12"	0.78	N82°43'59"W	1.56
C29	16.97	25.00	38°53'42"	8.83	N70°35'04"E	16.65
C30	6.22	25.00	14°15'03"	3.13	N44°00'41"E	6.20
C31	46.53	45.00	59°14'32"	25.59	S66°30'26"W	44.48
C32	30.27	45.00	38°32'42"	15.73	N64°35'58"W	29.71
C33	27.76	45.00	35°20'47"	14.34	N27°39'13"W	27.32
C34	31.71	45.00	40°22'17"	16.54	N10°12'19"E	31.06
C35	15.05	25.00	34°28'53"	7.76	S13°09'01"W	14.82
C36	8.14	25.00	18°39'49"	4.11	S13°25'19"E	8.11
C37	38.13	98.00	22°17'43"	19.31	N11°36'22"W	37.89
C38	23.19	25.00	53°08'45"	12.50	N63°27'32"E	22.37
C39	136.27	45.00	173°30'18"	793.08	N56°21'41"W	89.86
C40	23.19	25.00	53°08'41"	12.50	S03°49'07"W	22.37
C41	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C42	81.68	52.00	90°00'00"	52.00	N44°58'06"W	73.54
C43	28.27	18.00	90°00'00"	18.00	S44°58'06"E	25.46
C44	81.68	52.00	90°00'00"	52.00	N45°01'54"E	73.54
C45	0.84	98.00	0°29'25"	0.42	N00°12'48"W	0.84
C46	38.97	98.00	22°47'08"	19.75	N11°21'40"W	38.72
C47	18.69	45.00	23°48'08"	9.48	N11°55'58"E	18.56
C48	19.48	45.00	24°48'06"	9.89	N36°14'05"E	19.33
C49	32.51	45.00	41°23'47"	17.00	N69°20'02"E	31.81
C50	70.69	45.00	90°00'01"	45.00	N45°01'55"E	63.64
C51	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C52	28.27	18.00	90°00'00"	18.00	S44°58'06"E	25.46
C53	18.67	98.00	10°54'56"	9.36	N84°30'38"W	18.64
C54	10.90	25.00	24°58'19"	5.54	N88°27'41"E	10.81
C55	4.19	25.00	9°36'48"	2.10	N71°10'07"E	4.19
C56	15.09	25.00	34°35'08"	7.78	N83°39'16"E	14.86
C57	58.73	49.00	68°40'12"	33.47	N79°18'11"W	55.27
C58	28.25	49.00	33°01'54"	14.53	N28°27'08"W	27.86
C59	30.48	49.00	35°38'18"	15.75	N05°52'57"E	29.99
C60	117.45	49.00	137°20'24"	125.48	N44°58'06"W	91.29
C61	15.09	25.00	34°35'08"	7.78	S06°24'32"W	14.86
C62	2.49	98.00	1°27'15"	1.24	N10°09'24"W	2.49
C63	16.18	98.00	9°27'40"	8.11	N04°41'56"W	16.16
C64	18.67	98.00	10°54'56"	9.36	N05°25'33"W	18.64
C65	81.68	52.00	90°00'00"	52.00	N44°58'06"W	73.54
C66	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C67	28.27	18.00	90°00'00"	18.00	S44°58'06"E	25.46
C68	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C69	69.12	44.00	90°00'00"	44.00	N45°01'54"E	62.23
C70	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C71	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C72	40.87	43.00	54°27'05"	22.12	S27°11'38"E	39.34
C73	31.02	50.00	35°32'55"	16.03	S72°11'38"E	30.53
C74	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C75	25.51	100.00	14°37'04"	12.83	S07°16'37"E	25.44
C76	6.57	25.00	15°03'46"	3.31	N07°03'16"W	6.55
C77	8.35	25.00	19°07'51"	4.21	N10°02'32"E	8.31
C78	14.92	25.00	34°11'37"	7.69	N02°30'39"E	14.70
C79	30.07	45.00	38°17'25"	15.62	S00°27'45"W	29.52

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C80	27.84	45.00	35°26'52"	14.38	S36°24'23"E	27.40
C81	27.63	45.00	35°10'45"	14.27	S71°43'12"E	27.20
C82	15.89	45.00	20°14'04"	8.03	N80°34'23"E	15.81
C83	101.44	45.00	129°09'07"	94.67	S44°58'06"E	81.48
C84	14.92	25.00	34°11'37"	7.69	S87°33'10"W	14.70
C85	14.98	100.00	8°34'50"	7.50	S79°38'27"E	14.96
C86	10.54	100.00	6°02'13"	5.27	S86°56'59"E	10.53
C87	25.51	100.00	14°37'04"	12.83	S82°39'34"E	25.44
C88	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C89	38.83	157.00	14°10'15"	19.51	N07°07'02"E	38.73
C90	2.95	25.00	6°46'17"	1.48	N17°35'18"E	2.95
C91	30.24	25.00	69°18'10"	17.28	N55°37'31"E	28.43
C92	33.19	25.00	76°04'27"	19.56	N52°14'23"E	30.81
C93	125.14	44.00	162°57'18"	293.62	S08°47'57"W	87.03
C94	104.57	959.00	6°14'51"	52.34	S69°33'16"E	104.52
C95	49.93	1041.00	2°44'54"	24.97	N67°48'18"W	49.93
C96	47.74	1041.00	2°37'38"	23.87	N70°29'34"W	47.73
C97	47.03	1041.00	2°35'18"	23.52	N73°06'02"W	47.02
C98	106.10	1041.00	5°50'23"	53.10	N77°18'52"W	106.06
C99	46.51	1041.00	2°33'36"	23.26	N81°30'52"W	46.51
C100	297.31	1041.00	16°21'49"	149.67	N74°36'45"W	296.30
C101	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C102	28.85	18.00	91°50'01"	18.59	N44°03'05"W	25.86
C103	24.51	268.00	5°14'21"	12.26	N04°29'07"E	24.50
C104	60.35	268.00	12°54'07"	30.30	N13°33'21"E	60.22
C105	32.70	268.00	6°59'28"	16.37	N23°30'08"E	32.68
C106	117.56	268.00	25°07'56"	59.74	N14°25'54"E	116.62
C107	14.17	332.00	2°26'45"	7.09	S25°46'30"W	14.17
C108	46.13	332.00	7°57'41"	23.10	S20°34'17"W	46.09
C109	31.50	332.00	5°26'07"	15.76	S13°52'23"W	31.48
C110	91.80	332.00	15°50'33"	46.19	S19°04'36"W	91.51
C111	27.52	18.00	87°35'18"	17.26	N54°56'58"E	24.91
C112	143.58	959.00	8°34'41"	71.92	S76°58'02"E	143.44
C113	68.68	44.00	89°25'56"	43.57	N62°36'21"E	61.92
C114	248.14	959.00	14°49'32"	124.77	S73°50'37"E	247.45
C115	2.12	44.00	2°45'47"	1.06	N16°30'29"E	2.12
C116	7.18	25.00	16°27'02"	3.61	S23°21'07"W	7.15
C117	70.80	44.00	92°11'43"	45.72	N61°13'27"E	63.41
C118	37.94	203.00	10°42'35"	19.03	N26°13'21"E	37.89
C119	45.38	203.00	12°48'27"	22.78	N14°27'50"E	45.28
C120	28.44	203.00	8°01'42"	14.25	N04°02'46"E	28.42
C121	111.77	203.00	31°32'44"	57.34	N15°48'16"E	110.36
C122	27.86	18.00	88°41'25"	17.59	S45°41'12"W	25.16
C123	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C124	10.06	25.00	23°03'41"	5.10	N11°33'45"E	9.99
C125	19.16	25.00	43°54'10"	10.08	N45°02'41"E	18.69
C126	29.22	25.00	66°57'52"	16.54	N33°30'50"E	27.58
C127	42.66	44.00	55°33'13"	23.18	S39°13'10"W	41.01
C128	77.88	44.00	101°24'39"	53.77	S39°15'46"E	68.10
C129	189.65	44.00	246°57'52"	66.52	S56°29'10"E	73.40
C130	43.20	959.00	2°34'52"	21.60	S88°40'40"E	43.20
C131	31.65	18.00	100°44'41"	21.74	S37°00'54"E	27.73
C132	32.89	268.00	7°01'55"	16.47	S23°28'55"W	32.87
C133	30.91	268.00	6°36'31"	15.47	S16°39'42"W	30.89
C134	63.80	268.00	13°38'25"	32.05	S20°10'39"W	63.65
C135	16.45	332.00	2°50'23"	8.23	N25°34'41"E	16.45
C136	47.93	332.00	8°16'16"	24.01	N20°01'21"E	47.89
C137	46.02	332.00	7°56'33"	23.05	N11°54'57"E	45.99
C138	38.26	332.00	6°36'11"	19.15	N04°38'35"E	38.24
C139	148.66	332.00	25°39'22"	75.60	N14°10'11"E	147.43
C140	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C141	47.52	50.00	54°27'05"	25.72	S27°11'38"E	45.75
C142	78.54	50.00	90°00'00"	50.00	S44°58'06"E	70.71
C143	38.70	25.00	88°41'25"	24.43	S45°41'12"W	34.95
C144	145.53	325.00	25°39'22"	74.01	N14°10'11"E	144.32
C145	65.47	275.00	13°38'25"	32.89	S20°10'39"W	65.31
C146	43.96	25.00	100°44'41"	30.19	S37°00'54"E	38.51
C147	43.52	966.00	2°34'52"	21.76	S88°40'40"E	43.51
C148	249.96	966.00	14°49'32"	125.68	S73°50'37"E	249.26
C149	49.85	966.00	2°57'24"	24.93	S82°44'04"E	49.84
C150	53.52	966.00	3°10'28"	26.77	S85°48'00"E	53.51
C151	295.31	1034.00	16°21'49"	148.67	N74°36'45"W	294.31
C152	40.07	25.00	91°50'02"	25.81	N44°03'05"W	35.92
C153	120.63	275.00	25°07'56"	61.30	N14°25'54"E	119.66
C154	89.86	325.00	15°50'33"	45.22	S19°04'36"W	89.58
C155	38.22	25.00	87°35'18"	23.97	N54°56'58"E	34.60
C156	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C157	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C158	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C159	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C160	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C161	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C162	47.24	30.00	90°13'30"	30.12	N45°04'51"W	42.51
C163	322.44	3087.42	5°59'02"	161.37	S86°48'54"W	322.30
C164	47.01	30.00	89°46'31"	29.88	S44°55'10"W	42.34
C165	166.67	1274.12	7°29'42"	83.45	N86°26'44"W	166.55
C166	167.59	1281.12	7°29'42"	83.91	N86°26'44"W	167.47
C167	39.33	25.00	90°07'57"	25.06	N45°02'04"W	35.40
C168	79.95	2975.00	1°32'23"	39.98	S89°07'46"W	79.95
C169	30.81	3025.00	0°35'01"	15.40	S89°44'24"W	30.81
C170	45.01	3025.00	0°51'09"	22.50	S89°01'19"W	45.01
C171	45.20	3162.42	0°49'08"	22.60	N84°35'34"E	45.20
C172	19.88	3162.42	0°21'36"	9.94	N84°00'11"E	19.88
C173	25.37	3080.42	0°28'19"	12.69	S84°03'33"W	25.37
C174	45.19	3080.42	0°50'26"	22.60	S84°42'55"W	45.19
C175	45.14	3080.42	0°50'22"	22.57	S85°33'19"W	45.14
C176	65.08	3162.42	1°10'45"	32.54	N84°24'46"E	65.08
C177	64.32	3155.42	1°10'05"	32.16	N84°24'25"E	64.32
C178	88.29	3025.00	1°40'20"	44.15	S89°11'44"W	88.29
C179	12.48	3025.00	0°14'11"	6.24	S88°28'40"W	12.48
C180	87.56	3000.00	1°40'20"	43.78	S89°11'44"W	87.56
C181	120.95	966.00	7°10'26"	60.55	S86°22'53"E	120.87
C182	275.89	966.00	16°21'49"	138.89	N74°36'45"W	274.95
C183	30.75	1041.00	1°41'32"	15.37	N81°04'50"W	30.75

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°58'06"W	265.80
L2	N00°01'54"E	68.00
L3	S89°58'06"E	67.24
L4	S89°58'06"E	10.79
L5	N00°01'54"E	155.00
L6	N89°58'06"W	180.00
L7	N76°50'03"W	92.42
L8	N07°14'10"W	59.07
L9	N00°11'49"W	50.00
L10	S89°48'30"W	24.25
L11	N00°11'49"W	117.00
L12	S89°48'11"W	41.21
L13	N00°11'49"W	34.00
L14	N89°58'06"W	7.00
L15	N89°58'06"W	7.00
L16	N82°41'53"W	5.23
L17	S32°35'15"W	23.49
L18	S00°01'54"W	7.00
L19	S00°01'54"W	7.00
L20	S00°01'54"W	7.00
L21	S00°01'54"W	7.00
L22	S00°01'54"W	7.00
L23	S00°01'54"W	7.00
L25	N89°58'06"W	21.00
L26	S00°01'54"W	7.00
L27	S35°34'50"W	7.00
L28	N00°01'54"E	7.00
L29	S51°32'16"E	17.00
L30	N00°01'54"E	42.00
L31	S05°47'29"W	27.53
L32	N00°01'54"E	7.00
L33	S82°41'53"E	4.34
L34	S50°37'03"E	44.00
L35	S44°57'50"E	32.67

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10/09/2007 04:01 PM Page: 7 of 7
PLAT R: $37.00 B: 2007C P: 0291 M Toulouse Bernalillo County

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

Dwg: 50base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 7 of
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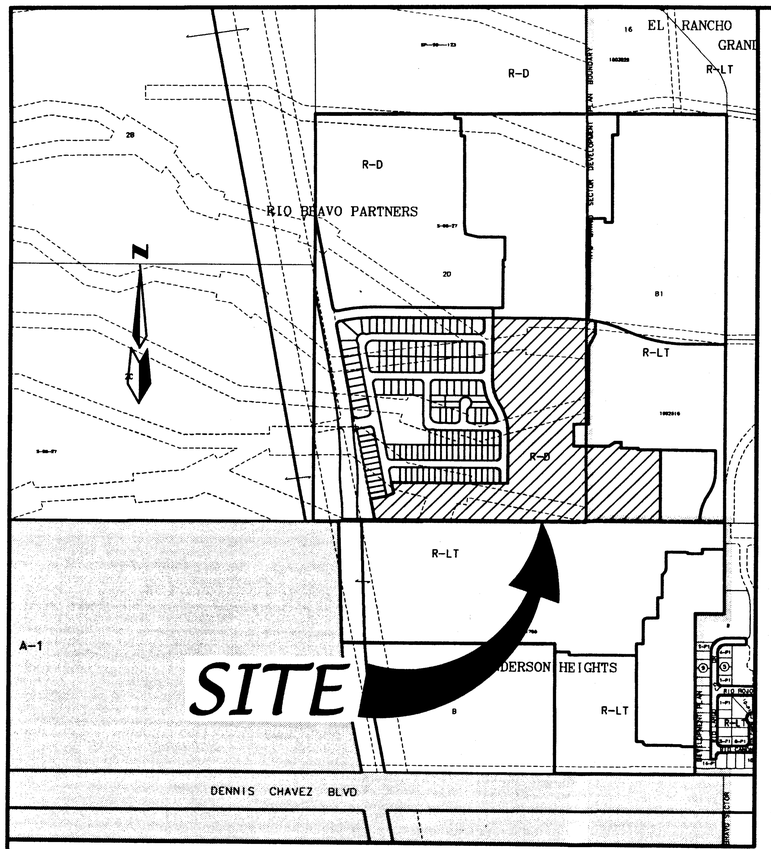

VICINITY MAP 1"=750'

ZONE ATLAS: N-8, P-8

SUBDIVISION DATA

GROSS ACREAGE	29.9789 Acres
ZONE ATLAS NO.	N-8-Z & P-8-Z
NO. OF EXISTING PARCELS	1 PARCEL
NO. OF LOTS/TRACTS/PARCELS CREATED	40 LOTS, 2 TRACTS 1 PARCEL
NO. OF PARCEL ELIMINATED	1
MILES OF FULL WIDTH STREETS CREATED	0.18
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.0 Acres
DATE OF SURVEY	November, 2003
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 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 New Mexico Inc
BY: Robert Coleman
TITLE: Director of Land

Robert Coleman — JUNE 30, 2005 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

OFFICIAL SEAL
SUSAN RASINSKI
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires:

This instrument was acknowledged before me on June 30, 2005
By Robert Coleman, Director of Land, KB HOME New Mexico Inc, A New Mexico Corporation on behalf of said corporation

Susan Rasinski — 9-10-2008
NOTARY PUBLIC — MY COMMISSION EXPIRES

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 2, 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 29.9789 acres more or less.

PURPOSE OF PLAT

1. SUBDIVIDE ONE (1) PARCEL INTO FORTY (40) LOTS, TWO (2) TRACTS FOR HOME OWNERS ASSOCIATION AND DRAINAGE AND ONE (1) PARCEL FOR FUTURE DEVELOPMENT.
2. GRANT NEW EASEMENTS AS SHOWN HEREON

FEMA FLOODPLAIN AND LOMR NOTES

1. FINAL CONFIRMATION AND RELEASE OF A.M.A.F.C.A.'S DRAINAGE EASEMENTS WILL BE COMPLETED UPON ISSUANCE OF A LETTER OF MAP REVISION (LOMR) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND UPON ISSUANCE OF A QUITCLAIM DEED FROM A.M.A.F.C.A.
2. UNTIL SUCH TIME THAT THE LOMR IS ISSUED BY FEMA TO REMOVE THE FLOODPLAIN, THIS AREA AND ANY FUTURE LOTS THAT DEVELOP IN THIS AREA, FLOOD INSURANCE MAY BE REQUIRED.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 100805448C200401230
PROPERTY OWNER OF RECORD: 100805433214030142
Anderson Heights LLC — AVALON WEST INV. LLC
BERNALILLO COUNTY TREASURER'S OFFICE:
Ronni Gilbertson 8-5-05

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:

   "LANDS OF RIO BRAVO PARTNERS", (04-17-96, 96C-160)

   "ROSNER TRACT, TRACT A-1, A-2 AND B-1", (03-27-03, 03C-80)

   "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT" (07-23-03, 03C-223)

   "ANDERSON HEIGHTS, PARCELS A AND B", (12-03-03, 2003C - 361))

   all being records of Bernalillo County, New Mexico.
5. Field Survey performed on November, 2003.
6. Title Report: None provided.
7. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2003473085

NOTE:

TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8 (A)(3).

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Page: 1 of 5
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Mary Herrera Bern. Co. PLAT R 27.00

PLAT FOR ANDERSON HEIGHTS UNIT 1A

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, 2005

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: 05 DRB 01174

PLAT APPROVAL

Utility Approvals:

Leal D. Martinez — PNM Electric Services	7-13-05 Date
Leal D. Martinez — PNM Gas Services	7-13-05 Date
Marshall Bryant — Qwest Telecommunications	7-13-05 Date
Yvonne Burton — Comcast	7.13.05 Date

City Approvals:

City Surveyor	7-14-05 Date
N/A — Real Property Division	Date
Traffic Engineering, Transportation Division	7-27-05 Date
Roger L. Green — Water Utility Department	7-27-05 Date
Christina Sandoval — Parks and Recreation Department	8/5/05 Date
Bradley L. Bishop — AMAFCA	7/27/05 Date
Bradley L. Bishop — City Engineer	7/27/05 Date
DRB Chairperson, Planning Department	8/05/05 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. 07-12-05 *Date*

TIMOTHY ALDRICH — NEW MEXICO — 11118 — PROFESSIONAL LAND SURVEYOR

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

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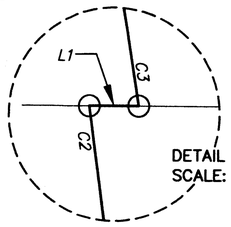
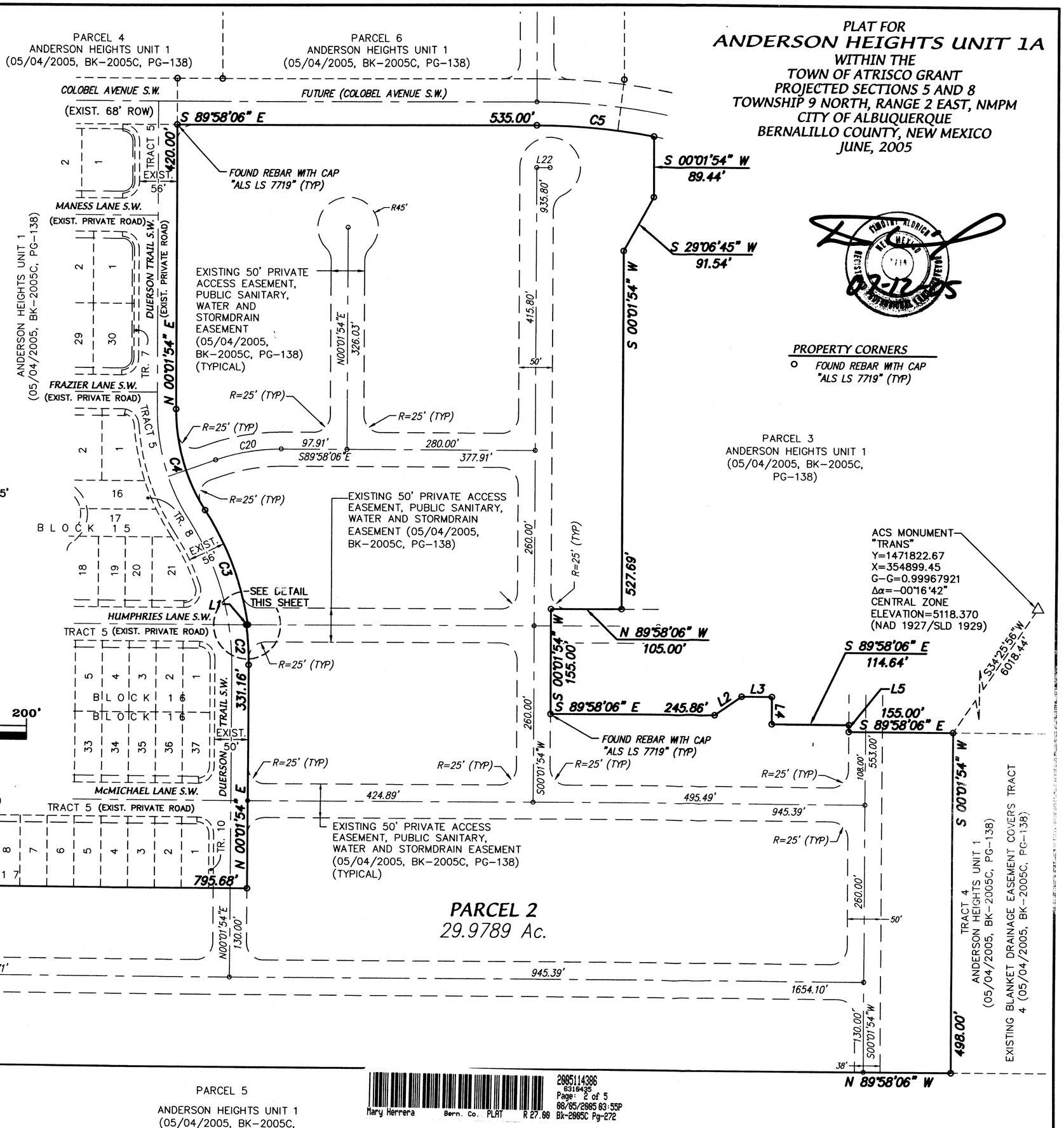
PLAT FOR
ANDERSON HEIGHTS UNIT 1A
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 5 AND 8
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2005

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	10.62	50.00	12°10'29"	5.33	S17°20'49"E	10.60
C2	59.03	428.00	7°54'07"	29.56	N03°55'09"W	58.98
C3	182.98	428.00	24°29'43"	92.91	N20°44'50"W	181.59
C4	156.79	272.00	33°01'36"	80.64	S16°28'54"E	154.63
C5	175.46	966.00	10°24'24"	87.97	N84°45'54"W	175.21
C6	87.09	75.00	66°32'03"	49.20	S56°42'04"E	82.28
C20	99.66	300.00	19°01'59"	50.29	S80°30'55"W	99.20

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°58'06"E	2.33
L2	S55°02'23"W	48.83
L3	N89°58'06"W	45.00
L4	N00°01'54"E	40.00
L5	N00°01'54"E	10.00
L6	S66°34'00"W	50.00
L7	S11°15'35"E	66.07
L22	N89°58'06"W	20.00





PROPERTY CORNERS
○ FOUND REBAR WITH CAP "ALS LS 7719" (TYP)

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

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Mary Herrera Bern. Co. PLAT R 27.00

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PLAT FOR
ANDERSON HEIGHTS UNIT 1A
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, 2005

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	10.62	50.00	12°10'29"	5.33	S17°20'49"E	10.60
C2	59.03	428.00	7°54'07"	29.56	N03°55'09"W	58.98
C3	182.98	428.00	24°29'43"	92.91	N20°44'50"W	181.59
C4	156.79	272.00	33°01'36"	80.64	S16°28'54"E	154.63
C5	175.46	966.00	10°24'24"	87.97	N84°45'54"W	175.21
C6	87.09	75.00	66°32'03"	49.20	S56°42'04"E	82.28
C7	68.69	50.00	78°42'31"	41.00	S50°36'50"E	63.41
C8	10.00	100.00	5°43'39"	5.00	S87°06'16"E	9.99
C9	10.83	100.00	6°12'20"	5.42	S81°08'17"E	10.83
C10	12.17	25.00	27°54'07"	6.21	S88°00'50"W	12.05
C11	15.92	45.00	20°16'16"	8.04	N84°11'54"E	15.84
C12	23.74	45.00	30°13'56"	12.16	S70°33'00"E	23.47
C13	23.74	45.00	30°13'56"	12.16	S40°19'03"E	23.47
C14	23.49	45.06	29°52'01"	12.02	S10°14'46"E	23.23
C15	11.75	25.08	26°51'05"	5.99	N08°44'18"W	11.65
C16	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C17	28.27	18.00	90°00'00"	18.00	N45°01'54"E	25.46
C18	86.90	45.00	110°38'47"	65.04	S50°36'50"E	74.01
C19	20.83	100.00	11°55'59"	10.45	S84°00'06"E	20.79
C20	99.66	300.00	19°01'59"	50.29	S80°30'55"W	99.20
C21	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°58'06"E	2.33
L2	S55°02'23"W	48.83
L3	N89°58'06"W	45.00
L4	N00°01'54"E	40.00
L5	N00°01'54"E	10.00
L6	S66°34'00"W	50.00
L7	S11°15'35"E	66.07
L8	N00°01'54"E	50.00
L22	N89°58'06"W	20.00

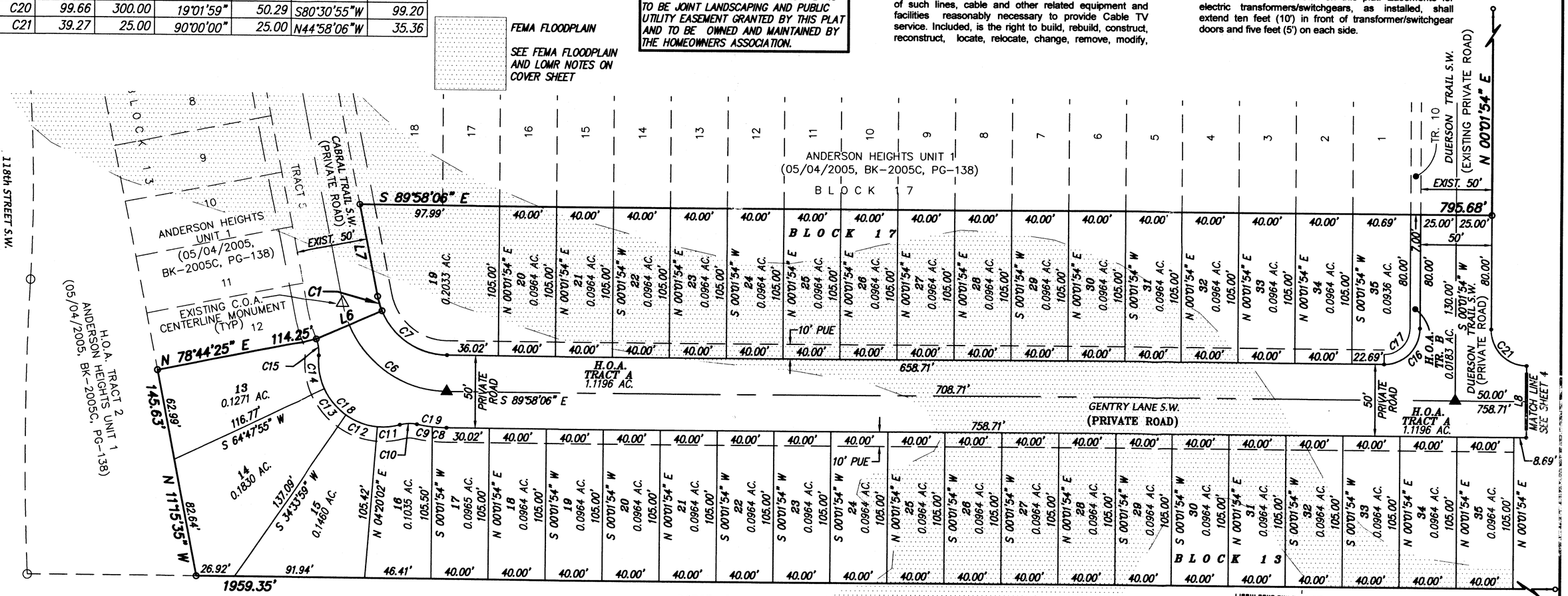
HOMEOWNERS ASSOCIATION TRACT "A" IS COVERED BY A PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT AND EXISTING PRIVATE ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND EXISTING PUBLIC STORM, WATER AND SEWER EASEMENTS. (SEE SHEET 2 OF 5)

HOMEOWNERS ASSOCIATION TRACT "B" IS TO BE JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. 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 closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service. 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 easement, 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 (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. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies 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. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.



PARCEL 5
ANDERSON HEIGHTS UNIT 1
(05/04/2005, BK-2005C, PG-138)

SEE THIS SHEET FOR CURVE & LINE TABLE

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

50' 25' 0 50' 100'

SCALE: 1" = 50'

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

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Page: 3 of 5
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Bk-2005C Pg-272
Mary Herrera Bern. Co. PLAT R 27.00

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

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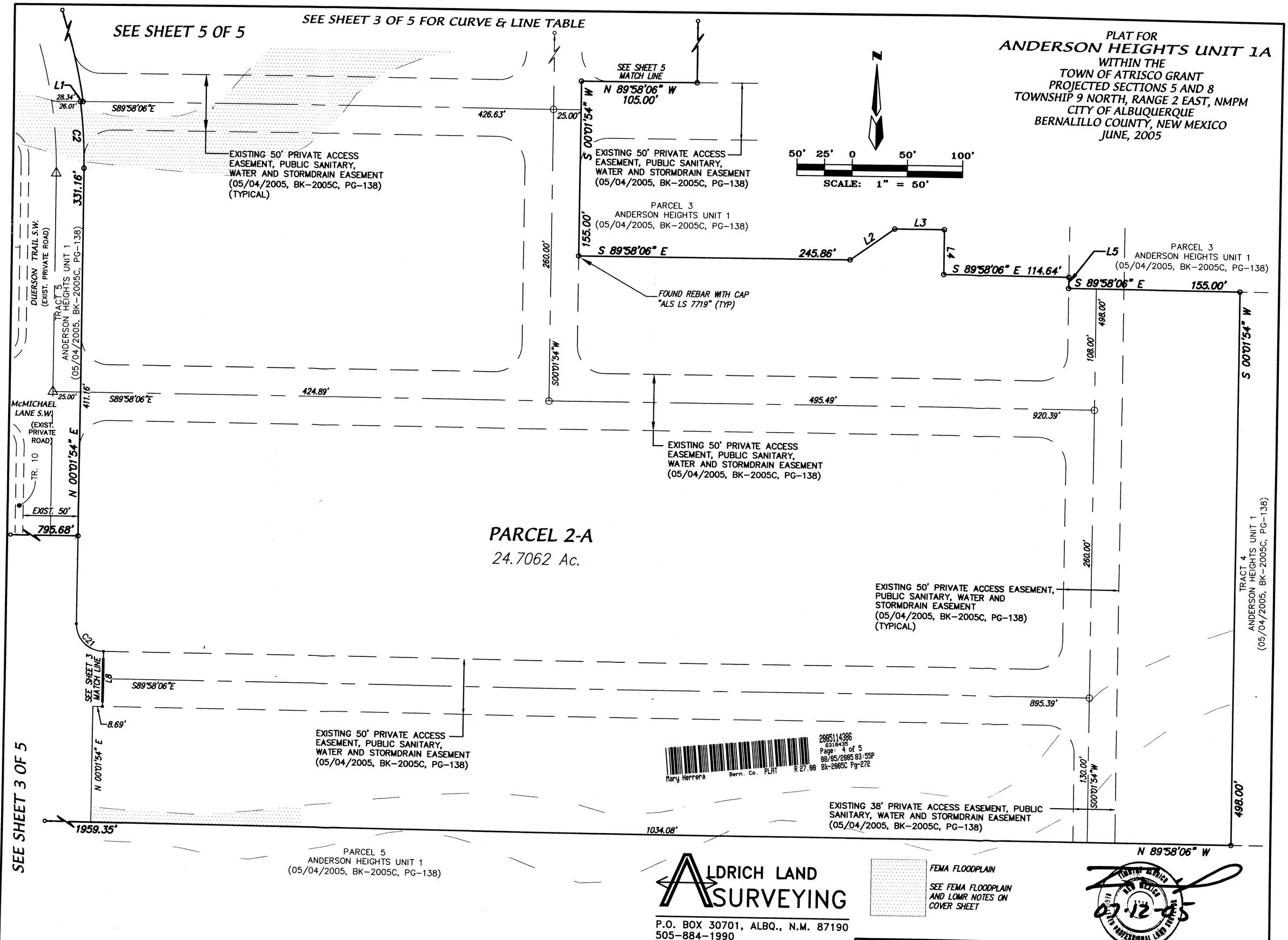
SEE SHEET 5 OF 5
SEE SHEET 3 OF 5 FOR CURVE & LINE TABLE
PLAT FOR
ANDERSON HEIGHTS UNIT 1A
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 5 AND 8
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2005
SCALE: 1" = 50'
SEE SHEET 5 MATCH LINE
N 89°58'06" W 105.00'
S 00°01'54" W
EXISTING 50' PRIVATE ACCESS EASEMENT, PUBLIC SANITARY, WATER AND STORMDRAIN EASEMENT (05/04/2005, BK-2005C, PG-138) (TYPICAL)
PARCEL 3 ANDERSON HEIGHTS UNIT 1 (05/04/2005, BK-2005C, PG-138)
155.00'
S 89°58'06" E
245.86'
L2
L3
L4
S 89°58'06" E 114.64'
L5
FOUND REBAR WITH CAP "ALS LS 7719" (TYP)
DUERSON TRAIL S.W. (EXIST. PRIVATE ROAD)
TRACT 5 ANDERSON HEIGHTS UNIT 1 (05/04/2005, BK-2005C, PG-138)
331.16'
411.16'
McMICHAEL LANE S.W. (EXIST. PRIVATE ROAD)
TR. 10
N 00°01'54" E
EXIST. 50'
795.68'
C2
C21
L1
28.34'
26.01'
S89°58'06"E
426.63'
25.00'
260.00'
S00°01'54"W
424.89'
495.49'
920.39'
498.00'
108.00'
PARCEL 2-A
24.7062 Ac.
TRACT 4 ANDERSON HEIGHTS UNIT 1 (05/04/2005, BK-2005C, PG-138)
130.00'
895.39'
SEE SHEET 3 MATCH LINE
L8
8.69'
1959.35'
1034.08'
N 89°58'06" W
PARCEL 5 ANDERSON HEIGHTS UNIT 1 (05/04/2005, BK-2005C, PG-138)
EXISTING 38' PRIVATE ACCESS EASEMENT, PUBLIC SANITARY, WATER AND STORMDRAIN EASEMENT (05/04/2005, BK-2005C, PG-138)
FEMA FLOODPLAIN
SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET
SEE SHEET 3 OF 5
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Page: 4 of 5
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Bk-2005C Pg-272
Mary Herrera Bern. Co. PLAT R 27.00
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505-884-1990
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Sheet 4 of 5
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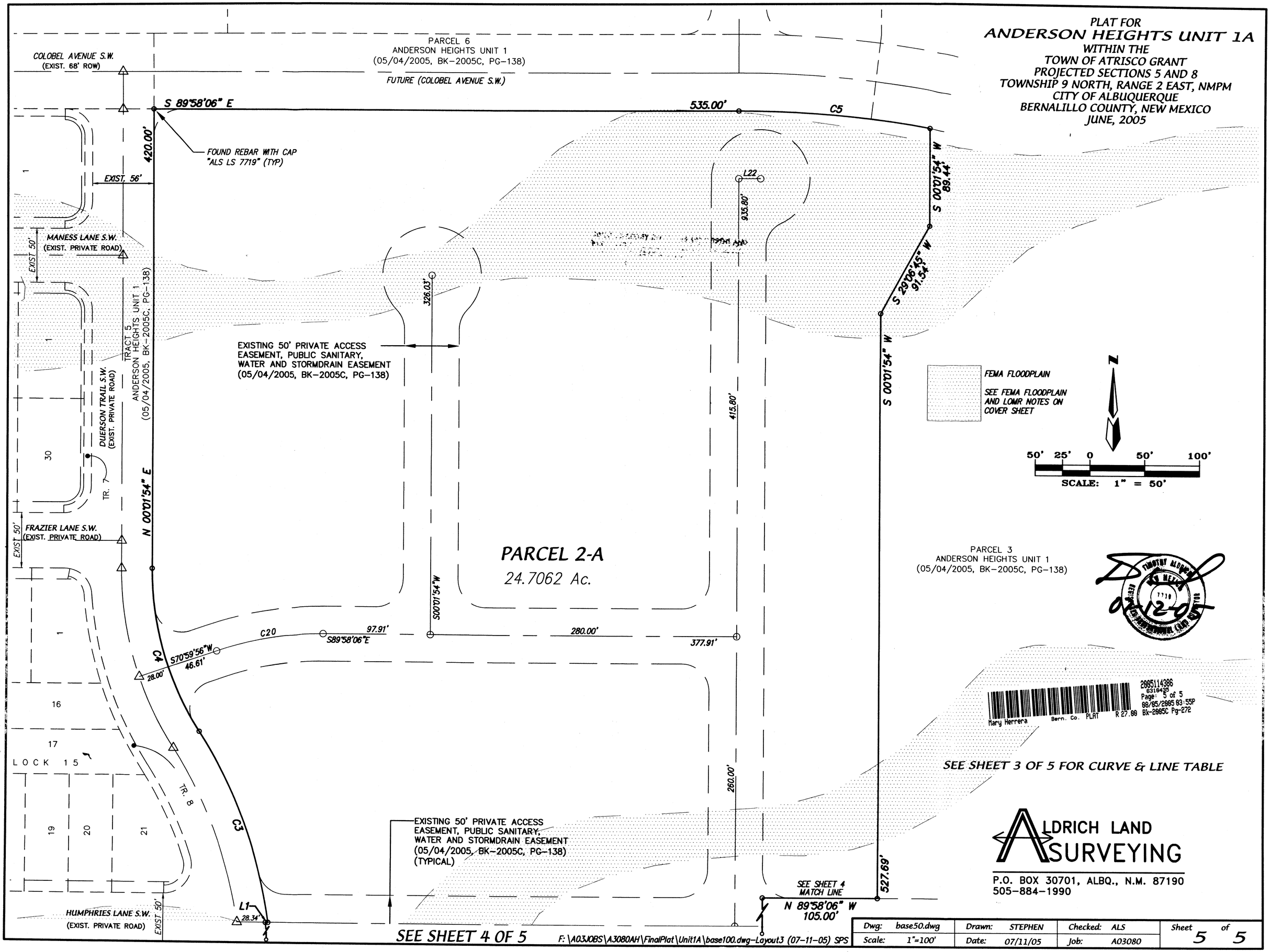
PLAT FOR
ANDERSON HEIGHTS UNIT 1A
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 5 AND 8
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2005



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505-884-1990

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Scale: 1"=100'	Date: 07/11/05	Job: A03080	

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