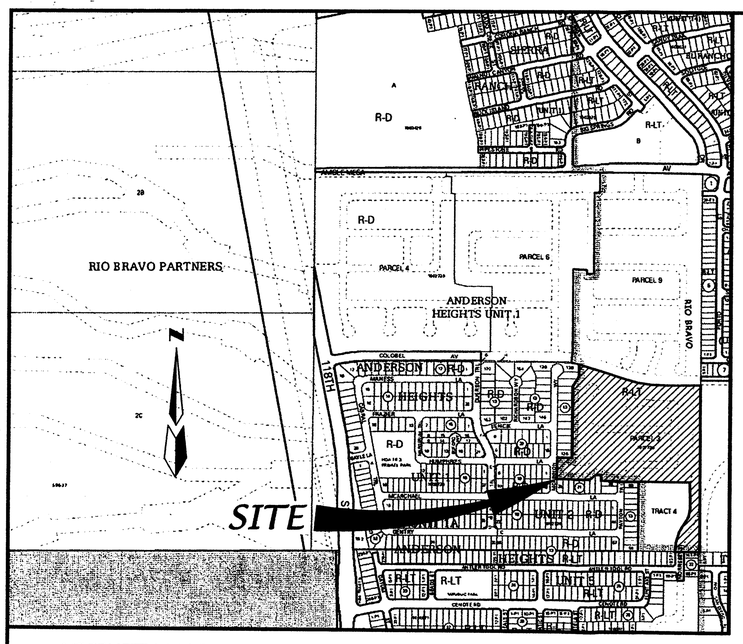

VICINITY MAP SCALE: NTS ZONE ATLAS: N-8

SUBDIVISION DATA

GROSS ACREAGE	17.7805 Acres
ZONE ATLAS NO.	N-8-Z
NO. OF EXISTING PARCELS	1 PARCEL
NO. OF LOTS/TRACTS/PARCELS CREATED	**93 LOTS**, 2 TRACTS 0 PARCEL
NO. OF PARCEL ELIMINATED	1
MILES OF FULL WIDTH STREETS CREATED	0.72
AREA DEDICATED TO CITY OF ALBUQUERQUE	1.6112 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, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and 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

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 11.6.06
By Gary C. Jenkins, Director of Land Development, KB HOME New Mexico Inc, A New Mexico Corporation on behalf of said corporation

Susan Rasinski — 9.10.08
NOTARY PUBLIC — MY COMMISSION EXPIRES

OFFICIAL SEAL
SUSAN RASINSKI
NOTARY PUBLIC-STATE OF NEW MEXICO
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 3, 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 17.7805 acres more or less.

PURPOSE OF PLAT

1. SUBDIVIDE ONE (1) PARCEL INTO NINETY THREE (93) LOTS, TWO (2) TRACTS FOR HOME OWNERS ASSOCIATION AND DRAINAGE.
2. GRANT NEW EASEMENTS AS SHOWN HEREON.
3. DEDICATE 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 (_____).
2. 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 3

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
SEPTEMBER, 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: FINAL

PLAT APPROVAL

PRELIMINARY PLAT
APPROVED BY DRB
ON _____

Utility Approvals:

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

City Approvals:

City Surveyor — 11-10-06 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, N.M. 7710 — 10-16-06 Date

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

PLAT FOR
ANDERSON HEIGHTS UNIT 3
WITHIN THE
TOWN OF ATRISCO GRANT
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TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
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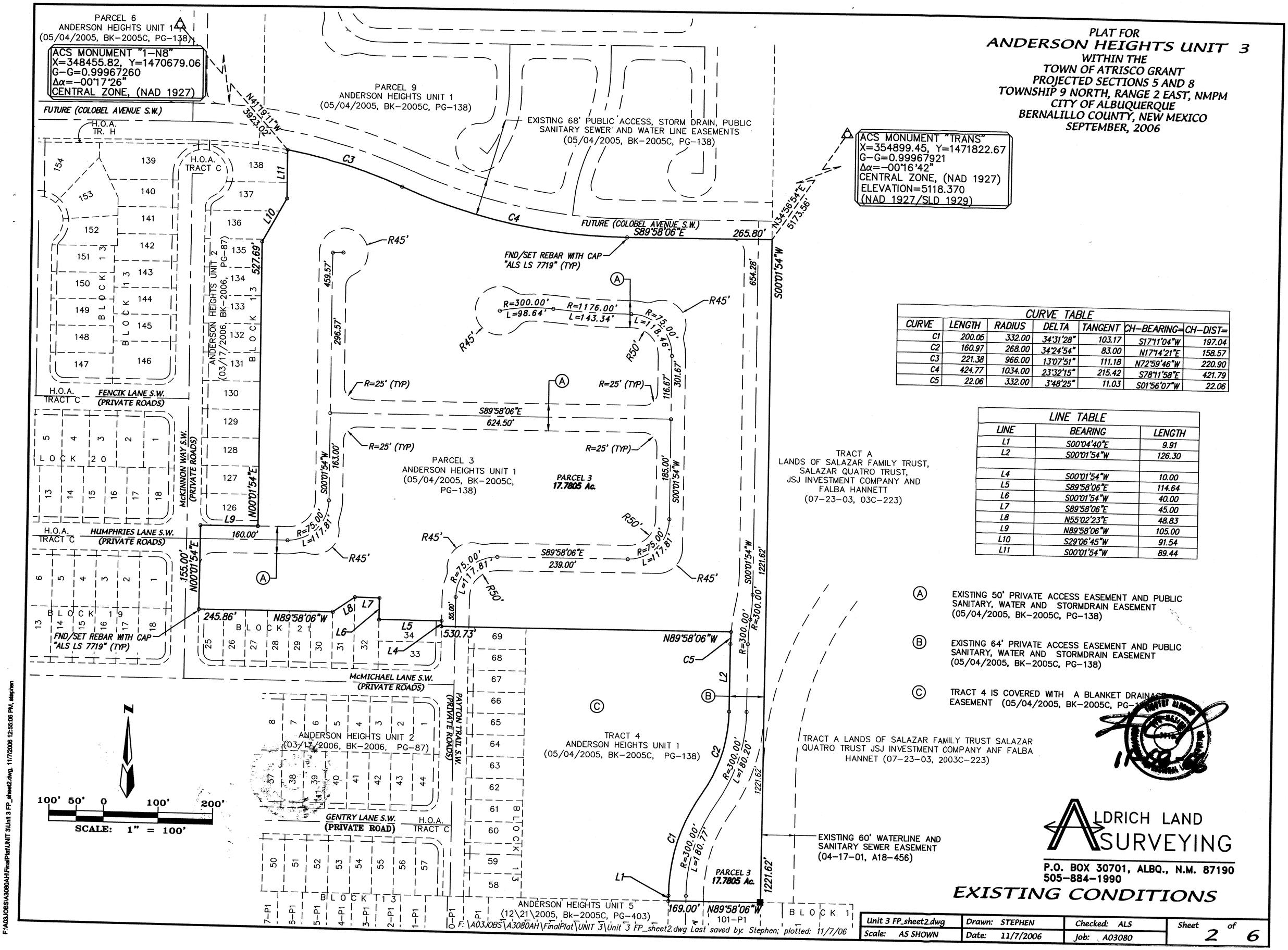
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2006



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	200.05	332.00	34°31'28"	103.17	S17°11'04"W	197.04
C2	160.97	268.00	34°24'54"	83.00	N17°14'21"E	158.57
C3	221.38	966.00	13°07'51"	111.18	N72°59'46"W	220.90
C4	424.77	1034.00	23°32'15"	215.42	S78°11'58"E	421.79
C5	22.06	332.00	3°48'25"	11.03	S01°56'07"W	22.06

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°04'40"E	9.91
L2	S00°01'54"W	126.30
L4	S00°01'54"W	10.00
L5	S89°58'06"E	114.64
L6	S00°01'54"W	40.00
L7	S89°58'06"E	45.00
L8	N55°02'23"E	48.83
L9	N89°58'06"W	105.00
L10	S29°06'45"W	91.54
L11	S00°01'54"W	89.44

(A) EXISTING 50' PRIVATE ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORMDRAIN EASEMENT (05/04/2005, BK-2005C, PG-138)

(B) EXISTING 64' PRIVATE ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORMDRAIN EASEMENT (05/04/2005, BK-2005C, PG-138)

(C) TRACT 4 IS COVERED WITH A BLANKET DRAINAGE EASEMENT (05/04/2005, BK-2005C, PG-138)

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505-884-1990

EXISTING CONDITIONS

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PLAT FOR
ANDERSON HEIGHTS UNIT 3

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
SEPTEMBER, 2006

HOMEOWNERS ASSOCIATION TRACTS "B" AND "C" 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)

PROPERTY CORNERS

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

HOMEOWNERS ASSOCIATION TRACTS A, IS TO BE JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

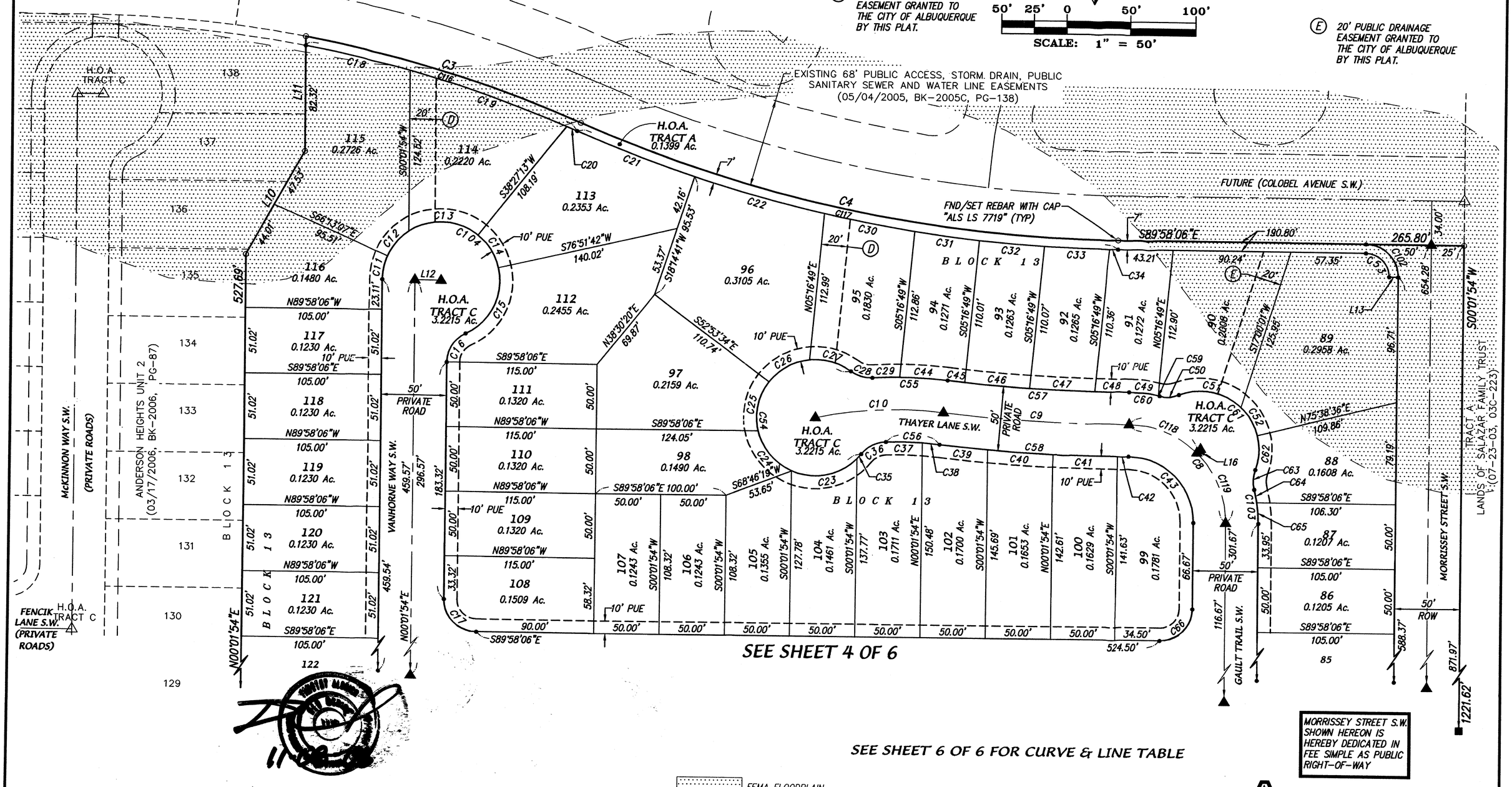
(D) 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

(E) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

N

50' 25' 0 50' 100'

SCALE: 1" = 50'



SEE SHEET 6 OF 6 FOR CURVE & LINE TABLE

MORRISSEY STREET S.W. SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE AS PUBLIC RIGHT-OF-WAY

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

ALDRICH LAND SURVEYING
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505-884-1990

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PLAT FOR
ANDERSON HEIGHTS UNIT 3
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
SEPTEMBER, 2006

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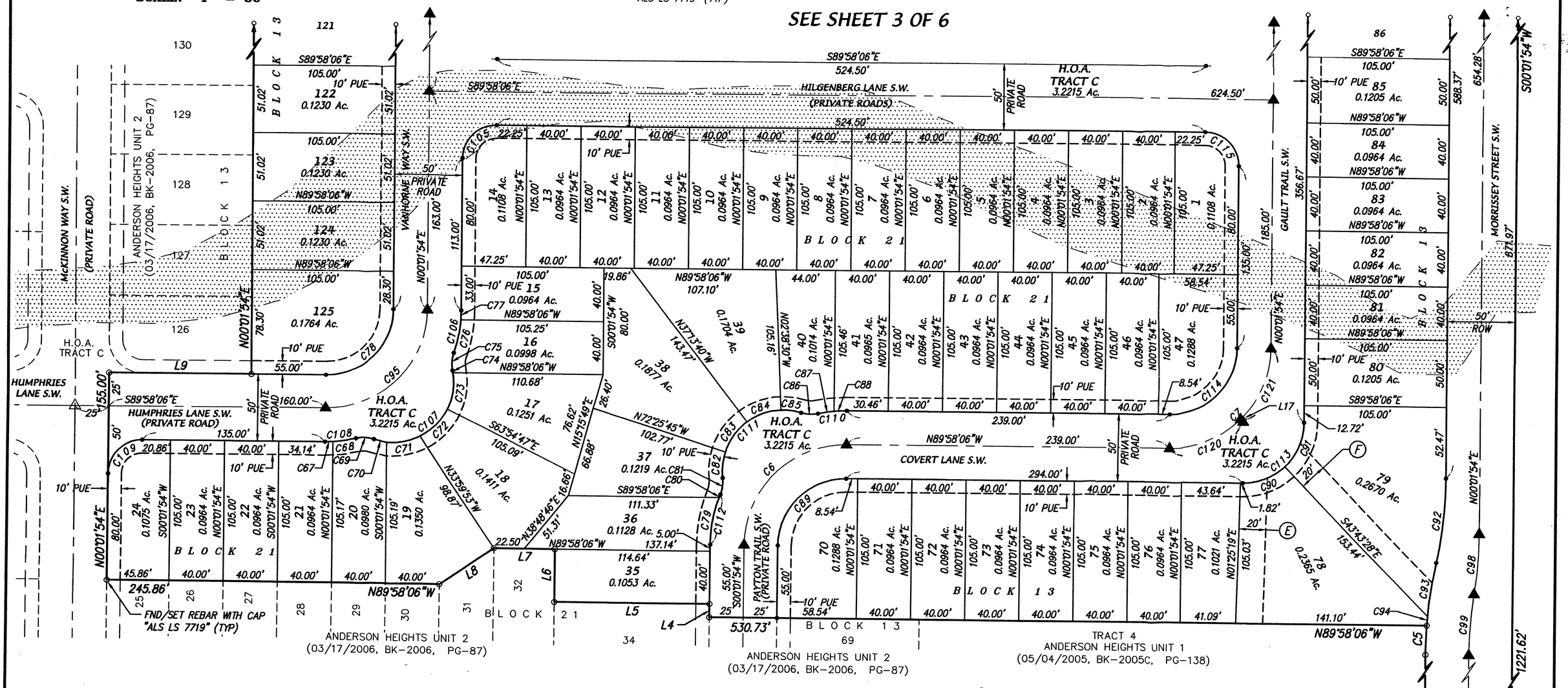
SCALE: 1" = 50'

PROPERTY CORNERS

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



SEE SHEET 6 OF 6 FOR CURVE & LINE TABLE

(E) 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

(F) 20' PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

MORRISSEY STREET S.W. SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE AS PUBLIC RIGHT-OF-WAY

FEMA FLOODPLAIN

SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET

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C.O.A.= CITY OF ALBUQUERQUE
A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER USE AUTHORITY

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

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PLAT FOR
ANDERSON HEIGHTS UNIT 3
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
SEPTEMBER, 2006

SEE SHEET 4 OF 6

N

50' 25' 0 50' 100'

SCALE: 1" = 50'

HOMEOWNERS ASSOCIATION TRACTS "B" AND "C" 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)

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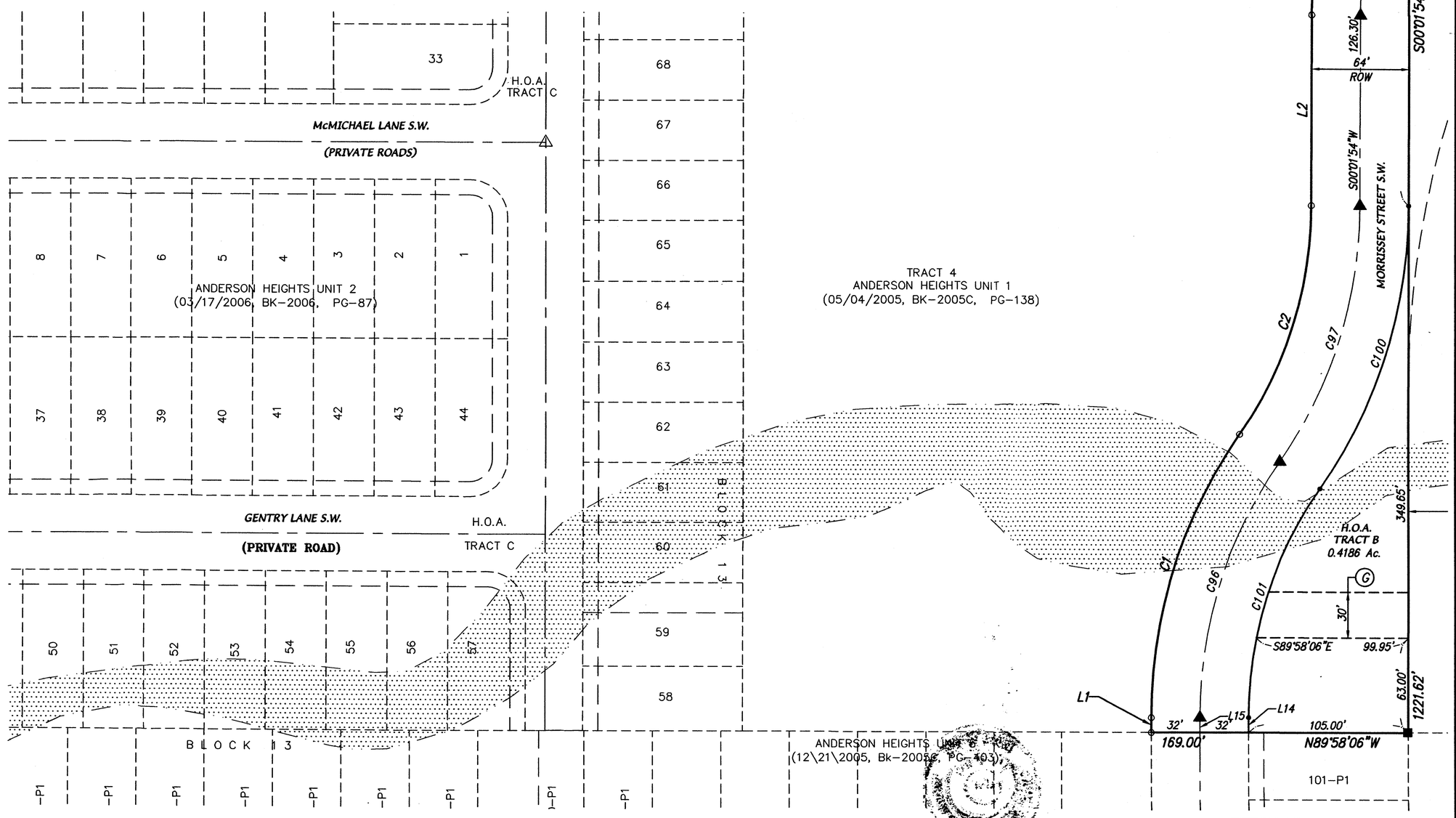

G 30' PUBLIC WATERLINE AND SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

MORRISSEY STREET S.W. SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE AS PUBLIC RIGHT-OF-WAY

FEMA FLOODPLAIN

SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET

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Unit 3 FP_sheet3.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 5 of 6
Scale: AS SHOWN	Date: 11/7/2006	Job: A03080	

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CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	200.05	332.00	34°31'28"	103.17	S17°11'04"W	197.04
C2	160.97	268.00	34°24'54"	83.00	N17°14'21"E	158.57
C3	221.38	966.00	13°07'51"	111.18	N72°59'46"W	220.90
C4	424.77	1034.00	23°32'15"	215.42	S78°11'58"E	421.79
C5	22.06	332.00	3°48'25"	11.03	S01°56'07"W	22.06
C6	117.81	75.00	90°00'00"	75.00	S45°01'54"W	106.07
C7	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C8	118.46	75.00	90°29'41"	75.65	N45°12'56"W	106.52
C9	143.34	1176.00	6°59'00"	71.76	S86°58'16"E	143.25
C10	98.64	300.00	18°50'19"	49.77	S87°06'05"W	98.20
C11	18.65	45.00	23°44'59"	9.46	S11°54'24"W	18.52
C12	25.53	45.00	32°30'05"	13.12	S40°01'56"W	25.19
C13	56.68	45.00	72°10'15"	32.80	N87°37'55"W	53.01
C14	30.17	45.00	38°24'29"	15.67	N32°20'33"W	29.60
C15	61.10	45.00	77°47'35"	36.31	N25°45'30"E	56.51
C16	28.20	25.00	64°37'23"	15.81	S32°20'36"W	26.73
C17	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C18	82.64	959.00	4°56'13"	41.34	N77°00'58"W	82.61
C19	127.39	959.00	7°36'39"	63.79	N70°44'32"W	127.30
C20	8.47	959.00	0°30'21"	4.23	N66°41'02"W	8.47
C21	96.74	1041.00	5°19'28"	48.40	S69°05'35"E	96.71
C22	103.45	1041.00	5°41'37"	51.77	S74°36'08"E	103.41
C23	54.21	45.00	69°01'12"	30.94	N78°43'31"E	50.99
C24	41.54	45.00	52°53'30"	22.38	S40°19'07"E	40.08
C25	40.04	45.00	50°58'48"	21.45	S11°37'02"W	38.73
C26	36.53	45.00	46°30'51"	19.34	S60°21'51"W	35.54
C27	33.76	45.00	42°58'42"	17.72	N74°53'22"W	32.97
C28	17.56	25.00	40°14'50"	9.16	S73°31'26"E	17.20
C29	20.80	325.00	3°40'03"	10.40	S88°11'11"W	20.80
C30	70.32	1041.00	3°52'13"	35.17	S79°23'03"E	70.30
C31	50.04	1041.00	2°45'14"	25.02	S82°41'46"E	50.03
C32	50.01	1041.00	2°45'09"	25.01	S85°26'58"E	50.00
C33	50.10	1041.00	2°45'26"	25.05	S88°12'15"E	50.09
C34	7.00	1041.00	0°23'07"	3.50	S89°46'32"E	7.00
C35	4.75	45.00	6°03'03"	2.38	N41°11'23"E	4.75
C36	21.72	25.00	49°46'51"	11.60	S63°03'17"W	21.04
C37	28.13	275.00	5°51'43"	14.08	N89°07'26"W	28.12
C38	13.02	275.00	2°42'49"	6.51	N84°50'10"W	13.02
C39	37.21	1201.00	1°46'30"	18.61	S84°22'01"E	37.21
C40	50.10	1201.00	2°23'24"	25.05	S86°26'58"E	50.09
C41	50.01	1201.00	2°23'10"	25.01	S88°50'15"E	50.01
C42	9.06	1201.00	0°25'57"	4.53	N89°45'12"E	9.06
C43	78.97	50.00	90°29'41"	50.43	N45°12'56"W	71.02
C44	36.87	325.00	6°30'02"	18.46	N86°43'47"W	36.85
C45	13.17	1151.00	0°39'20"	6.59	S83°48'26"E	13.17
C46	50.01	1151.00	2°29'22"	25.01	S85°22'47"E	50.00
C47	50.08	1151.00	2°29'35"	25.04	S87°52'15"E	50.08
C48	27.03	1151.00	1°20'44"	13.52	S89°47'24"E	27.03
C49	23.13	100.00	13°15'08"	11.62	N83°50'12"W	23.08
C50	15.41	25.00	35°19'35"	7.96	N85°39'36"E	15.17
C51	51.36	45.00	65°23'28"	28.88	N79°18'27"W	48.62
C52	25.33	45.00	32°15'19"	13.01	N30°29'03"W	25.00
C53	28.27	18.00	90°00'00"	18.00	N44°58'06"W	25.46
C54	206.08	45.00	262°23'04"	51.42	S04°35'33"E	67.73
C55	57.68	325.00	10°10'05"	28.91	N88°33'48"W	57.60
C56	41.16	275.00	8°34'32"	20.62	N87°46'02"W	41.12
C57	140.29	1151.00	6°59'00"	70.23	S86°58'16"E	140.20
C58	146.38	1201.00	6°59'00"	73.28	S86°58'16"E	146.29
C59	0.93	100.00	0°32'02"	0.47	N76°56'37"W	0.93
C60	24.06	100.00	13°47'10"	12.09	N83°34'11"W	24.00
C61	103.88	45.00	132°15'38"	101.69	N45°52'22"W	82.30
C62	27.19	45.00	34°36'51"	14.02	N02°57'01"E	26.77
C63	15.41	25.00	35°19'35"	7.96	S02°35'39"W	15.17
C64	10.23	100.00	5°51'50"	5.12	N12°08'13"W	10.23
C65	16.12	100.00	9°14'13"	8.08	N04°35'12"W	16.10
C66	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C67	5.86	100.00	3°21'30"	2.93	N88°21'10"E	5.86
C68	17.29	100.00	9°54'26"	8.67	N81°43'12"E	17.27
C69	13.54	25.00	31°01'25"	6.94	N87°43'19"W	13.37
C70	9.77	45.00	12°26'05"	4.90	S78°25'38"E	9.75
C71	25.46	45.00	32°25'02"	13.08	N79°08'49"E	25.12
C72	28.94	45.00	36°51'05"	14.99	N44°30'45"E	28.45
C73	28.51	45.00	36°17'44"	14.75	N07°56'21"E	28.03
C74	1.65	45.00	2°06'10"	0.83	N11°15'36"W	1.65
C75	13.54	25.00	31°01'25"	6.94	S03°12'02"W	13.37
C76	25.60	100.00	14°39'59"	12.87	N11°22'45"E	25.53
C77	7.01	100.00	4°00'50"	3.50	N02°02'20"E	7.00
C78	78.57	50.00	90°01'54"	50.03	N45°00'57"E	70.73
C79	35.76	100.00	20°29'14"	18.07	S10°16'32"W	35.57
C80	2.38	100.00	1°21'54"	1.19	S21°12'06"W	2.38
C81	12.57	25.00	28°48'17"	6.42	N07°28'54"E	12.44
C82	19.24	45.00	24°29'29"	9.77	S05°19'30"W	19.09
C83	27.65	45.00	35°12'05"	14.28	S35°10'17"W	27.21
C84	27.16	45.00	34°35'11"	14.01	S70°03'55"W	26.75
C85	15.05	45.00	19°09'35"	7.59	N83°03'42"W	14.98
C86	12.57	25.00	28°48'17"	6.42	S87°53'03"E	12.44
C87	11.94	100.00	6°50'36"	5.98	S81°08'06"W	11.94
C88	9.56	100.00	5°28'30"	4.78	S87°17'39"W	9.55
C89	78.54	50.00	90°00'00"	50.00	S45°01'54"W	70.71
C90	34.37	45.00	43°45'22"	18.07	N68°09'13"E	33.54
C91	36.32	45.00	46°14'38"	19.21	N23°09'13"E	35.34
C92	63.27	300.00	12°04'58"	31.75	N06°04'23"E	63.15
C93	41.27	332.00	7°07'20"	20.66	S08°33'13"W	41.24
C94	6.69	332.00	1°09'13"	3.34	S04°24'56"W	6.68
C95	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C96	180.77	300.00	34°31'28"	93.22	S17°11'04"W	178.05
C97	180.20	300.00	34°24'54"	92.91	N17°14'21"E	177.50
C98	45.87	300.00	8°45'41"	22.98	N04°24'45"E	45.83
C99	45.87	300.00	8°45'41"	22.98	S04°24'45"W	45.83
C100	199.42	332.00	34°24'54"	102.82	N17°14'21"E	196.43
C101	161.49	268.00	34°31'28"	83.28	S17°11'04"W	159.06
C102	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C103	26.36	100.00	15°06'02"	13.25	N07°31'07"W	26.28
C104	192.13	45.00	244°37'23"	71.15	N57°39'24"W	76.06
C105	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C106	33.02	100.00	18°55'17"	16.66	N09°15'06"E	32.87
C107	94.33	45.00	120°06'05"	78.10	N47°44'21"E	77.98
C108	23.15	100.00	13°15'56"	11.63	N83°23'57"E	23.10
C109	36.17	25.00	82°54'16"	22.08	S48°34'46"W	33.10
C110	21.50	100.00	12°19'06"	10.79	S83°52'21"W	21.46
C111	89.09	45.00	113°26'19"	68.56	S49°47'55"W	75.24
C112	38.14	100.00	21°51'08"	19.30	S10°57'29"W	37.91
C113	70.69	45.00	90°00'00"	45.00	N45°01'54"E	63.64
C114	78.57	50.00	90°01'54"	50.03	N45°00'57"E	70.73
C115	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C116	218.49	959.00	13°03'14"	109.72	N72°57'28"W	218.02
C117	427.65	1041.00	23°32'15"	216.88	S78°11'58"E	424.65
C118	58.37	75.00	44°35'24"	30.75	N68°10'04"W	56.91
C119	60.09	75.00	45°54'17"	31.76	N22°55'14"W	58.49
C120	58.90	75.00	45°00'00"	31.07	N67°31'54"E	57.40
C121	58.90	75.00	45°00'00"	31.07	N22°31'54"E	57.40

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°04'40"E	9.91
L2	S00°01'54"W	126.30
L4	S00°01'54"W	10.00
L5	S89°58'06"E	114.64
L6	S00°01'54"W	40.00
L7	S89°58'06"E	45.00
L8	N55°02'23"E	48.83
L9	N89°58'06"W	105.00
L10	S29°06'45"W	91.54
L11	S00°01'54"W	89.44
L12	S89°58'06"E	20.00
L13	N89°58'06"W	7.00
L14	S00°04'40"E	10.03
L15	S00°04'40"E	9.97
L16	N44°07'38"E	4.04
L17	N44°58'06"W	2.78

PLAT FOR
ANDERSON HEIGHTS UNIT 3
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
SEPTEMBER, 2006

PUBLIC UTILITY EASEMENTS:

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.

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

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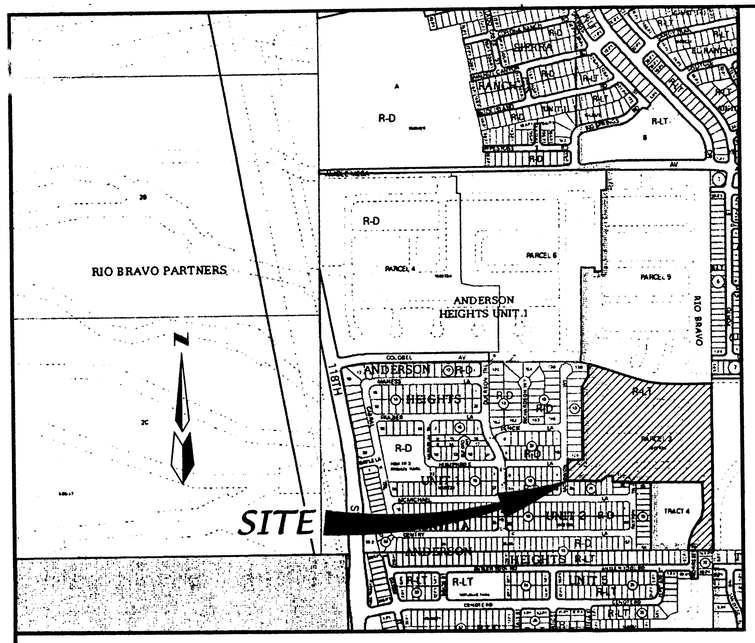

VICINITY MAP **SCALE: NTS** **ZONE ATLAS: N-8**

SUBDIVISION DATA

GROSS ACREAGE	17.7805 Acres
ZONE ATLAS NO.	N-8-Z
NO. OF EXISTING PARCELS	1 PARCEL
NO. OF LOTS/TRACTS/PARCELS CREATED	93 LOTS, 2 TRACTS 0 PARCEL
NO. OF PARCEL ELIMINATED	1
MILES OF FULL WIDTH STREETS CREATED	0.72
AREA DEDICATED TO CITY OF ALBUQUERQUE	1.6112 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, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and 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

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 11·6·06
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 9·10·08

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

Maggie Toulouse Bern. Co. PLAT R 32.00 2007038728 6613675 Page: 1 of 6 02/26/2007 03:27P Bk-2007C Pg-46

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 3, 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 17.7805 acres more or less.

PURPOSE OF PLAT

1. SUBDIVIDE ONE (1) PARCEL INTO NINETY THREE (93) LOTS, TWO (2) TRACTS FOR HOME OWNERS ASSOCIATION AND DRAINAGE.
2. GRANT NEW EASEMENTS AS SHOWN HEREON.
3. DEDICATE 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 (1/30/07, Book 131, Pg 5623). Doc # 2007015650
2. 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 # 101008054485041401102
PROPERTY OWNER OF RECORD:
BERNALILLO COUNTY TREASURER'S OFFICE

PLAT FOR ANDERSON HEIGHTS UNIT 3

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
SEPTEMBER, 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-00000

FINAL
PRELIMINARY PLAT APPROVED BY DRB ON 04/13/07

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	2-22-07 Date
PNM Gas Services	2-22-07 Date
Qwest Telecommunications	2·22·07 Date
Comcast	2·22·07 Date

City Approvals:

City Surveyor	11-10-06 Date
Real Property Division	02/07/07 Date
Traffic Engineering, Transportation Division	2-7-07 Date
Water Utility Department	2/7/07 Date
Parks and Recreation Department	2/7/07 Date
AMAFCA	2/7/07 Date
City Engineer	2/7/07 Date
DRB Chairperson, Planning Department	2/21/07 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, N.M. 7719 — Date 10-16-06

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

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PLAT FOR
ANDERSON HEIGHTS UNIT 3

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TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
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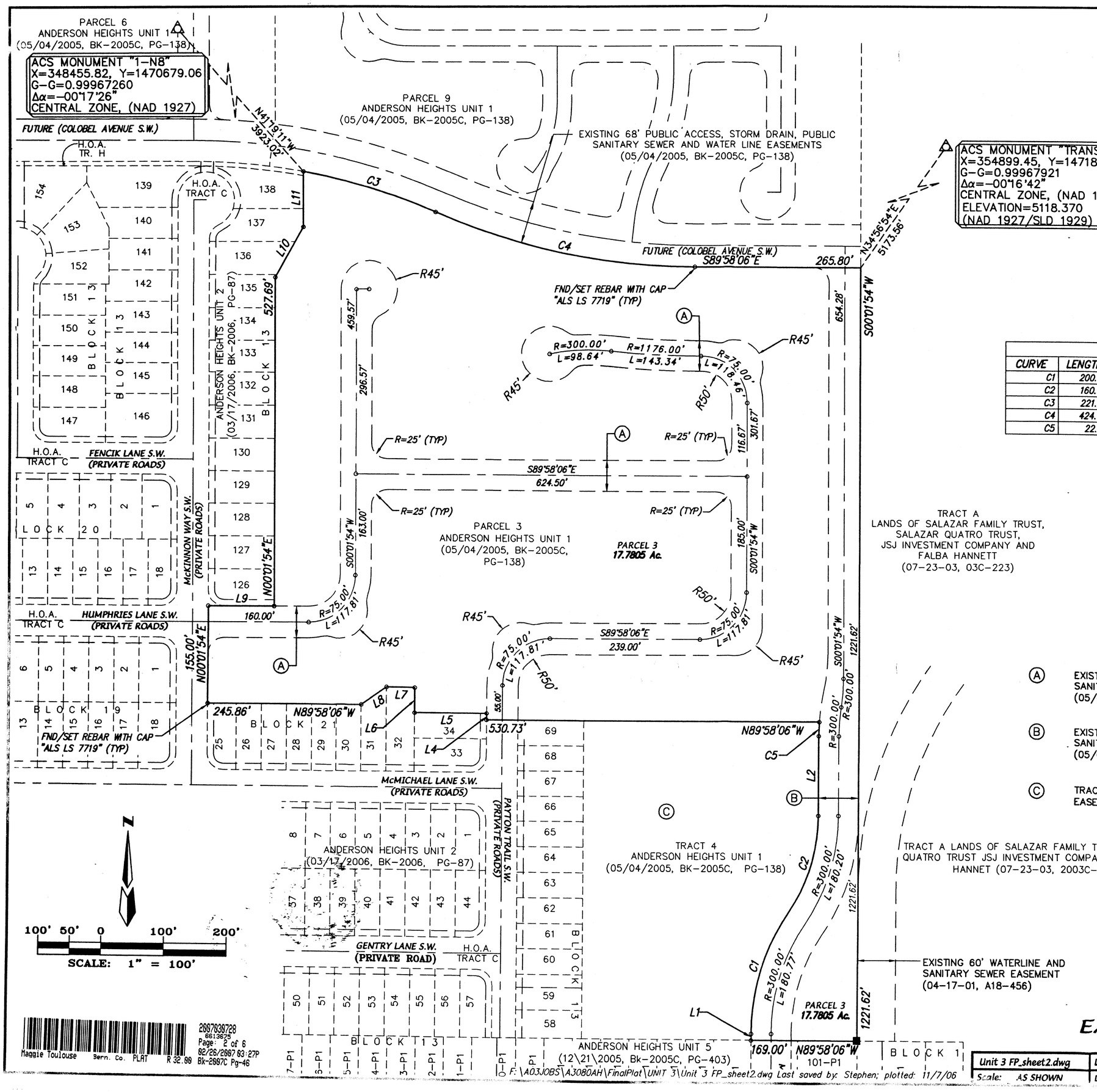
SEPTEMBER, 2006



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	200.05	332.00	34°31'28"	103.17	S17°11'04"W	197.04
C2	160.97	268.00	34°24'54"	83.00	N17°14'21"E	158.57
C3	221.38	966.00	13°07'51"	111.18	N72°59'46"W	220.90
C4	424.77	1034.00	23°32'15"	215.42	S78°11'58"E	421.79
C5	22.06	332.00	3°48'25"	11.03	S01°56'07"W	22.06

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°04'40"E	9.91
L2	S00°01'54"W	126.30
L4	S00°01'54"W	10.00
L5	S89°58'06"E	114.64
L6	S00°01'54"W	40.00
L7	S89°58'06"E	45.00
L8	N55°02'23"E	48.83
L9	N89°58'06"W	105.00
L10	S29°06'45"W	91.54
L11	S00°01'54"W	89.44

(A) EXISTING 50' PRIVATE ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORMDRAIN EASEMENT (05/04/2005, BK-2005C, PG-138)

(B) EXISTING 64' PRIVATE ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORMDRAIN EASEMENT (05/04/2005, BK-2005C, PG-138)

(C) TRACT 4 IS COVERED WITH A BLANKET DRAINAGE EASEMENT (05/04/2005, BK-2005C, PG-138)

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

EXISTING CONDITIONS

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Maggie Toulouse Bern. Co. PLAT R 32.00

PLAT FOR
ANDERSON HEIGHTS UNIT 3

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
SEPTEMBER, 2006

HOMEOWNERS ASSOCIATION TRACTS "B" AND "C" 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 6)

PROPERTY CORNERS

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

HOMEOWNERS ASSOCIATION TRACTS A, IS TO BE JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

(D) 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

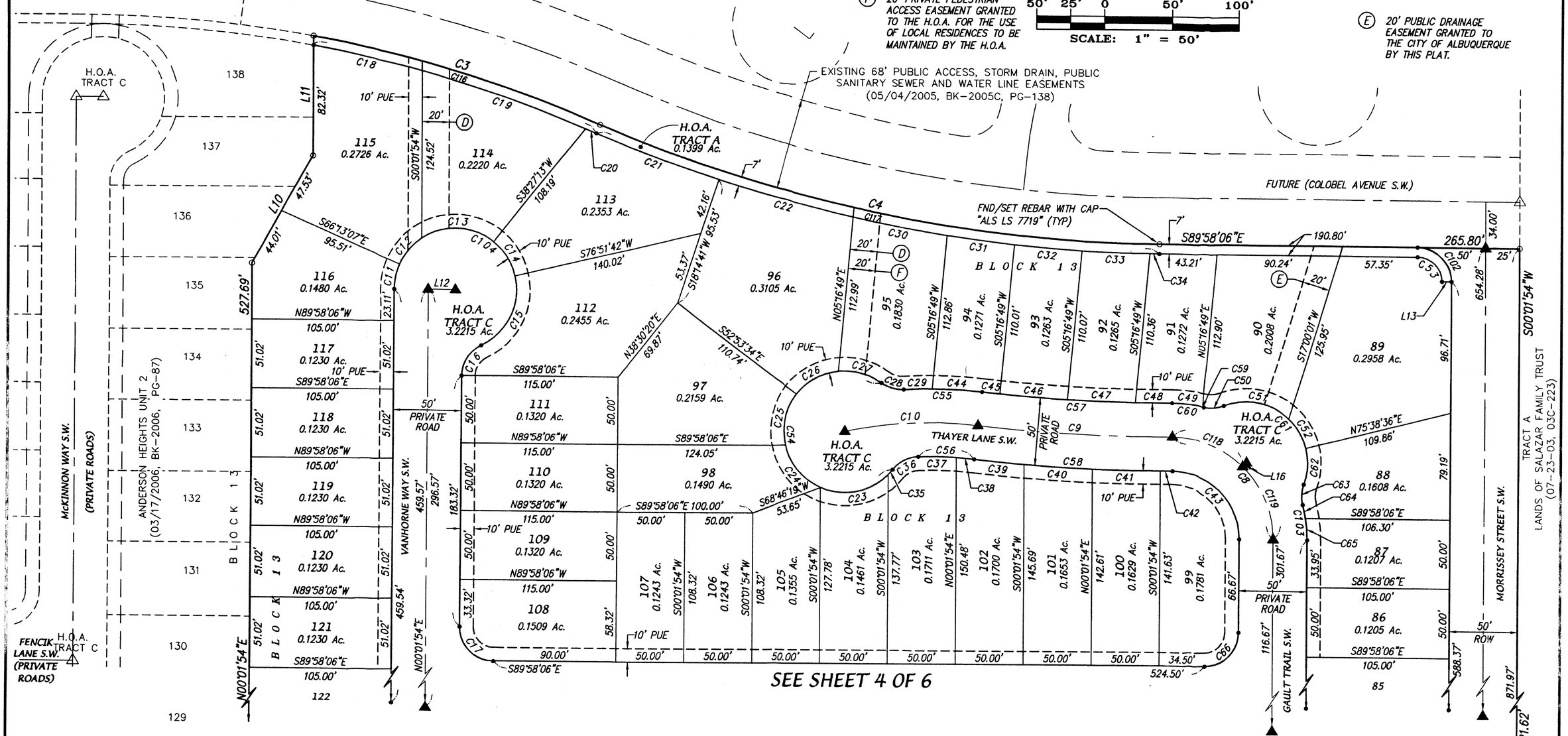
(F) 20' PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED TO THE H.O.A. FOR THE USE OF LOCAL RESIDENCES TO BE MAINTAINED BY THE H.O.A.

(E) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

N

50' 25' 0 50' 100'

SCALE: 1" = 50'



SEE SHEET 6 OF 6 FOR CURVE & LINE TABLE

MORRISSEY STREET S.W. SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE AS PUBLIC RIGHT-OF-WAY

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Maggie Toulouse Bern. Co. PLAT R 32.00

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

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505-884-1990

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PLAT FOR
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SEPTEMBER, 2006

HOMEOWNERS ASSOCIATION TRACTS "B" AND "C" 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 6)

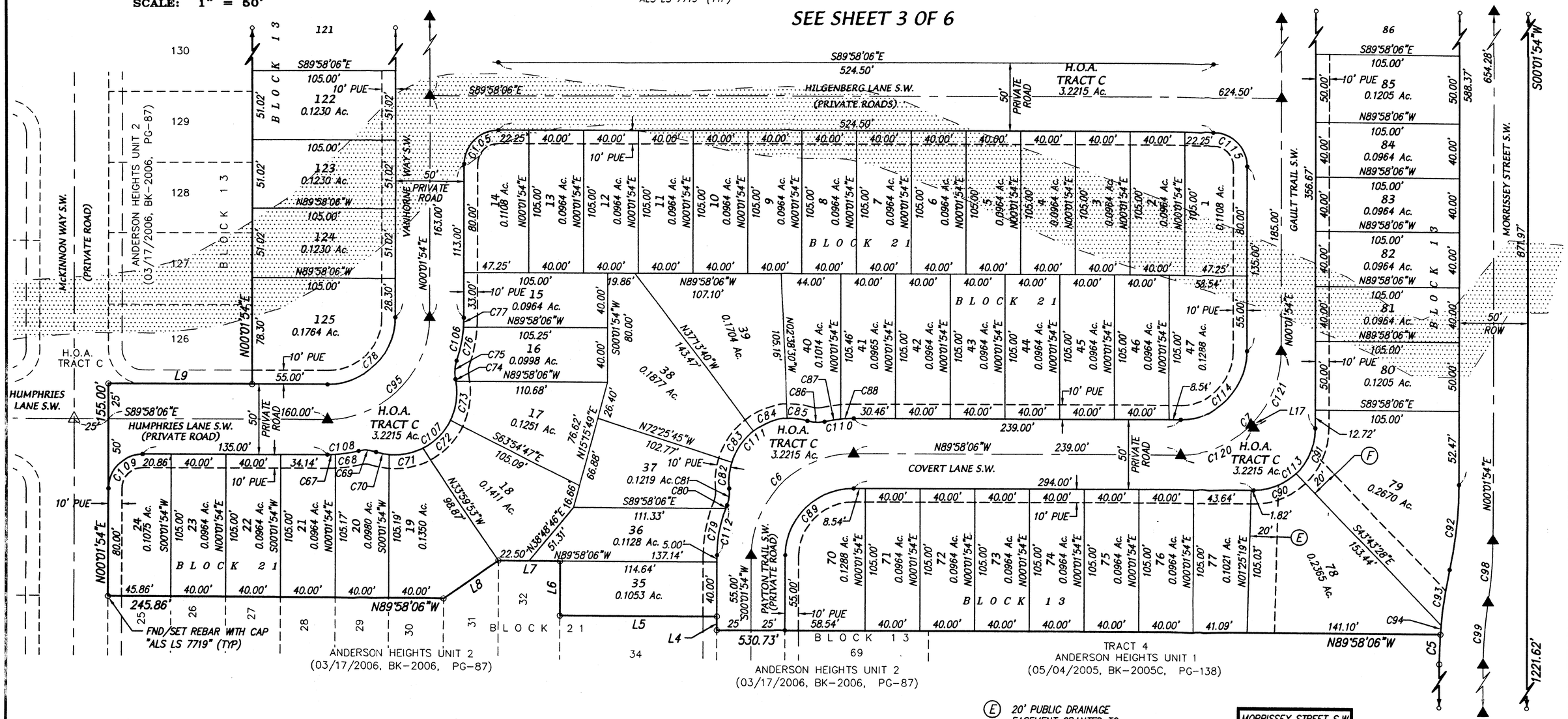
HOMEOWNERS ASSOCIATION TRACTS A, IS TO BE JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

N

50' 25' 0 50' 100'
SCALE: 1" = 50'

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

SEE SHEET 3 OF 6



(E) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

(F) 20' PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

MORRISSEY STREET S.W. SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE AS PUBLIC RIGHT-OF-WAY

SEE SHEET 5 OF 6

SEE SHEET 6 OF 6 FOR CURVE & LINE TABLE

2007038728
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Page: 4 of 6
02/26/2007 03:27P
Maggie Toulouse Bern. Co. PLAT R 32.00 Bk-2007C Pg-46

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

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

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Unit 3 FP_sheet3.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 6
Scale: AS SHOWN	Date: 11/7/2006	Job: A03080	

PLAT FOR
ANDERSON HEIGHTS UNIT 3
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
SEPTEMBER, 2006

SEE SHEET 4 OF 6

N

50' 25' 0 50' 100'

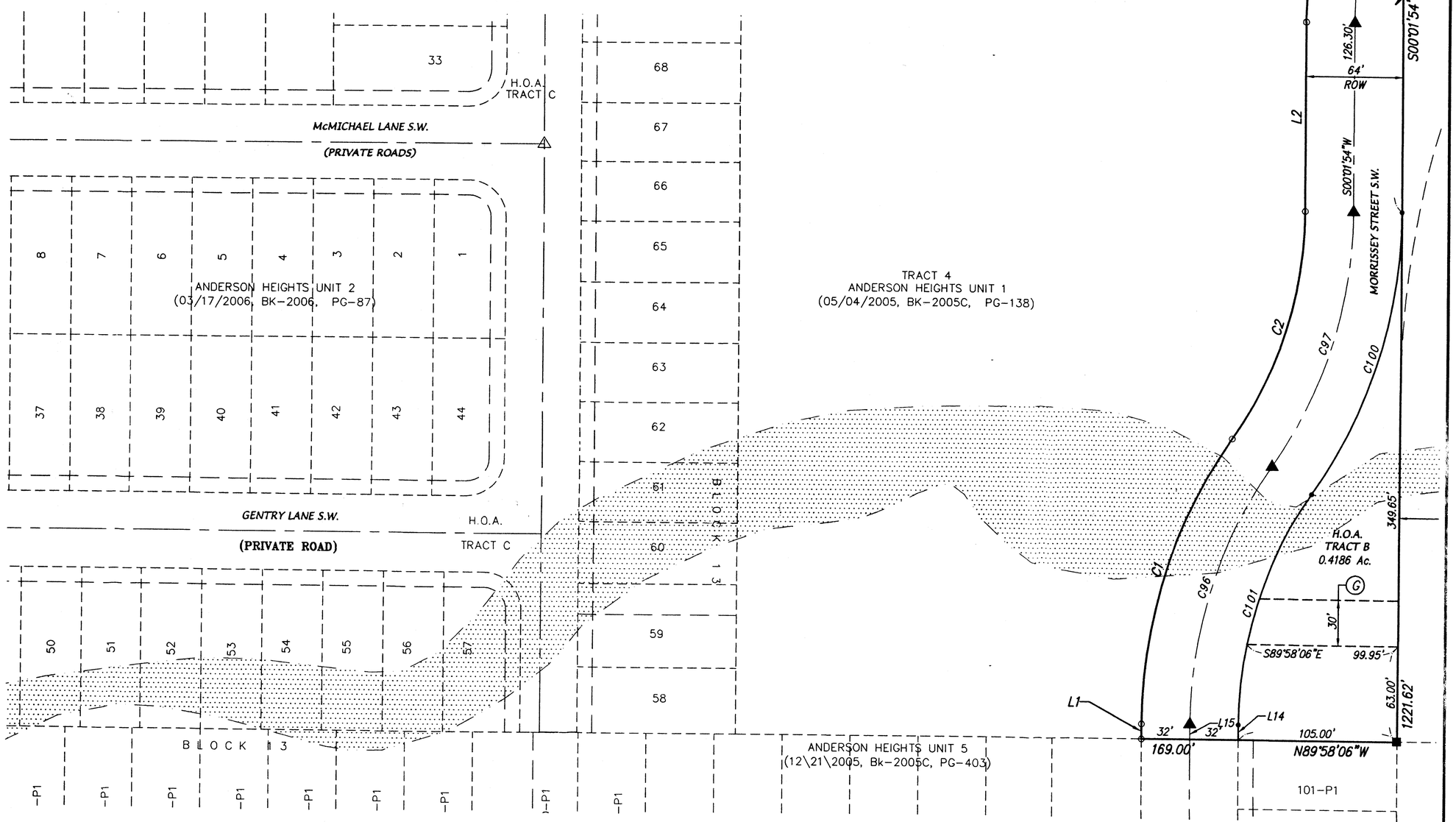
SCALE: 1" = 50'

HOMEOWNERS ASSOCIATION TRACTS "B" AND "C" 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 6)

HOMEOWNERS ASSOCIATION TRACTS A, 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

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



G 30' PUBLIC DRAINAGE AND SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

MORRISSEY STREET S.W. SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE AS PUBLIC RIGHT-OF-WAY

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Page: 5 of 6
02/26/2007 03:27P
Bk-2007C Pg-46
Maggie Toulouse Bern. Co. PLAT R 32.00

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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FEMA FLOODPLAIN

SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET

ALDRICH LAND SURVEYING
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Scale: AS SHOWN	Date: 11/7/2006	Job: A03080	

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	200.05	332.00	34°31'28"	103.17	S17°11'04"W	197.04
C2	160.97	268.00	34°24'54"	83.00	N17°14'21"E	158.57
C3	221.38	966.00	13°07'51"	111.18	N72°59'46"W	220.90
C4	424.77	1034.00	23°32'15"	215.42	S78°11'58"E	421.79
C5	22.06	332.00	3°48'25"	11.03	S01°56'07"W	22.06
C6	117.81	75.00	90°00'00"	75.00	S45°01'54"W	106.07
C7	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C8	118.46	75.00	90°29'41"	75.65	N45°12'56"W	106.52
C9	143.34	1176.00	6°59'00"	71.76	S86°58'16"E	143.25
C10	98.64	300.00	18°50'19"	49.77	S87°06'05"W	98.20
C11	18.65	45.00	23°44'59"	9.46	S11°54'24"W	18.52
C12	25.53	45.00	32°30'05"	13.12	S40°01'56"W	25.19
C13	56.68	45.00	72°10'15"	32.80	N87°37'55"W	53.01
C14	30.17	45.00	38°24'29"	15.67	N32°20'33"W	29.60
C15	61.10	45.00	77°47'35"	36.31	N25°45'30"E	56.51
C16	28.20	25.00	64°37'23"	15.81	S32°20'36"W	26.73
C17	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C18	82.64	959.00	4°56'13"	41.34	N77°00'58"W	82.61
C19	127.39	959.00	7°36'39"	63.79	N70°44'32"W	127.30
C20	8.47	959.00	0°30'21"	4.23	N66°41'02"W	8.47
C21	96.74	1041.00	5°19'28"	48.40	S69°05'35"E	96.71
C22	103.45	1041.00	5°41'37"	51.77	S74°36'08"E	103.41
C23	54.21	45.00	69°01'12"	30.94	N78°43'31"E	50.99
C24	41.54	45.00	52°53'30"	22.38	S40°19'07"E	40.08
C25	40.04	45.00	50°58'48"	21.45	S11°37'02"W	38.73
C26	36.53	45.00	46°30'51"	19.34	S60°21'51"W	35.54
C27	33.76	45.00	42°58'42"	17.72	N74°53'22"W	32.97
C28	17.56	25.00	40°14'50"	9.16	S73°31'26"E	17.20
C29	20.80	325.00	3°40'03"	10.40	S88°11'11"W	20.80
C30	70.32	1041.00	3°52'13"	35.17	S79°23'03"E	70.30
C31	50.04	1041.00	2°45'14"	25.02	S82°41'46"E	50.03
C32	50.01	1041.00	2°45'09"	25.01	S85°26'58"E	50.00
C33	50.10	1041.00	2°45'26"	25.05	S88°12'15"E	50.09
C34	7.00	1041.00	0°23'07"	3.50	S89°46'32"E	7.00
C35	4.75	45.00	6°03'03"	2.38	N41°11'23"E	4.75
C36	21.72	25.00	49°46'51"	11.60	S63°03'17"W	21.04
C37	28.13	275.00	5°51'43"	14.08	N89°07'26"W	28.12
C38	13.02	275.00	2°42'49"	6.51	N84°50'10"W	13.02
C39	37.21	1201.00	1°46'30"	18.61	S84°22'01"E	37.21
C40	50.10	1201.00	2°23'24"	25.05	S86°26'58"E	50.09
C41	50.01	1201.00	2°23'10"	25.01	S88°50'15"E	50.01
C42	9.06	1201.00	0°25'57"	4.53	N89°45'12"E	9.06
C43	78.97	50.00	90°29'41"	50.43	N45°12'56"W	71.02
C44	36.87	325.00	6°30'02"	18.46	N86°43'47"W	36.85
C45	13.17	1151.00	0°39'20"	6.59	S83°48'26"E	13.17
C46	50.01	1151.00	2°29'22"	25.01	S85°22'47"E	50.00
C47	50.08	1151.00	2°29'35"	25.04	S87°52'15"E	50.08
C48	27.03	1151.00	1°20'44"	13.52	S89°47'24"E	27.03
C49	23.13	100.00	13°15'08"	11.62	N83°50'12"W	23.08
C50	15.41	25.00	35°19'35"	7.96	N85°39'36"E	15.17
C51	51.36	45.00	65°23'28"	28.88	N79°18'27"W	48.62
C52	25.33	45.00	32°15'19"	13.01	N30°29'03"W	25.00
C53	28.27	18.00	90°00'00"	18.00	N44°58'06"W	25.46
C54	206.08	45.00	262°23'04"	51.42	S04°35'33"E	67.73
C55	57.68	325.00	10°10'05"	28.91	N88°33'48"W	57.60
C56	41.16	275.00	8°34'32"	20.62	N87°46'02"W	41.12
C57	140.29	1151.00	6°59'00"	70.23	S86°58'16"E	140.20
C58	146.38	1201.00	6°59'00"	73.28	S86°58'16"E	146.29
C59	0.93	100.00	0°32'02"	0.47	N76°56'37"W	0.93
C60	24.06	100.00	13°47'10"	12.09	N83°34'11"W	24.00
C61	103.88	45.00	132°15'38"	101.69	N45°52'22"W	82.30
C62	27.19	45.00	34°36'51"	14.02	N02°57'01"E	26.77
C63	15.41	25.00	35°19'35"	7.96	S02°35'39"W	15.17
C64	10.23	100.00	5°51'50"	5.12	N12°08'13"W	10.23
C65	16.12	100.00	9°14'13"	8.08	N04°35'12"W	16.10
C66	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C67	5.86	100.00	3°21'30"	2.93	N88°21'10"E	5.86
C68	17.29	100.00	9°54'26"	8.67	N81°43'12"E	17.27
C69	13.54	25.00	31°01'25"	6.94	N87°43'19"W	13.37
C70	9.77	45.00	12°26'05"	4.90	S78°25'38"E	9.75
C71	25.46	45.00	32°25'02"	13.08	N79°08'49"E	25.12
C72	28.94	45.00	36°51'05"	14.99	N44°30'45"E	28.45
C73	28.51	45.00	36°17'44"	14.75	N07°56'21"E	28.03
C74	1.65	45.00	2°06'10"	0.83	N11°15'36"W	1.65
C75	13.54	25.00	31°01'25"	6.94	S03°12'02"W	13.37
C76	25.60	100.00	14°39'59"	12.87	N11°22'45"E	25.53
C77	7.01	100.00	4°00'50"	3.50	N02°02'20"E	7.00
C78	78.57	50.00	90°01'54"	50.03	N45°00'57"E	70.73
C79	35.76	100.00	20°29'14"	18.07	S10°16'32"W	35.57
C80	2.38	100.00	1°21'54"	1.19	S21°12'06"W	2.38
C81	12.57	25.00	28°48'17"	6.42	N07°28'54"E	12.44
C82	19.24	45.00	24°29'29"	9.77	S05°19'30"W	19.09
C83	27.65	45.00	35°12'05"	14.28	S35°10'17"W	27.21
C84	27.16	45.00	34°35'11"	14.01	S70°03'55"W	26.75
C85	15.05	45.00	19°09'35"	7.59	N83°03'42"W	14.98
C86	12.57	25.00	28°48'17"	6.42	S87°53'03"E	12.44
C87	11.94	100.00	6°50'36"	5.98	S81°08'06"W	11.94
C88	9.56	100.00	5°28'30"	4.78	S87°17'39"W	9.55
C89	78.54	50.00	90°00'00"	50.00	S45°01'54"W	70.71
C90	34.37	45.00	43°45'22"	18.07	N68°09'13"E	33.54
C91	36.32	45.00	46°14'38"	19.21	N23°09'13"E	35.34
C92	63.27	300.00	12°04'58"	31.75	N06°04'23"E	63.15
C93	41.27	332.00	7°07'20"	20.66	S08°33'13"W	41.24
C94	6.69	332.00	1°09'13"	3.34	S04°24'56"W	6.68
C95	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C96	180.77	300.00	34°31'28"	93.22	S17°11'04"W	178.05
C97	180.20	300.00	34°24'54"	92.91	N17°14'21"E	177.50
C98	45.87	300.00	8°45'41"	22.98	N04°24'45"E	45.83
C99	45.87	300.00	8°45'41"	22.98	S04°24'45"W	45.83
C100	199.42	332.00	34°24'54"	102.82	N17°14'21"E	196.43
C101	161.49	268.00	34°31'28"	83.28	S17°11'04"W	159.06
C102	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C103	26.36	100.00	15°06'02"	13.25	N07°31'07"W	26.28
C104	192.13	45.00	244°37'23"	71.15	N57°39'24"W	76.06
C105	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C106	33.02	100.00	18°55'17"	16.66	N09°15'06"E	32.87
C107	94.33	45.00	120°06'05"	78.10	N47°44'21"E	77.98
C108	23.15	100.00	13°15'56"	11.63	N83°23'57"E	23.10
C109	36.17	25.00	82°54'16"	22.08	S48°34'46"W	33.10
C110	21.50	100.00	12°19'06"	10.79	S83°52'21"W	21.46
C111	89.09	45.00	113°26'19"	68.56	S49°47'55"W	75.24
C112	38.14	100.00	21°51'08"	19.30	S10°57'29"W	37.91
C113	70.69	45.00	90°00'00"	45.00	N45°01'54"E	63.64
C114	78.57	50.00	90°01'54"	50.03	N45°00'57"E	70.73
C115	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C116	218.49	959.00	13°03'14"	109.72	N72°57'28"W	218.02
C117	427.65	1041.00	23°32'15"	216.88	S78°11'58"E	424.65
C118	58.37	75.00	44°35'24"	30.75	N68°10'04"W	56.91
C119	60.09	75.00	45°54'17"	31.76	N22°55'14"W	58.49
C120	58.90	75.00	45°00'00"	31.07	N67°31'54"E	57.40
C121	58.90	75.00	45°00'00"	31.07	N22°31'54"E	57.40

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°04'40"E	9.91
L2	S00°01'54"W	126.30
L4	S00°01'54"W	10.00
L5	S89°58'06"E	114.64
L6	S00°01'54"W	40.00
L7	S89°58'06"E	45.00
L8	N55°02'23"E	48.83
L9	N89°58'06"W	105.00
L10	S29°06'45"W	91.54
L11	S00°01'54"W	89.44
L12	S89°58'06"E	20.00
L13	N89°58'06"W	7.00
L14	S00°04'40"E	10.03
L15	S00°04'40"E	9.97
L16	N44°07'38"E	4.04
L17	N44°58'06"W	2.78

PLAT FOR

ANDERSON HEIGHTS UNIT 3

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
SEPTEMBER, 2006

PUBLIC UTILITY EASEMENTS:

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.

Maggie Toulouse Bern. Co. PLAT R 32.00 2007030728 6613675 Page: 6 of 6 02/26/2007 03:27P Bk-2007C Pg-46

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
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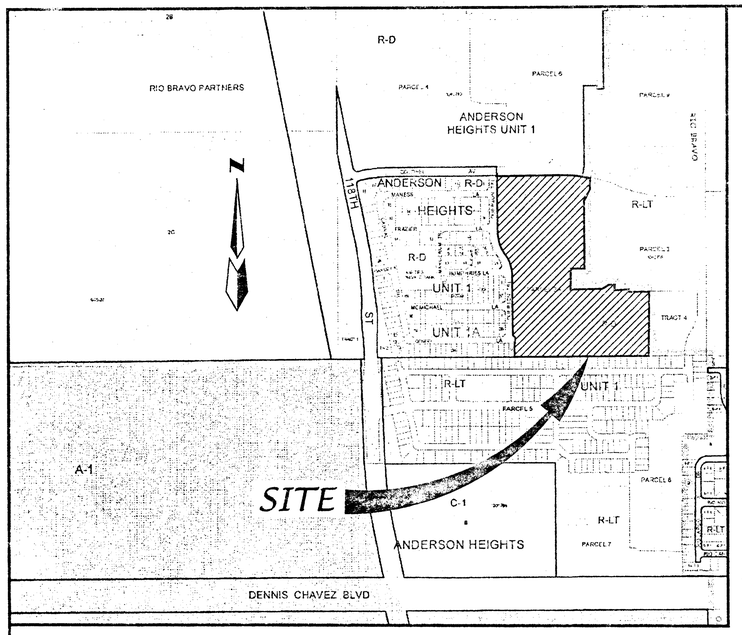
Unit 3 FP_sheet3.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 6 of 6
Scale: AS SHOWN	Date: 11/7/2006	Job: A03080	



VICINITY MAP SCALE: NTS ZONE ATLAS: N-8, P-8

SUBDIVISION DATA

GROSS ACREAGE	24.7062 Acres
ZONE ATLAS NO.	N-8-Z & P-8-Z
NO. OF EXISTING PARCELS	1 PARCEL
NO. OF LOTS/TRACTS/PARCELS CREATED	168 LOTS, 7 TRACTS 0 PARCEL
NO. OF PARCEL ELIMINATED	1
MILES OF FULL WIDTH STREETS CREATED	0.83
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.0 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 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 — DATE 2/14/06

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on FEBRUARY 14, 2006
By Robert Coleman, Director of Land, KB HOME New Mexico Inc, A New Mexico Corporation on behalf of said corporation

NOTARY PUBLIC — MY COMMISSION EXPIRES 9·10·08

OFFICIAL SEAL
SUSAN RADZINSKI
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 9·10·08

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 PARCEL 2A, 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 August 08, 2005 in Book 2005C, Page 272 and containing 24.7062 acres more or less.

PURPOSE OF PLAT

1. SUBDIVIDE ONE (1) PARCEL INTO ONE HUNDRED AND SIXTY EIGHT (168) LOTS, SEVEN (7) TRACTS FOR HOME OWNERS ASSOCIATION AND DRAINAGE.
2. GRANT NEW EASEMENTS AS SHOWN HEREON

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Page: 1 of 5
03/17/2006 02:35P
Bk-2006C Pg-87
Maru Hernera Bern. Co. PLAT R 27.00

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 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).

THIS IS TO CERTIFY THAT ... PAID UNDER ... 10C 3054BCRL4080140
KB HOMES NM INC
... 3-17-06

PLAT FOR ANDERSON HEIGHTS UNIT 2

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, 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: 06DRB-00268

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	3-15-06 Date
PNM Gas Services	3-15-06 Date
Qwest Telecommunications	3/15/06 Date
Comcast	3·16·06 Date

City Approvals:

City Surveyor	2-27-06 Date
Real Property Division	2/17/06 Date
Traffic Engineering, Transportation Division	3-8-06 Date
Water Utility Department	3-8-06 Date
Parks and Recreation Department	3/8/06 Date
AMAFCA	3/8/06 Date
City Engineer	3/8/06 Date
DRB Chairperson, Planning Department	2/17/06 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 02-27-06

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

Dwg: COVER.dwg	Drawn: Stephen	Checked: ALS	Sheet 1 of 5
Scale: AS SHOWN	Date: 2/14/2006	Job: A03080	

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PLAT FOR
ANDERSON HEIGHTS UNIT 2
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, 2006

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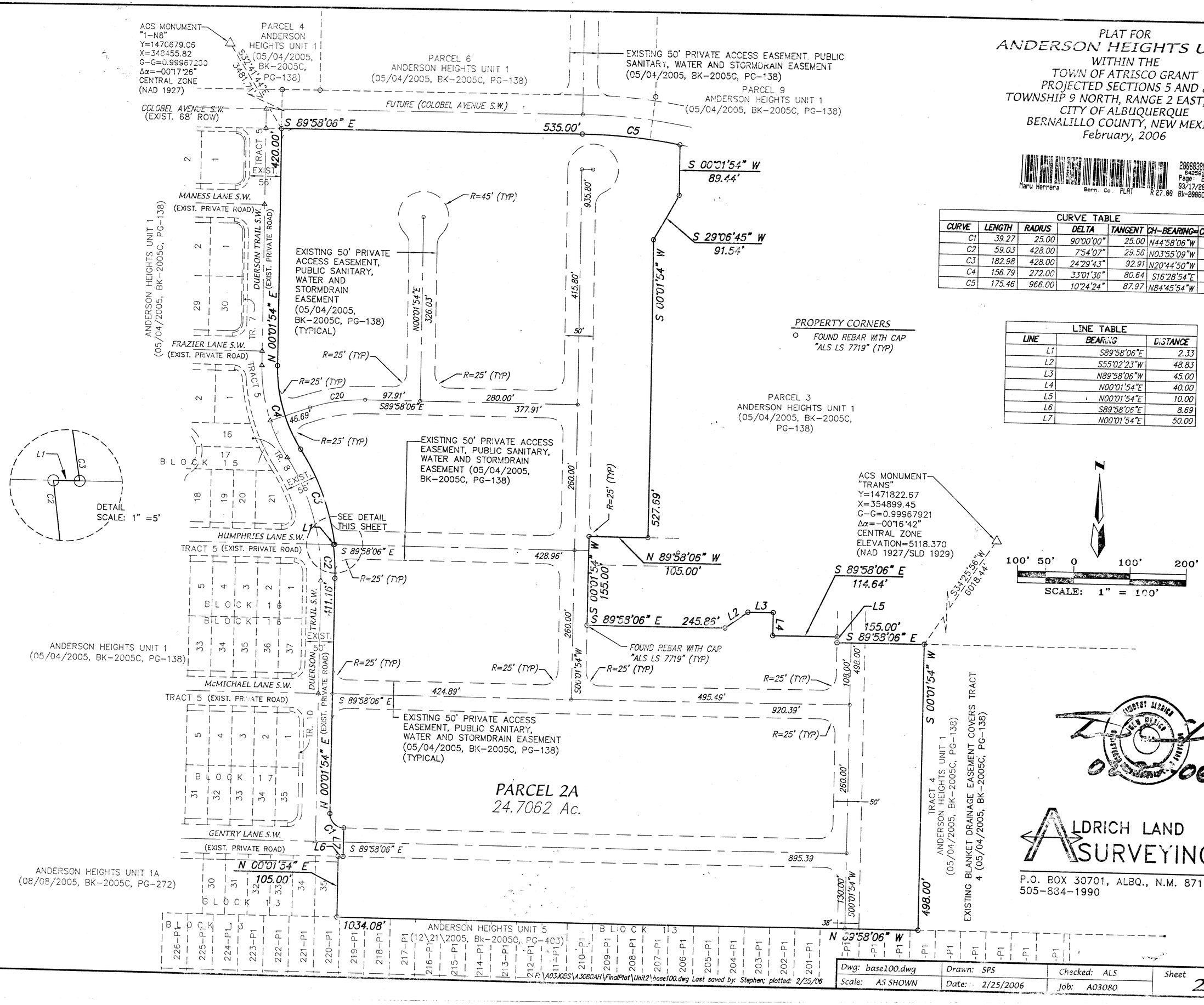
Maru Herrera Bern. Co. PLAT R 27.00 Bk-2006C Pg-87



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

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
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

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	S89°58'06"E	8.69
L7	N00°01'54"E	50.00

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

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Maru Herrera Bern. Co. PLAT R 27.00
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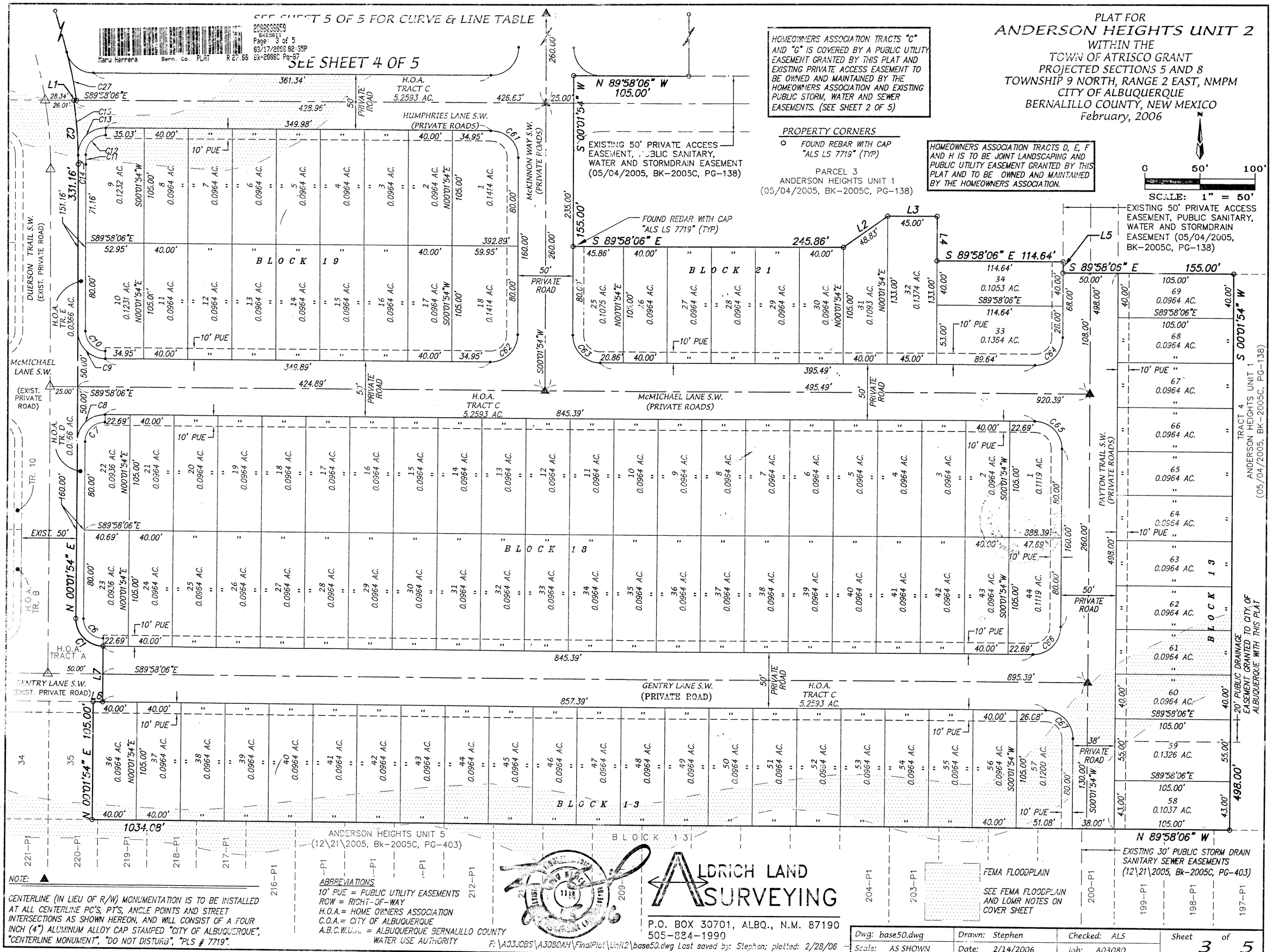
Bk-2006C Pg-87



PLAT FOR
ANDERSON HEIGHTS UNIT 2
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, 2006

PLAT FOR
ANDERSON HEIGHTS UNIT 2

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
February, 2006

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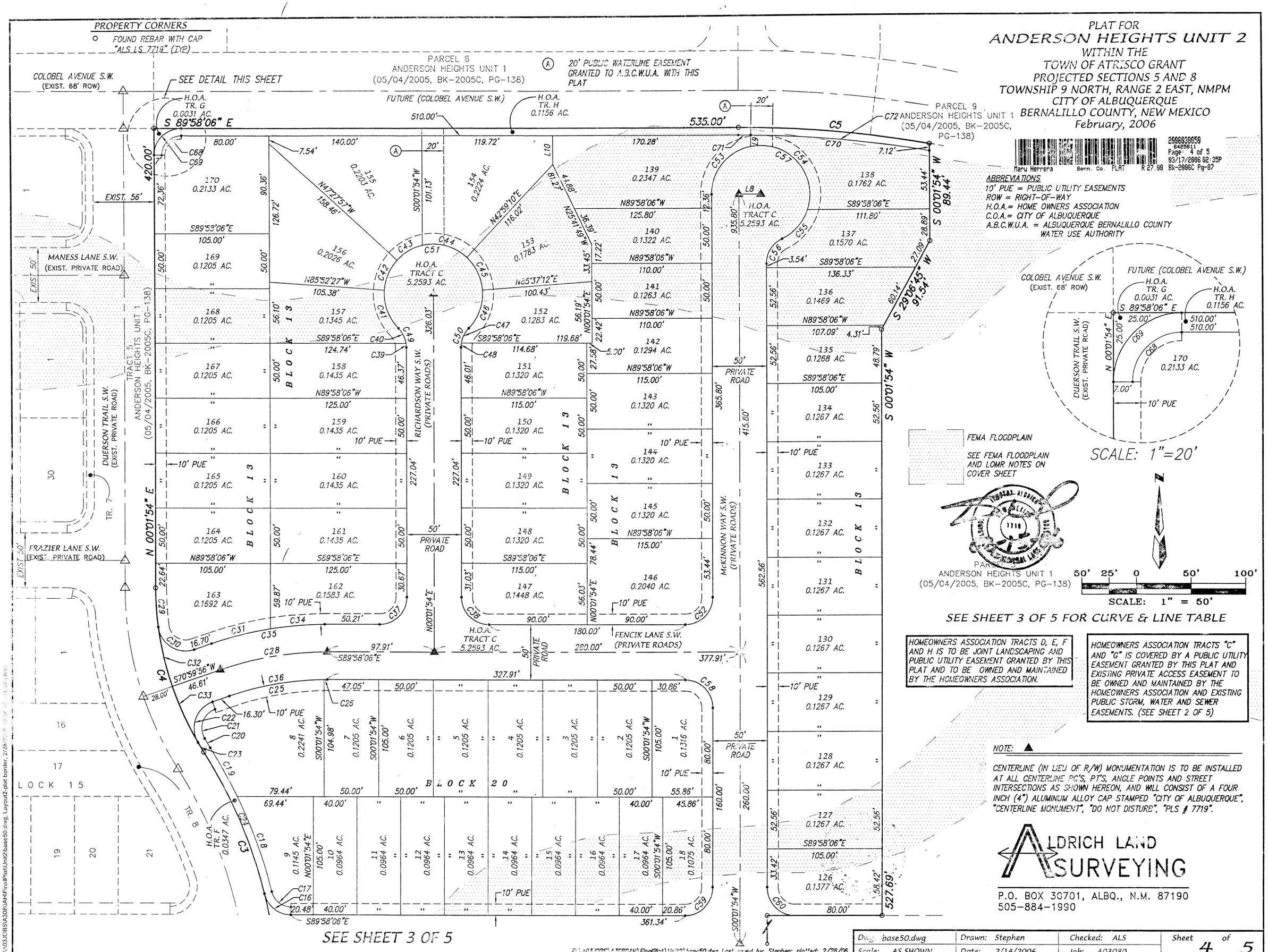
Maru Herrera Bern. Co. PLAT R 27.00 Bk-2006C Pg-87



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

SEE SHEET 3 OF 5 FOR CURVE & LINE TABLE

HOMEOWNERS ASSOCIATION TRACTS D, E, F 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.

HOMEOWNERS ASSOCIATION TRACTS "C" AND "G" 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)

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".

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

Dwg: base50.dwg	Drawn: Stephen	Checked: ALS	Sheet 4 of 5
Scale: AS SHOWN	Date: 2/14/2006	Job: A03080	

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PLAT FOR
ANDERSON HEIGHTS UNIT 2
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, 2006

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Page: 5 of 5
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Maru Herrera Bern. Co. PLAT R 27.00

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
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	2[illegible]2.00	33°01'36"	80.64	S16°28'54"E	154.65
C5	175.46	966.00	10°24'24"	87.97	N84°45'54"W	175.21
C6	28.27	18.00	90°00'00"	18.00	S44°58'06"E	25.46
C7	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C8	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C9	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C10	28.27	18.00	90°00'00"	18.00	S44°58'06"E	25.46
C11	8.49	435.00	1°07'06"	4.24	N00°31'38"W	8.49
C12	28.63	18.00	91°07'06"	18.35	S44°28'22"W	25.70
C13	39.76	25.00	91°07'06"	25.49	S44°28'22"W	35.70
C14	8.35	428.00	1°07'06"	4.18	N00°31'38"W	8.35
C15	50.67	428.00	6°47'01"	25.37	N04°28'42"W	50.64
C16	32.94	25.00	75°29'25"	19.35	S52°13'23"E	30.61
C17	23.72	18.00	75°29'25"	13.93	S52°13'23"E	22.04
C18	90.36	435.00	11°54'07"	45.34	N20°25'44"W	90.20
C19	50.22	435.00	6°36'54"	25.14	N29°41'15"W	50.19
C20	9.63	265.00	2°04'58"	4.82	S31°57'13"E	9.63
C21	32.02	18.00	101°54'39"	22.19	S20°02'36"W	27.96
C22	44.47	25.00	101°54'39"	30.82	S20°02'36"W	38.83
C23	9.89	272.00	2°04'58"	4.94	S31°57'13"E	9.89
C24	138.32	428.00	18°31'02"	69.77	N23°44'11"W	137.72
C25	88.41	275.00	18°25'09"	44.59	S80°12'30"W	88.03
C26	2.95	275.00	0°36'50"	1.47	S89°43'29"W	2.95
C27	44.66	428.00	5°58'41"	22.35	N11°29'20"W	44.64
C28	99.66	300.00	19°01'59"	50.29	S80°30'55"W	99.20
C29	36.01	272.00	7°35'08"	18.03	S03°45'40"E	35.98
C30	44.26	25.00	101°26'51"	30.57	S58°16'39"E	38.71
C31	55.65	325.00	9°48'37"	27.89	S75°54'14"W	55.58
C32	55.32	272.00	11°39'13"	27.76	S13°22'50"E	55.23
C33	55.57	272.00	11°42'17"	27.88	S25°03'35"E	55.47
C34	52.31	325.00	9°13'22"	26.21	S85°25'14"W	52.26
C35	107.96	325.00	19°01'59"	54.48	S80°30'55"W	107.47
C36	91.35	275.00	19°01'59"	46.10	S80°30'55"W	90.93
C37	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C38	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C39	3.64	25.00	8°20'52"	1.82	N04°08'32"W	3.64
C40	15.74	25.00	36°04'03"	8.14	N26°20'59"W	15.48
C41	38.10	45.00	48°30'34"	20.28	S20°07'44"E	36.97
C42	30.17	45.00	38°24'29"	15.67	S23°19'48"W	29.60
C43	27.22	45.00	34°39'29"	14.04	S59°51'47"W	26.81
C44	43.82	45.00	55°47'38"	23.82	N74°54'39"W	42.11
C45	33.48	45.00	42°38'02"	17.56	N25°41'49"W	32.72
C46	38.35	45.00	48°49'37"	20.43	N20°02'01"E	37.20
C47	15.37	25.00	35°13'56"	7.94	S26°49'52"W	15.13
C48	4.01	25.00	9°11'00"	2.01	S04°37'24"W	4.00
C49	19.38	25.00	44°24'55"	10.21	N22°10'33"W	18.90
C50	19.38	25.00	44°24'55"	10.21	S22°14'22"W	18.90
C51	211.14	45.00	268°49'50"	45.93	N89°58'06"W	64.29
C52	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C53	61.60	45.00	78°25'41"	36.72	S39°14'45"W	56.90
C54	94.25	45.00	120°00'06"	77.94	N41°32'22"W	77.94
C55	36.28	45.00	46°11'36"	19.19	N41°33'29"E	35.31
C56	28.20	25.00	64°37'23"	15.81	S32°20'36"W	26.73
C57	192.13	45.00	244°37'23"	71.15	N57°39'24"W	76.06
C58	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C59	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C60	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C61	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C62	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C63	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C64	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C65	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C66	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C67	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C68	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C69	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C70	175.47	959.00	10°29'01"	87.98	N84°43'35"W	175.22
C71	11.22	959.00	0°40'13"	5.61	N89°37'59"W	11.22
C72	164.25	959.00	9°48'48"	82.33	N84°23'29"W	164.05

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.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°58'06"W	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	N89°58'06"W	8.69
L7	S00°01'54"W	50.00
L8	N89°58'06"W	20.00
L9	N01°17'58"E	11.07
L10	S00°01'54"W	27.15

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

Dwg: base50.dwg	Drawn: Stephen	Checked: ALS	Sheet 5 of 5
Scale: AS SHOWN	Date: 2/14/2006	Job: A03080	

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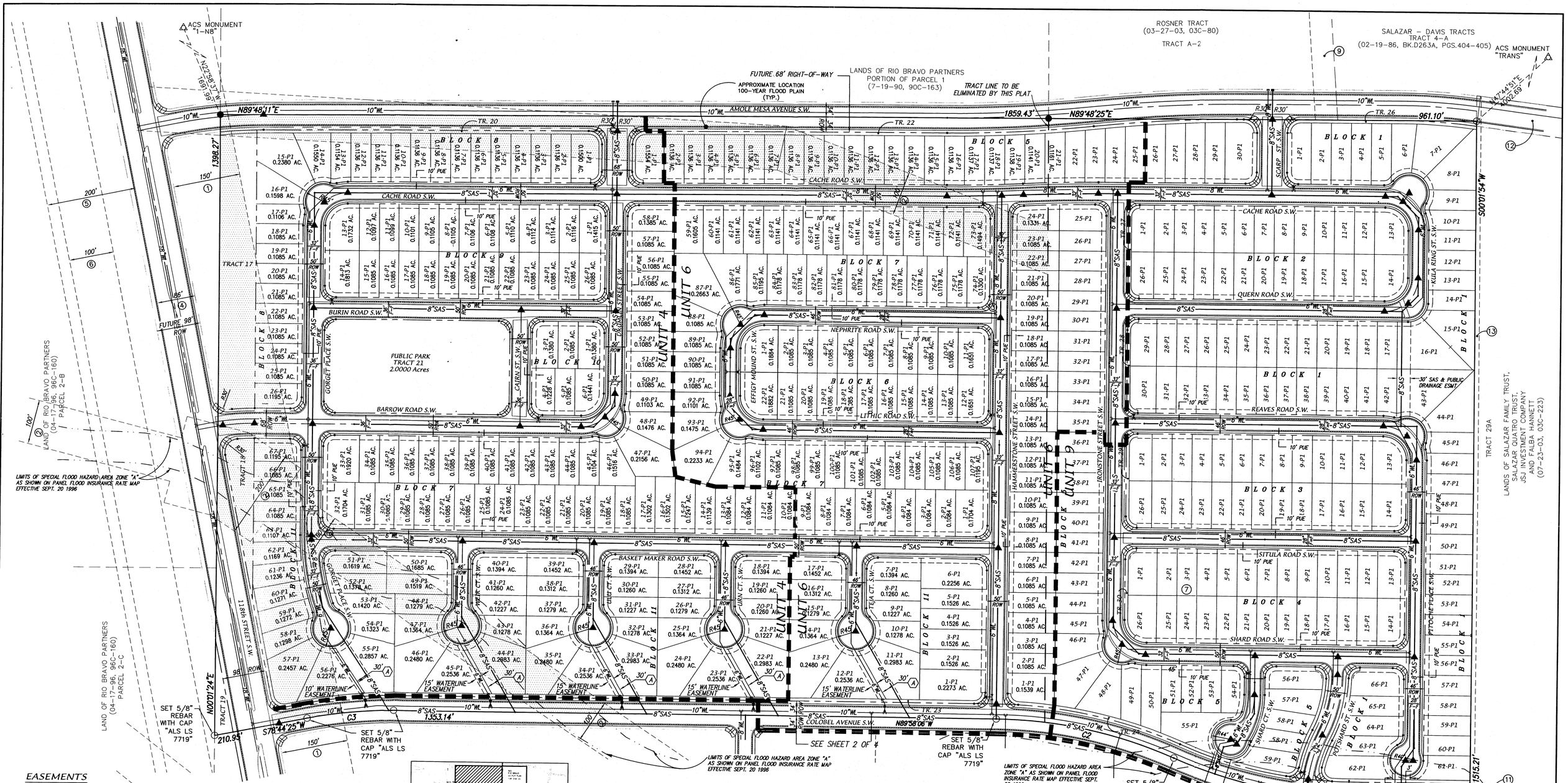
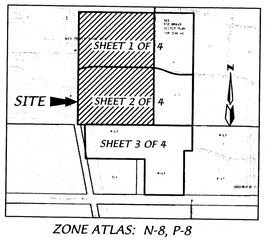


EASEMENTS

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)
7. EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104) (03-27-03, 03C-80)
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)

(A) 30' SANITARY AND STORM DRAIN EASEMENT

100' 50' 0 100' 200'
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

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	DATE
Utilities Development	DATE
Parks and Recreation Department	DATE
City Engineer	DATE
* Environmental Health Department (conditional)	DATE
Solid Waste Management	DATE
DRB Chairperson, Planning Department	DATE

SUBDIVISION DATA

SITEPLAN AREA	118.6195 AC
ZONE ATLAS NO.	N-8-Z, AND P-8-Z
NO. OF LOTS CREATED	615 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.

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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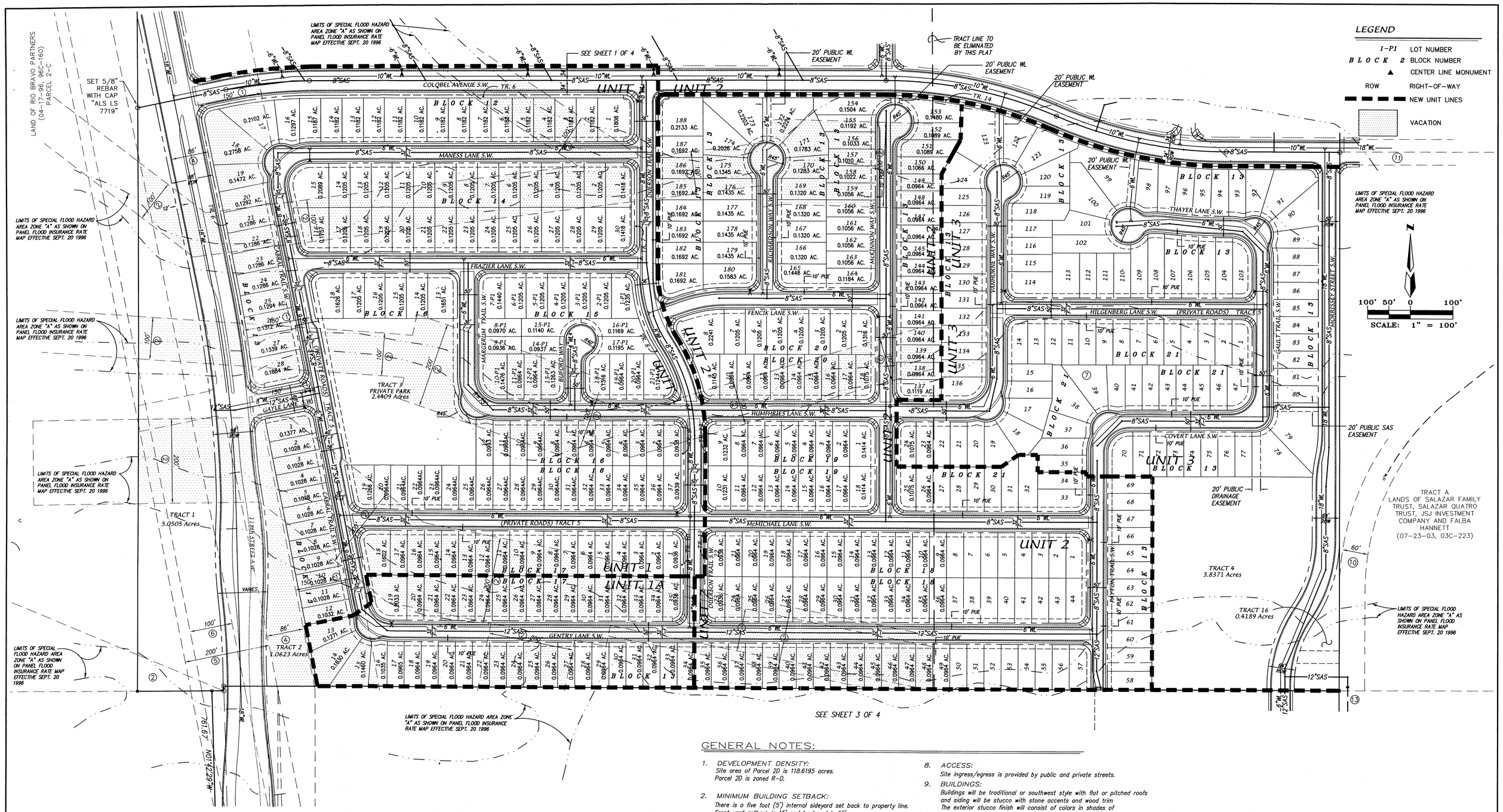

TRACT	BENIFICIARY AND MAINTENANCE
TRACT 2, 3, 5, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 32, 33, 35	FOR AND TO BE MAINTAINED BY THE HOA
TRACT 4	FOR AND TO BE MAINTAINED BY THE HOA W/ A BLANKET PUBLIC DRAINAGE EASEMENT
TRACT 6, 14, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30	TO CITY AS ROW BUT MAINTAINED BY HOA
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)
2. EXISTING 100' OR 200' AMAFCA DRAINAGE EASEMENT (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).
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)

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 land 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 Albuquerque 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

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 2 of 4
Scale: 1" = 100'	Date: 6-3-04	Job: A03080	

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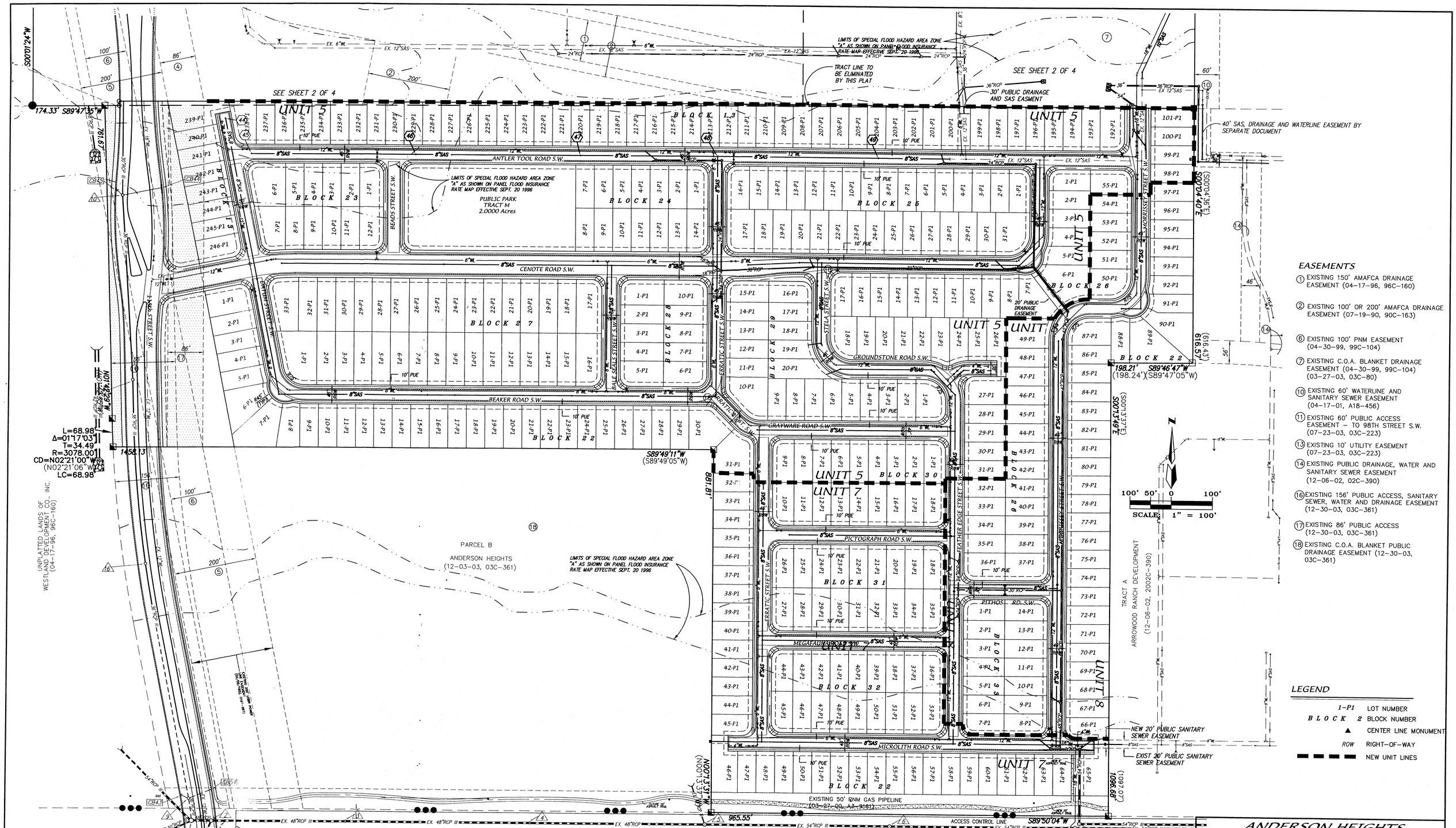

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Designed: GJK	Drawn: RDQ	Checked: DMG	Sheet 3 of 4
Scale: 1" = 100'	Date: 6-3-04	Job: A03080	

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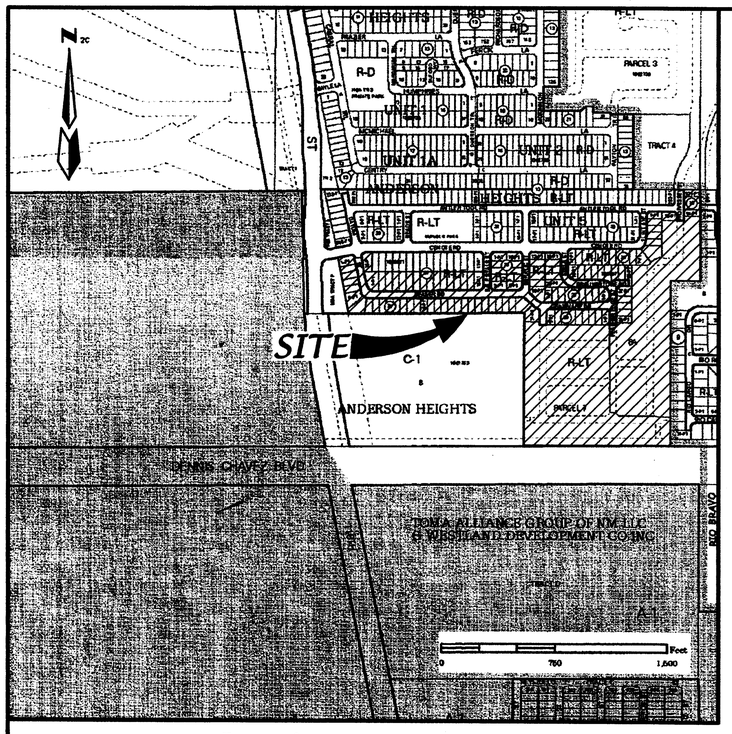

VICINITY MAP 1"=750'

ZONE ATLAS: P-8

SUBDIVISION DATA

Gross Acreage	40.6530 Acres
Zone Atlas No.	N-8-Z & P-8-Z
No. of Existing Lots\Parcels	123 Lots/2 Parcels
No. of Lots\Parcels created	120 Lots\2 Parcels
Right-of-way Vacated	2.9982 Ac.
Right-of-way Dedicated	3.3096 Ac.
Miles of full width streets created	x.xx
Date of Survey	November, 2003
Zoning	R-D/R-LT
Utility Control Location System Log No.	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 as 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: 10/02/2006

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

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

This instrument was acknowledged before me on 2nd day of October, 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

LEGAL DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Sections 8, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL 7, 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 4, 2005 in Book 2005C, Page 138; together with LOTS 1-P1 THRU 31-P1, and LOTS 98-P1, through 101 P1, BLOCK 22,; LOTS 1-P1 through 31-P1 and LOT 55-P1; BLOCK 26; LOTS 1-P1 through 16-P1, and LOT 33-P1, BLOCK 27; LOTS 1-P1 through 10-P1, BLOCK 28; LOTS 1-P1 through 20-P1, BLOCK 29; and LOTS 1-P1 through 9-P1, BLOCK 30; all of PARCEL 8-A, all of BEAKER ROAD, S.W., GRAYWARE ROAD S.W., and GROUNDSTONE ROAD, S.W. and a portion of DATUM STREET S.W., BALE SEALS STREET S.W., ERRATIC STREET S.W., STELA STREET S.W. and FEATHER EDGE STREET S.W. ANDERSON HEIGHTS UNIT 5 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 January 21, 2005 in Book 2005C, Page 403 and containing 40.6530 acres more or less.

PURPOSE OF PLAT

1. Purpose of this plat is to delete the P-1 designation for Intermittent Parking Design Criteria from Lots within this portion of Anderson Heights Unit 5 as shown. These lots will be renamed with an "A" designation after the Lot number.
2. Grant new Easements as shown.
3. Vacate Rights-of way and Easements as shown.
4. Dedicate Right-of-way and Easements as shown

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 5", (12-21-2005, BK-2005C PG-403)

   "ANDERSON HEIGHTS UNIT 1", (05-04-2005, BK-2005C PG-138)

   "ANDERSON HEIGHTS UNIT 1-A", (08-05-2005, BK-2005C PG-272)

   "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.

PUBLIC UTILITY EASEMENTS

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 service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable 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 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 the 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.

PLAT OF
ANDERSON HEIGHTS UNIT 5A

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 8
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 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 4/11/07

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

City Approvals:

City Surveyor	11-2-06 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. 10183 — Date: 10-16-06

TIMOTHY ALDRICH
NEW MEXICO
10183
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Dwg: A6066-cover.dwg	Drawn: DIANE	Checked: ALS	Sheet 1 of 7
Scale: N/A	Date: 10/02/06	Job: A06066 (A03080)	

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PLAT OF
ANDERSON HEIGHTS UNIT 5A
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
SEPTEMBER, 2006

LINE TABLE

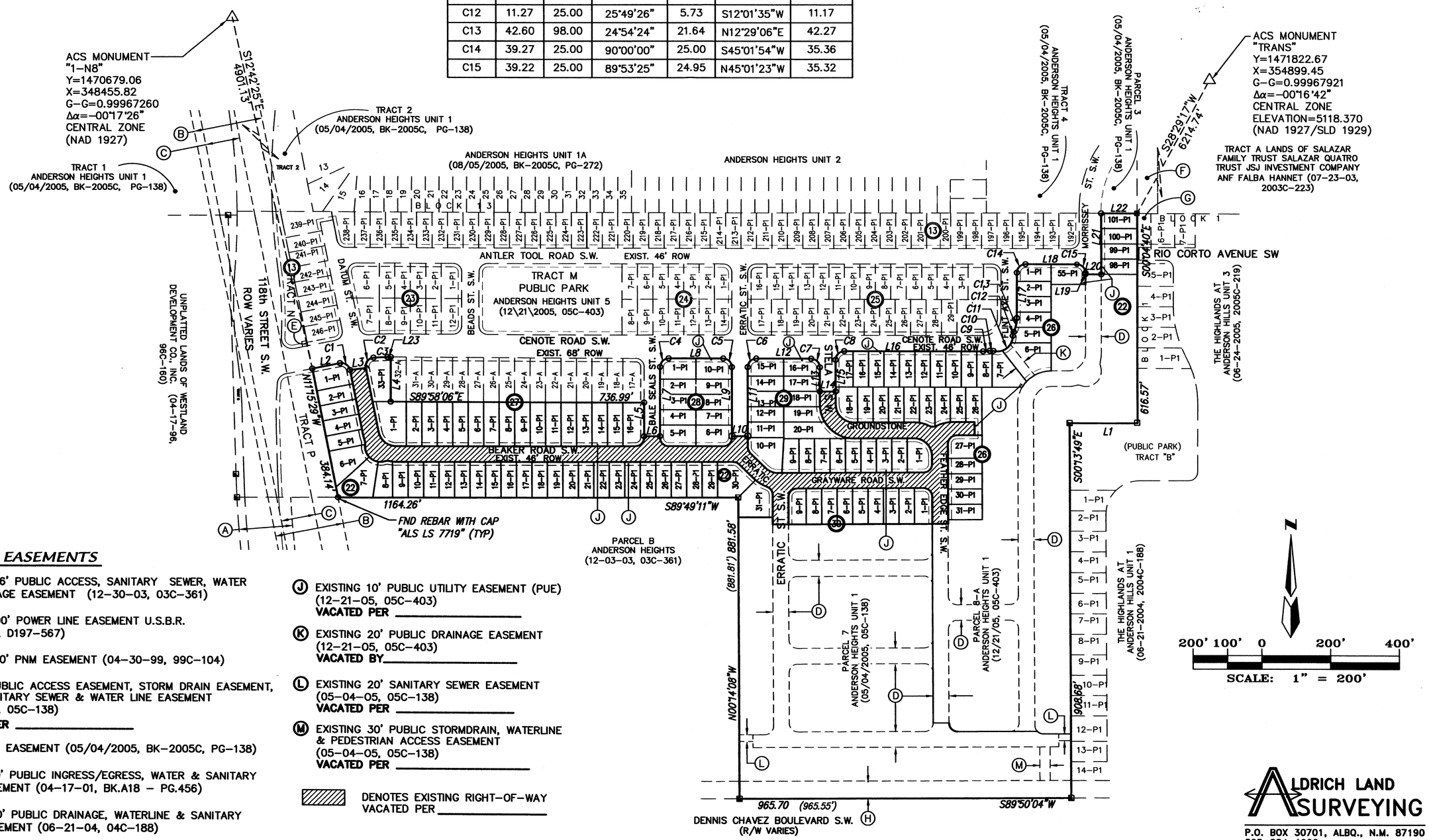
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	198.21	S89°46'47"W	L13	71.36	S00°01'54"W
L2	82.00	N78°44'31"E	L14	46.00	S89°58'06"E
L3	46.07	N82°00'07"E	L15	93.36	N00°01'54"E
L4	130.00	S00°01'54"W	L16	404.28	S89°58'06"E
L5	97.97	S00°01'54"W	L17	133.00	N00°01'54"E
L6	46.00	N89°35'21"E	L18	150.09	S89°58'06"E
L7	202.61	N00°01'54"E	L19	4.30	S00°04'40"E
L8	160.00	S89°58'06"E	L20	46.00	N89°55'20"E
L9	202.02	S00°01'54"W	L21	180.16	N00°04'40"W
L10	46.00	S89°58'06"E	L22	105.00	S89°58'06"E
L11	202.02	N00°01'54"E	L23	9.38	S89°58'06"E
L12	160.00	S89°58'06"E			

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.27	25.00	90°00'00"	25.00	N56°15'29"W	35.36
C2	42.00	25.00	96°14'55"	27.89	S36°51'59"W	37.23
C3	41.00	466.00	5°02'28"	20.51	S87°30'40"W	40.99
C4	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C5	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C6	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C7	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C8	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C9	19.17	98.00	11°12'22"	9.61	N84°25'43"E	19.14
C10	11.27	25.00	25°49'26"	5.73	N88°15'45"W	11.17
C11	82.89	45.00	105°32'06"	59.22	N51°52'55"E	71.66
C12	11.27	25.00	25°49'26"	5.73	S12°01'35"W	11.17
C13	42.60	98.00	24°54'24"	21.64	N12°29'06"E	42.27
C14	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C15	39.22	25.00	89°53'25"	24.95	N45°01'23"W	35.32

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/ SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ◪ FOUND REBAR WITH CAP "PS 11993" (TYP.)



EXISTING EASEMENTS

- (A) EXISTING 156' PUBLIC ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT (12-30-03, 03C-361)
- (B) EXISTING 200' POWER LINE EASEMENT U.S.B.R. (02-05-52, D197-567)
- (C) EXISTING 100' PNM EASEMENT (04-30-99, 99C-104)
- (D) EXISTING PUBLIC ACCESS EASEMENT, STORM DRAIN EASEMENT, PUBLIC SANITARY SEWER & WATER LINE EASEMENT (05-04-05, 05C-138) **VACATED PER** _____
- (E) 15'x15' PNM EASEMENT (05/04/2005, BK-2005C, PG-138)
- (F) EXISTING 60' PUBLIC INGRESS/EGRESS, WATER & SANITARY SEWER EASEMENT (04-17-01, BK.A18 - PG.456)
- (G) EXISTING 40' PUBLIC DRAINAGE, WATERLINE & SANITARY SEWER EASEMENT (06-21-04, 04C-188)
- (H) EXISTING 50' PNM GAS PIPELINE EASEMENT (03-27-00, A3-9161)
- (J) EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (12-21-05, 05C-403) **VACATED PER** _____
- (K) EXISTING 20' PUBLIC DRAINAGE EASEMENT (12-21-05, 05C-403) **VACATED BY** _____
- (L) EXISTING 20' SANITARY SEWER EASEMENT (05-04-05, 05C-138) **VACATED PER** _____
- (M) EXISTING 30' PUBLIC STORMDRAIN, WATERLINE & PEDESTRIAN ACCESS EASEMENT (05-04-05, 05C-138) **VACATED PER** _____

▨ DENOTES EXISTING RIGHT-OF-WAY VACATED PER _____

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

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Dwg:A6066-base100.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 7
Scale: 1"=200'	Date: 10/25/06	Job: A06066 (A03080)	

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

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

R/W = RIGHT-OF-WAY

C.O.A.= CITY OF ALBUQUERQUE

LEGEND

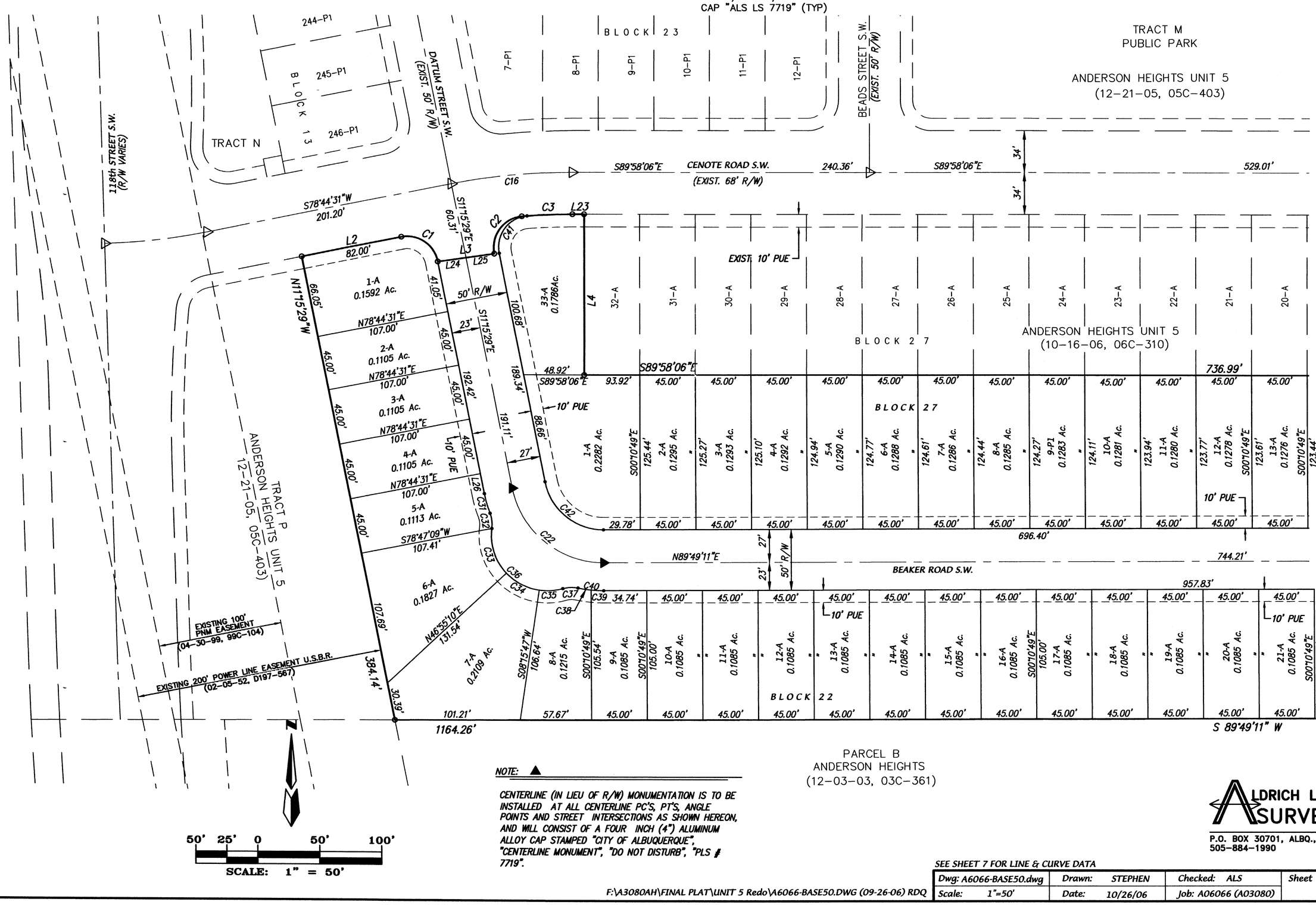
1-P1	LOT NUMBER
BLOCK 2	BLOCK NUMBER

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/ SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ▲ NEW CENTER LINE MONUMENT CAP "LS 7719" (TYP)
- △ EXISTING CENTER LINE MONUMENT CAP "LS 7719" (TYP)
- ◪ FOUND REBAR WITH CAP "PS 11993" (TYP.)

PLAT OF
ANDERSON HEIGHTS UNIT 5A

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
SEPTEMBER, 2006



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".

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

SEE SHEET 7 FOR LINE & CURVE DATA

Dwg: A6066-BASE50.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 7
Scale: 1"=50'	Date: 10/26/06	Job: A06066 (A03080)	

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

ABBREVIATIONS

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C.O.A.= CITY OF ALBUQUERQUE

LEGEND

1-P1 LOT NUMBER

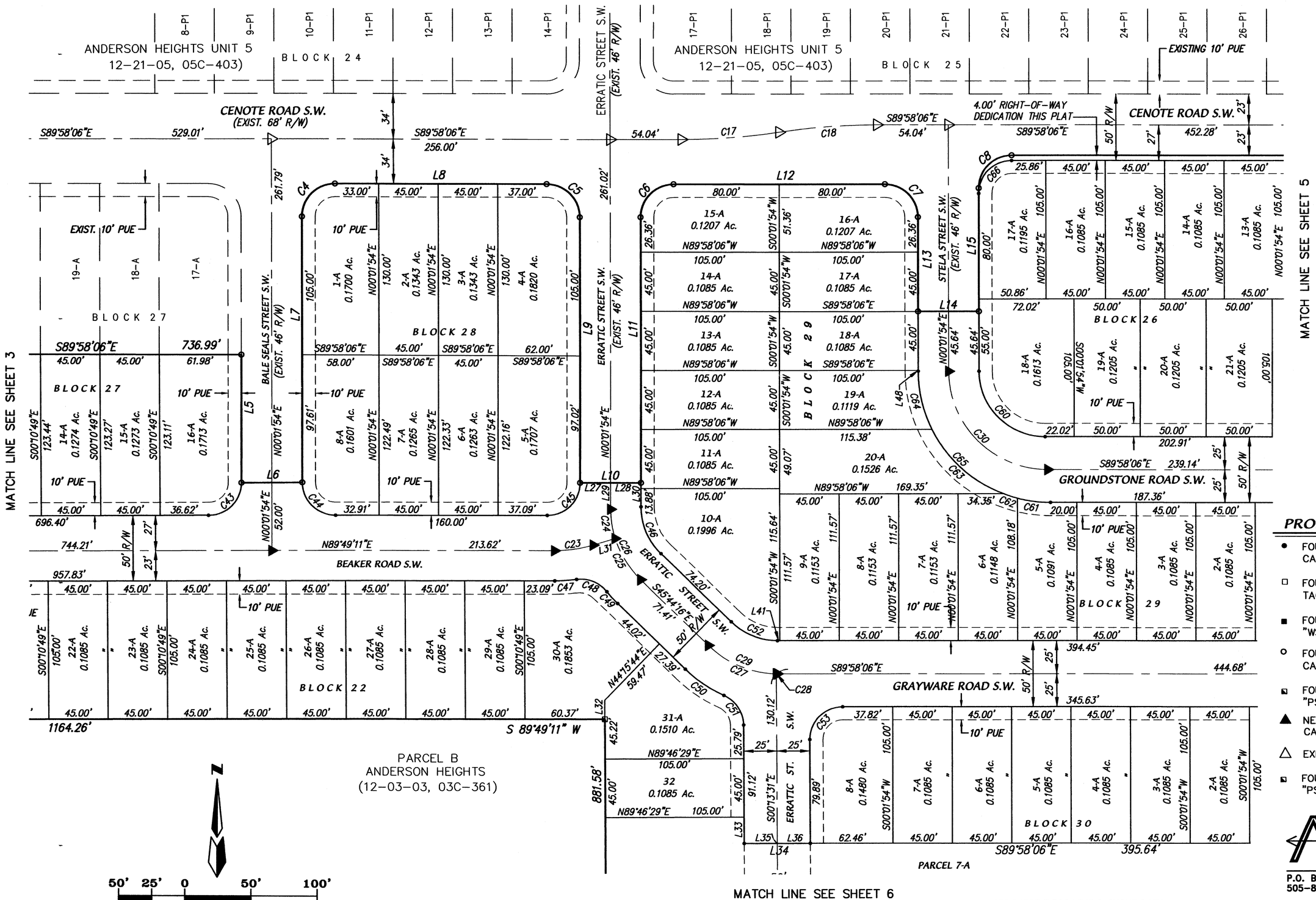
BLOCK 2 BLOCK NUMBER

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".

PLAT OF ANDERSON HEIGHTS UNIT 5A

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
SEPTEMBER, 2006



PROPERTY CORNERS

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- □ FOUND 1" IRON PIPE WITH TAG "LS 11993"
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- ◪ FOUND REBAR WITH CAP "PS 11993" (TYP.)
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- △ EXISTING CENTER LINE MONUMENT
- ◪ FOUND REBAR WITH CAP "PS 11993" (TYP.)

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

SEE SHEET 7 FOR LINE & CURVE DATA

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Scale: 1"=50'	Date: 10/25/06	Job: A06066 (A03080)	

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PLAT OF
ANDERSON HEIGHTS UNIT 5A
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TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
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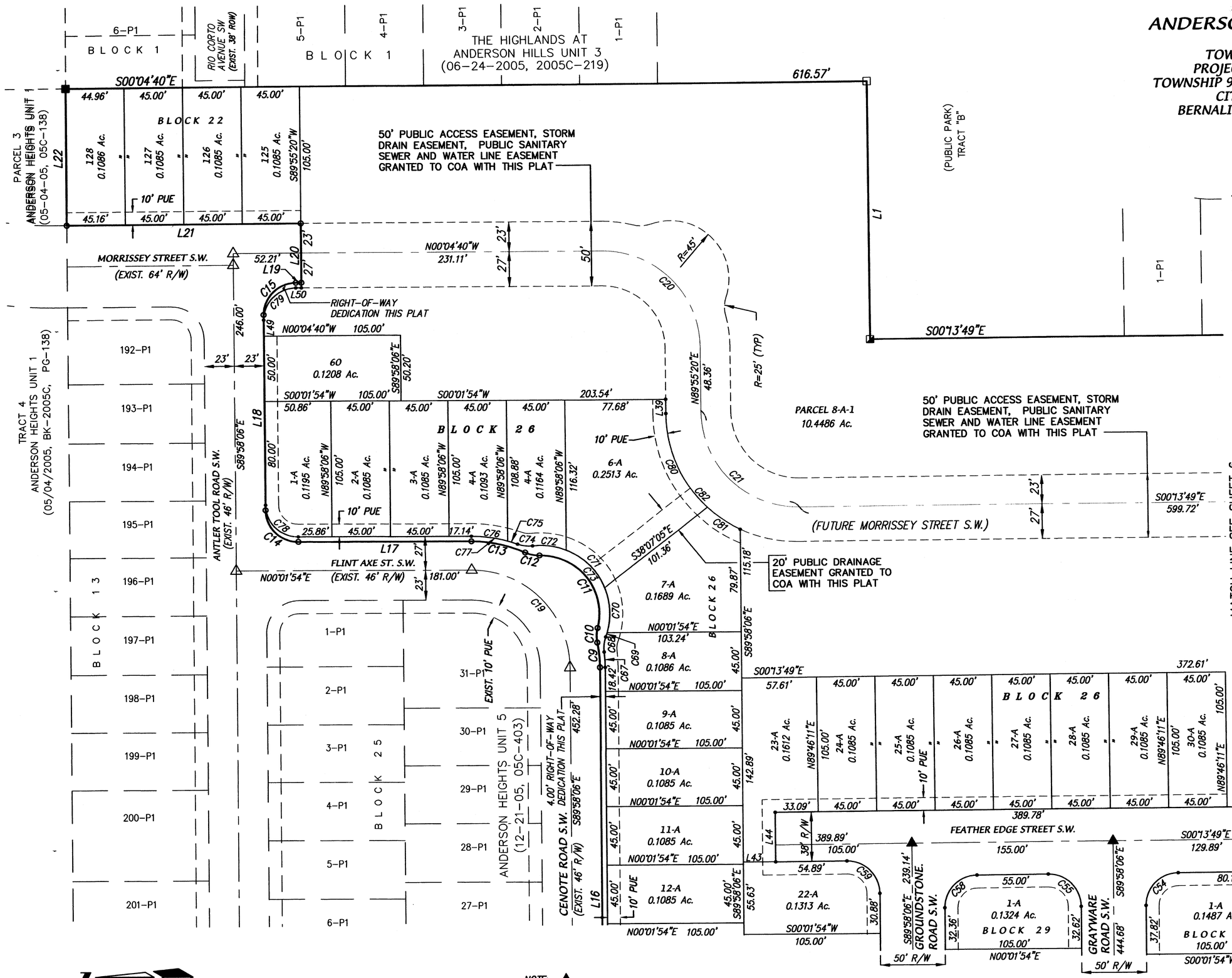
SEPTEMBER, 2006



ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

R/W = RIGHT-OF-WAY

C.O.A.= CITY OF ALBUQUERQUE

LEGEND

1-P1	LOT NUMBER
BLOCK 2	BLOCK NUMBER

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/ SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ◪ FOUND REBAR WITH CAP "PS 11993" (TYP.)
- ▲ NEW CENTER LINE MONUMENT CAP "LS 7719" (TYP)
- △ EXISTING CENTER LINE MONUMENT
- ◪ FOUND REBAR WITH CAP "PS 11993" (TYP.)

50' 25' 0 50' 100'
SCALE: 1" = 50'

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

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".

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

SEE SHEET 7 FOR LINE & CURVE DATA

Dwg: A6066-BASE50.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 5 of 7
Scale: 1"=50'	Date: 10/26/06	Job: A06066 (A03080)	

F:\A3080AH\FINAL PLAT\UNIT 5 Redo\A6066-BASE50.DWG (09-28-06) RDQ

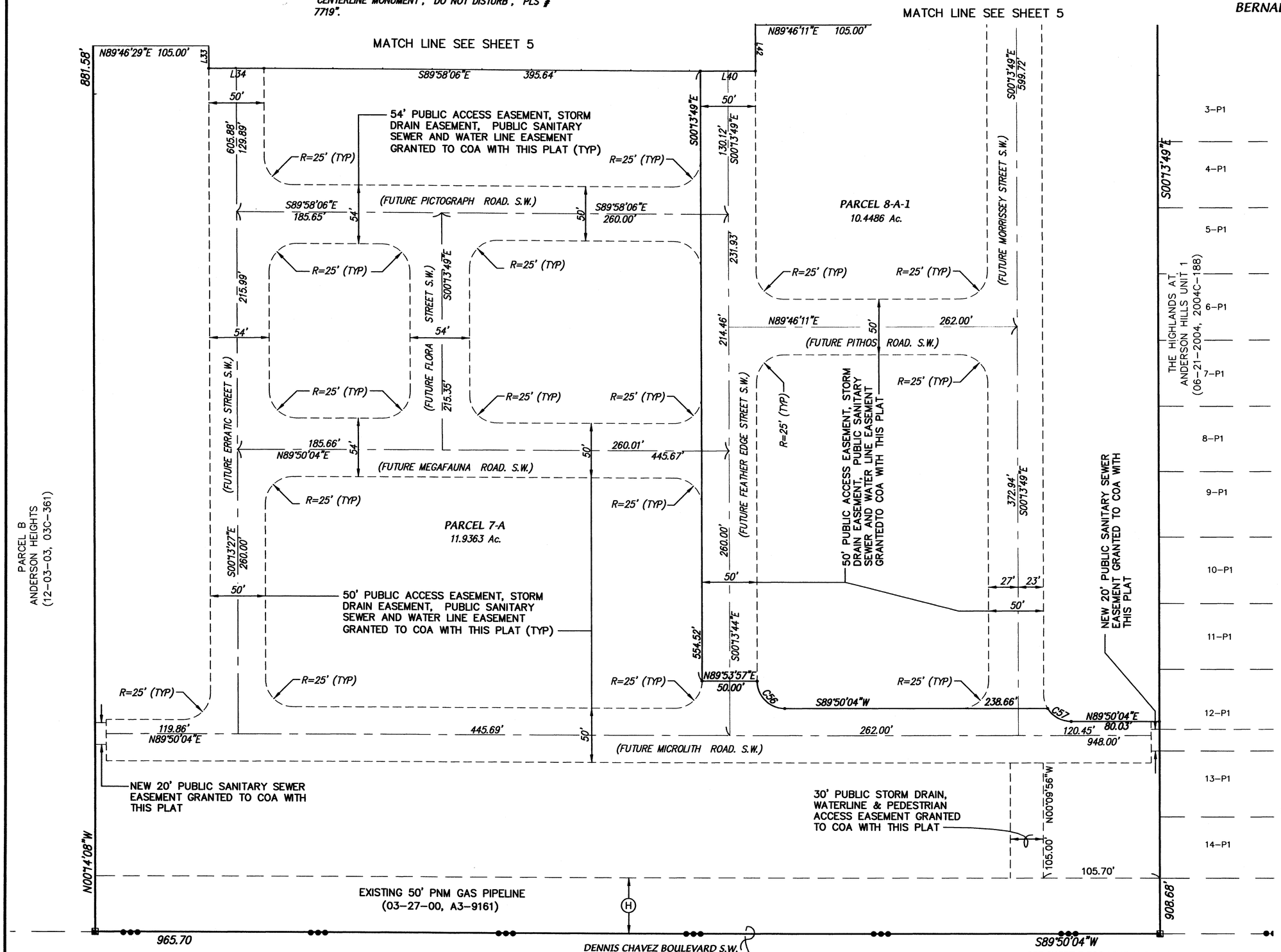
F:\A03JOBS\A3080AH\FinalPlat\UNIT 5 Redo\A6066-BASE50.dwg, 10/26/2006 8:59:23 AM, stephen

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".

PLAT OF ANDERSON HEIGHTS UNIT 5A

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
SEPTEMBER, 2006



ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

C.O.A.= CITY OF ALBUQUERQUE

LEGEND

1-P1	LOT NUMBER
BLOCK 2	BLOCK NUMBER

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/ SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ◪ FOUND REBAR WITH CAP "PS 11993" (TYP.)

N

60' 30' 0 60' 120'

SCALE: 1" = 60'

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

SEE SHEET 7 FOR LINE AND CURVE DATA

Dwg: A6066-BASE50.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 6 of 7
Scale: 1"=60'	Date: 10/26/06	Job: A06066 (A03080)	

F:\A3080AH\FINAL PLAT\UNIT 5 Redo\A6066-BASE50.DWG (09-28-06) RDQ

PLAT OF
ANDERSON HEIGHTS UNIT 5A
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
SEPTEMBER, 2006

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.27	25.00	90°00'00"	25.00	N56°15'29"W	35.36
C2	42.00	25.00	96°14'55"	27.89	S36°51'59"W	37.23
C3	41.00	466.00	5°02'28"	20.51	S87°30'40"W	40.99
C4	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C5	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C6	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C7	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C8	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C9	19.17	98.00	11°12'22"	9.61	N84°25'43"E	19.14
C10	11.27	25.00	25°49'26"	5.73	N88°15'45"W	11.17
C11	82.89	45.00	105°32'06"	59.22	N51°52'55"E	71.66
C12	11.27	25.00	25°49'26"	5.73	S12°01'35"W	11.17
C13	42.60	98.00	24°54'24"	21.64	N12°29'06"E	42.27
C14	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C15	39.22	25.00	89°53'25"	24.95	N45°01'23"W	35.32
C16	98.52	500.00	11°17'23"	49.42	S84°23'13"W	98.36
C17	74.23	500.00	8°30'22"	37.18	N85°46'43"E	74.16
C18	74.23	500.00	8°30'22"	37.18	S85°46'43"W	74.16
C19	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C20	117.81	75.00	90°00'00"	75.00	N44°55'20"E	106.07
C21	118.01	75.00	90°09'09"	75.20	S44°50'45"W	106.21
C22	103.31	75.00	78°55'20"	61.74	S50°43'09"E	95.33
C23	29.70	100.00	17°00'53"	14.96	N81°18'44"E	29.59
C24	22.55	75.00	17°13'37"	11.36	S08°34'54"E	22.47
C25	37.36	75.00	28°32'34"	19.08	S31°27'59"E	36.98
C26	59.91	75.00	45°46'10"	31.66	S22°51'11"E	58.33
C27	56.95	75.00	43°30'10"	29.92	S67°29'21"E	55.59
C28	0.95	75.00	0°43'40"	0.48	S89°36'16"E	0.95
C29	57.90	75.00	44°13'50"	30.48	S67°51'11"E	56.47
C30	117.81	75.00	90°00'00"	75.00	S44°58'06"E	106.07
C31	16.53	98.00	9°39'49"	8.28	S16°05'24"E	16.51
C32	12.43	25.00	28°29'28"	6.35	N06°40'34"W	12.30
C33	39.78	45.00	50°39'00"	21.30	S17°45'20"E	38.50
C34	30.36	45.00	38°39'23"	15.78	S62°24'32"E	29.79
C35	19.39	45.00	24°41'36"	9.85	N85°54'59"E	19.24
C36	89.54	45.00	113°59'59"	69.29	S49°25'50"E	75.48
C37	12.43	25.00	28°29'28"	6.35	S87°48'55"W	12.30
C38	10.66	98.00	6°13'52"	5.33	S81°03'17"E	10.65
C39	10.28	98.00	6°00'37"	5.14	S87°10'31"E	10.28
C40	20.94	98.00	12°14'28"	10.51	S84°03'35"E	20.90
C41	42.22	25.00	96°46'18"	28.14	S37°07'40"W	37.38
C42	66.12	48.00	78°55'20"	39.51	S50°43'09"E	61.01
C43	39.18	25.00	89°47'17"	24.91	N44°55'33"E	35.29
C44	39.36	25.00	90°12'43"	25.09	S45°04'27"E	35.42
C45	39.18	25.00	89°47'17"	24.91	N44°55'33"E	35.29
C46	39.94	50.00	45°46'10"	21.11	S22°51'11"E	38.89
C47	16.55	123.00	7°42'39"	8.29	N85°57'51"E	16.54
C48	25.78	25.00	59°04'40"	14.17	N68°21'08"W	24.65
C49	12.08	100.00	6°55'27"	6.05	S42°16'32"E	12.08
C50	35.37	100.00	20°15'47"	17.87	S55°52'09"E	35.18
C51	28.70	25.00	65°46'32"	16.17	N33°06'47"W	27.15
C52	38.60	50.00	44°13'50"	20.32	S67°51'11"E	37.65
C53	39.38	25.00	90°15'25"	25.11	S44°54'12"W	35.43
C54	39.16	25.00	89°44'17"	24.89	N45°05'57"W	35.27
C55	39.38	25.00	90°15'43"	25.11	N44°54'03"E	35.44
C56	39.24	25.00	89°56'07"	24.97	S45°11'52"E	35.34

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C57	25.60	25.00	58°40'04"	14.05	S60°49'54"E	24.49
C58	39.16	25.00	89°44'17"	24.89	N45°05'57"W	35.27
C59	39.38	25.00	90°15'43"	25.11	N44°54'03"E	35.44
C60	78.54	50.00	90°00'00"	50.00	S44°58'06"E	70.71
C61	25.27	100.00	14°28'39"	12.70	S82°43'46"E	25.20
C62	11.19	100.00	6°24'32"	5.60	S72°17'11"E	11.18
C63	74.67	100.00	42°46'52"	39.17	S47°41'28"E	72.94
C64	45.96	100.00	26°19'57"	23.39	S13°08'04"E	45.56
C65	157.08	100.00	90°00'00"	100.00	S44°58'06"E	141.42
C66	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C67	11.83	102.00	6°38'48"	5.92	N86°42'31"E	11.83
C68	11.69	25.00	26°47'49"	5.96	N83°12'58"W	11.59
C69	3.44	53.00	3°43'11"	1.72	S71°40'40"E	3.44
C70	35.28	53.00	38°08'24"	18.32	N87°23'33"E	34.63
C71	42.73	53.00	46°11'38"	22.60	N45°13'32"E	41.58
C72	26.41	53.00	28°32'49"	13.48	N07°51'19"E	26.13
C73	107.86	53.00	116°36'02"	85.82	N51°52'55"E	90.19
C74	11.69	25.00	26°47'49"	5.96	S06°58'49"W	11.59
C75	8.01	102.00	4°29'50"	4.01	N18°07'49"E	8.00
C76	28.22	102.00	15°50'59"	14.20	N07°57'24"E	28.13
C77	36.22	102.00	20°20'49"	18.30	N10°12'19"E	36.03
C78	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C79	39.22	25.00	89°53'25"	24.95	N45°01'23"W	35.32
C80	81.17	100.00	46°30'32"	42.97	S66°40'03"W	78.96
C81	30.65	100.00	17°33'43"	15.45	S34°37'55"W	30.53
C82	111.83	100.00	64°04'16"	62.57	S57°53'12"W	106.09

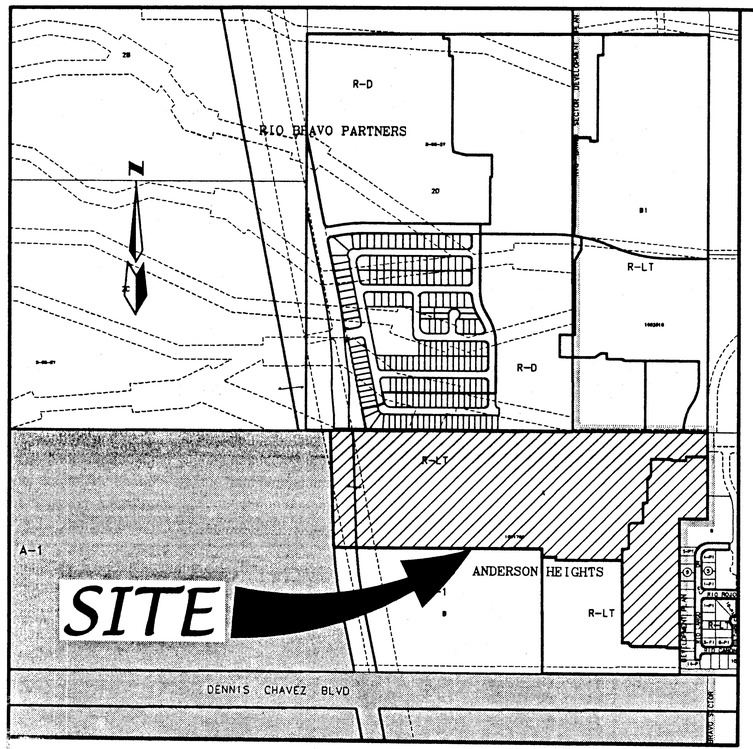
LINE TABLE

LINE	LENGTH	BEARING
L1	198.21	S89°46'47"W
L2	82.00	N78°44'31"E
L3	46.07	N82°00'07"E
L4	130.00	S00°01'54"W
L5	97.97	S00°01'54"W
L6	46.00	N89°35'21"E
L7	202.61	N00°01'54"E
L8	160.00	S89°58'06"E
L9	202.02	S00°01'54"W
L10	46.00	S89°58'06"E
L11	202.02	N00°01'54"E
L12	160.00	S89°58'06"E
L13	71.36	S00°01'54"W
L14	46.00	S89°58'06"E
L15	93.36	N00°01'54"E
L16	404.28	S89°58'06"E
L17	133.00	N00°01'54"E
L18	150.09	S89°58'06"E
L19	4.30	S00°04'40"E
L20	46.00	N89°55'20"E
L21	180.16	N00°04'40"W
L22	105.00	S89°58'06"E
L23	9.38	S89°58'06"E
L24	23.04	N82°00'07"E
L25	23.04	N82°00'07"E
L26	16.37	S11°15'29"E
L27	23.00	S89°58'06"E
L28	23.00	S89°58'06"E
L29	20.17	S00°01'54"W
L30	18.22	S00°01'54"W
L31	17.28	N72°48'18"E
L32	14.71	N00°13'31"W
L33	20.32	S00°13'31"E
L34	50.00	N89°46'29"E
L35	25.00	N89°46'29"E
L36	25.00	N89°46'29"E
L37	25.00	N89°46'11"E
L38	25.00	N89°46'11"E
L39	10.73	N89°57'47"E
L40	50.00	N89°46'11"E
L41	1.83	S89°58'06"E
L42	41.68	N00°13'49"W
L43	25.00	S00°01'54"W
L44	38.00	S89°58'06"E
L48	0.64	S00°01'54"W
L49	12.09	S89°58'06"E
L50	4.31	S00°04'40"E

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

F:\A3080AH\FINAL PLAT\UNIT 5 Redo\A6066-BASE50.DWG (09-29-06) RDQ

Dwg: A6066-BASE50.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 7 of 7
Scale: N/A	Date: 10/26/06	Job: A06066 (A03080)	



VICINITY MAP 1"=750'

ZONE ATLAS: N-8, P-8

SUBDIVISION DATA

GROSS ACREAGE	56.8667 Acres
ZONE ATLAS NO.	N-8-Z & P-8-Z
NO. OF EXISTING PARCELS	2 PARCELS
NO. OF LOTS/TRACTS/PARCELS CREATED	251 LOTS, 4 TRACTS 1 PARCEL
NO. OF PARCELS ELIMINATED	2
MILES OF FULL WIDTH STREETS CREATED	1.93
AREA DEDICATED TO CITY OF ALBUQUERQUE	12.5444 Acres
AREA DEDICATED AS PUBLIC PARK	2.0001 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 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: Robert Coleman
TITLE: Director of Land

Robert Coleman — AUGUST 16, 2005 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on AUGUST 16, 2005
By Robert Coleman, Director of Land, KB HOME New Mexico Inc. A New Mexico Corporation on behalf of said corporation

Susan Rasinski
NOTARY PUBLIC

OFFICIAL SEAL
SUSAN RASINSKI
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 9.10.2008
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 5 and 8, 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 56.8667 acres more or less.

PURPOSE OF PLAT

1. SUBDIVIDE TWO (2) PARCELS INTO TWO HUNDRED AND FIFTY ONE (251) RESIDENTIAL LOTS, THREE (3) TRACTS FOR HOMEOWNERS ASSOCIATION, ONE (1) TRACT FOR PUBLIC PARK AND ONE (1) PARCEL FOR FUTURE DEVELOPMENT.
2. GRANT NEW EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHTS-OF-WAY AND PUBLIC PARKS SHOWN HEREON.
4. TRACT M AS SHOWN HEREON IS FOR A PUBLIC PARK TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE.
5. HOMEOWNERS ASSOCIATION PARCEL 8-A AS SHOWN HEREON IS COVERED BY AN EXISTING PUBLIC ACCESS, STORM DRAIN, SANITARY SEWER AND WATER LINE EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. HOMEOWNERS ASSOCIATION TRACTS N AND P AS SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENTS. HOMEOWNERS ASSOCIATION TRACT O AS SHOWN HEREON IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND IS COVERED WITH A PUBLIC BLANKET DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THIS PLAT.

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 1", (05-04-2005, BK-2005C PG-138)
   "ANDERSON HEIGHTS UNIT 1-A", (08-05-2005, BK-2005C PG-272)
   "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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 100805345085010142
PROPERTY OWNER OF RECORD
KB Homes
BERNALILLO COUNTY TREASURER'S OFFICE:
12/27/05

Mary Herrera Bern. Co. PLAT R 42.00

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6382765
Page: 1 of 8
12/21/2005 03:15P
Bk-2005C Pg-483

PLAT FOR ANDERSON HEIGHTS UNIT 5

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, 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: ~~1000871~~ 1002739

Application Number: 05 DRB- ~~01837~~ 01834

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	12-16-05 Date
PNM Gas Services	12-16-05 Date
Qwest Telecommunications	12/16/05 Date
Comcast	12/16/05 Date

City Approvals:

City Surveyor	11-10-05 Date
Real Property Division N/A	12/19/05 Date
Traffic Engineering, Transportation Division	12-19-05 Date
Water Utility Department	12/14/05 Date
Parks and Recreation Department	12/14/05 Date
AMAFCA	12/14/05 Date
City Engineer	12/14/05 Date
DRB Chairperson, Planning Department	12/19/05 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, N.M. P.S. 14719 — 11-10-05 Date

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

Dwg:	cover.dwg	Drawn:	STEPHEN	Checked:	ALS	Sheet	1 of 8
Scale:	N/A	Date:	08/12/05	Job:	A03080		

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PLAT FOR
ANDERSON HEIGHTS UNIT 5
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, 2005

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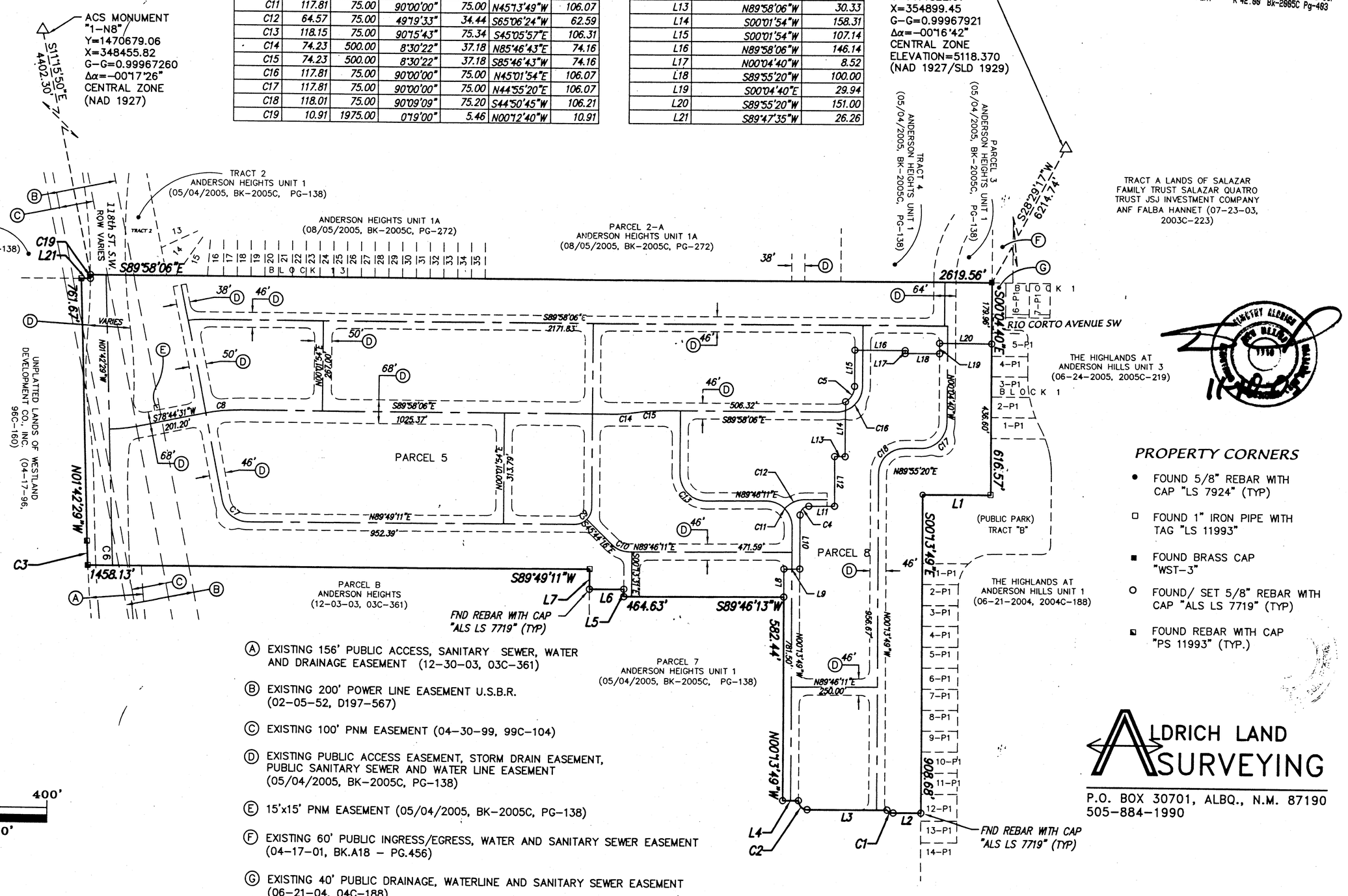
Page: 2 of 8
12/21/2005 03:15P
Bk-2005C Pg-483
Mary Herrera Bern. Co. PLAT R 42.00

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	20.58	25.00	47°09'23"	10.91	S66°35'15"E	20.00
C2	39.24	25.00	89°56'07"	24.97	S45°11'52"E	35.34
C3	68.98	3078.00	1°17'03"	34.49	S02°21'00"E	68.98
C4	39.27	25.00	90°00'00"	25.00	S44°46'11"W	35.36
C5	53.78	52.00	59°15'42"	29.58	N29°39'45"E	51.42
C6	70.91	3006.00	1°21'05"	35.45	S02°23'02"E	70.90
C7	103.31	75.00	78°55'20"	61.74	S50°43'09"E	95.33
C8	98.52	500.00	11°17'23"	49.42	S84°23'13"W	98.36
C9	75.22	48.00	89°47'17"	47.82	N44°55'33"E	67.76
C10	58.24	75.00	44°29'34"	30.68	S67°59'02"E	56.79
C11	117.81	75.00	90°00'00"	75.00	N45°13'49"W	106.07
C12	64.57	75.00	49°19'33"	34.44	S65°06'24"W	62.59
C13	118.15	75.00	90°15'43"	75.34	S45°05'57"E	106.31
C14	74.23	500.00	8°30'22"	37.18	N85°46'43"E	74.16
C15	74.23	500.00	8°30'22"	37.18	S85°46'43"W	74.16
C16	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C17	117.81	75.00	90°00'00"	75.00	N44°55'20"E	106.07
C18	118.01	75.00	90°09'09"	75.20	S44°50'45"W	106.21
C19	10.91	1975.00	0°19'00"	5.46	N00°12'40"W	10.91

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°46'47"W	198.21
L2	N89°50'04"E	80.03
L3	N89°50'04"E	231.68
L4	N89°54'17"E	46.00
L5	N00°13'31"W	20.93
L6	S89°46'29"W	100.00
L7	S00°13'31"E	57.80
L8	S00°13'49"E	80.00
L9	S89°46'11"W	46.00
L10	S00°13'49"E	154.00
L11	S89°46'11"W	75.00
L12	S00°13'49"E	140.36
L13	N89°58'06"W	30.33
L14	S00°01'54"W	158.31
L15	S00°01'54"W	107.14
L16	N89°58'06"W	146.14
L17	N00°04'40"W	8.52
L18	S89°55'20"W	100.00
L19	S00°04'40"E	29.94
L20	S89°55'20"W	151.00
L21	S89°47'35"W	26.26



Ⓐ EXISTING 156' PUBLIC ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT (12-30-03, 03C-361)

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

Ⓒ EXISTING 100' PNM EASEMENT (04-30-99, 99C-104)

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

Ⓔ 15'x15' PNM EASEMENT (05/04/2005, BK-2005C, PG-138)

Ⓕ EXISTING 60' PUBLIC INGRESS/EGRESS, WATER AND SANITARY SEWER EASEMENT (04-17-01, BK.A18 - PG.456)

Ⓖ EXISTING 40' PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT (06-21-04, 04C-188)

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/ SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ◙ FOUND REBAR WITH CAP "PS 11993" (TYP.)

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

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SEE SHEET 4 OF 8 FOR CONTINUATION OF PLAT
SEE SHEET 8 OF 8 FOR CURVE AND LINE TABLES

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

PLAT FOR
ANDERSON HEIGHTS UNIT 5

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, 2005

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Page: 3 of 8
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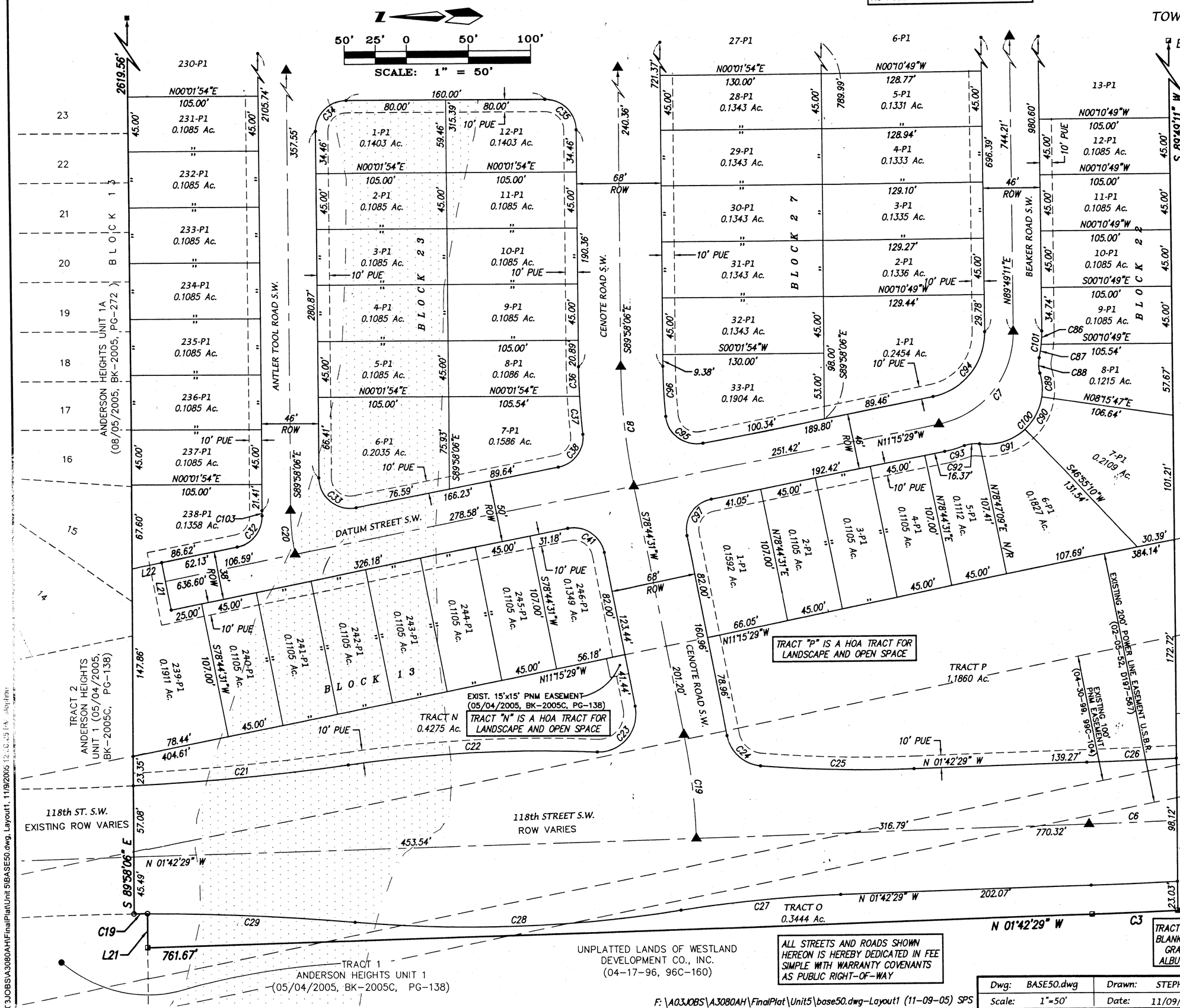
Mary Herrera Bern. Co. PLAT R 42.00 Bk-2005C Pg-493



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 GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

C.O.A.= CITY OF ALBUQUERQUE

LEGEND

1-P1	LOT NUMBER
BLOCK 2	BLOCK NUMBER
▲	CENTER LINE MONUMENT
	FEMA FLOODPLAIN
	SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET

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/ SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ◙ FOUND REBAR WITH CAP "PS 11993" (TYP.)

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

Dwg: BASE50.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 8
Scale: 1"=50'	Date: 11/09/05	Job: A03080	

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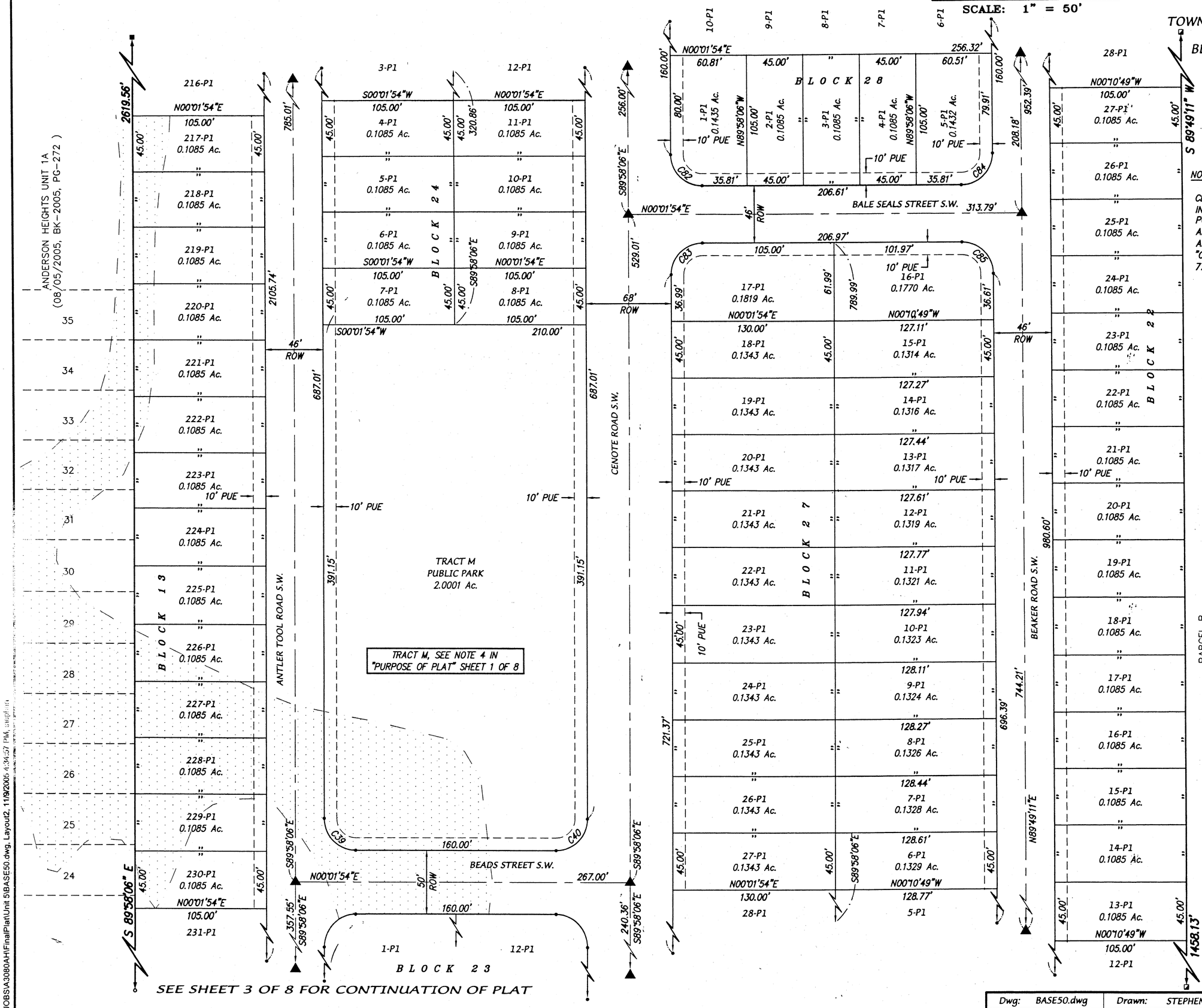
Mary Herrera Bern. Co. PLAT R 42.00

SEE SHEET 5 OF 8 FOR CONTINUATION OF PLAT
SEE SHEET 8 OF 8 FOR CURVE AND LINE TABLES

PLAT FOR ANDERSON HEIGHTS UNIT 5

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, 2005

SCALE: 1" = 50'



SEE SHEET 3 OF 8 FOR CONTINUATION OF PLAT

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

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 GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

C.O.A.= CITY OF ALBUQUERQUE

LEGEND

1-P1	LOT NUMBER
BLOCK 2	BLOCK NUMBER
▲	CENTER LINE MONUMENT
	FEMA FLOODPLAIN

SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET.

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.)
- ◦ SET/FND 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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Scale: 1"=50'	Date: 11/09/05	Job: A03080	

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

SEE SHEET 6 OF 8 FOR CONTINUATION OF PLAT
SEE SHEET 8 OF 8 FOR CURVE AND LINE TABLES

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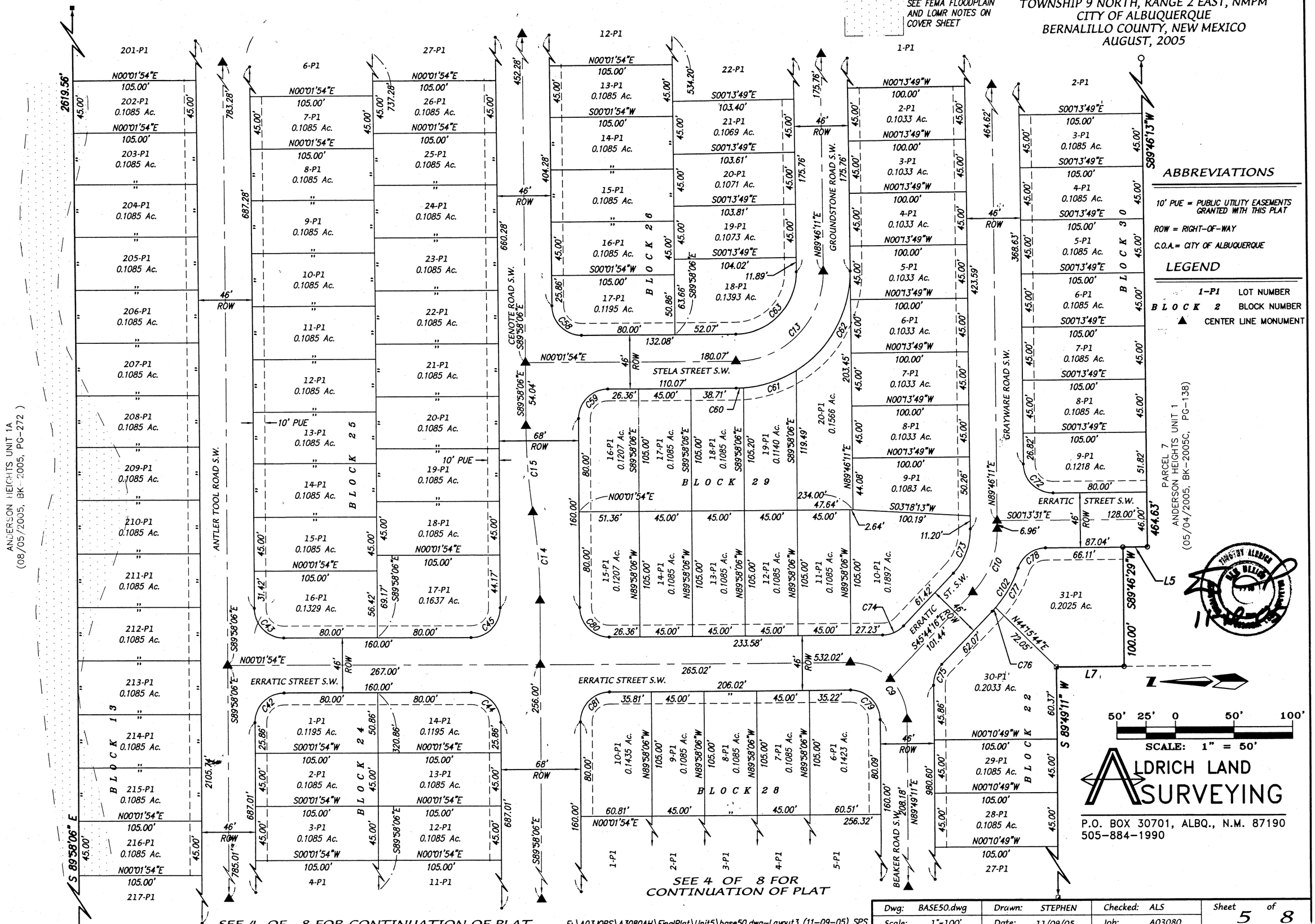
Mary Herrera Bern. Co. PLAT R 42.00

FEMA FLOODPLAIN

SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET

PLAT FOR ANDERSON HEIGHTS UNIT 5

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, 2005



ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

C.O.A. = CITY OF ALBUQUERQUE

LEGEND

1-P1	LOT NUMBER
BLOCK 2	BLOCK NUMBER
▲	CENTER LINE MONUMENT

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

SEE 4 OF 8 FOR CONTINUATION OF PLAT

SEE 4 OF 8 FOR CONTINUATION OF PLAT

Dwg: BASE50.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 5 of 8
Scale: 1"=100'	Date: 11/09/05	Job: A03080	

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PLAT FOR
ANDERSON HEIGHTS UNIT 5
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, 2005

ABBREVIATIONS

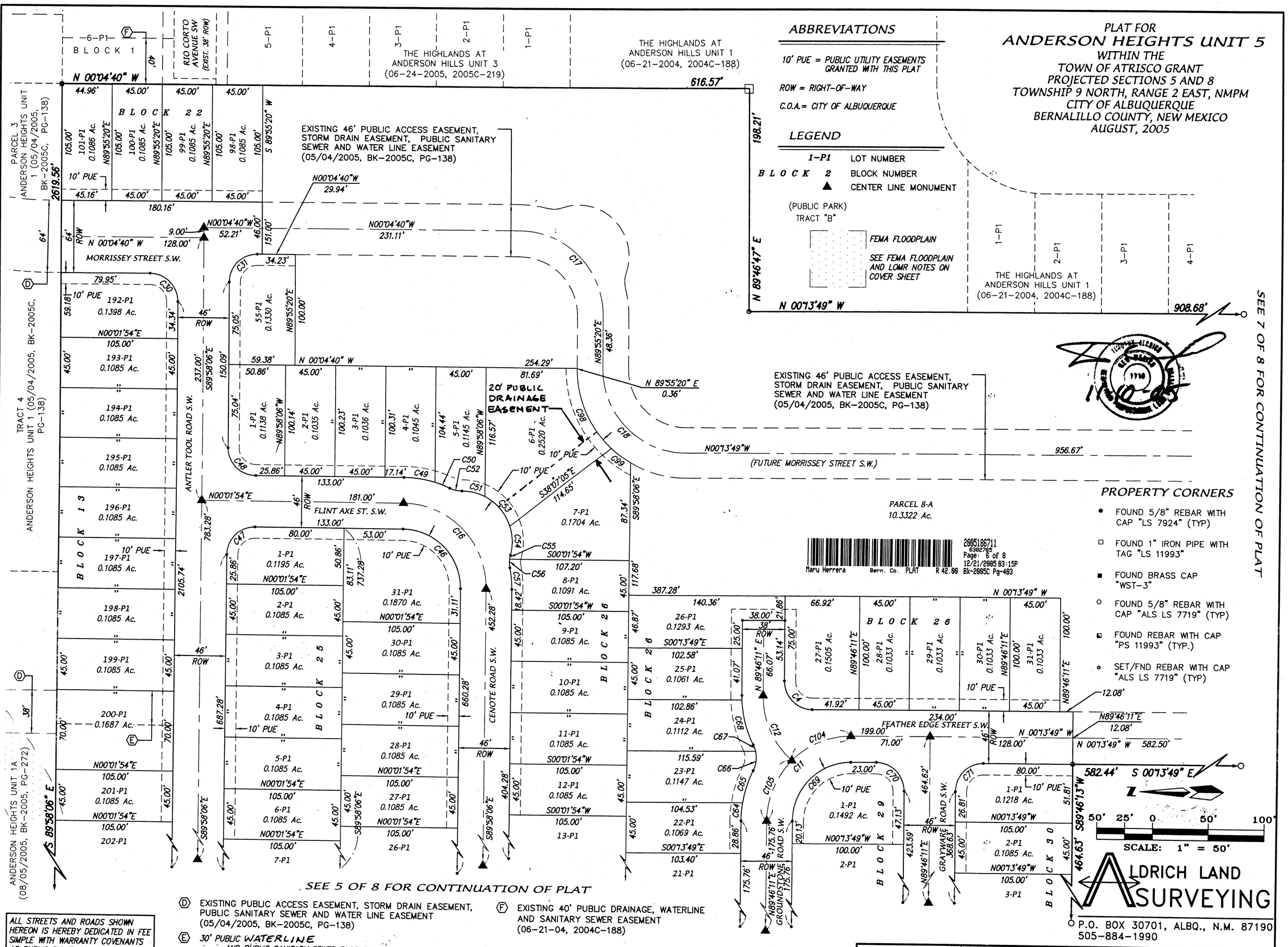
10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

C.O.A.= CITY OF ALBUQUERQUE

LEGEND

1-P1	LOT NUMBER
BLOCK 2	BLOCK NUMBER
▲	CENTER LINE MONUMENT
(PUBLIC PARK) TRACT "B"	FEMA FLOODPLAIN
	SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET



SEE 7 OF 8 FOR CONTINUATION OF 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.)
- ∘ SET/FND REBAR WITH CAP "ALS LS 7719" (TYP)

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Mary Herrera Bern. Co. PLAT R 42.00

SCALE: 1" = 50'

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

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

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

(E) 30' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENTS GRANTED TO A.B.C.W.U.A. WITH THIS PLAT

(F) EXISTING 40' PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT (06-21-04, 2004C-188)

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Scale: 1"=100'	Date: 11/09/05	Job: A03080	

PLAT FOR
ANDERSON HEIGHTS UNIT 5
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, 2005

Mary Herrera Bern. Co. PLAT R 42.00
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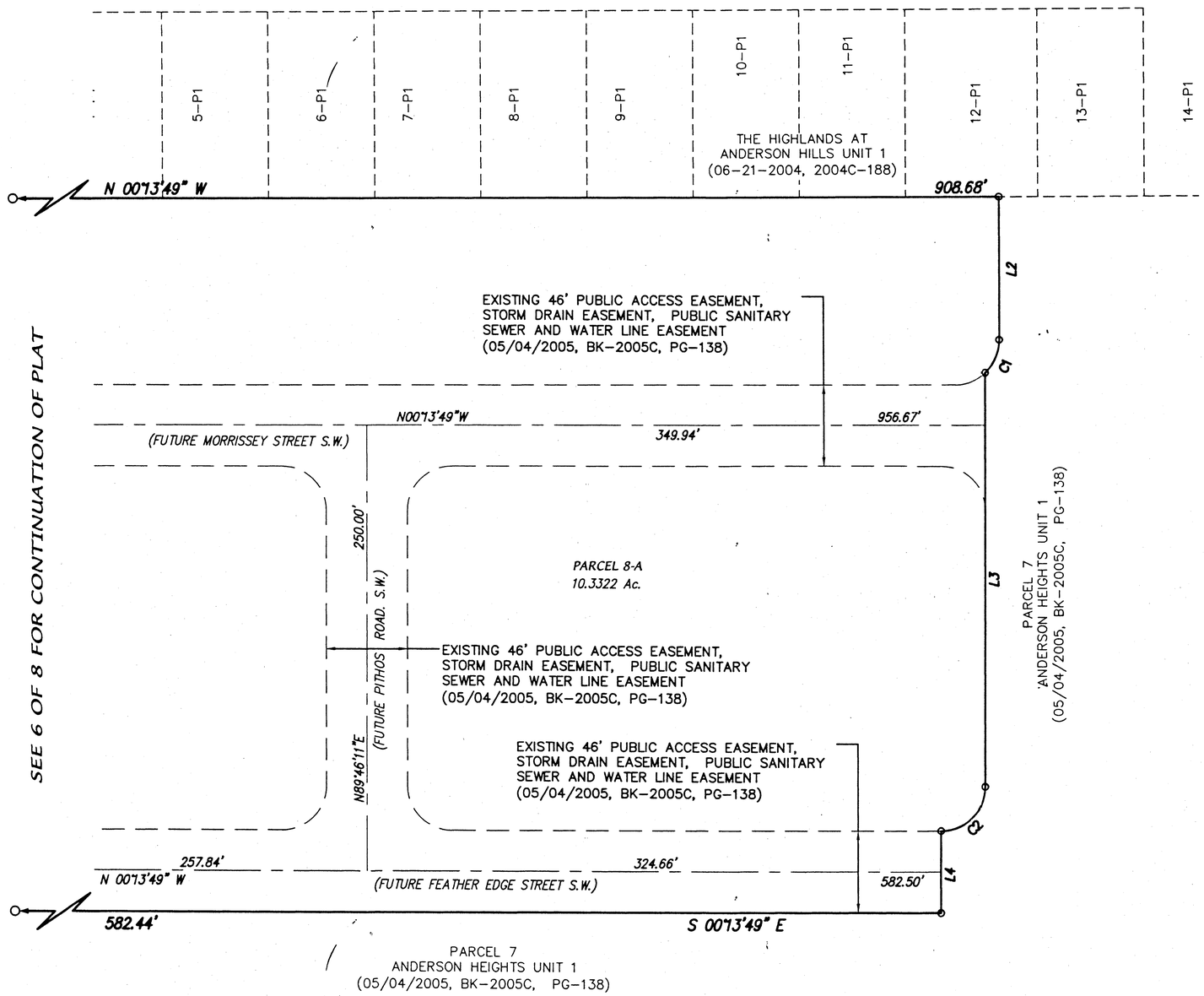

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

C.O.A. = CITY OF ALBUQUERQUE

LEGEND

1-P1	LOT NUMBER
BLOCK 2	BLOCK NUMBER
▲	CENTER LINE MONUMENT
	FEMA FLOODPLAIN
	SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET

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.)
- ∘ SET/FND REBAR WITH CAP "ALS LS 7719" (TYP)

N

50' 25' 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:	1"=100'	Date:	11/09/05	Job:	A03080		

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PLAT FOR

ANDERSON HEIGHTS UNIT 5

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, 2005

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Maru Herrera Bern. Co. PLAT R 42.00

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	20.58	25.00	47°09'23"	10.91	S66°35'15"E	20.00
C2	39.24	25.00	89°56'07"	24.97	S45°11'52"E	35.34
C3	68.98	3078.00	1°17'03"	34.49	S02°21'00"E	68.98
C4	39.27	25.00	90°00'00"	25.00	S44°46'11"W	35.36
C5	53.78	52.00	59°15'42"	29.58	N29°39'45"E	51.42
C6	70.91	3006.00	1°21'05"	35.45	S02°23'02"E	70.90
C7	103.31	75.00	78°55'20"	61.74	S50°43'09"E	95.33
C8	98.52	500.00	11°17'23"	49.42	S84°23'13"W	98.36
C9	75.22	48.00	89°47'17"	47.82	N44°55'33"E	67.76
C10	58.24	75.00	44°29'34"	30.68	S67°59'02"E	56.79
C11	117.81	75.00	90°00'00"	75.00	N45°13'49"W	106.07
C12	64.57	75.00	49°19'33"	34.44	S65°06'24"W	62.59
C13	118.15	75.00	90°15'43"	75.34	S45°05'57"E	106.31
C14	74.23	500.00	8°30'22"	37.18	N85°46'43"E	74.16
C15	74.23	500.00	8°30'22"	37.18	S85°46'43"W	74.16
C16	117.81	75.00	90°00'00"	75.00	N45°01'54"E	106.07
C17	117.81	75.00	90°00'00"	75.00	N44°55'20"E	106.07
C18	118.01	75.00	90°09'09"	75.20	S44°50'45"W	106.21
C19	83.34	500.00	9°33'00"	41.77	N83°31'01"E	83.24
C20	35.47	180.00	11°17'24"	17.79	S84°23'13"W	35.41
C21	174.34	1975.00	5°03'27"	87.22	S05°20'41"E	174.28
C22	201.24	1125.00	10°14'57"	100.89	N02°44'56"W	200.97
C23	54.26	30.00	103°38'01"	38.15	S49°26'28"E	47.16
C24	38.67	30.00	73°51'12"	22.55	S41°48'55"W	36.05
C25	123.77	1075.00	6°35'48"	61.95	S01°35'25"W	123.70
C26	72.22	2957.00	1°23'57"	36.11	S02°24'28"E	72.21
C27	129.47	1075.00	6°54'01"	64.81	N05°09'29"W	129.39
C28	263.37	1125.00	13°24'49"	132.29	S01°54'06"E	262.77
C29	167.46	1975.00	4°51'29"	83.78	N02°22'34"E	167.41
C30	39.32	25.00	90°06'35"	25.05	N44°58'37"E	35.39
C31	39.22	25.00	89°53'25"	24.95	N45°01'23"W	35.32
C32	34.86	25.00	79°53'45"	20.94	S51°12'21"E	32.10
C33	44.20	25.00	101°17'23"	30.48	S39°23'13"W	38.66
C34	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C35	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C36	24.11	534.00	2°35'14"	12.06	S88°44'17"W	24.11
C37	31.36	534.00	3°21'54"	15.69	S85°45'43"W	31.36
C38	36.94	25.00	84°39'45"	22.77	S53°35'21"E	33.67
C39	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C40	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C41	39.27	25.00	90°00'00"	25.00	N33°44'31"E	35.36
C42	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C43	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C44	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C45	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C46	81.71	52.00	90°01'54"	52.03	N45°00'57"E	73.56
C47	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C48	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C49	28.25	98.00	16°30'53"	14.22	N08°17'21"E	28.15
C50	14.35	98.00	8°23'30"	7.19	N20°44'33"E	14.34
C51	21.38	45.00	27°12'57"	10.89	N12°43'21"E	21.17
C52	11.27	25.00	25°49'26"	5.73	S12°01'35"W	11.17
C53	35.36	45.00	45°01'23"	18.65	N48°50'30"E	34.46
C54	26.15	45.00	33°17'46"	13.46	N88°00'05"E	25.78
C55	3.70	25.00	8°28'35"	1.85	N79°35'20"W	3.70
C56	7.57	25.00	17°20'50"	3.81	S87°29'58"W	7.54
C57	19.17	98.00	11°12'22"	9.61	N84°25'43"E	19.14
C58	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C59	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C60	6.29	98.00	3°40'42"	3.15	S01°48'27"E	6.29
C61	47.68	98.00	27°52'41"	24.32	S17°35'08"E	47.21
C62	100.41	98.00	58°42'20"	55.11	S60°52'39"E	96.08
C63	81.92	52.00	90°15'43"	52.24	S45°05'57"E	73.71
C64	16.21	98.00	9°28'36"	8.12	N85°29'31"W	16.19
C65	29.68	98.00	17°21'10"	14.95	N72°04'38"W	29.57
C66	17.38	25.00	39°49'21"	9.06	S83°18'44"E	17.03
C67	6.24	25.00	14°17'31"	3.13	N69°37'50"E	6.22
C68	40.83	94.00	24°53'18"	20.74	S74°55'44"W	40.51
C69	81.68	52.00	90°00'00"	52.00	N45°13'49"W	73.54
C70	39.27	25.00	90°00'00"	25.00	N44°46'11"E	35.36
C71	39.27	25.00	90°00'00"	25.00	N45°13'49"W	35.36
C72	39.27	25.00	89°59'42"	25.00	S44°46'20"W	35.35
C73	40.38	52.00	44°29'33"	21.27	S67°59'02"E	39.37
C74	19.97	25.00	45°46'10"	10.55	S22°51'11"E	19.44
C75	19.39	25.00	44°26'33"	10.21	N67°57'32"W	18.91

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C76	4.31	98.00	2°31'02"	2.15	S46°59'47"E	4.31
C77	38.46	98.00	22°29'06"	19.48	S59°29'50"E	38.21
C78	30.77	25.00	70°30'52"	17.67	N35°28'57"W	28.86
C79	39.18	25.00	89°47'17"	24.91	N44°55'33"E	35.29
C80	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C81	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C82	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C83	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C84	39.36	25.00	90°12'43"	25.09	S45°04'27"E	35.42
C85	39.18	25.00	89°47'17"	24.91	N44°55'33"E	35.29
C86	10.28	98.00	6°00'37"	5.14	S87°10'31"E	10.28
C87	10.66	98.00	6°13'52"	5.33	S81°03'17"E	10.65
C88	12.43	25.00	28°29'28"	6.35	S87°48'55"W	12.30
C89	19.39	45.00	24°41'36"	9.85	N85°54'59"E	19.24
C90	30.36	45.00	38°39'23"	15.78	S62°24'32"E	29.79
C91	39.78	45.00	50°39'00"	21.30	S17°45'20"E	38.50
C92	12.43	25.00	28°29'28"	6.35	N06°40'34"W	12.30
C93	16.53	98.00	9°39'49"	8.28	S16°05'24"E	16.51
C94	71.63	52.00	78°55'20"	42.81	S50°43'09"E	66.10
C95	42.00	25.00	96°14'55"	27.89	S36°51'59"W	37.23
C96	41.00	466.00	5°02'28"	20.51	S87°30'40"W	40.99
C97	39.27	25.00	90°00'00"	25.00	N56°15'29"W	35.36
C98	80.56	98.00	47°05'50"	42.71	S66°34'56"W	78.31
C99	21.81	98.00	12°44'59"	10.95	S36°46'42"W	21.76
C100	89.54	45.00	113°59'59"	69.29	N49°25'50"W	75.48
C101	20.94	98.00	12°14'28"	10.51	S84°03'35"E	20.90
C102	42.76	98.00	25°00'08"	21.73	S58°14'19"E	42.43
C103	4.20	203.00	89°58'05"	202.89	N89°26'21"E	4.20
C104	58.69	75.00	44°50'12"	30.94	N22°38'55"W	57.21
C105	59.12	75.00	45°09'48"	31.19	N67°38'55"W	57.60

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°46'47"W	198.21
L2	N89°50'04"E	80.03
L3	N89°50'04"E	231.68
L4	N89°54'17"E	46.00
L5	N00°13'31"W	20.93
L6	S89°46'29"W	100.00
L7	S00°13'31"E	57.80
L8	S00°13'49"E	80.00
L9	S89°46'11"W	46.00
L10	S00°13'49"E	154.00
L11	S89°46'11"W	75.00
L12	S00°13'49"E	140.36
L13	N89°58'06"W	30.33
L14	S00°01'54"W	158.31
L15	S00°01'54"W	107.14
L16	N89°58'06"W	146.14
L17	N00°04'40"W	8.52
L18	S89°55'20"W	100.00
L19	S00°04'40"E	29.94
L20	S89°55'20"W	151.00
L21	N78°44'31"E	38.00
L22	S11°15'29"E	24.49

11-10-05

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

F:\A03JOBS\A3080AH\FinalPlat\Unit5\BASE50.dwg, Layout6, 11/9/2005 1:00:06 PM

F:\A03JOBS\A3080AH\FinalPlat\Unit5\base50.dwg-Layout6 (11-09-05) SPS

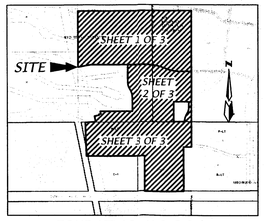
Dwg:	BASE50.dwg	Drawn:	STEPHEN	Checked:	ALS	Sheet	8 of 8
Scale:	1"=100'	Date:	11/09/05	Job:	A03080		

AMENDED 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
NOVEMBER, 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 Tracts 1A thru 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 05, 2005, in Bk-2005C, Page 138 and containing 169.6036 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. (05/04/2005, BK-2005C, PG-138)

[B] EXISTING 46' PUBLIC ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORM DRAIN EASEMENT. (05/04/2005, BK-2005C, PG-138)

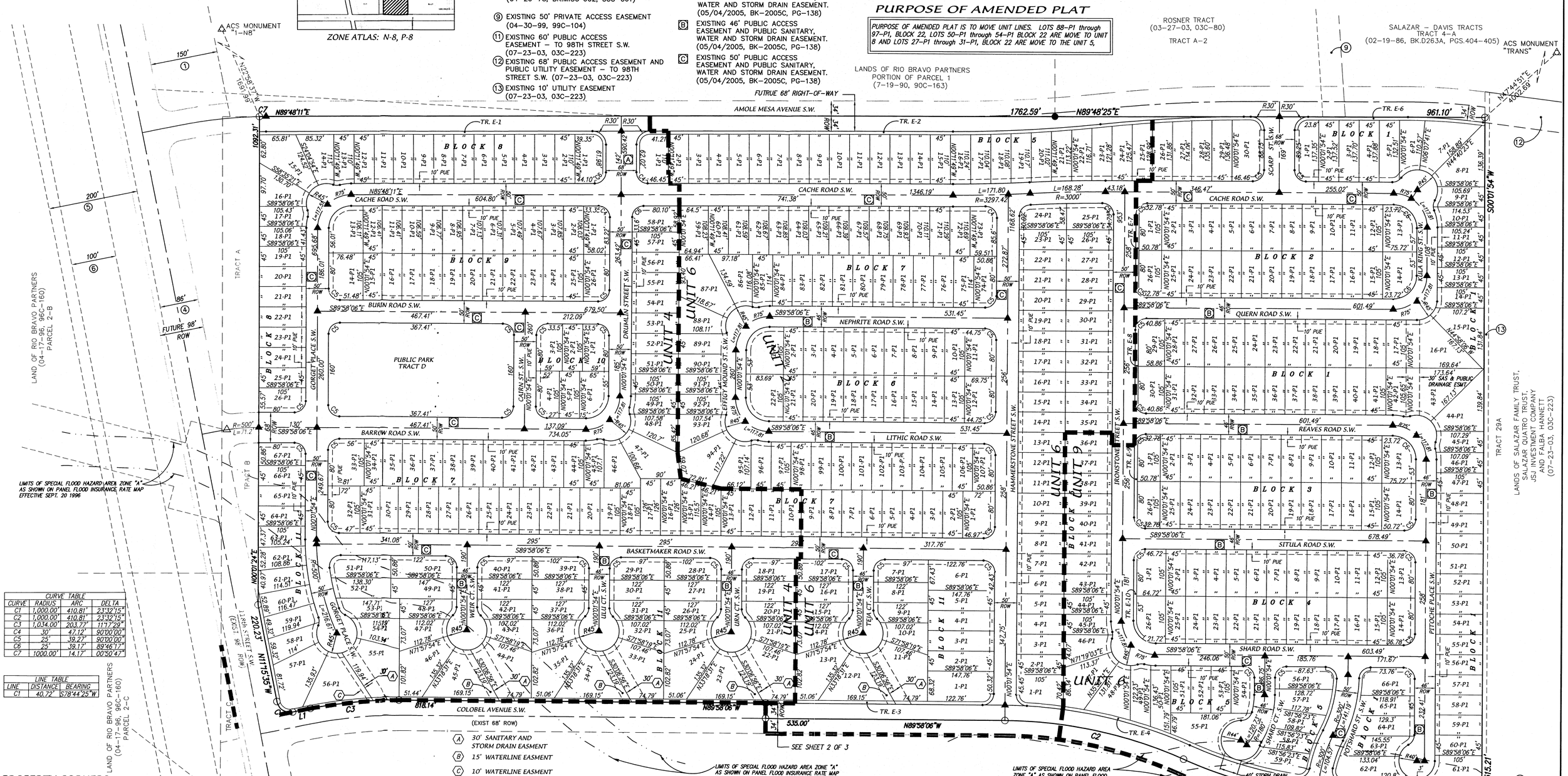
[C] EXISTING 50' PUBLIC ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORM DRAIN EASEMENT. (05/04/2005, BK-2005C, PG-138)

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

PURPOSE OF AMENDED PLAT

PURPOSE OF AMENDED PLAT IS TO MOVE UNIT LINES. LOTS 88-P1 through 97-P1, BLOCK 22, LOTS 50-P1 through 54-P1 BLOCK 22 ARE MOVE TO UNIT 8 AND LOTS 27-P1 through 31-P1, BLOCK 22 ARE MOVE TO THE UNIT 5,



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 EASMENT
(C) 10' WATERLINE EASMENT

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

SITE BENCHMARK

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

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

11-30-05
City Surveyor, City of Albuquerque, N.M. Date

Owner: KB HOME New Mexico Inc
11/28/05
ROBERT COLEMAN, Director of Land DATE

LEGEND

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

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AMENDED 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
NOVEMBER 2005

EASEMENTS

(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. ( )

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

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	1,000.00'	197.07'	11°17'29"
C4	25'	39.37'	90°13'43"
C5	25'	39.27'	90°00'00"
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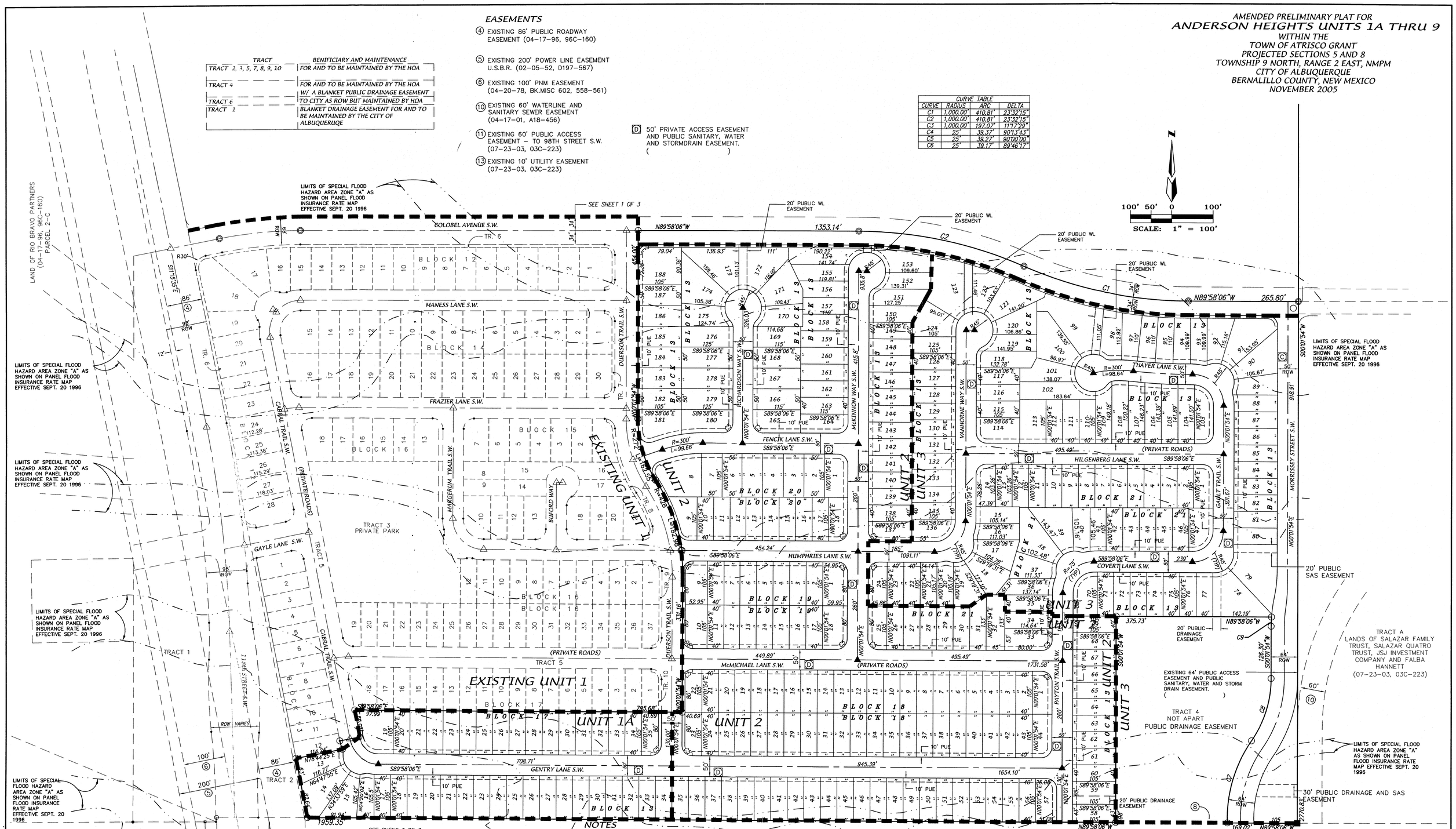

SITE BENCHMARK

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

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SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

NOTES

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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:
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   "DO NOT DISTURB"
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3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TRACT "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\AMENDED_unit2prelim_middle.dwg - prelim (11-10-05) SPS

AMENDED PRELIMINARY PLAT FOR ANDERSON HEIGHTS UNITS 1A THRU 9

WITHIN THE
TOWN OF ATRISCO GRANT
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TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
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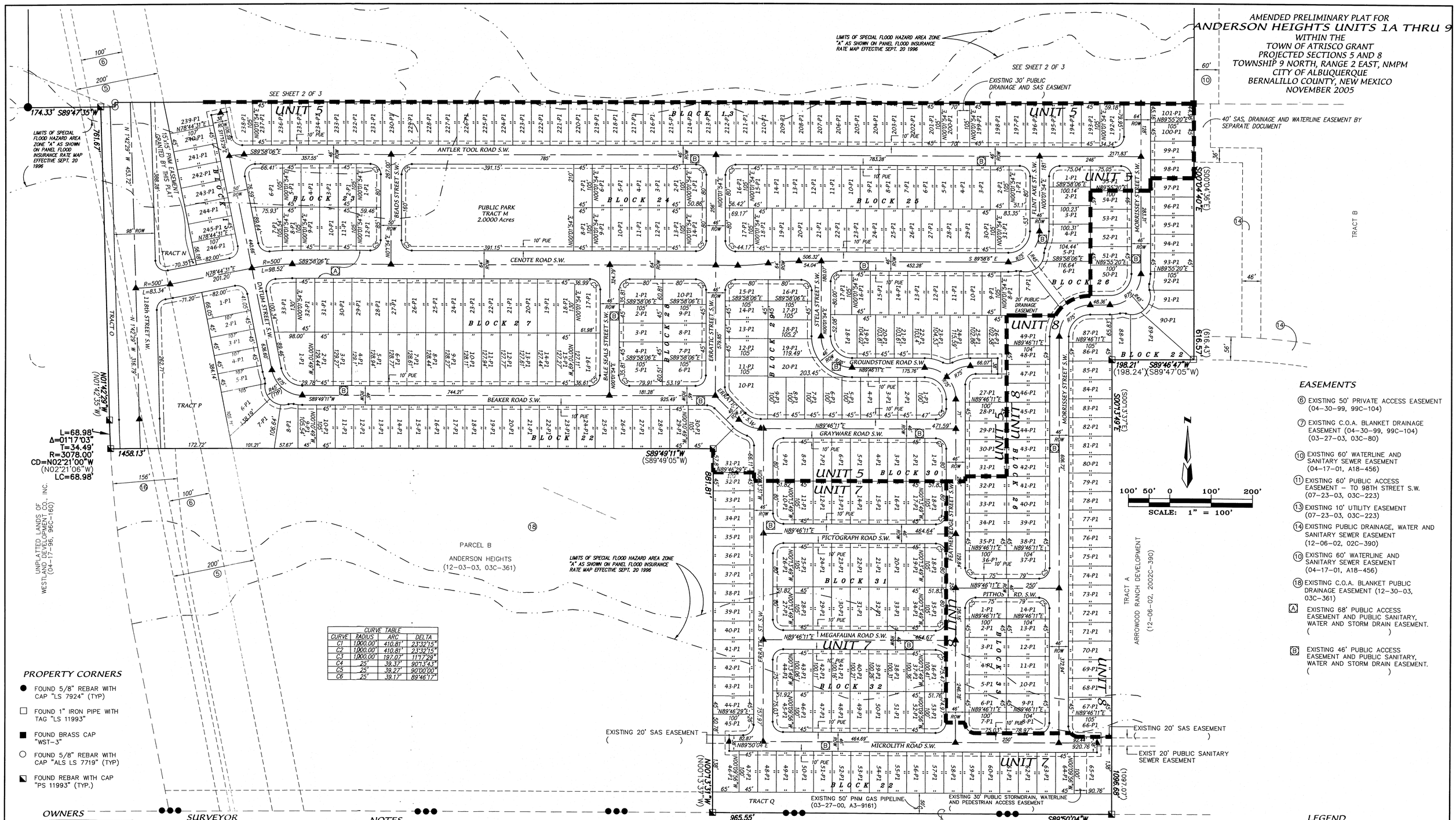
NOVEMBER 2005



EASEMENTS

(6) EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104)

(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)

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

(18) EXISTING C.O.A. BLANKET PUBLIC DRAINAGE EASEMENT (12-30-03, 03C-361)

(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. ( )

CURVE TABLE			
CURVE	RADIUS	ARC	DELTA
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C4	25'	39.37'	90°13'43"
C5	25'	39.27'	90°00'00"
C6	25'	39.17'	89°46'17"

PROPERTY CORNERS

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SITE BENCHMARK

ACS MONUMENT
"3-P10"
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NOTES

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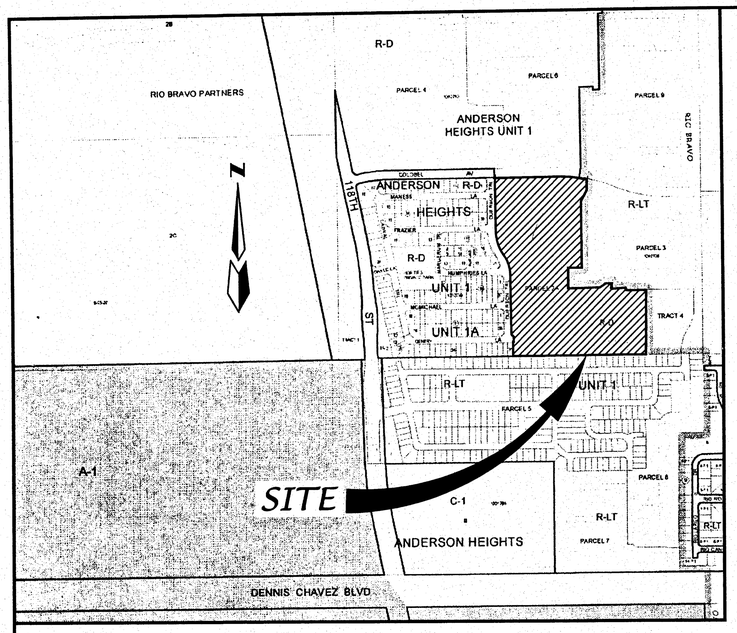
LEGEND

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



VICINITY MAP SCALE: NTS ZONE ATLAS: N-8, P-8

SUBDIVISION DATA

GROSS ACREAGE	24.7062 Acres
ZONE ATLAS NO.	N-8-Z & P-8-Z
NO. OF EXISTING PARCELS	1 PARCEL
NO. OF LOTS/TRACTS/PARCELS CREATED	168 LOTS, 7 TRACTS 0 PARCEL
NO. OF PARCEL ELIMINATED	1
MILES OF FULL WIDTH STREETS CREATED	0.83
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.0 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 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 — 2/14/06 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on FEBRUARY 14, 2006
By Robert Coleman, Director of Land, KB HOME New Mexico Inc, A New Mexico Corporation on behalf of said corporation

Susan Rasinski — 9·10·08
NOTARY PUBLIC — MY COMMISSION EXPIRES

OFFICIAL SEAL
SUSAN RASINSKI
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 9·10·08

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 PARCEL 2A, 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 August 08, 2005 in Book 2005C, Page 272 and containing 24.7062 acres more or less.

PURPOSE OF PLAT

1. SUBDIVIDE ONE (1) PARCEL INTO ONE HUNDRED AND SIXTY EIGHT (168) LOTS, SEVEN (7) TRACTS FOR HOME OWNERS ASSOCIATION AND DRAINAGE.
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.

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 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 2

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, 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 3-8-06

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

City Approvals:

City Surveyor	2-27-06 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 — 02-27-06 Date

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

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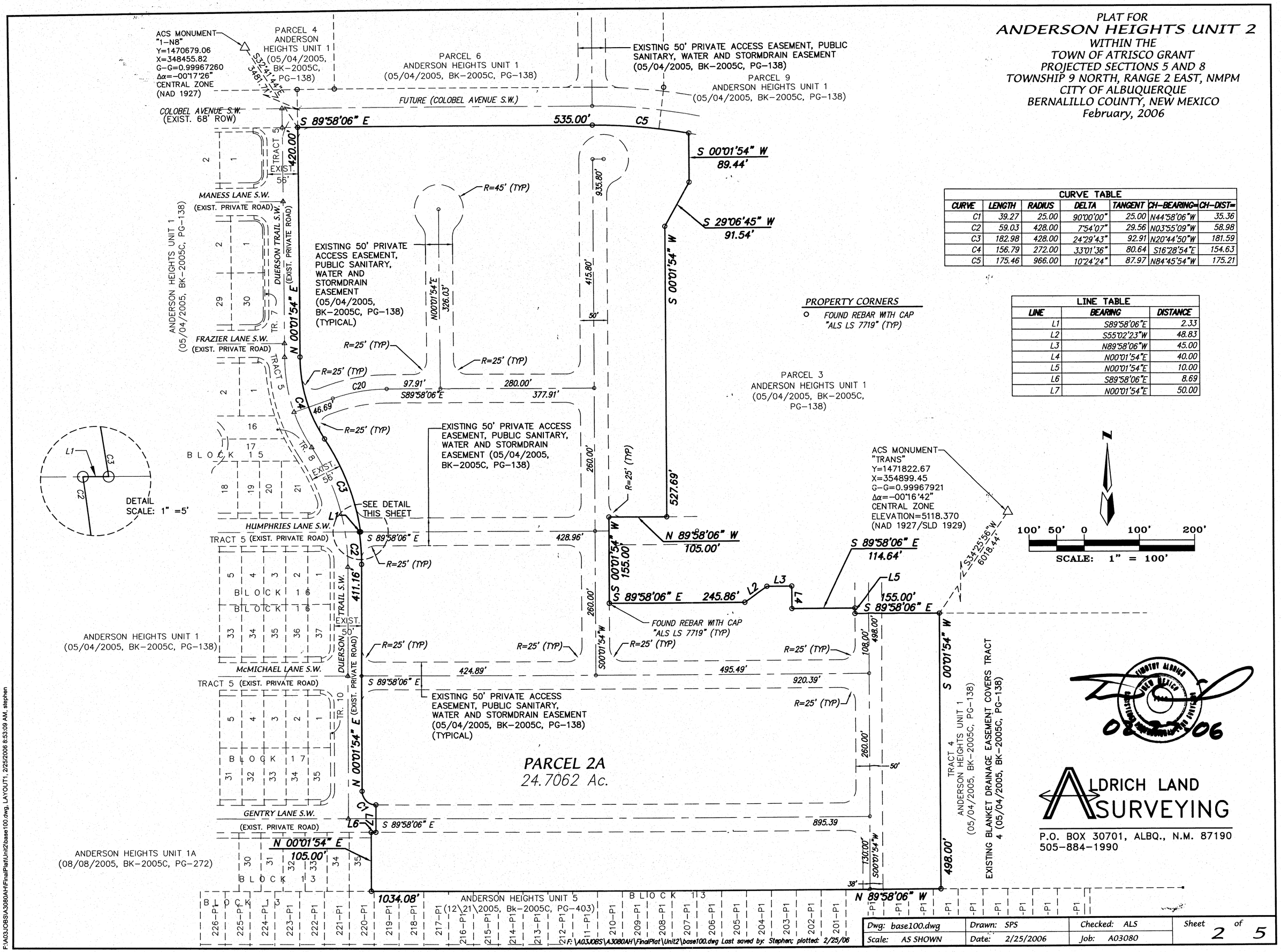

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C2	59.03	428.00	7°54'07"	29.56	N03°55'09"W	58.98
C3	182.98	428.00	24°29'43"	92.91	N20°44'50"W	181.59
C4	156.79	272.00	33°01'36"	80.64	S16°28'54"E	154.63
C5	175.46	966.00	10°24'24"	87.97	N84°45'54"W	175.21

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	S89°58'06"E	8.69
L7	N00°01'54"E	50.00

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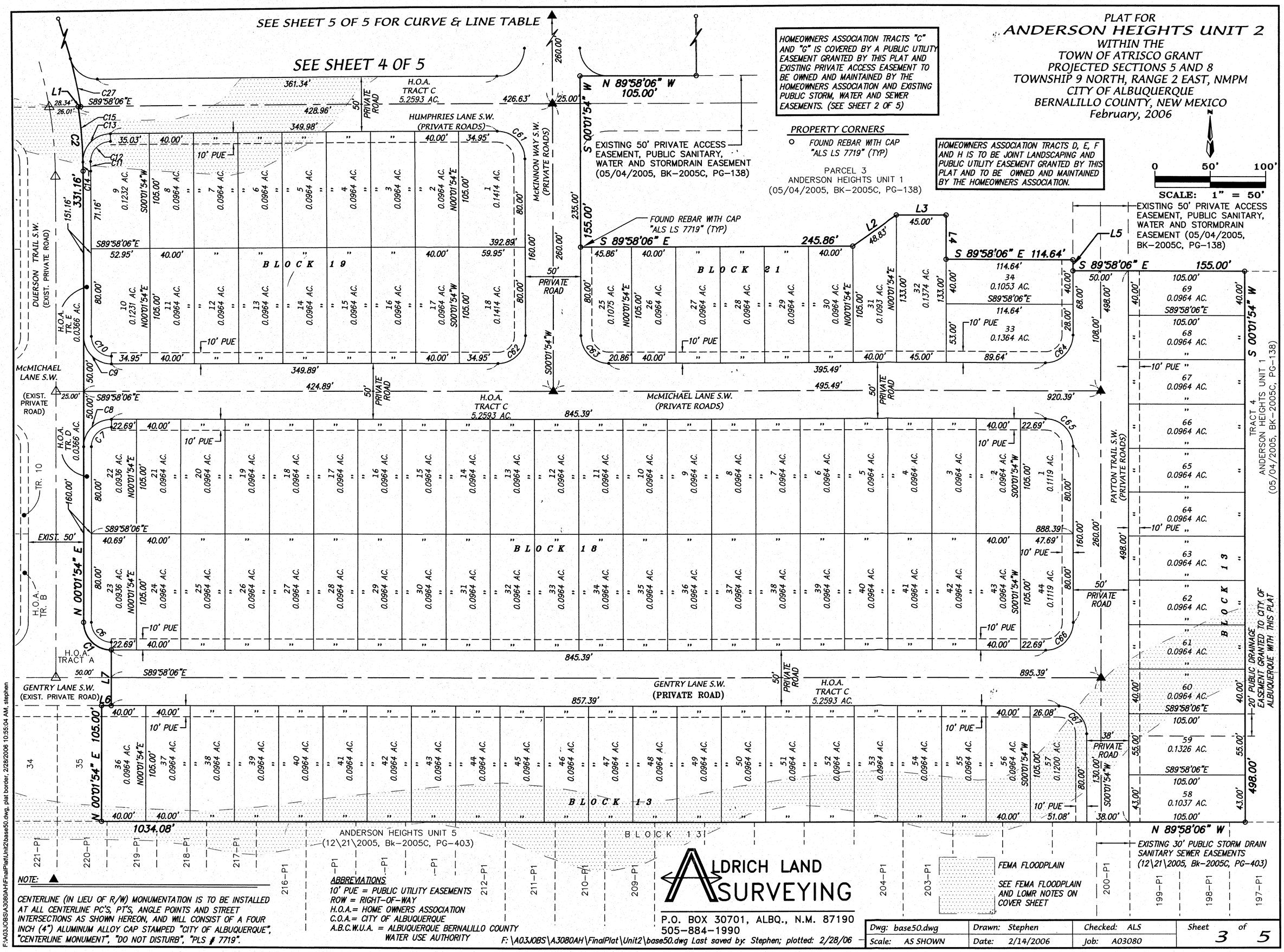

NOTE:

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

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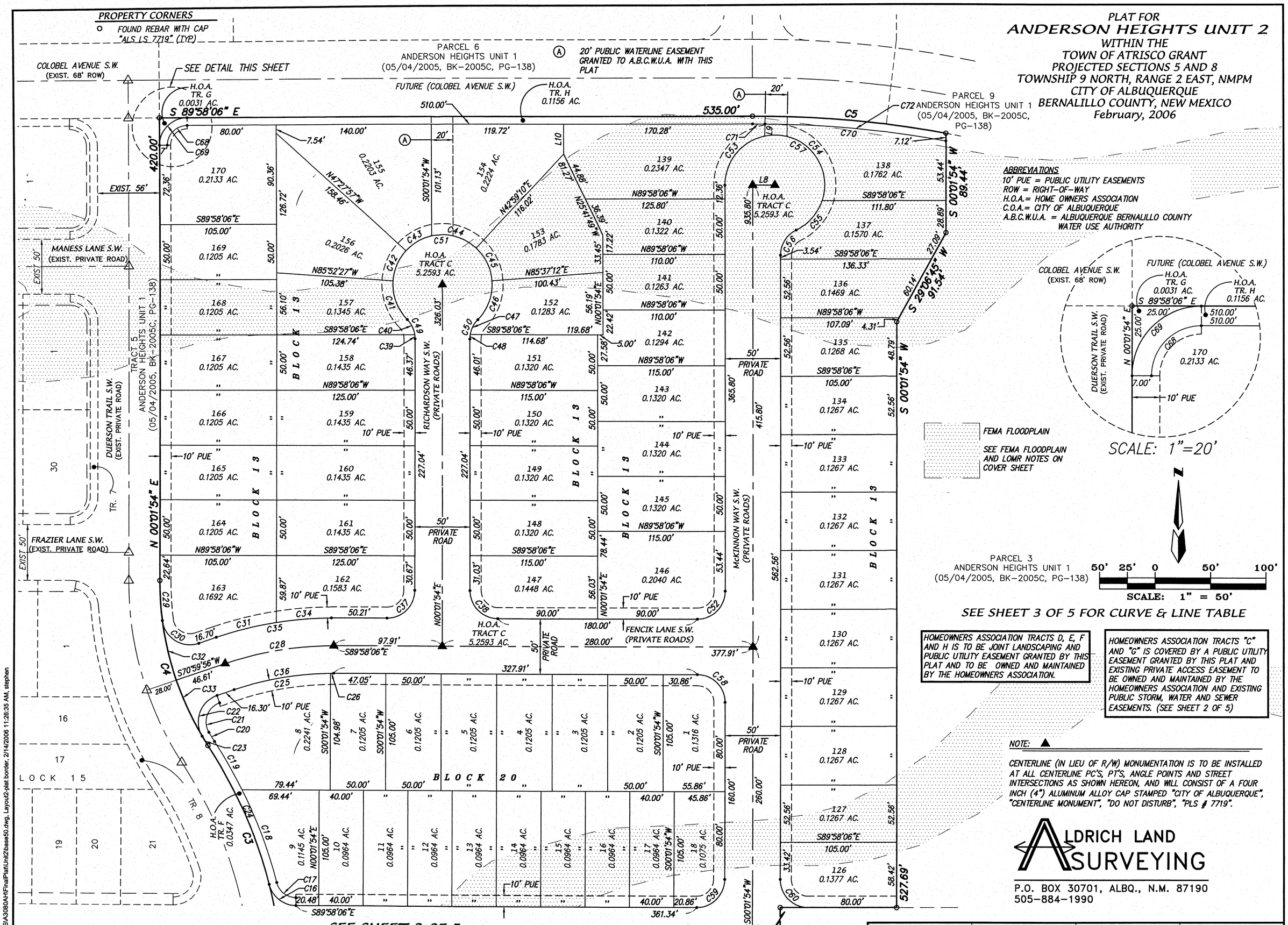

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CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
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C3	182.98	428.00	24°29'43"	92.91	N20°44'50"W	181.59
C4	156.79	272.00	33°01'36"	80.64	S16°28'54"E	154.63
C5	175.46	966.00	10°24'24"	87.97	N84°45'54"W	175.21
C6	28.27	18.00	90°00'00"	18.00	S44°58'06"E	25.46
C7	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C8	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C9	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C10	28.27	18.00	90°00'00"	18.00	S44°58'06"E	25.46
C11	8.49	435.00	1°07'06"	4.24	N00°31'38"W	8.49
C12	28.63	18.00	91°07'06"	18.35	S44°28'22"W	25.70
C13	39.76	25.00	91°07'06"	25.49	S44°28'22"W	35.70
C14	8.35	428.00	1°07'06"	4.18	N00°31'38"W	8.35
C15	50.67	428.00	6°47'01"	25.37	N04°28'42"W	50.64
C16	32.94	25.00	75°29'25"	19.35	S52°13'23"E	30.61
C17	23.72	18.00	75°29'25"	13.93	S52°13'23"E	22.04
C18	90.36	435.00	11°54'07"	45.34	N20°25'44"W	90.20
C19	50.22	435.00	6°36'54"	25.14	N29°41'15"W	50.19
C20	9.63	265.00	2°04'58"	4.82	S31°57'13"E	9.63
C21	32.02	18.00	101°54'39"	22.19	S20°02'36"W	27.96
C22	44.47	25.00	101°54'39"	30.82	S20°02'36"W	38.83
C23	9.89	272.00	2°04'58"	4.94	S31°57'13"E	9.89
C24	138.32	428.00	18°31'02"	69.77	N23°44'11"W	137.72
C25	88.41	275.00	18°25'09"	44.59	S80°12'30"W	88.03
C26	2.95	275.00	0°36'50"	1.47	S89°43'29"W	2.95
C27	44.66	428.00	5°58'41"	22.35	N11°29'20"W	44.64
C28	99.66	300.00	19°01'59"	50.29	S80°30'55"W	99.20
C29	36.01	272.00	7°35'08"	18.03	S03°45'40"E	35.98
C30	44.26	25.00	101°26'51"	30.57	S58°16'39"E	38.71
C31	55.65	325.00	9°48'37"	27.89	S75°54'14"W	55.58
C32	55.32	272.00	11°39'13"	27.76	S13°22'50"E	55.23
C33	55.57	272.00	11°42'17"	27.88	S25°03'35"E	55.47
C34	52.31	325.00	9°13'22"	26.21	S85°25'14"W	52.26
C35	107.96	325.00	19°01'59"	54.48	S80°30'55"W	107.47
C36	91.35	275.00	19°01'59"	46.10	S80°30'55"W	90.93
C37	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C38	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C39	3.64	25.00	8°20'52"	1.82	N04°08'32"W	3.64
C40	15.74	25.00	36°04'03"	8.14	N26°20'59"W	15.48
C41	38.10	45.00	48°30'34"	20.28	S20°07'44"E	36.97
C42	30.17	45.00	38°24'29"	15.67	S23°19'48"W	29.60
C43	27.22	45.00	34°39'29"	14.04	S59°51'47"W	26.81
C44	43.82	45.00	55°47'38"	23.82	N74°54'39"W	42.11
C45	33.48	45.00	42°38'02"	17.56	N25°41'49"W	32.72
C46	38.35	45.00	48°49'37"	20.43	N20°02'01"E	37.20
C47	15.37	25.00	35°13'56"	7.94	S26°49'52"W	15.13
C48	4.01	25.00	9°11'00"	2.01	S04°37'24"W	4.00
C49	19.38	25.00	44°24'55"	10.21	N22°10'33"W	18.90
C50	19.38	25.00	44°24'55"	10.21	S22°14'22"W	18.90
C51	211.14	45.00	268°49'50"	45.93	N89°58'06"W	64.29
C52	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C53	61.60	45.00	78°25'41"	36.72	S39°14'45"W	56.90
C54	94.25	45.00	120°00'06"	77.94	N41°32'22"W	77.94
C55	36.28	45.00	46°11'36"	19.19	N41°33'29"E	35.31
C56	28.20	25.00	64°37'23"	15.81	S32°20'36"W	26.73
C57	192.13	45.00	244°37'23"	71.15	N57°39'24"W	76.06
C58	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C59	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C60	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C61	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C62	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C63	39.27	25.00	90°00'00"	25.00	S44°58'06"E	35.36
C64	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C65	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C66	39.27	25.00	90°00'00"	25.00	N45°01'54"E	35.36
C67	39.27	25.00	90°00'00"	25.00	N44°58'06"W	35.36
C68	28.27	18.00	90°00'00"	18.00	S45°01'54"W	25.46
C69	39.27	25.00	90°00'00"	25.00	S45°01'54"W	35.36
C70	175.47	959.00	10°29'01"	87.98	N84°43'35"W	175.22
C71	11.22	959.00	0°40'13"	5.61	N89°37'59"W	11.22
C72	164.25	959.00	9°48'48"	82.33	N84°23'29"W	164.05

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°58'06"W	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	N89°58'06"W	8.69
L7	S00°01'54"W	50.00
L8	N89°58'06"W	20.00
L9	N01°17'58"E	11.07
L10	S00°01'54"W	27.15

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.

ALDRICH LAND SURVEYING
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