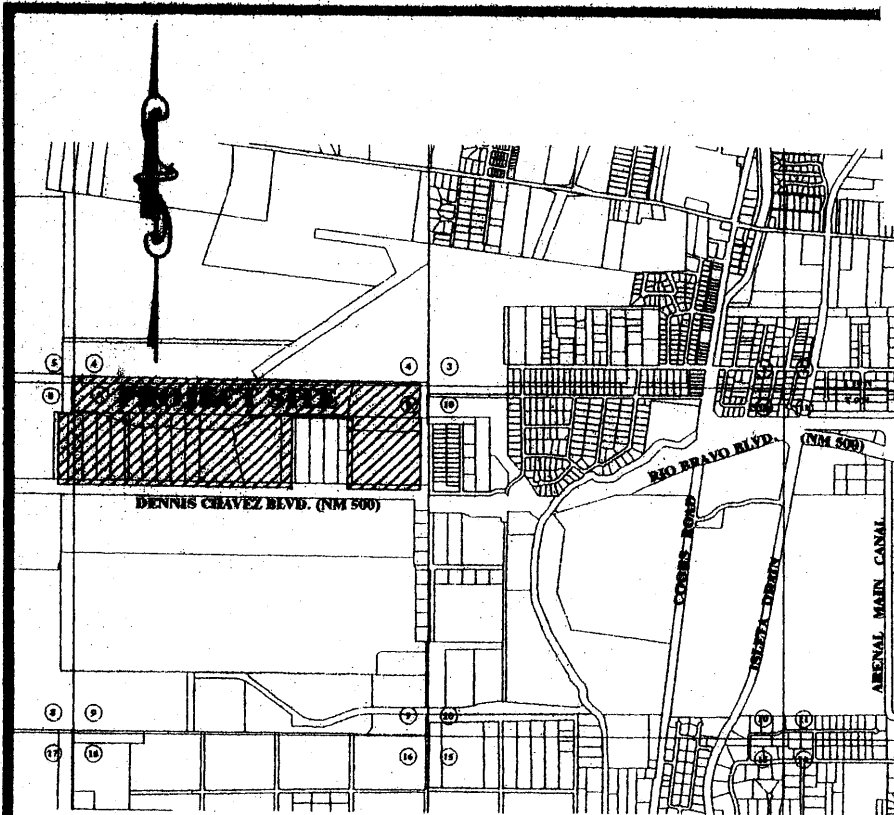


# HIGHLANDS · PLAT CREATING EASEMENTS BULK LAND PLAT OF TRACTS A,B,C,D,E,F,G,H, & I ARROWOOD RANCH DEVELOPMENT



1" = 2850' +/-  
ZONE ATLAS P-9-Z  
**VICINITY MAP**

**SUBDIVISION DATA:**

CASE NO. \_\_\_\_\_ C.O.A. PROJECT NO. 1001979 02 DRB-01496, 02DRB-01497  
 GROSS SUBDIVISION ACREAGE 190.4014  
 ZONE ATLAS INDEX NO. P-9-Z  
 NO. OF EXISTING TRACTS 15  
 NO. OF EXISTING LOTS 0  
 NO. OF LOTS CREATED 0  
 NO. OF TRACTS CREATED 8  
 MILES OF FULL WIDTH STREETS CREATED 0.00 MILES  
 AREA DEDICATED TO CITY OF ALBUQUERQUE 0.0000 ACRES  
 DATE OF SURVEY NOVEMBER, 2001  
 S.P. LOG NO. \_\_\_\_\_

SITUATE WITHIN  
PROJECTED SECTIONS 8, 9 & 10, T.9N., R.2E., N.M.P.M.  
"TOWN OF ATRISCO GRANT"  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2002  
City of Albuquerque

**FREE CONSENT AND DEDICATION:**

THE SUBDIVISION SHOWN HEREON 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 STREET RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS, AND DO HEREBY GRANT: ALL PUBLIC ROADWAY DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; 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.

BY: [Signature]  
L.L. BELL  
MANAGER, BROOKSIDE HOLDINGS, INC.  
MANAGER, RIO HOLDINGS, INC.

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9/27/02  
BY L.L. BELL, MANAGER, ON BEHALF OF SAID CORPORATIONS.

BY: [Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/13/04

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a title search of the property shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

**APPROVALS:**

Subdivision Case No. 1001979 // 02DRB-01496  
02DRB-01497

[Signature] 10/23/02  
Traffic Engineer Date

[Signature] 10/23/02  
Parks & Recreation Date

[Signature] 9-27-02  
City Surveyor Date

[Signature] 10-23-02  
Utility Development Division Date

N/A  
Property Management Date

[Signature] 10-23-02  
Albuquerque Metropolitan Arroyo Flood Control Authority Date

[Signature] 10/23/02  
City Engineer Date

[Signature] 9-27-02  
PNM Electric Services Date

[Signature] 9-27-02  
PNM Gas Services Date

[Signature] 09-26-02  
Qwest Communications Date

[Signature] 9-26-02  
Comcast Intercable Date

APPROVAL & CONDITIONAL EXCEPTION AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M., 1994.

[Signature] 11/21/02  
City Planner, Albuquerque/Bernalillo County Planning Division Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# See Certificate  
UPC# \_\_\_\_\_  
UPC# \_\_\_\_\_  
UPC# \_\_\_\_\_

Brookside Holdings LLC Rio Holdings  
PROPERTY OWNER OF RECORD:  
[Signature] 06 Dec 02  
BERNALILLO COUNTY TREASURER'S OFFICE

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED.

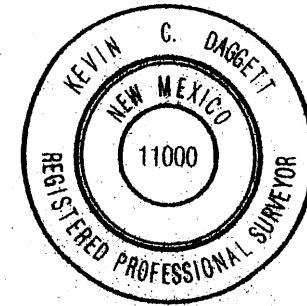
BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 190.4014 ACRES INTO NINE (9) BULK LAND TRACTS, VACATE EXISTING TRACT LINES, AND GRANT PUBLIC ROADWAY, PUBLIC WATER, PUBLIC SEWER, AND PUBLIC DRAINAGE EASEMENTS AS SHOWN HEREON.

**SURVEYORS CERTIFICATE:**

I, KEVIN C. DAGGETT, NEW MEXICO PROFESSIONAL SURVEYOR NO. 11,000, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY SUPERVISION, AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS PLAT, AND THE SURVEY UPON WHICH IT IS BASED, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS AS SET FORTH FOR LAND SURVEYS IN THE STATE OF NEW MEXICO.

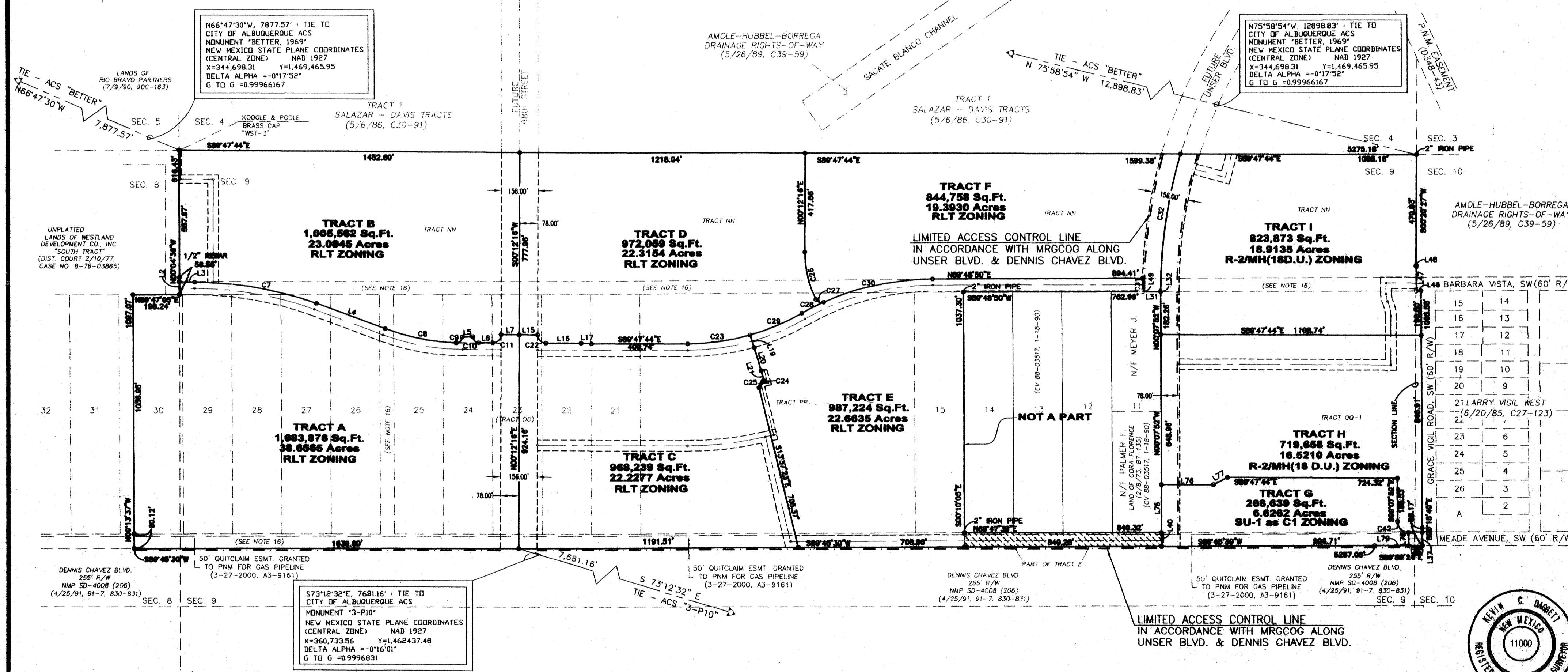
[Signature] 9/27/02  
KEVIN C. DAGGETT, N.M.P.L.S. 11,000 DATE



<b>BULK LAND TITLE</b>			
Designed By: KCD	Drawn By: LsM	Checked By: KCD	
File No.:		Date: 09-23-02	3811 Atrisco Drive, NW, Ste. C Albuquerque, N.M. 87120 ameng@qwest.net (E-mail) (505) 836-1265 (Office) (505) 228-7821 (Mobile) (505) 836-1268 (Fax)

# BULK LAND PLAT OF TRACTS A,B,C,D,E,F,G,H, & I ARROWOOD RANCH DEVELOPMENT

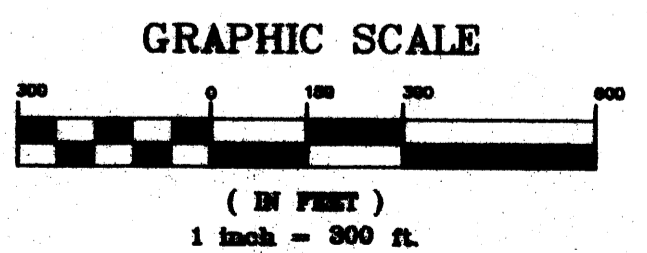
SITUATE WITHIN  
PROJECTED SECTIONS 8, 9 & 10, T.9N., R.2E., N.M.P.M.  
"TOWN OF ATRISCO GRANT"  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2002



N66°47'30"W, 7877.57' TIE TO CITY OF ALBUQUERQUE ACS MONUMENT "BETTER, 1969" NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE) NAD 1927 X=344,698.31 Y=1,469,465.95 DELTA ALPHA = -0°17'52" G TO G = 0.99966167

N75°58'54"W, 12898.83' TIE TO CITY OF ALBUQUERQUE ACS MONUMENT "BETTER, 1969" NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE) NAD 1927 X=344,698.31 Y=1,469,465.95 DELTA ALPHA = -0°17'52" G TO G = 0.99966167

S73°12'32"E, 7681.16' TIE TO CITY OF ALBUQUERQUE ACS MONUMENT "3-P10" NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE) NAD 1927 X=360,733.56 Y=1,462,437.48 DELTA ALPHA = -0°16'01" G TO G = 0.9996831



<b>OVERALL TRACT MAP</b>			
Designed By: KCD	Drawn By: LsM	Checked By: KCD	
File No:	Date: 10-02-02	3811 Arisco Drive, NW, Ste. C Albuquerque, N.M. 87120 ameing@quest.net (E-mail)	
		(505) 836-1265 (Office) (505) 228-1821 (Mobile) (505) 836-1268 (Fax)	

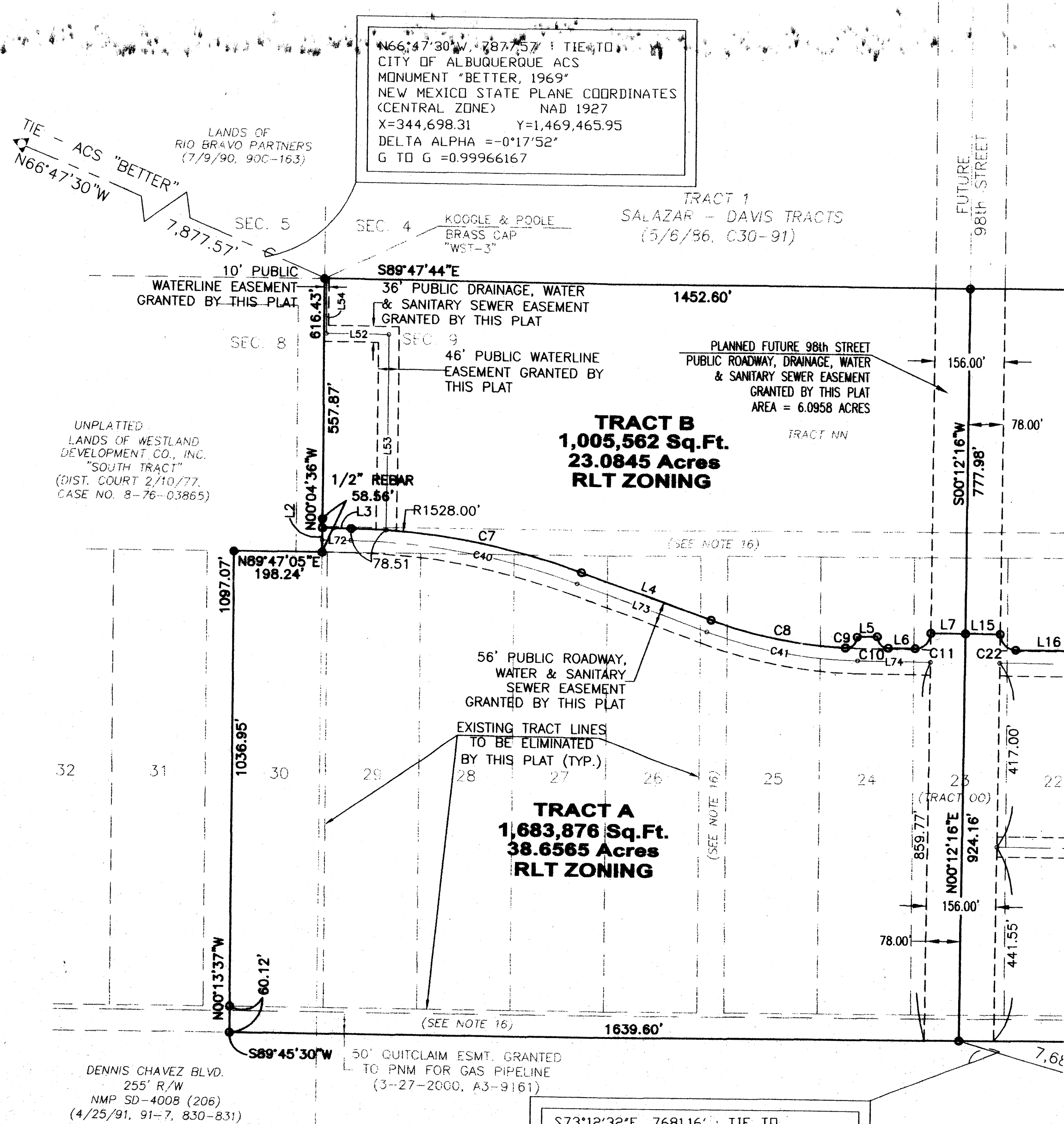
# BULK LAND PLAT

OF

## TRACTS A, B, C, D, E, F, G, H, & I

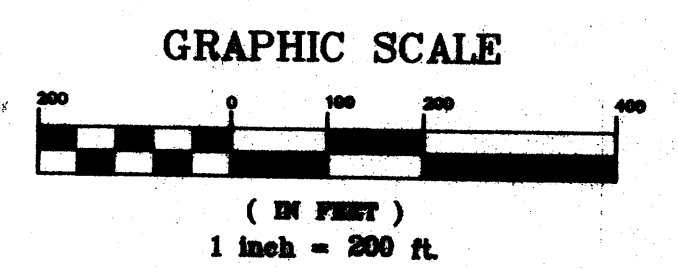
### ARROWOOD RANCH DEVELOPMENT

SITUATE WITHIN  
 PROJECTED SECTIONS 8, 9 & 10, T.9N., R.2E., N.M.P.M.  
 "TOWN OF ATRISCO GRANT"  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2002



N66°47'30"W, 7877.57' TIE TO  
 CITY OF ALBUQUERQUE ACS  
 MONUMENT "BETTER, 1969"  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE) NAD 1927  
 X=344,698.31 Y=1,469,465.95  
 DELTA ALPHA = -0°17'52"  
 G TO G = 0.99966167

S73°12'32"E, 7681.16' TIE TO  
 CITY OF ALBUQUERQUE ACS  
 MONUMENT "3-P10"  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE) NAD 1927  
 X=360,733.56 Y=1,462,437.48  
 DELTA ALPHA = -0°16'01"  
 G TO G = 0.9996831



- LEGEND**
- INDICATES FOUND BOUNDARY MONUMENT  
(1-1/4" IRON PIPE UNLESS OTHERWISE SPECIFIED)
  - INDICATES SET BOUNDARY MONUMENT  
(5/8" REBAR WITH CAP STAMPED "P.S. 11000")
  - INDICATES CALCULATED POINT (NOT SET)
  - △ INDICATES A.C.S. MONUMENT



© COPYRIGHT

Sheet 3 of 6

<b>TRACTS A &amp; B</b>			
Designed By: KCD	Drawn By: LsM	Checked By: KCD	
File No.	Date: 10-02-02	3811 Arisco Drive, NW, Ste. C Albuquerque, N.M. 87120 among@awest.net (E-mail)	
		(505) 836-1265 (Office) (505) 228-7821 (Mobile) (505) 836-1268 (Fax)	

**LEGAL DESCRIPTION:**

A CERTAIN PARCEL OF LAND SITUATE WITHIN THE N 1/4 OF PROJECTED SECTIONS 8, 9 AND 10, TOWNSHIP 9 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, WITHIN THE TOWN OF ATRISCO GRANT, COMPRISING TRACTS 15, 21, 22, 24, 25, 26, 27, 28, 29, 30, NN, OO, PP, QQ-1, AND AN UNLABELLED TRACT, TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT ALSO BEING THE SECTION CORNER COMMON TO PROJECTED SECTIONS 4, 5, 8 AND 9, T. 9 N., R. 2 E., N.M.P.M., MARKED BY A BRASS CAP IN CONCRETE STAMPED "KOOGLE & POOL'S WST-3", FROM WHENCE ALBUQUERQUE CONTROL SURVEY MONUMENT "BETTER" (1989) BEARS N 88°47'30" W, 7,877.57 FEET;

THENCE, CONTINUING FROM SAID POINT OF BEGINNING ALONG THE SECTION LINE COMMON TO SAID SECTIONS 4 AND 9 S 88°47'44" E, 5275.18 FEET TO THE NORTHEAST CORNER OF TRACT NN, BEING THE CALCULATED INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE AMOLE-HUBBELL DRAINAGE RIGHT-OF-WAY AND SAID SECTION LINE, WITNESSED BY A 2" IRON PIPE WHICH BEARS S 88°47'44" E, 1.79 FEET;

THENCE, CONTINUING ALONG SAID WESTERLY DRAINAGE RIGHT-OF-WAY LINE S 00°20'27" W, 470.93 FEET TO A RIGHT-OF-WAY CORNER MARKED BY A BRASS CAP IN CONCRETE STAMPED "A.M.A.F.C.A. AH-21 LS 1940";

THENCE, CONTINUING ALONG SAID DRAINAGE RIGHT-OF-WAY LINE S 89°59'00" E, 2.36 FEET THE SECTION LINE COMMON TO PROJECTED SECTIONS 9 AND 10, T. 9 N., R. 2 E., N.M.P.M., SAID POINT OF INTERSECTION MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, CONTINUING ALONG SAID SECTION LINE S 00°16'15" W, 48.83 FEET BEING THE CALCULATED SOUTHEAST CORNER OF SAID TRACT NN WITNESSED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, CONTINUING ALONG SAID SECTION LINE S 00°16'15" W, 59.90 FEET TO A CALCULATED POINT ON THE NORTHERLY BOUNDARY LINE OF TRACT QQ-1 MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, CONTINUING ALONG SAID NORTHERLY BOUNDARY LINE N 89°48'43" E, 18.81 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GRACE VIGIL ROAD, SW (80' R/W), SAID POINT BEING THE NORTHEAST CORNER OF TRACT QQ-1 MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE S 00°15'40" E, 1037.41 FEET TO THE SOUTHEAST CORNER OF SAID TRACT QQ-1 MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, S 00°15'40" E, 58.17 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DENNIS CHAVEZ BOULEVARD, SW (255' R/W) MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N 89°58'24" W, 204.07 FEET TO AN ANGLE POINT MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S 89°45'30" W, 5287.06 FEET TO THE CALCULATED INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY BOUNDARY LINE OF TRACT 30 MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE N 00°13'37" W, 80.12 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 30 MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, CONTINUING ALONG SAID WESTERLY BOUNDARY LINE N 00°13'37" W, 1036.95 FEET TO THE NORTHWEST CORNER OF SAID TRACT 30 MARKED BY A 1-1/4" IRON PIPE;

THENCE, CONTINUING ALONG THE NORTHERLY BOUNDARY LINE OF TRACT 30 N 89°47'05" E, 198.24 FEET TO THE SECTION LINE COMMON TO PROJECTED SECTIONS 8 AND 9, T. 9 N., R. 2 E., N.M.P.M., SAID POINT OF INTERSECTION MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, CONTINUING ALONG SAID SECTION LINE N 00°04'36" W, 58.56 FEET TO THE SOUTHWEST CORNER OF TRACT NN MARKED BY A 1/2" REBAR;

THENCE, CONTINUING ALONG SAID SECTION LINE N 00°04'36" W, 557.87 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 210.4173 ACRES, MORE OR LESS.

**LESS AND EXCEPTING THEREFROM:**

A CERTAIN PARCEL OF LAND SITUATE WITHIN THE N 1/4 OF PROJECTED SECTION 9, TOWNSHIP 9 NORTH, RANGE 2 EAST, N.M.P.M., TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING TRACTS 11, 12, 13, AND 14, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT 14 MARKED BY A 2" IRON PIPE, FROM WHENCE ALBUQUERQUE CONTROL SURVEY MONUMENT "BETTER" (1989) BEARS N 70°41'36" W, 11,214.52 FEET;

THENCE, CONTINUING FROM SAID POINT OF BEGINNING N 89°48'50" E, 840.99 FEET TO THE NORTHEAST CORNER OF TRACT 11 MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, S 00°07'52" E, 1037.01 FEET TO THE CALCULATED SOUTHEAST CORNER OF TRACT 11, SAID POINT WITNESSED BY A 1/2" ALUMINUM TUBE WHICH BEARS N 00°07'52" W, 0.60 FEET;

THENCE, S 89°47'39" W, 840.32 FEET TO THE SOUTHWEST CORNER OF TRACT 14 MARKED BY A 2" IRON PIPE;

THENCE, N 00°10'05" W, 1037.30 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 20.0158 ACRES, MORE OR LESS.

TOTAL PARCEL AREA CONTAINING 190.4014 ACRES, MORE OR LESS.

**DISCLOSURE STATEMENT FOR EXISTING PNM GAS LINE:**

WITH THE EXCEPTION OF AREAS LOCATED WITHIN THE FUTURE RIGHTS-OF-WAY OF UNSER BOULEVARD, S.W. AND 98TH STREET, S.W., THE SOUTHEAST CORNER OF TRACT H AND A FUTURE SANITARY SEWER CROSSING LOCATED APPROXIMATELY 470 FEET WEST OF THE SOUTHWEST CORNER OF TRACT 14, ANY IMPROVEMENTS ENCRANCHING INTO EXISTING PNM NATURAL GAS LINE EASEMENTS SHALL NOT INTERFERE WITH NOR INHIBIT PNM'S ABILITY TO OPERATE AND MAINTAIN ITS GAS LINE FACILITIES. THE PROPERTY OWNER OR PERSON OR BUSINESS RESPONSIBLE FOR ANY ENCRANCHMENT SHALL PAY FOR ALL PNM UTILITY RELOCATIONS OR MODIFICATIONS CAUSED BY SUCH EASEMENT ENCRANCHMENTS.

**NOTES:**

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 190.4014 ACRES INTO NINE (9) BULK LAND TRACTS, VACATE EXISTING TRACT LINES, AND GRANT PUBLIC ACCESS, PUBLIC WATER, PUBLIC SEWER, AND PUBLIC DRAINAGE EASEMENTS AS SHOWN HEREON.
- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, MEAN DELTA ALPHA (00 DEGREES 16 MINUTES 01 SECONDS). ALL DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD. IF RECORD AND MEASURED ARE EQUIVALENT, MEASURED IS SHOWN ONLY.
- BENCHMARK FOR THIS PLAT IS ACS CONTROL POINT 3-P10, 1988, LOCATED 5.9 MILES SOUTHWEST OF DOWNTOWN ALBUQUERQUE, ELEVATION 4935.735.14.
- UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A 5/8 INCH REBAR WITH CAP STAMPED "AES PS 11000".
- ALL EASEMENTS OF RECORD ARE SHOWN HEREON.
- REFER TO RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES GOVERNMENT OF AMERICA, RECORDED IN BOOK 35, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- REFER TO EASEMENT FOR TELEPHONE LINES, AND THE RESTRICTIONS AFFECTING SAID EASEMENT, AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT DATED DECEMBER 19, 1929, RECORDED MAY 27, 1930 IN BOOK 112, PAGE 280; MODIFICATION OF EASEMENT THERETO, DATED JANUARY 31, 1973, RECORDED FEBRUARY 13, 1973 IN BOOK MISC. 298, PAGE 835 AS DOCUMENT 35087, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- REFER TO STIPULATED JUDGEMENT CONCERNING CIVIL COURT CAUSE NO. CV 94-8476, SECOND JUDICIAL DISTRICT, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, WHEREIN THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BERNALILLO, PETITIONER VS. ATRISCO VENTURE, ROBERT ROSNER, TRUSTEE; PROPERTY TAX DIVISION OF THE TAXATION AND REVENUE DEPARTMENT, AND ALL UNKNOWN OWNERS OF CLAIMANTS OF THE PROPERTY INVOLVED, DEFENDANTS, FILED SEPTEMBER 13, 1995 IN THE OFFICE OF THE COUNTY CLERK OF DISTRICT COURT AND RECORDED SEPTEMBER 19, 1995 IN BOOK 95-22, PAGE 7560 AS DOCUMENT NO. 95-95235, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- REFER TO SPECIAL WARRANTY DEED BY AND BETWEEN JACK HOFFMAN, SELMA HOFFMAN, LEAH HOFFMAN ROSNER, ROBERT ROSNER, JEANETTE HOFFMAN DICHTER, SOL DICHTER, (GRANTORS), AND JACK HOFFMAN LEAH HOFFMAN ROSNER, JANEETTE HOFFMAN ROSNER (GRANTEE), DATED MARCH 15, 1972, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON APRIL 3, 1972 IN BOOK D915, PAGES 598-611.
- REFER TO SPECIAL WARRANTY DEED BY AND BETWEEN WESTLAND DEVELOPMENT COMPANY, INC. (GRANTOR), AND ROBERT ROSNER, TRUSTEE FOR ATRISCO VENTURE, A JOINT VENTURE (GRANTEE), DATED MAY 6, 1991, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MAY 6, 1991 IN BOOK 917, PAGES 8642 AND 8643.
- REFER TO SPECIAL WARRANTY DEED FOR NEW MEXICO PROJECT NO. NMP SD-4008 (206), FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON APRIL 25, 1991 IN VOLUME 91-7, PAGES 830-831.
- REFER TO WARRANTY DEED BY AND BETWEEN THE TOWN OF ATRISCO GRANT (GRANTOR), AND FIRST NATIONAL BANK IN ALBUQUERQUE (GRANTEE), DATED SEPTEMBER 25, 1959, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON SEPTEMBER 28, 1959 IN BOOK D504, PAGE 417.
- REFER TO TITLE COMMITMENT HAVING NO. J873500, DATED APRIL 16, 1999 ISSUED BY FIRST AMERICAN TITLE COMPANY.
- REFER TO TITLE COMMITMENT HAVING NO. 0211564, REVISION 2, DATED JULY 6, 2001 ISSUED BY FIRST AMERICAN TITLE COMPANY.
- AREA OF UNDEDICATED, UNRECORDED STREETS WITHIN THE FUTURE ARROWOOD RANCH DEVELOPMENT CONTAINING 15.9990 ACRES, MORE OR LESS, AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF CURRENT OR HISTORICAL USE OF ANY KIND FOR ACCESS PURPOSES. IT IS NOT THE INTENT OR PURPOSE OF THIS PLAT TO IMPLY OR INFER ANY RIGHT, TITLE OR INTEREST IN SAID UNDEDICATED, UNRECORDED STREETS.

**BULK LAND PLAT**  
OF  
**TRACTS A,B,C,D,E,F,G,H, & I**  
**ARROWOOD RANCH DEVELOPMENT**

SITUATE WITHIN  
PROJECTED SECTIONS 8, 9 & 10, T.9N., R.2E., N.M.P.M.  
"TOWN OF ATRISCO GRANT"  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2002

LINE TABLE		
LINE	LENGTH	BEARING
L2	56.00	N00°04'36"W
L3	65.12	S89°47'44"E
L4	311.79	S69°56'17"E
L5	46.03	N88°11'36"E
L6	60.25	S89°47'44"E
L7	78.00	S89°47'44"E
L15	78.00	S89°47'44"E
L16	150.00	S89°47'44"E
L17	45.04	S87°15'02"E
L19	56.12	S19°34'43"E
L20	106.00	S15°53'49"E
L21	46.00	S15°53'49"E
L31	78.00	S89°48'50"W
L32	3.10	S00°07'52"E
L37	56.00	S00°15'40"E
L40	58.07	S00°07'52"E
L46	18.81	N89°46'43"E
L47	106.73	S00°16'15"W
L48	2.36	S89°59'00"E
L49	3.18	N00°07'52"W
L75	205.79	N00°07'52"W
L76	221.00	N89°52'08"E
L77	66.95	N62°57'17"E
L78	56.00	N00°05'02"W
L79	145.13	S89°59'24"E
L80	58.94	S89°59'24"E

EASEMENT CENTERLINE TABLE		
LINE	LENGTH	BEARING
L52	140.75	S89°47'44"E
L53	439.44	S00°12'16"W
L54	123.03	S00°04'36"E
L55	639.74	S89°47'44"E
L56	893.81	N89°48'50"E
L58	639.74	S89°47'44"E
L59	460.66	S13°22'45"E
L60	1581.82	N89°45'30"E
L61	900.59	N89°47'44"W
L62	208.00	S00°12'16"W
L64	130.28	N89°47'44"W
L67	49.91	S00°12'16"W
L69	97.23	S13°37'23"E
L70	29.45	N74°06'11"E
L71	11.52	S15°53'49"E
L72	17.86	S89°47'44"E
L73	142.30	N69°56'17"W
L74	66.69	S89°47'44"E
L81	133.07	S74°45'36"E
L82	103.61	N15°14'24"E
L83	58.77	N89°44'20"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C7	529.57	1528.00	19°51'27"	N79°52'00"W 526.93
C8	309.17	972.00	18°13'28"	S79°03'01"E 307.87
C9	39.98	25.00	91°37'59"	N46°01'16"E 35.86
C10	39.27	25.00	90°00'00"	S44°47'44"E 35.36
C11	54.98	35.00	90°00'00"	N45°12'16"E 49.50
C22	54.98	35.00	90°00'00"	S44°47'44"E 49.50
C23	269.55	972.00	15°53'21"	N82°15'36"E 268.69
C24	4.84	1180.00	0°14'05"	N74°13'13"E 4.84
C25	38.27	25.00	87°43'01"	S30°28'45"W 34.64
C26	213.39	472.00	25°54'14"	S12°44'50"E 211.58
C27	38.75	25.00	88°48'32"	S70°06'13"E 34.99
C28	105.48	1128.00	5°21'28"	S62°48'47"W 105.44
C29	240.58	972.00	14°10'53"	N67°13'29"E 239.97
C30	478.83	1128.00	24°19'19"	S77°39'11"W 475.25
C31	56.83	2078.00	1°34'01"	S00°39'09"W 56.83
C32	590.69	2000.00	16°55'19"	S08°19'48"W 588.55
C42	73.71	47.00	89°51'32"	S45°03'38"E 66.39

EASEMENT CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C33	524.83	1000.00	30°04'13"	N75°10'10"E 518.82
C34	569.81	1100.00	29°40'47"	S74°58'27"W 563.46
C35	335.95	1417.00	13°35'02"	N83°24'46"E 335.16
C36	36.41	1417.00	01°28'20"	N75°53'05"E 36.41
C38	65.64	150.00	25°04'23"	N12°19'55"W 65.12
C39	32.82	75.00	25°04'23"	S12°19'55"E 32.56
C40	519.87	1500.00	19°51'27"	N79°52'00"W 517.27
C41	346.58	1000.00	19°51'27"	S79°52'00"E 344.85



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Sheet 6 of 6

**LEGAL DESCRIPTION**

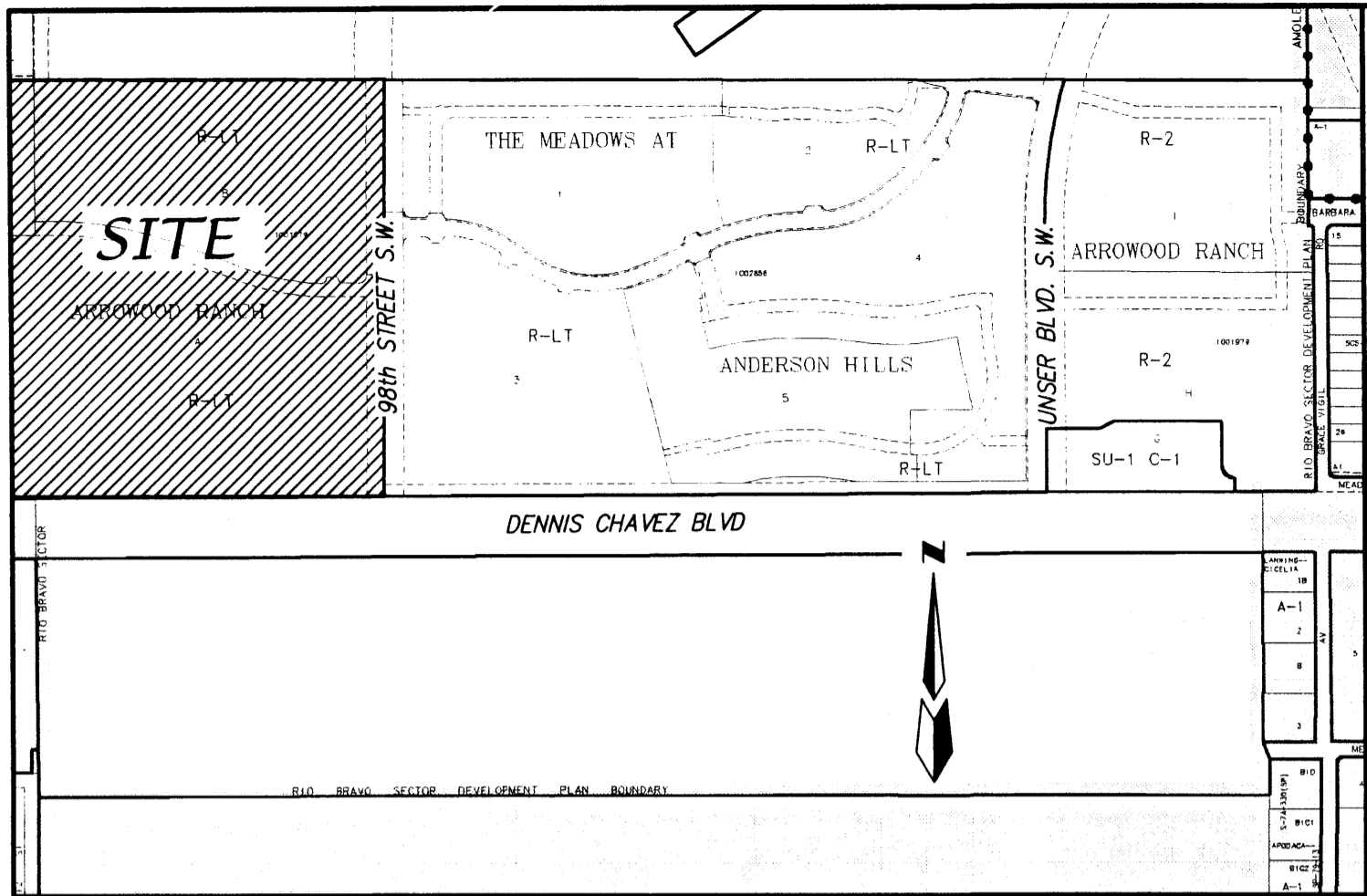
Designed By: KCD    Drawn By: LsM    Checked By: KCD  
 File No.    Date: 10-02-02

**AMERICAN ENGINEERING & SURVEYING**

3811 Atrisco Drive, NW, Ste. C  
 Albuquerque, N.M. 87120  
 ameng@aquest.net (E-mail)

(505) 836-1265 (Office)  
 (505) 228-7821 (Mobile)  
 (505) 836-1268 (Fax)

AGTS



LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide 2 Existing Tracts into 6 Tracts and 94 Residential lots.
2. Grant easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.
4. Dedicate Public Park as shown hereon.
5. Vacate Easements as shown hereon.



PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 1**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 8, 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2004

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: 1002857

Application Number: 01-00809

PLAT APPROVAL

Utility Approvals:

<i>Leonard J. Marks</i> PNM Electric Services	6-10-04 Date
<i>Leonard J. Marks</i> PNM Gas Services	6-10-04 Date
<i>David R. Mueller</i> Qwest	6-8-04 Date
<i>Robert Martinez</i> Comcast	6-10-04 Date

City Approvals:

<i>Justin</i> City Surveyor	5-17-04 Date
<i>N.A.</i> Real Property Division	Date
<i>Michelle</i> Traffic Engineering, Transportation Division	6-9-04 Date
<i>Roger A. Sheen</i> Utilities Development	6/9/04 Date
<i>Christina Sandoval</i> Parks and Recreation Department	6/9/04 Date
<i>Brady L. Bihm</i> AMAFCA	6/9/04 Date
<i>Brady L. Bihm</i> City Engineer	6/9/04 Date
<i>Sheran D. Jackson</i> DRB Chairperson, Planning Department	6/9/04 Date

LOCATION MAP ZONE ATLAS N-9-Z & P-9-Z

SUBDIVISION DATA SCALE: NONE

Gross Acreage	61.7470 Ac.
Zone Atlas No.	N-9-Z & P-9-Z
No. of Existing Tracts	2 Tracts
No. of Tracts/Lots created	6 Tracts/94 Lots
No. of Tracts eliminated	2 Tracts
Miles of full width streets created	1.03
Miles of half width streets created	0.22
Street Area dedicated to the City of Albuquerque	8.2356 Ac.
Date of Survey	October, 2002
Utility Control Location System Log Number	2002450460
Zoning	RLT

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 and parks 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 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 to the land subdivided.

OWNER: ANDERSON HILLS, LLC  
 A New Mexico Limited Liability Company

BY: *Robert Lupton* 05-17-2004  
 Robert Lupton, Manager DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS OFFICIAL SEAL  
 COUNTY OF BERNALILLO BETH GONZALES  
 NOTARY PUBLIC-STATE OF NEW MEXICO

This instrument was acknowledged before me on May 17, 2004  
 By Robert Lupton, Manager of ANDERSON HILLS, LLC A New Mexico Limited Liability Company on behalf of said Company.

*Beth Gonzales* 10-07-08  
 NOTARY PUBLIC MY COMMISSION EXPIRES

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
 PAID ON UPC # 100905309548020102, 100906307539020101  
 PROPERTY OWNER OF RECORD:  
 Brookside Holdings LLC  
 BERNALILLO COUNTY TREASURER'S OFFICE:  
*Maria L...*

SURVEYOR'S CERTIFICATION

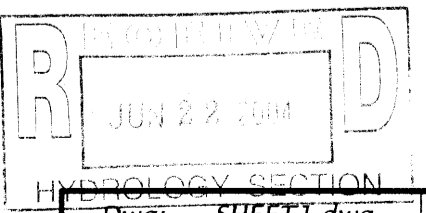
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or 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* 05-17-04  
 Timothy Aldrich, P.S. No. 7719 Date



**ALDRICH LAND SURVEYING**

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



Dwg: SHEET1.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 8
Scale: N/A	Date: 05/12/04	Job: A02106	

**NOTES:**

1. Bearings are grid based on the New Mexico State Plane Coordinate System (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:

BULK LAND PLAT OF "ARROWOOD RANCH DEVELOPMENT, TRACTS A THRU I", (12-06-02, 02C-390)

PLAT OF "LANDS OF SALAZAR-DAVIS", (05-06-86, C30-91)

AMOLE-HUBBELL-BORREGA "DRAINAGE RIGHTS-OF-WAY (05-26-89, C39-59)

PLAT OF "LARRY VIGIL WEST", (06-20-85, C27-123)

all being records of Bernalillo County, New Mexico.

5. Title Report: provided by Fidelity National Title, Commitment No.: 02-1024800-B-RAD (Effective Date: 11-07-02)
6. Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP).
7. DISCLOSURE STATEMENT FOR EXISTING PNM GAS LINE:  
With the exception of areas located within the future rights-of-way of Unser Boulevard, SW and 98<sup>th</sup> Street, SW., The southeast corner of tract H and a future sanitary sewer crossing located approximately 470 feet west of the southwest corner of tract 14, any improvements encroaching into existing PNM natural gas line easements shall not interfere with nor inhibit PNM's ability to operate and maintain its gas line facilities. The property owner or person or business responsible for any encroachment shall pay for all PNM utility relocations or modifications caused by such easement encroachments.
8. All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections and shown thus (? ) and will be marked by (4") Aluminum Cap stamped "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, DO NOT DISTURB PLS 7719".
9. No individual lots shall be allowed direct access to Dennis Chavez Boulevard S.W. and 98<sup>th</sup> St. S.W.
10. All lots shown with the P-1 designation shall conform to intermittent parking design criteria.
11. Tracts C thru F are to provide an additional 7' wide landscape area to be owned and maintained by the Anderson Hills Home Owners Association. These tracts will also be encumbered with a blanket 7' wide PUE and public access and sidewalk easement.
12. Tract "A" is to be owned and landscape maintained by the Anderson Hills Homeowners Association.

**PUBLIC UTILITY EASEMENT**

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.

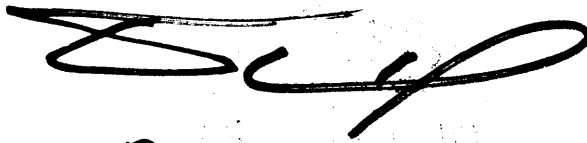
Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

**DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Sections 8, 9, and 10, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACTS A THRU B, ARROWOOD RANCH DEVELOPMENT 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 December 6, 2002 in Book 2002C, Page 390 and containing 61.7470 acres more or less.

PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 1**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 8, 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2004



  
 06-08-04



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

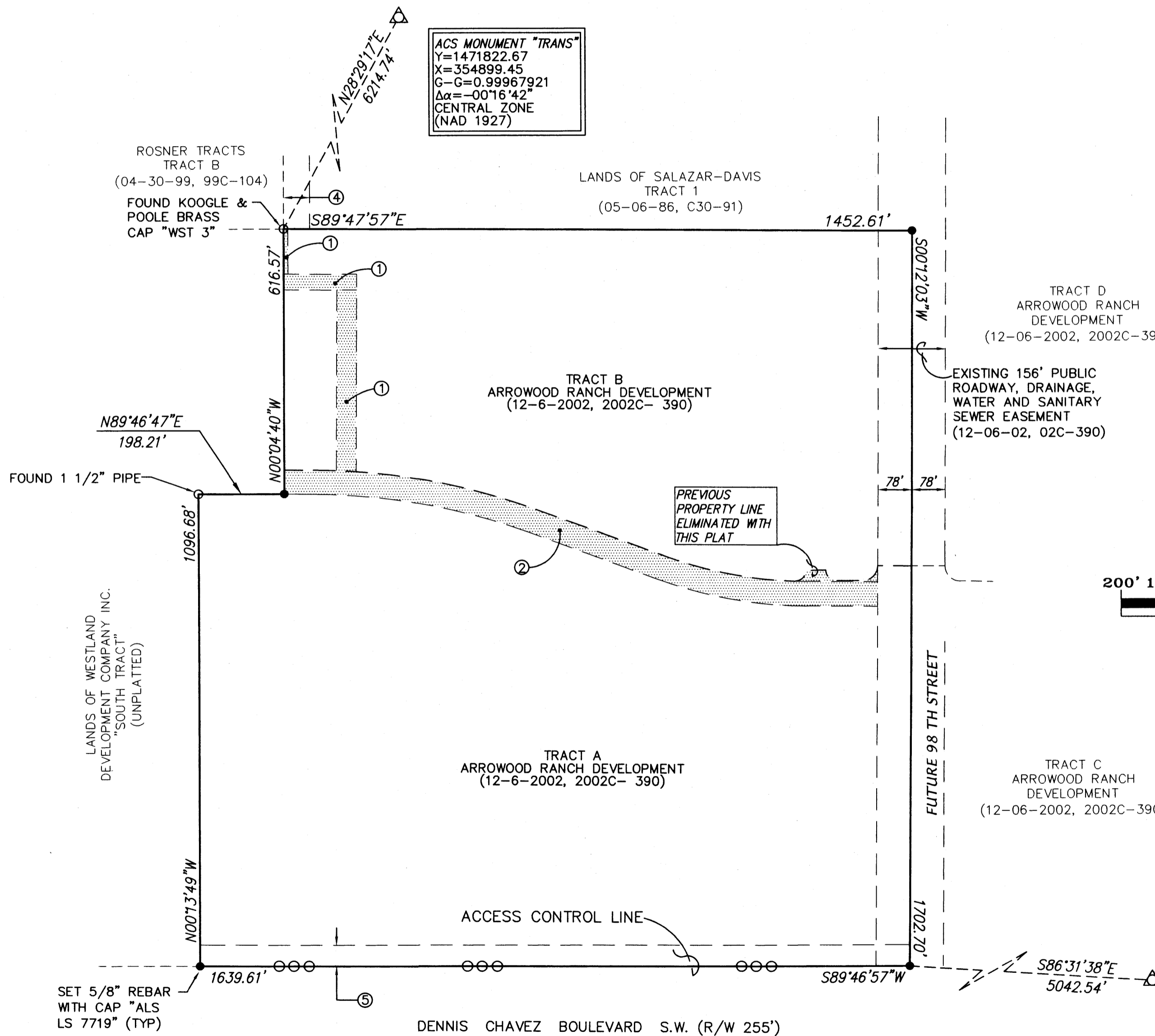
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Scale: N/A	Date: 06/03/04	Job: A02106	2 of 8

PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
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 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2004



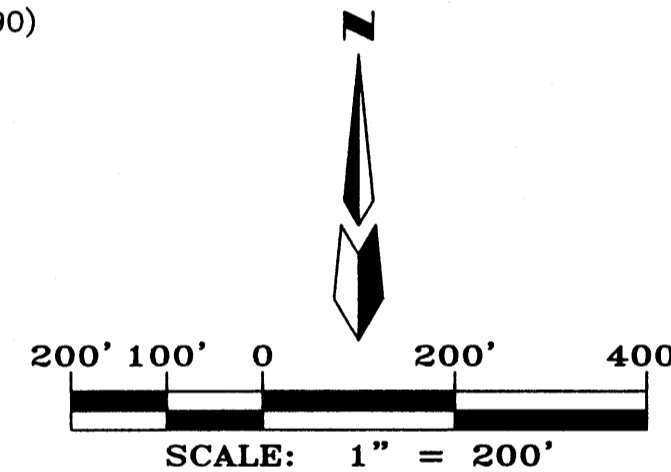
**EASEMENTS**

- ① EXISTING PUBLIC WATERLINE EASEMENT  
 (12-06-02, BK. 2002C-390)  
**VACATED BY: Q3DRB-01202**
- ② EXISTING PUBLIC ROADWAY, WATER AND  
 SANITARY SEWER EASEMENT  
 (12-06-02, BK. 2002C-390)  
**VACATED BY: Q3DRB-01203**
- ③ EXISTING PUBLIC DRAINAGE, WATER AND  
 SANITARY SEWER EASEMENT  
 (12-06-02, BK. 2002C-390)  
**VACATED BY: Q3DRB-01201**
- ④ EXISTING 60' PUBLIC INGRESS/EGRESS,  
 WATER AND SANITARY SEWER EASEMENT  
 (04-17-01, BK.A18 - PG.456)
- ⑤ EXISTING 50' QUITCLAIM EASEMENT FOR  
 PNM GAS PIPELINE (03-27-00, A3-9161)



ACS MONUMENT "TRANS"  
 Y=1471822.67  
 X=354899.45  
 G-G=0.99967921  
 Δα=-00°16'42"  
 CENTRAL ZONE  
 (NAD 1927)

ACS MONUMENT "2-P10"  
 Y=1,464,349.24  
 X= 358,414.13  
 G-G=0.9996842  
 Δα=-00°16'16"  
 CENTRAL ZONE  
 (NAD 1927)



**LEGEND**



*Handwritten signature and date: DLP 06-08-04*

**ALDRICH LAND SURVEYING**

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 505-884-1990

Dwg: SHEET3.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 8
Scale: 1"=200'	Date: 06/03/04	Job: A02106	

PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2004

**LEGEND**

- 53-P1 LOT NUMBER
- Ⓣ BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY DEDICATED WITH THIS PLAT
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT
- SWE SIDEWALK EASEMENT GRANTED WITH THIS PLAT

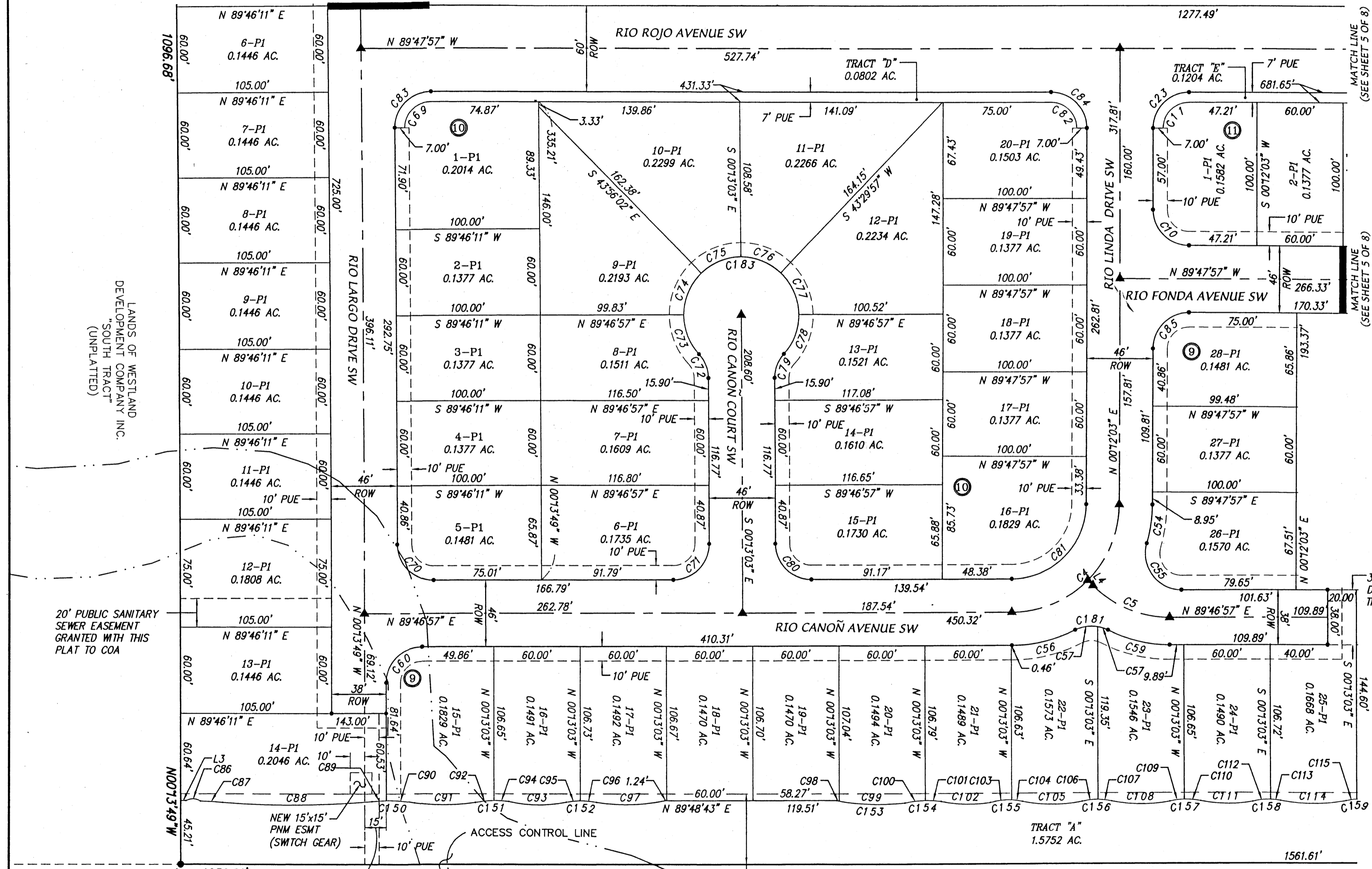
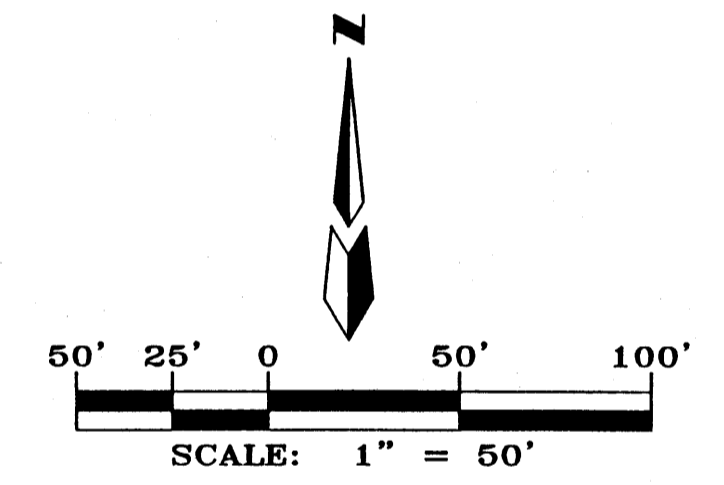
SEE SHEET 8 OF 8 FOR CURVE TABLE

(SEE SHEET 6 OF 8)  
MATCH LINE

MATCH LINE  
(SEE SHEET 5 OF 8)

MATCH LINE  
(SEE SHEET 5 OF 8)

LANDS OF WESTLAND  
DEVELOPMENT COMPANY INC.  
"SOUTH TRACT"  
(UNPLATTED)



38' PUBLIC SANITARY SEWER AND DRAINAGE EASEMENT GRANTED WITH THIS PLAT

**SPECIAL NOTE FOR LOTS 14-P1 THRU 25-P1, BLOCK 9**  
 THESE LOTS ARE ENCUMBERED BY A PORTION OF THE 50' PNM GASLINE EASEMENT. OWNERS OF THESE LOTS SHALL NOT PLACE ANY IMPROVEMENTS WITHIN ANY PART OF THE PNM GASLINE EASEMENT.



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

20' PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT TO COA

SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)  
 15' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT

DENNIS CHAVEZ BOULEVARD S.W. (EXIST 255' ROW)

EXISTING 50' QUITCLAIM EASEMENT FOR PNM GAS PIPELINE (03-27-00, A3-9161)

**LIMITS OF FEMA FLOODPLAIN**  
 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 BY THE MORTGAGE COMPANY.

Dwg: BASE.dwg	Drawn: RICHARD	Checked: ALS	Sheet 4 of 8
Scale: AS SHOWN	Date: 06/15/04	Job: A02106	



PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
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 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2004

- LEGEND**
- 53-P1 LOT NUMBER
  - Ⓣ BLOCK NUMBER
  - ▲ CENTER LINE MONUMENT
  - ROW RIGHT-OF-WAY DEDICATED WITH THIS PLAT
  - PUE PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT
  - SWE SIDEWALK EASEMENT GRANTED WITH THIS PLAT

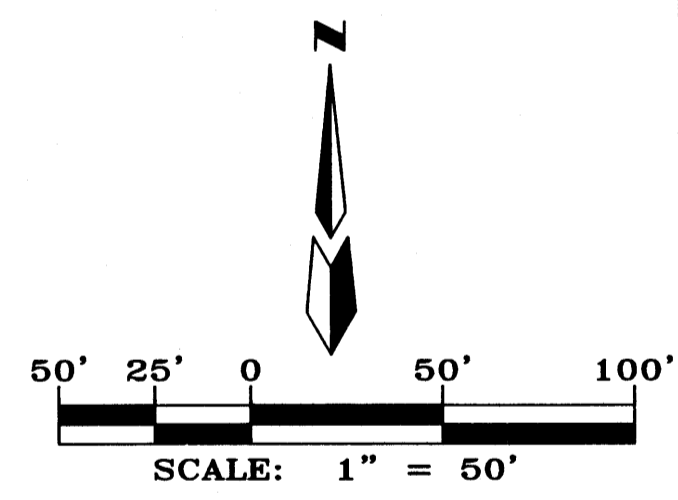


SEE SHEET 8 OF 8 FOR CURVE TABLE



TRACT C  
 ARROWOOD RANCH DEVELOPMENT  
 (12-06-2002, 2002C-390)

*Tom Lind*  
 06-10-04



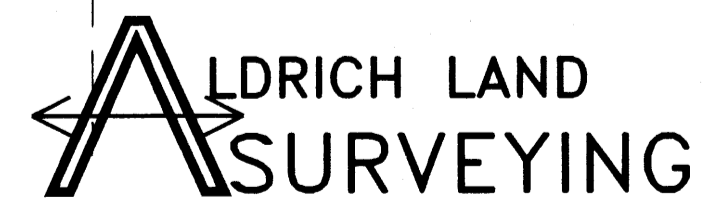
40' PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT

38' PUBLIC SANITARY SEWER AND DRAINAGE EASEMENT GRANTED WITH THIS PLAT

EXISTING 50' QUITCLAIM EASEMENT FOR PNM GAS PIPELINE (03-27-00, A3-9161)

**SPECIAL NOTE FOR LOTS 32-P1 THRU 35-P1 AND 41-P1 THRU 48-P1, BLOCK 9**  
 THESE LOTS ARE ENCUMBERED BY A PORTION OF THE 50' PNM GASLINE EASEMENT. OWNERS OF THESE LOTS SHALL NOT PLACE ANY IMPROVEMENTS WITHIN ANY PART OF THE PNM GASLINE EASEMENT.

589'46'57" W  
 SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)

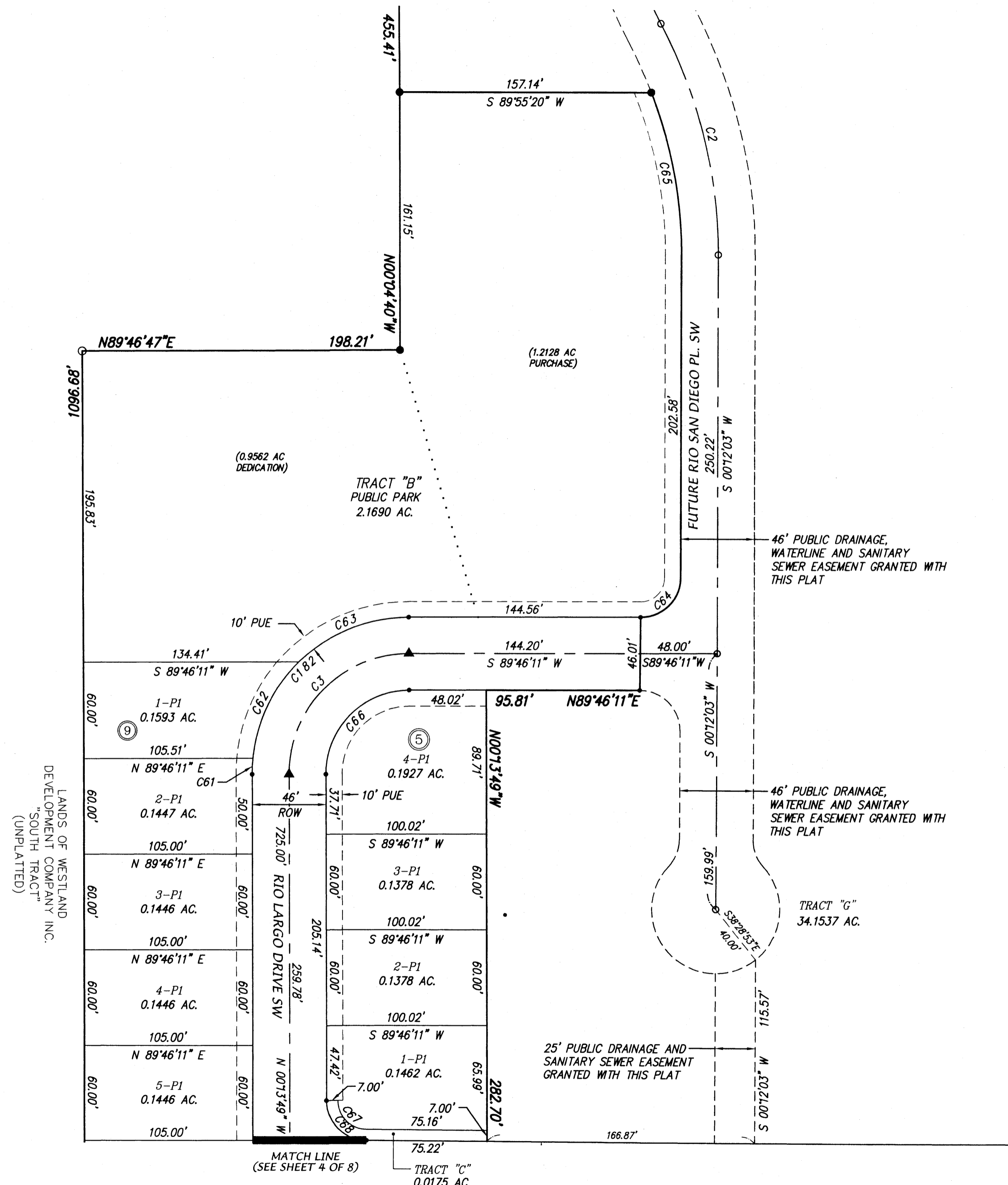


P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

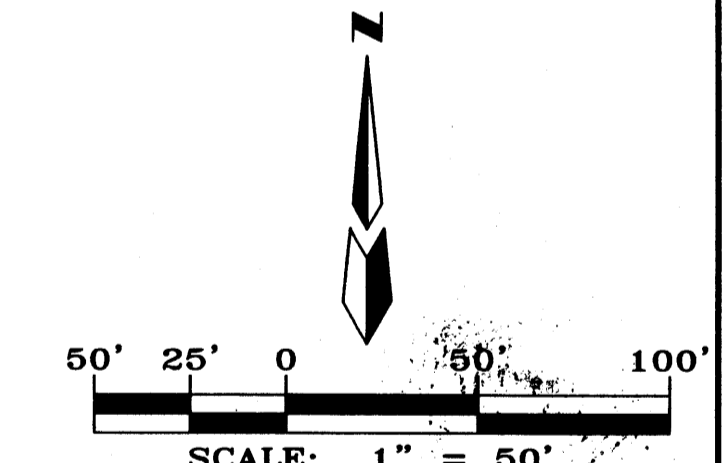
DENNIS CHAVEZ BOULEVARD S.W. (R/W 255')

Dwg: BASE.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 5 of 8
Scale: AS SHOWN	Date: 06/08/04	Job: A02106	

PLAT FOR  
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 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2004



- LEGEND**
- 53-P1 LOT NUMBER
  - ⑨ BLOCK NUMBER
  - ▲ CENTER LINE MONUMENT
  - ROW RIGHT-OF-WAY DEDICATED WITH THIS PLAT
  - PUE PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT
  - SWE SIDEWALK EASEMENT GRANTED WITH THIS PLAT



*Handwritten signature and date: 05-17-04*

**ALDRICH LAND SURVEYING**

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

SEE SHEET 8 OF 8 FOR CURVE TABLE

Dwg: BASE.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 6 of 8
Scale: AS SHOWN	Date: 05/12/04	Job: A02106	



PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2004

TRACT A  
 LANDS OF SALAZAR FAMILY TRUST  
 SALAZAR QUATRO TRUST  
 JSJ INVESTMENT COMPANY  
 ANF FALBA HANNET  
 (07-23-03, 2003C-223)

ROSNER TRACTS  
 TRACT B  
 (04-30-99, 99C-104)  
 FOUND KOOGLE & POOLE  
 BRASS CAP "WST 3"

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

40' PUBLIC DRAINAGE,  
 WATERLINE AND SANITARY  
 SEWER EASEMENT GRANTED  
 WITH THIS PLAT

38' PUBLIC DRAINAGE, WATERLINE,  
 SANITARY SEWER & PEDESTRIAN ACCESS  
 EASEMENT GRANTED WITH THIS PLAT

38' PUBLIC DRAINAGE, WATERLINE,  
 SANITARY SEWER & PEDESTRIAN  
 ACCESS EASEMENT

46' PUBLIC DRAINAGE, WATERLINE  
 AND SANITARY SEWER EASEMENT  
 GRANTED BY THIS PLAT

46' PUBLIC DRAINAGE, WATERLINE  
 AND SANITARY SEWER EASEMENT  
 GRANTED BY THIS PLAT

TRACT D  
 ARROWOOD RANCH  
 DEVELOPMENT  
 (12-06-2002, 2002C-390)

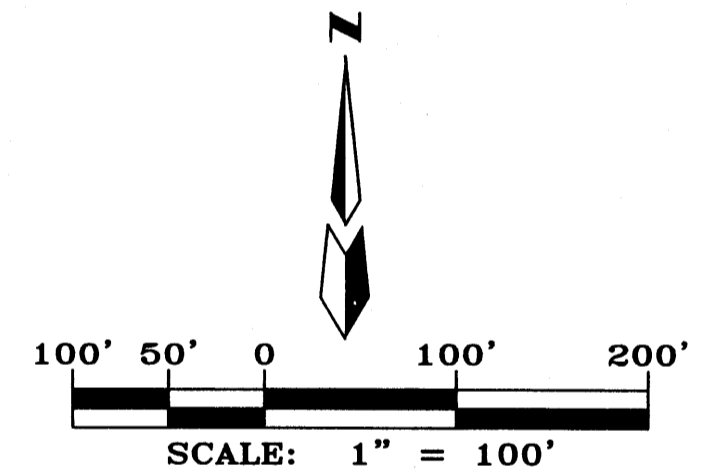
EXISTING PUBLIC ROADWAY, DRAINAGE,  
 WATER AND SANITARY SEWER EASEMENT  
 (12-06-02, 02C-390)

LANDS OF WESTLAND  
 DEVELOPMENT COMPANY INC.  
 "SOUTH TRACT"  
 (UNPLATTED)

TRACT "B"  
 PUBLIC PARK  
 2.1690 AC.  
 (0.9562 AC  
 DEDICATION)

(1.2128 AC  
 PURCHASE)

TRACT "G"  
 34.1537 AC.



**SHEET 6 OF 8**

**SHEET 4 OF 8**

**SHEET 5 OF 8**

TRACT C  
 ARROWOOD RANCH  
 DEVELOPMENT  
 (12-06-2002, 2002C-390)

*Trinity Land*  
 06-08-04

**ALDRICH LAND**  
**SURVEYING**

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

Dwg: SHEET4.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 7 of 8
Scale: AS SHOWN	Date: 06/03/04	Job: A02106	

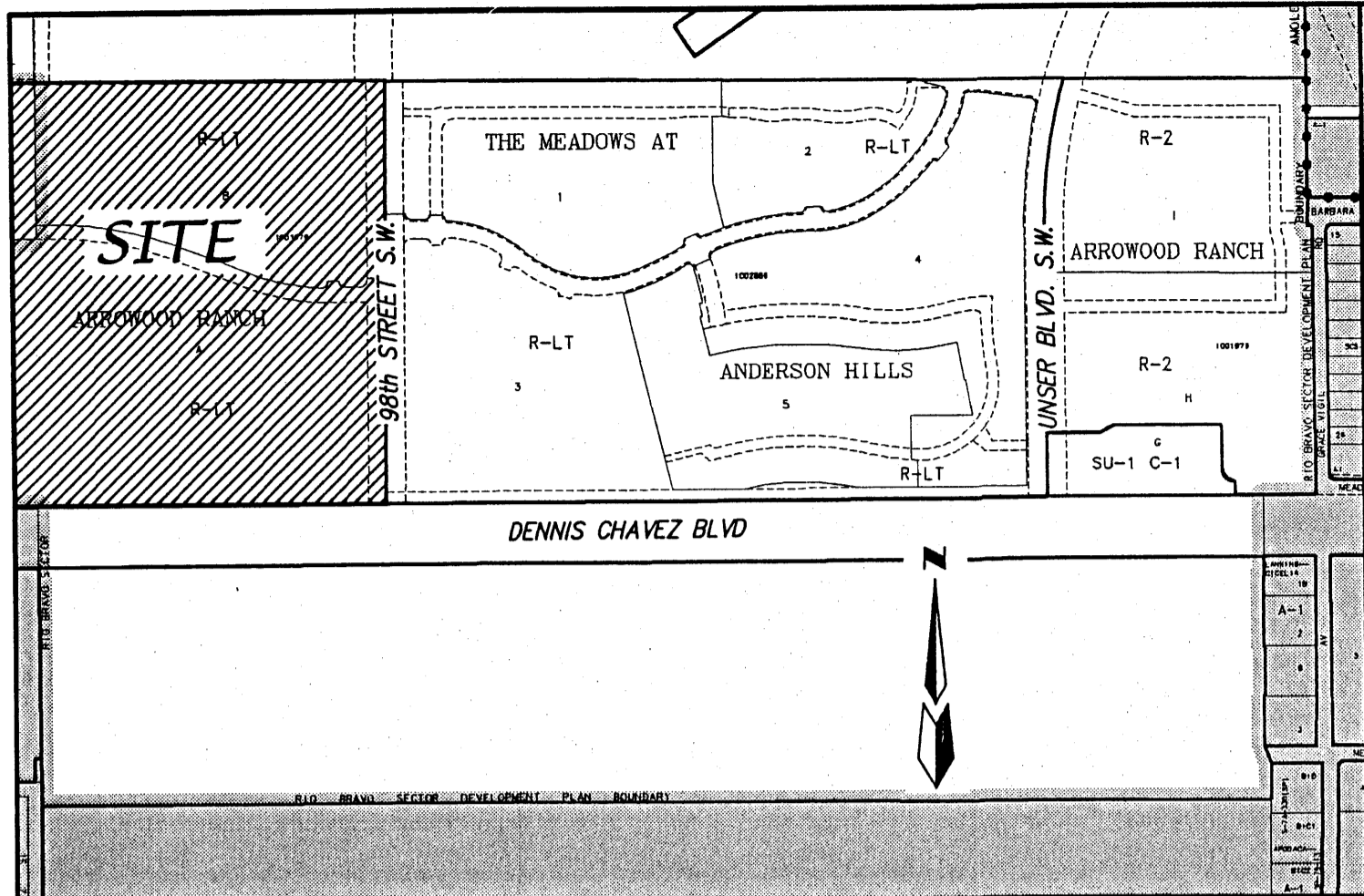
E:\400\4003\4-2106\A\H\FINAL PLAT\B\RELEASED\06-08-04.DWG

PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 1**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 8, 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2004

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	147.13	300.00	28°05'57"	75.07	S14°07'39"E	145.66
C2	148.59	300.00	28°22'41"	75.85	N13°59'17"W	147.07
C3	117.81	75.00	90°00'00"	75.00	S44°46'11"W	106.07
C4	117.26	75.00	89°34'54"	74.45	N44°59'30"E	105.68
C5	59.18	75.00	45°12'33"	31.23	S67°36'46"E	57.66
C6	117.81	75.00	90°00'00"	75.00	N44°47'57"W	106.07
C7	58.63	75.00	44°47'27"	30.91	N67°23'14"E	57.15
C8	118.36	75.00	90°25'06"	75.55	S45°00'30"E	106.45
C9	117.26	75.00	89°34'54"	74.45	N44°59'30"E	105.68
C10	39.27	25.00	90°00'00"	25.00	S44°47'57"E	35.36
C11	28.27	18.00	90°00'00"	18.00	S45°12'03"W	25.46
C12	23.50	98.00	13°44'24"	11.81	N82°24'51"W	23.45
C13	0.88	98.00	0°30'53"	0.44	N89°32'30"W	0.88
C14	14.48	25.00	33°11'18"	7.45	N87°51'42"E	14.28
C15	22.79	45.00	29°01'09"	11.65	S85°46'38"W	22.55
C16	32.93	45.00	41°55'35"	17.24	N58°45'00"W	32.20
C17	44.71	45.00	56°55'16"	24.39	N09°19'35"W	42.89
C18	14.48	25.00	33°11'18"	7.45	S02°32'24"W	14.28
C19	9.42	98.00	5°30'29"	4.71	N11°18'00"W	9.42
C20	14.96	98.00	8°44'49"	7.49	N04°10'21"W	14.95
C21	82.06	52.00	90°25'06"	52.38	S45°00'30"E	73.81
C22	28.27	18.00	90°00'00"	18.00	N44°47'57"W	25.46
C23	39.27	25.00	90°00'00"	25.00	S45°12'03"W	35.36
C24	39.27	25.00	90°00'00"	25.00	N44°47'57"W	35.36
C25	81.30	52.00	89°34'54"	51.62	N44°59'30"E	73.27
C26	28.27	18.00	90°00'00"	18.00	S45°12'03"W	25.46
C27	36.13	23.00	90°00'00"	23.00	N44°47'57"W	32.53
C28	24.20	98.00	14°08'55"	12.16	N07°16'30"E	24.14
C29	14.37	25.00	32°56'24"	7.39	S02°07'14"E	14.18
C30	4.57	45.00	5°49'02"	2.29	N15°40'55"W	4.57
C31	36.57	45.00	46°33'56"	19.36	N10°30'33"E	35.57
C32	33.25	45.00	42°19'59"	17.42	N54°57'31"E	32.50
C33	25.49	45.00	32°26'57"	13.09	S87°39'02"E	25.15
C34	14.37	25.00	32°56'24"	7.39	N87°53'45"W	14.18
C35	20.96	98.00	12°15'14"	10.52	N81°45'40"E	20.92
C36	3.24	98.00	1°53'40"	1.62	N88°50'07"E	3.24
C37	18.55	98.00	10°50'49"	9.30	S84°47'38"E	18.52
C38	27.53	98.00	16°05'35"	13.85	S71°19'27"E	27.44
C39	23.71	25.00	54°20'14"	12.83	S89°33'14"W	22.83
C40	12.25	94.00	7°28'01"	6.13	N66°07'07"E	12.24
C41	32.70	94.00	19°55'49"	16.52	N79°49'03"E	32.53
C42	46.48	25.00	106°31'56"	33.50	N36°31'00"E	40.07
C43	28.99	98.00	16°57'01"	14.60	S08°16'28"E	28.89
C44	81.68	52.00	90°00'00"	52.00	N44°47'57"W	73.54
C45	39.27	25.00	90°00'00"	25.00	S45°12'03"W	35.36
C46	18.32	24.50	42°50'50"	9.61	S21°13'22"E	17.90
C47	30.80	39.24	44°58'02"	16.24	N20°09'45"W	30.02
C48	48.75	40.00	69°49'26"	27.92	N36°47'08"E	45.79
C49	43.06	40.00	61°40'52"	23.88	S77°27'43"E	41.01
C50	30.21	40.00	43°15'59"	15.86	S24°59'18"E	29.49
C51	32.08	40.00	45°57'19"	16.96	S19°37'21"W	31.23
C52	18.50	25.00	42°23'58"	9.70	N21°24'02"E	18.08
C53	39.27	25.00	90°00'00"	25.00	N44°47'57"W	35.36
C54	27.56	98.00	16°06'50"	13.87	N08°15'28"E	27.47
C55	46.48	25.00	106°31'56"	33.50	S36°57'05"E	40.07
C56	45.70	98.00	26°43'13"	23.27	N76°25'21"E	45.29
C57	15.92	25.00	36°28'50"	8.24	S81°18'09"W	15.65
C58	7.60	25.00	17°24'50"	3.83	N71°45'01"W	7.57
C59	44.58	94.00	27°10'27"	22.72	S76°37'49"E	44.17
C60	39.28	25.00	90°00'46"	25.01	S44°46'34"W	35.36
C61	10.02	98.00	5°51'24"	5.01	S02°41'53"W	10.01
C62	67.95	98.00	39°43'41"	35.41	S25°29'26"W	66.60
C63	75.97	98.00	44°24'55"	40.01	S67°33'43"W	74.08
C64	39.08	25.00	89°34'08"	24.81	N44°59'07"E	35.22
C65	103.38	277.00	21°23'03"	52.30	N10°29'29"W	102.78

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C66	81.68	52.00	90°00'00"	52.00	S44°46'11"W	73.54
C67	28.14	18.00	89°34'08"	17.87	S45°00'53"E	25.36
C68	39.08	25.00	89°34'08"	24.81	S45°00'53"E	35.22
C69	28.41	18.00	90°25'52"	18.14	S44°59'07"W	25.55
C70	39.26	25.00	89°59'14"	24.99	S45°13'26"E	35.35
C71	39.27	25.00	90°00'00"	25.00	N44°46'57"E	35.36
C72	18.50	25.00	42°23'58"	9.70	N21°25'02"W	18.08
C73	29.87	40.00	42°47'24"	15.67	S21°13'19"E	29.18
C74	32.04	40.00	45°53'35"	16.93	S23°07'11"W	31.19
C75	30.52	40.00	43°42'59"	16.05	S67°55'28"W	29.78
C76	30.52	40.00	43°42'59"	16.05	N68°21'33"W	29.78
C77	32.04	40.00	45°53'35"	16.93	N23°33'16"W	31.19
C78	29.87	40.00	42°47'24"	15.67	N20°47'13"E	29.18
C79	18.50	25.00	42°23'58"	9.70	S20°58'56"W	18.08
C80	39.27	25.00	90°00'00"	25.00	S45°13'03"E	35.36
C81	81.30	52.00	89°34'54"	51.62	N44°59'30"E	73.27
C82	28.30	18.00	90°04'41"	18.02	N44°45'36"W	25.47
C83	39.46	25.00	90°25'52"	25.19	S44°59'07"W	35.49
C84	39.27	25.00	90°00'00"	25.00	N44°47'57"W	35.36
C85	39.27	25.00	90°00'00"	25.00	S45°12'03"W	35.36
C86	10.59	8.95	67°49'16"	6.02	N88°44'35"W	9.99
C87	15.37	155.11	5°40'42"	7.69	N86°42'16"W	15.37
C88	104.05	650.69	9°09'44"	52.14	N89°24'03"E	103.94
C89	9.98	99.87	5°43'35"	4.99	S85°51'10"W	9.98
C90	19.74	99.87	11°19'22"	9.90	N85°37'21"W	19.70
C91	42.34	152.24	15°56'10"	21.31	N89°31'09"E	42.21
C92	13.08	69.95	10°42'57"	6.56	S83°44'27"W	13.06
C93	40.18	93.56	24°36'22"	20.40	S89°39'13"E	39.87
C94	10.43	69.95	8°32'50"	5.23	N86°37'39"W	10.42
C95	9.79	54.21	10°20'43"	4.91	S84°07'10"W	9.77
C96	11.36	54.21	12°00'17"	5.70	N84°42'20"W	11.34
C97	47.75	130.51	20°57'51"	24.15	N88°23'41"E	47.49
C98	1.76	160.31	0°37'42"	0.88	S79°57'36"E	1.76
C99	46.05	160.31	16°27'25"	23.18	S88°30'10"E	45.89
C100	14.25	71.12	11°28'48"	7.15	S83°13'20"W	14.23
C101	11.16	71.12	8°59'42"	5.59	N86°32'25"W	11.15
C102	34.29	96.10	20°26'39"	17.33	S88°47'56"E	34.11
C103	14.94	44.58	19°12'13"	7.54	S83°09'06"W	14.87
C104	7.77	44.58	9°59'18"	3.90	N82°15'08"W	7.76
C105	41.68	104.65	22°49'21"	21.12	N89°55'26"E	41.41
C106	11.00	46.47	13°33'47"	5.53	S83°20'14"W	10.97
C107	9.76	46.47	12°01'52"	4.90	N83°51'57"W	9.74
C108	40.61	107.47	21°39'02"	20.55	S89°52'36"E	40.37
C109	10.04	51.70	11°07'58"	5.04	S82°37'44"W	10.03
C110	11.56	51.70	12°48'32"	5.80	N85°24'01"W	11.53
C111	36.34	102.16	20°23'02"	18.37	S89°24'06"E	36.15
C112	12.48	44.96	15°54'10"	6.28	S83°15'00"W	12.44
C113	7.24	44.96	9°13'54"	3.63	N84°10'58"W	7.24
C114	45.55	125.34	20°49'23"	23.03	N89°59'39"E	45.30
C115	7.60	27.46	15°51'10"	3.82	S81°50'45"W	7.57
C116	6.63	27.46	13°50'24"	3.33	N83°18'28"W	6.62
C117	44.58	165.55	15°25'46"	22.43	S89°48'42"E	44.45
C118	9.06	100.32	5°10'00"	4.53	S83°13'09"W	9.04
C119	2.05	100.32	1°10'10"	1.02	S86°23'14"W	2.05
C120	10.75	68.66	8°58'14"	5.39	S88°36'24"W	10.74
C121	7.40	68.66	6°10'35"	3.70	N83°49'12"W	7.40
C122	45.44	151.57	17°10'37"	22.89	N89°57'37"E	45.27
C123	8.81	45.60	11°03'55"	4.42	S83°44'38"W	8.79
C124	11.47	45.60	14°24'39"	5.76	N83°31'05"W	11.44
C125	40.47	119.11	19°28'03"	20.43	N89°57'11"E	40.28
C126	8.48	35.03	13°52'08"	4.26	S81°18'40"W	8.46
C127	11.25	35.03	18°23'49"	5.67	N82°33'22"W	11.20
C128	37.36	128.77	16°37'29"	18.81	N89°44'14"E	37.23
C129	11.79	46.48	14°31'49"	5.93	S82°47'14"W	11.76
C130	9.20	46.48	11°20'21"	4.61	N84°16'41"W	9.18

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C131	41.03	112.05	20°58'50"	20.75	N89°59'20"E	40.80
C132	10.17	38.49	15°08'47"	5.12	S82°28'35"W	10.15
C133	8.59	38.49	12°47'11"	4.31	N83°33'26"W	8.57
C134	41.65	109.91	21°42'46"	21.08	S89°43'52"E	41.40
C135	10.19	55.19	10°34'36"	5.11	S82°15'22"W	10.17
C136	14.58	55.19	15°08'20"	7.33	N84°53'10"W	14.54
C137	35.09	112.08	17°56'17"	17.69	N89°48'44"E	34.95
C138	10.71	43.72	14°01'51"	5.38	S81°49'47"W	10.68
C139	8.47	43.29	11°12'23"	4.25	N85°38'05"W	8.45
C140	40.89	129.00	18°09'48"	20.62	S89°08'24"E	40.72
C141	10.95	66.58	9°25'22"	5.49	S82°52'28"W	10.94
C142	11.06	62.41	10°09'15"	5.55	N84°15'51"W	11.05
C143	39.83	100.30	22°45'12"	20.18	N89°56'58"E	39.57
C144	9.57	39.38	13°55'03"	4.81	S81°33'52"W	9.54
C145	9.71	39.38	14°07'29"	4.88	N84°24'52"W	9.68
C146	66.33	237.33	16°00'47"	33.38	N89°15'13"E	66.11
C147	7.10	237.33	1°42'54"	3.55	N80°23'22"E	7.10
C148	47.12	30.00	90°00'00"	30.00	N44°47'57"W	42.43
C149	39.27	25.00	90°00'00"	25.00	S45°12'03"W	35.36
C150	29.72	99.87	17°02'57"	14.97	N88°29'09"W	29.61
C15						



LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide 2 Existing Tracts into 6 Tracts and 94 Residential lots.
2. Grant easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.
4. Dedicate Public Park as shown hereon.
5. Vacate Easements as shown hereon.

PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 1**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 8, 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2004

APPROVED AND ACCEPTED BY:

*Final*  
**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
 ON 6/9/04

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: 1002857

Application Number:

PLAT APPROVAL

Utility Approvals:

PNM Electric Services \_\_\_\_\_ Date \_\_\_\_\_

PNM Gas Services \_\_\_\_\_ Date \_\_\_\_\_

Qwest \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ Date \_\_\_\_\_

City Approvals:

*John Tal* \_\_\_\_\_ **5-17-04**  
 City Surveyor \_\_\_\_\_ Date \_\_\_\_\_

Real Property Division \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

Utilities Development \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

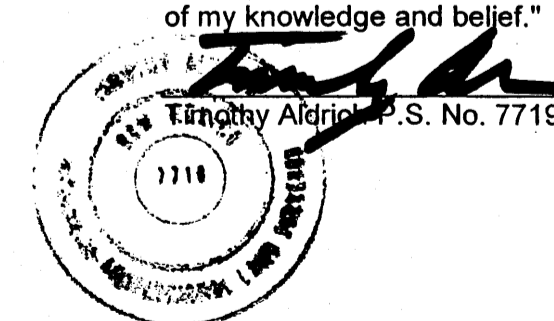
AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

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* \_\_\_\_\_ **05-17-04**  
 Date \_\_\_\_\_

**ALDRICH LAND SURVEYING**

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

LOCATION MAP

ZONE ATLAS N-9-Z & P-9-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage.....	61.7470 Ac.
Zone Atlas No.....	N-9-Z & P-9-Z
No. of Existing Tracts.....	2 Tracts
No. of Tracts/Lots created.....	<u>6 Tracts</u> 94 Lots
No. of Tracts eliminated.....	2 Tracts
Miles of full width streets created.....	1.03
Miles of half width streets created.....	0.22
Street Area dedicated to the City of Albuquerque.....	8.2356 Ac.
Date of Survey.....	October, 2002
Utility Control Location System Log Number.....	2002450460
Zoning.....	RLT

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 and parks 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 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 to the land subdivided.

OWNER: ANDERSON HILLS, LLC  
 A New Mexico Limited Liability Company

BY: *Robert Lupton* \_\_\_\_\_ **05-17-2004**  
 Robert Lupton, Manager \_\_\_\_\_ DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO

OFFICIAL SEAL  
 BETH GONZALES  
 NOTARY PUBLIC-STATE OF NEW MEXICO  
 My commission expires: 10-07-08

This instrument was acknowledged before me on May 17, 2004  
 By Robert Lupton, Manager of ANDERSON HILLS, LLC A New Mexico Limited Liability Company on behalf of said Company.

*Beth Gonzales* \_\_\_\_\_ **10-07-08**  
 NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES

**NOTES:**

1. Bearings are grid based on the New Mexico State Plane Coordinate System (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:

BULK LAND PLAT OF "ARROWOOD RANCH DEVELOPMENT, TRACTS A THRU I", (12-06-02, 02C-390)

PLAT OF "LANDS OF SALAZAR-DAVIS", (05-06-86, C30-91)

AMOLE-HUBBELL-BORREGA "DRAINAGE RIGHTS-OF-WAY (05-26-89, C39-59)

PLAT OF "LARRY VIGIL WEST", (06-20-85, C27-123)

all being records of Bernalillo County, New Mexico.

5. Title Report: provided by Fidelity National Title, Commitment No.: 02-1024800-B-RAD (Effective Date: 11-07-02)
6. Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP).
7. DISCLOSURE STATEMENT FOR EXISTING PNM GAS LINE:  
With the exception of areas located within the future rights-of-way of Unser Boulevard, SW and 98<sup>th</sup> Street, SW., The southeast corner of tract H and a future sanitary sewer crossing located approximately 470 feet west of the southwest corner of tract 14, any improvements encroaching into existing PNM natural gas line easements shall not interfere with nor inhibit PNM's ability to operate and maintain its gas line facilities. The property owner or person or business responsible for any encroachment shall pay for all PNM utility relocations or modifications caused by such easement encroachments.
8. Tracts C thru F are to provide an additional 7' wide landscape area to be owned and maintained by the Anderson Hills Home Owners Association. These tracts will also be encumbered with a blanket 7' wide PUE and public access and sidewalk easement.

**DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Sections 8, 9, and 10, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACTS A THRU B, ARROWOOD RANCH DEVELOPMENT 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 December 6, 2002 in Book 2002C, Page 390 and containing 61.7470 acres more or less.

PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
 UNIT 1  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 8, 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2004

**PUBLIC UTILITY EASEMENT**

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.

*Handwritten signature*  
 05-17-04  


**ALDRICH LAND SURVEYING**

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

Dwg: SHEET2.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 8
Scale: N/A	Date: 05/12/04	Job: A02106	

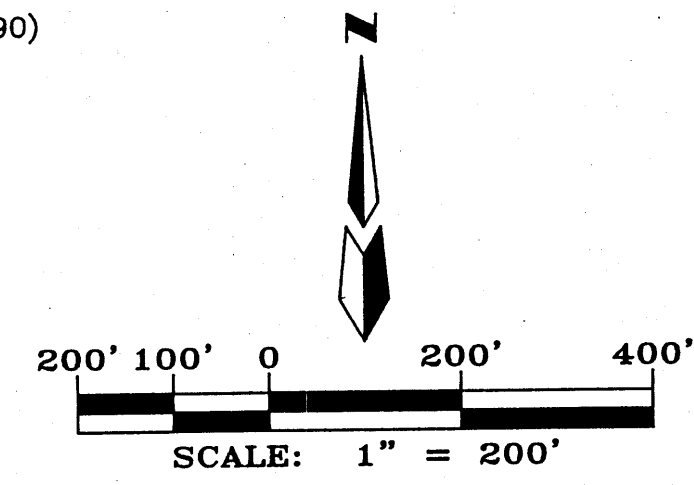
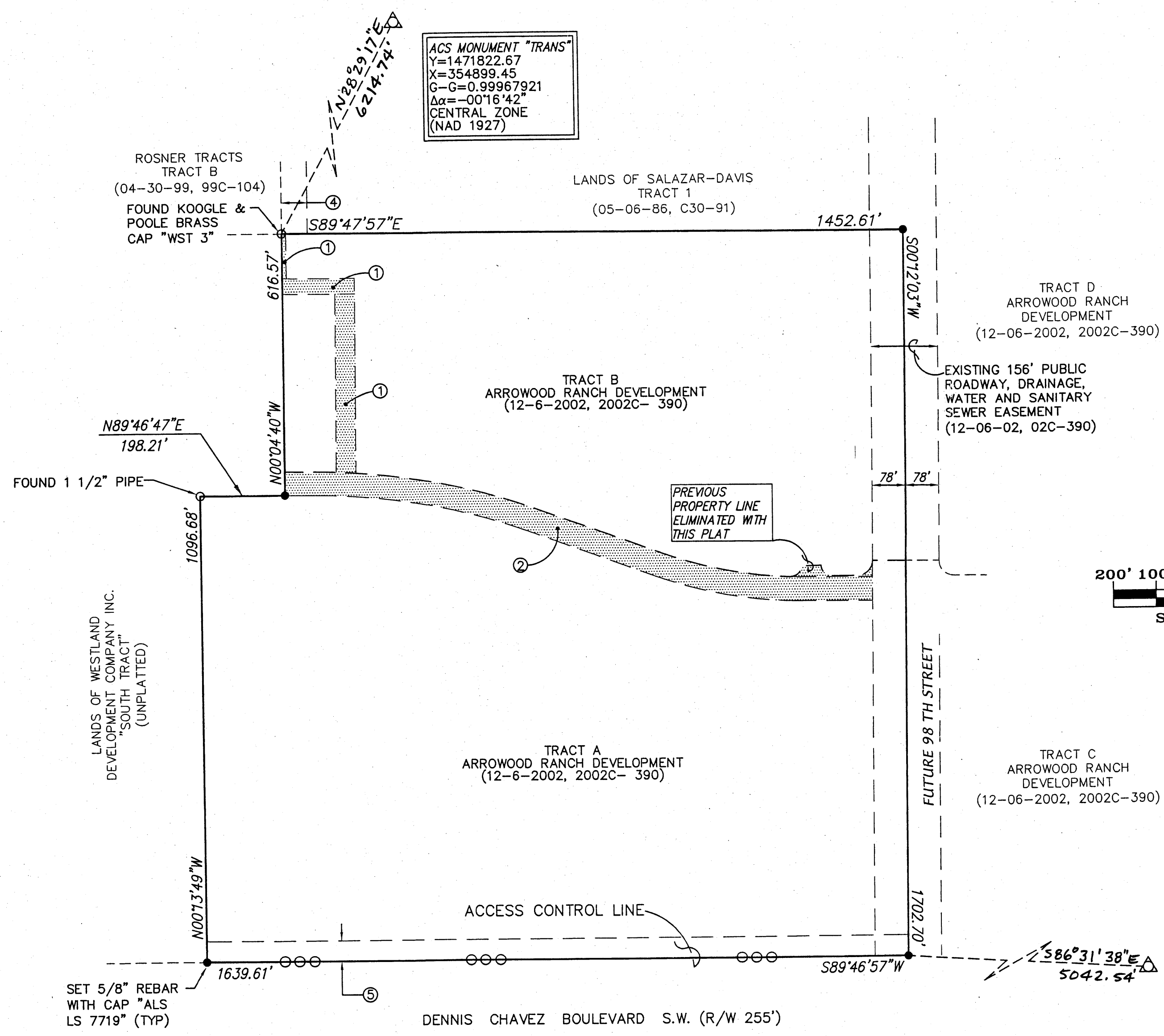
PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 1**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 8, 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2004

**EASEMENTS**

- ① EXISTING PUBLIC WATERLINE EASEMENT  
 (12-06-02, BK. 2002C-390)  
**VACATED BY: Q3DRB-01202**
- ② EXISTING PUBLIC ROADWAY, WATER AND  
 SANITARY SEWER EASEMENT  
 (12-06-02, BK. 2002C-390)  
**VACATED BY: Q3DRB-01203**
- ③ EXISTING PUBLIC DRAINAGE, WATER AND  
 SANITARY SEWER EASEMENT  
 (12-06-02, BK. 2002C-390)  
**VACATED BY: Q3DRB-01201**
- ④ EXISTING 60' PUBLIC INGRESS/EGRESS,  
 WATER AND SANITARY SEWER EASEMENT  
 (04-17-01, BK.A18 - PG.456)
- ⑤ EXISTING 50' QUITCLAIM EASEMENT FOR  
 PNM GAS PIPELINE (03-27-00, A3-9161)

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 X=354899.45  
 G-G=0.99967921  
 Δα=-00°16'42"  
 CENTRAL ZONE  
 (NAD 1927)

ACS MONUMENT "2-P10"  
 Y=1,464,349.24  
 X= 358,414.13  
 G-G=0.9996842  
 Δα=-00°16'16"  
 CENTRAL ZONE  
 (NAD 1927)



**LEGEND**

VACATION

*Tracy*

**ALDRICH LAND SURVEYING**

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

Dwg: SHEET3.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 8
Scale: 1"=200'	Date: 05/12/04	Job: A02106	

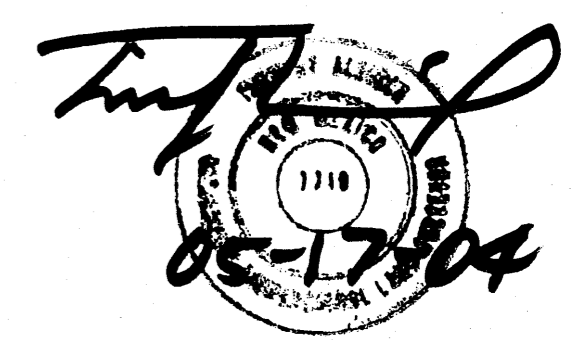
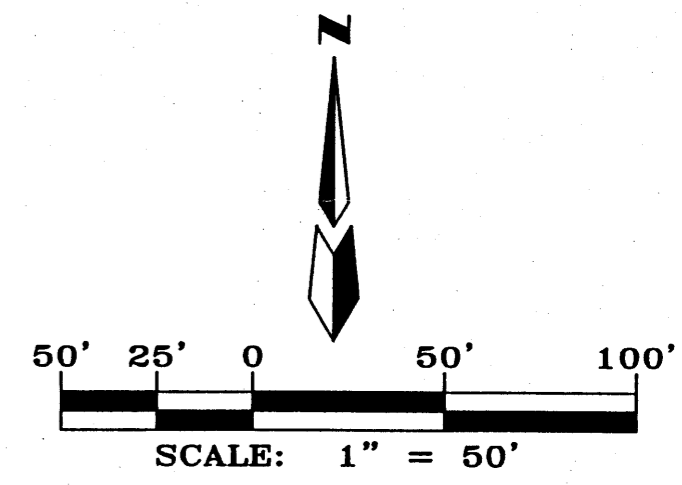
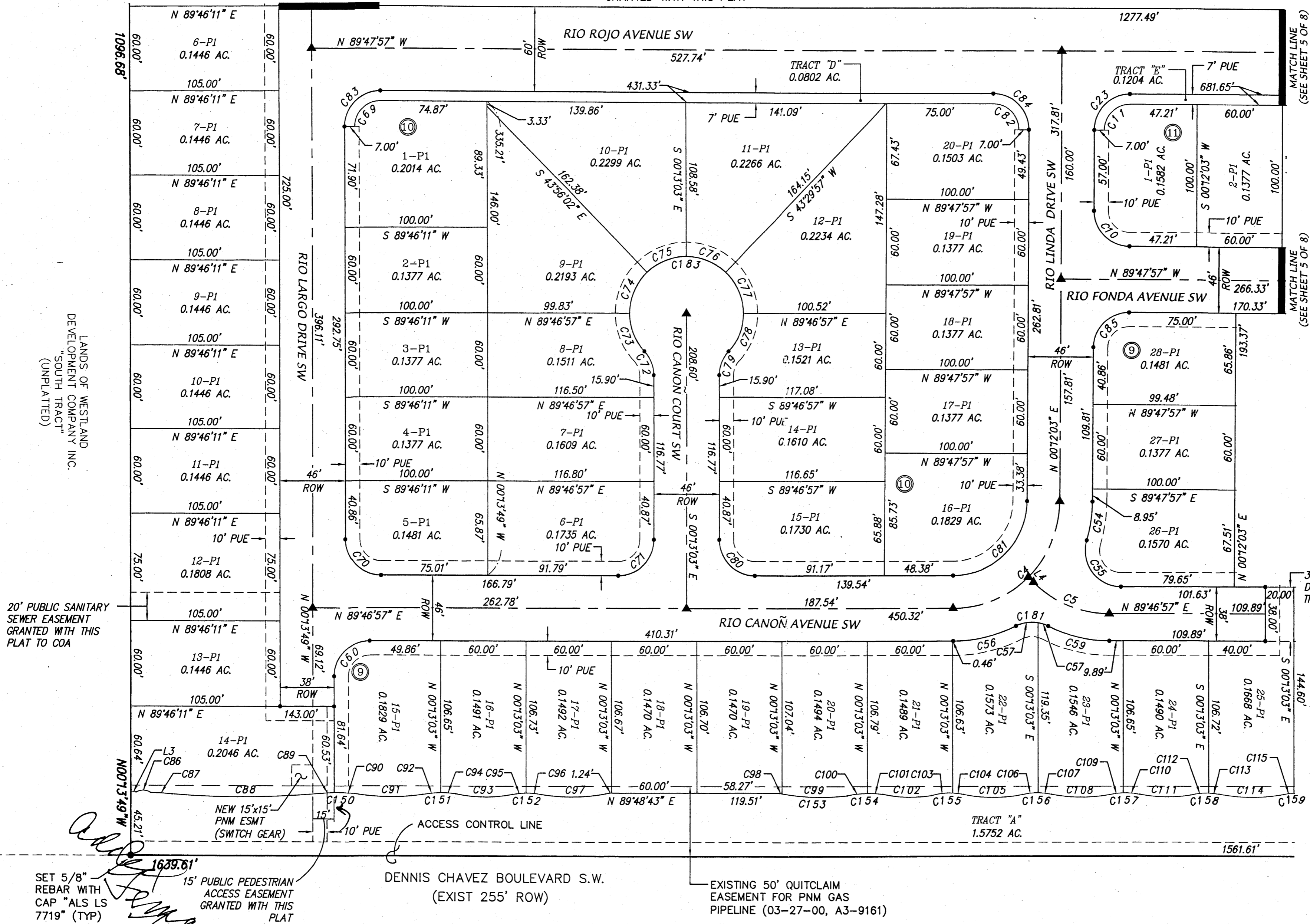
PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 1**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 8, 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2004

SEE SHEET 8 OF 8 FOR CURVE TABLE

(SEE SHEET 6 OF 8)  
 MATCH LINE

- LEGEND**
- 53-P1 LOT NUMBER
  - ⊙ BLOCK NUMBER
  - ▲ CENTER LINE MONUMENT
  - ROW RIGHT-OF-WAY DEDICATED WITH THIS PLAT
  - PUE PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT
  - SWE SIDEWALK EASEMENT GRANTED WITH THIS PLAT

LANDS OF WESTLAND  
 DEVELOPMENT COMPANY INC.  
 SOUTH TRACT  
 (UNPLATTED)



**ALDRICH LAND SURVEYING**

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

SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)  
 plus plain  
 statement

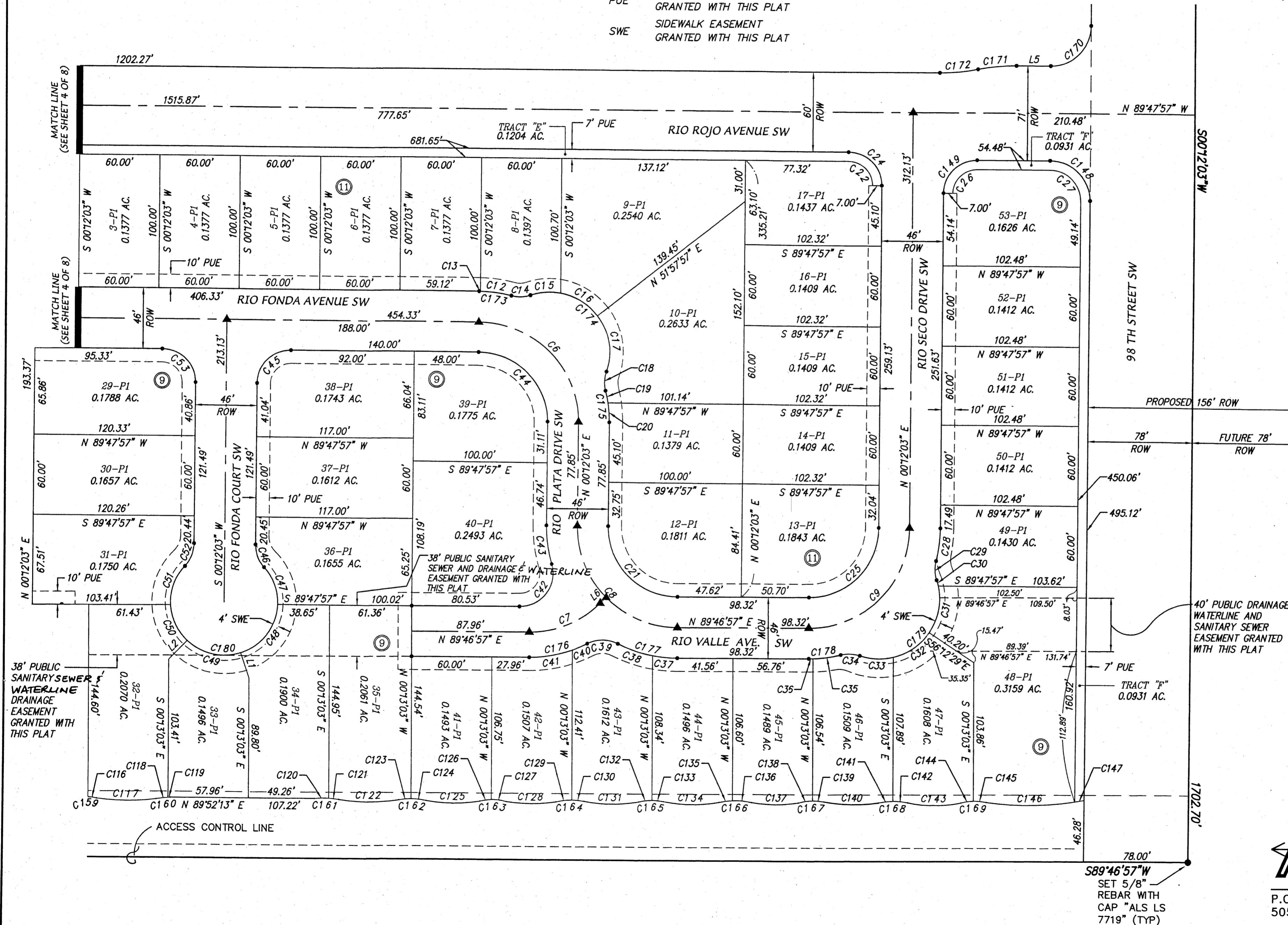
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Scale: AS SHOWN	Date: 05/12/04	Job: A02106	



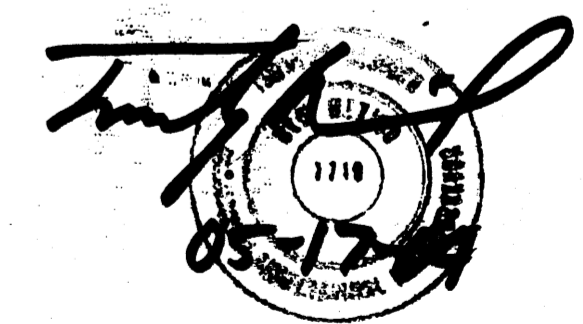
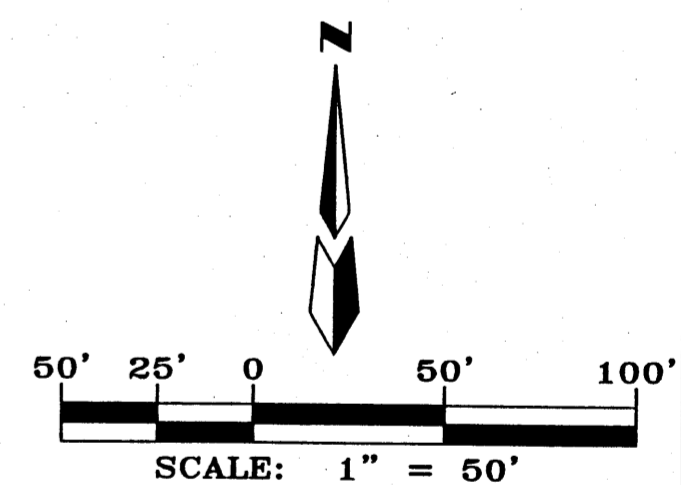
PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 1**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 8, 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2004

SEE SHEET 8 OF 8 FOR CURVE TABLE

- LEGEND**
- 53-P1 LOT NUMBER
  - Ⓣ BLOCK NUMBER
  - ▲ CENTER LINE MONUMENT
  - ROW RIGHT-OF-WAY DEDICATED WITH THIS PLAT
  - PUE PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT
  - SWE SIDEWALK EASEMENT GRANTED WITH THIS PLAT



TRACT C  
 ARROWOOD RANCH DEVELOPMENT  
 (12-06-2002, 2002C-390)



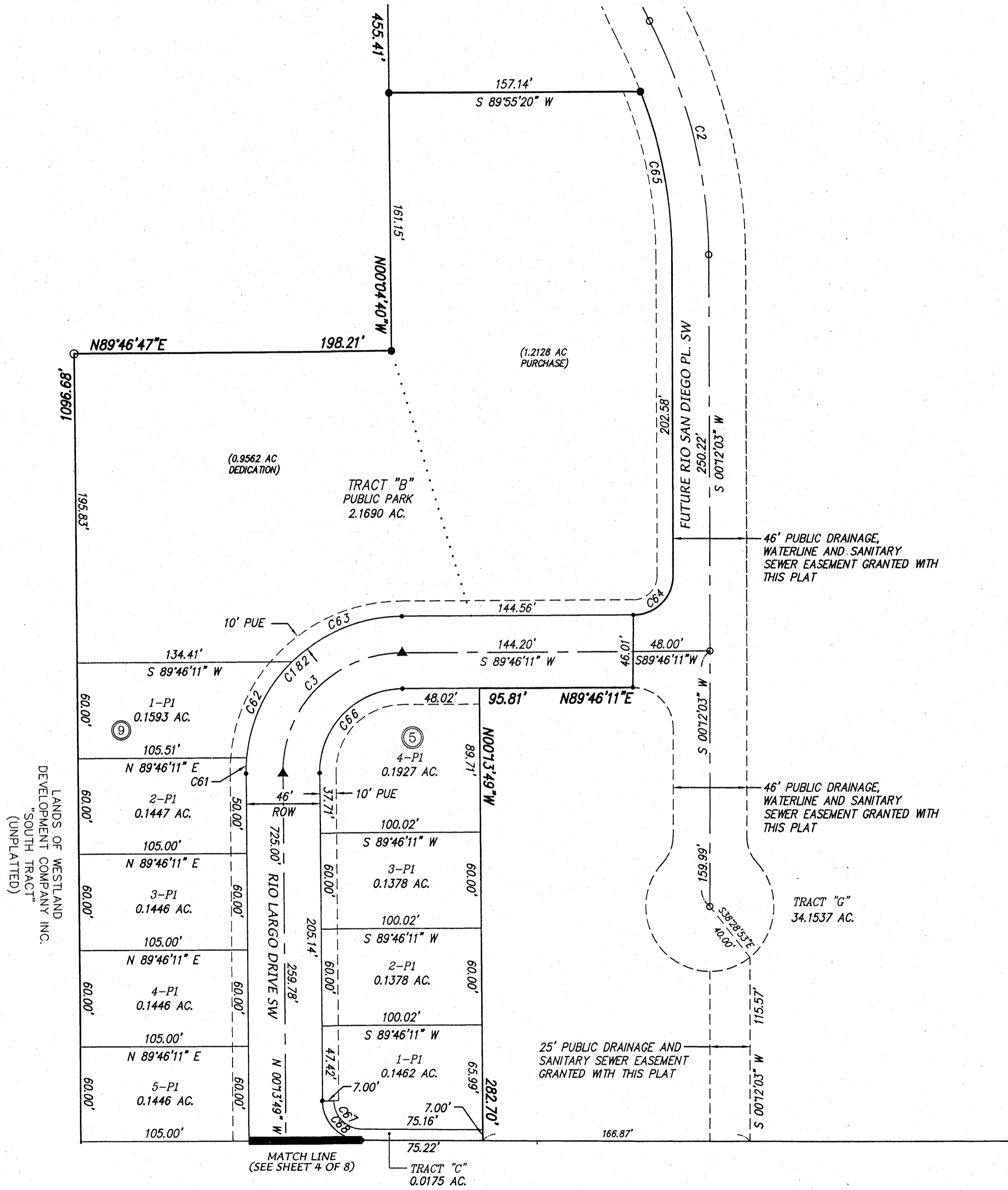
**ALDRICH LAND SURVEYING**

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

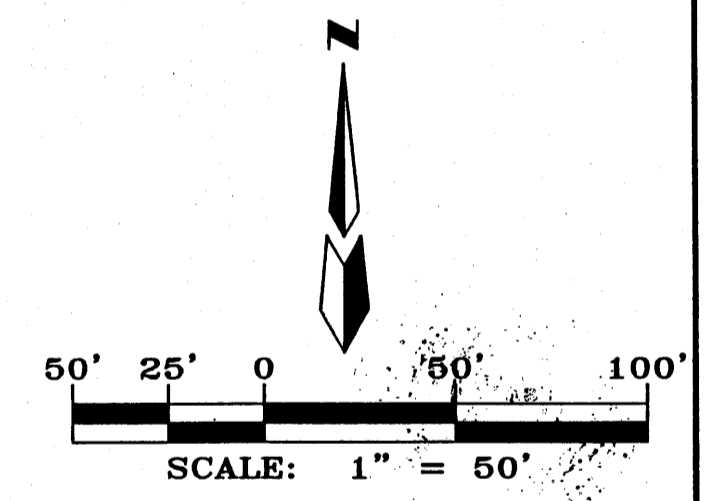
DENNIS CHAVEZ BOULEVARD S.W. (R/W 255')

Dwg: BASE.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 5 of 8
Scale: AS SHOWN	Date: 05/12/04	Job: A02106	

PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 1**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 8, 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2004



- LEGEND**
- 53-P1 LOT NUMBER
  - ⊙ BLOCK NUMBER
  - ▲ CENTER LINE MONUMENT
  - ROW DEDICATED WITH THIS PLAT
  - PUE PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT
  - SWE SIDEWALK EASEMENT GRANTED WITH THIS PLAT



*Stephen*  
 05-17-04

**ALDRICH LAND SURVEYING**

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

SEE SHEET 8 OF 8 FOR CURVE TABLE

Dwg: BASE.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 6 of 8
Scale: AS SHOWN	Date: 05/12/04	Job: A02106	

PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 1**  
 WITHIN THE  
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 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2004

ROSNER TRACTS  
 TRACT B  
 (04-30-99, 99C-104)

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

TRACT A  
 LANDS OF SALAZAR FAMILY TRUST  
 SALAZAR QUATRO TRUST  
 JSJ INVESTMENT COMPANY  
 ANF FALBA HANNET  
 (07-23-03, 2003C-223)

TRACT D  
 ARROWOOD RANCH  
 DEVELOPMENT  
 (12-06-2002, 2002C-390)

EXISTING PUBLIC ROADWAY, DRAINAGE,  
 WATER AND SANITARY SEWER EASEMENT  
 (12-06-02, 02C-390)

FOUND KOOGLE & POOLE  
 BRASS CAP "WST 3"

40' PUBLIC DRAINAGE,  
 WATERLINE AND SANITARY  
 SEWER EASEMENT GRANTED  
 WITH THIS PLAT

38' PUBLIC DRAINAGE, WATERLINE,  
 SANITARY SEWER & PEDESTRIAN ACCESS  
 EASEMENT GRANTED WITH THIS PLAT

38' PUBLIC DRAINAGE, WATERLINE,  
 SANITARY SEWER & PEDESTRIAN  
 ACCESS EASEMENT

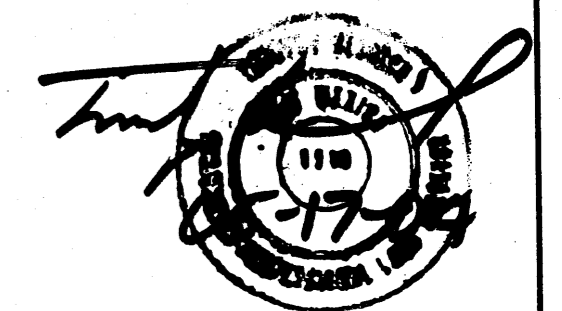
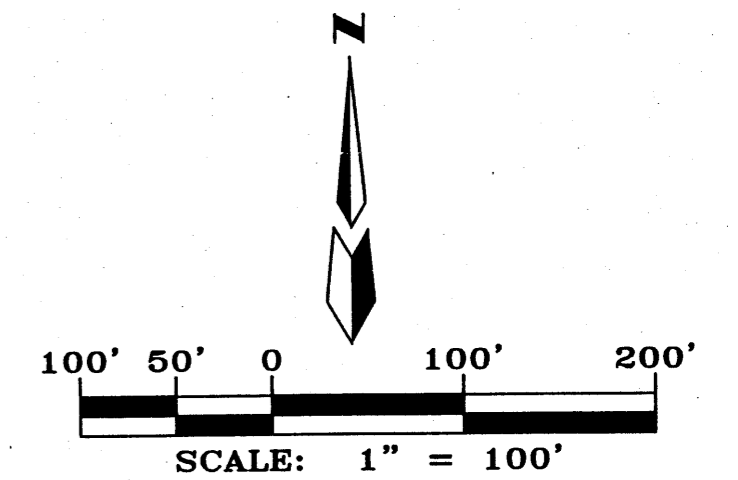
46' PUBLIC DRAINAGE, WATERLINE  
 AND SANITARY SEWER EASEMENT  
 GRANTED BY THIS PLAT

46' PUBLIC DRAINAGE, WATERLINE  
 AND SANITARY SEWER EASEMENT  
 GRANTED BY THIS PLAT

LANDS OF WESTLAND  
 DEVELOPMENT COMPANY INC.  
 "SOUTH TRACT"  
 (UNPLATTED)

TRACT "B"  
 PUBLIC PARK  
 (0.9562 AC  
 DEDICATION)  
 2.1690 AC

TRACT "G"  
 34.1537 AC.



TRACT C  
 ARROWOOD RANCH  
 DEVELOPMENT  
 (12-06-2002, 2002C-390)

**SHEET 5 OF 8**

**SHEET 3 OF 8**

**SHEET 4 OF 8**

**ALDRICH LAND  
 SURVEYING**

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

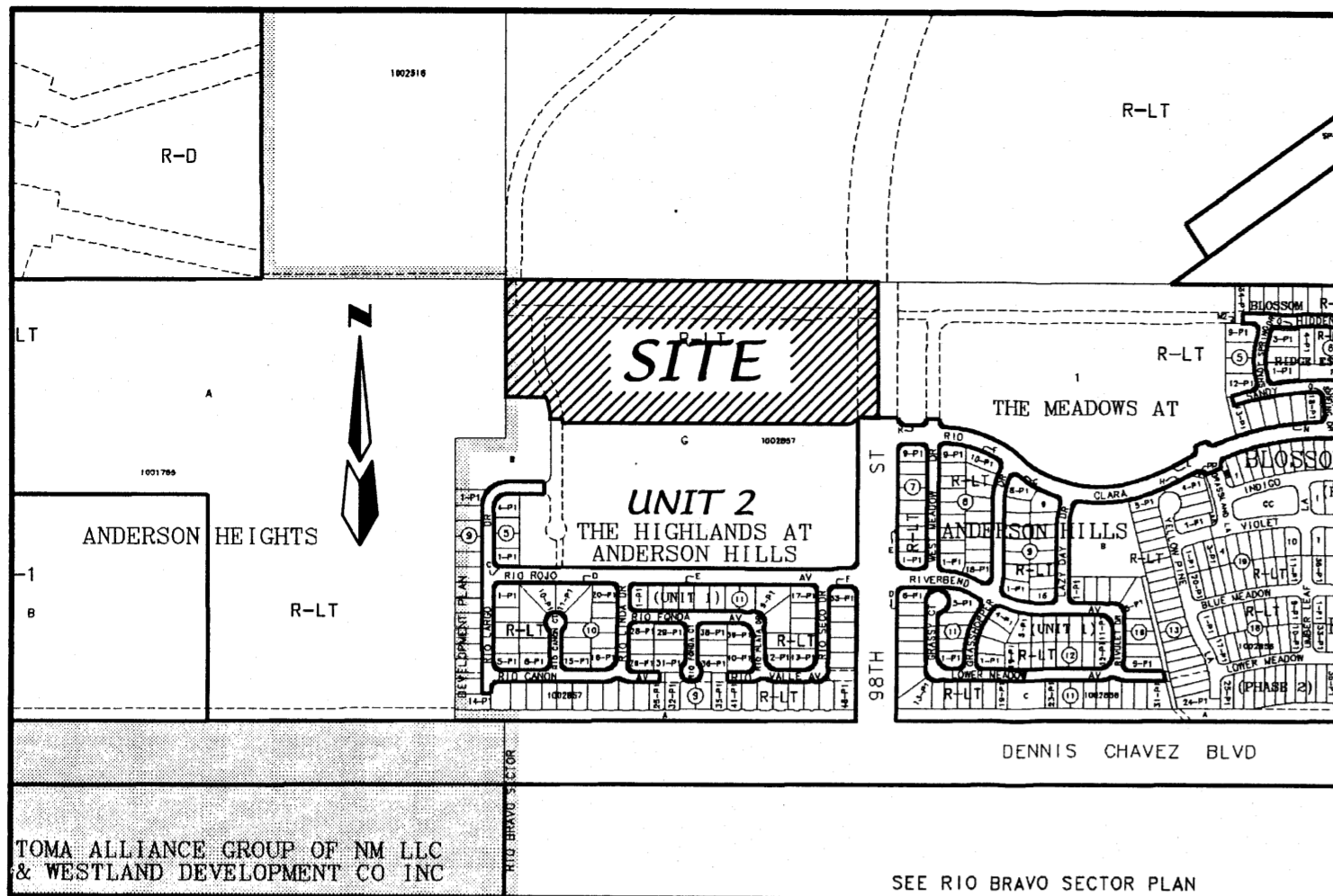
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Scale: AS SHOWN	Date: 05/12/04	Job: A02106	

PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
 UNIT 1  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 8, 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2004

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	147.13	300.00	28°05'57"	75.07	S14°07'39"E	145.66
C2	148.59	300.00	28°22'41"	75.85	N13°59'17"W	147.07
C3	117.81	75.00	90°00'00"	75.00	S44°46'11"W	106.07
C4	117.26	75.00	89°34'54"	74.45	N44°59'30"E	105.68
C5	59.18	75.00	45°12'33"	31.23	S67°36'46"E	57.66
C6	117.81	75.00	90°00'00"	75.00	N44°47'57"W	106.07
C7	58.63	75.00	44°47'27"	30.91	N67°23'14"E	57.15
C8	118.36	75.00	90°25'06"	75.55	S45°00'30"E	106.45
C9	117.26	75.00	89°34'54"	74.45	N44°59'30"E	105.68
C10	39.27	25.00	90°00'00"	25.00	S44°47'57"E	35.36
C11	28.27	18.00	90°00'00"	18.00	S45°12'03"W	25.46
C12	23.50	98.00	13°44'24"	11.81	N82°24'51"W	23.45
C13	0.88	98.00	0°30'53"	0.44	N89°32'30"W	0.88
C14	14.48	25.00	33°11'18"	7.45	N87°51'42"E	14.28
C15	22.79	45.00	29°01'09"	11.65	S85°46'38"W	22.55
C16	32.93	45.00	41°55'35"	17.24	N58°45'00"W	32.20
C17	44.71	45.00	56°55'16"	24.39	N09°19'35"W	42.89
C18	14.48	25.00	33°11'18"	7.45	S02°32'24"W	14.28
C19	9.42	98.00	5°30'29"	4.71	N11°18'00"W	9.42
C20	14.96	98.00	8°44'49"	7.49	N04°10'21"W	14.95
C21	82.06	52.00	90°25'06"	52.38	S45°00'30"E	73.81
C22	28.27	18.00	90°00'00"	18.00	N44°47'57"W	25.46
C23	39.27	25.00	90°00'00"	25.00	S45°12'03"W	35.36
C24	39.27	25.00	90°00'00"	25.00	N44°47'57"W	35.36
C25	81.30	52.00	89°34'54"	51.62	N44°59'30"E	73.27
C26	28.27	18.00	90°00'00"	18.00	S45°12'03"W	25.46
C27	36.13	23.00	90°00'00"	23.00	N44°47'57"W	32.53
C28	24.20	98.00	14°08'55"	12.16	N07°16'30"E	24.14
C29	14.37	25.00	32°56'24"	7.39	S02°07'14"E	14.18
C30	4.57	45.00	5°49'02"	2.29	N15°40'55"W	4.57
C31	36.57	45.00	46°33'56"	19.36	N10°30'33"E	35.57
C32	33.25	45.00	42°19'59"	17.42	N54°57'31"E	32.50
C33	25.49	45.00	32°26'57"	13.09	S87°39'02"E	25.15
C34	14.37	25.00	32°56'24"	7.39	N87°53'45"W	14.18
C35	20.96	98.00	12°15'14"	10.52	N81°45'40"E	20.92
C36	3.24	98.00	1°53'40"	1.62	N88°50'07"E	3.24
C37	18.55	98.00	10°50'49"	9.30	S84°47'38"E	18.52
C38	27.53	98.00	16°05'35"	13.85	S71°19'27"E	27.44
C39	23.71	25.00	54°20'14"	12.83	S89°33'14"W	22.83
C40	12.25	94.00	7°28'01"	6.13	N66°07'07"E	12.24
C41	32.70	94.00	19°55'49"	16.52	N79°49'03"E	32.53
C42	46.48	25.00	106°31'56"	33.50	N36°31'00"E	40.07
C43	28.99	98.00	16°57'01"	14.60	S08°16'28"E	28.89
C44	81.68	52.00	90°00'00"	52.00	N44°47'57"W	73.54
C45	39.27	25.00	90°00'00"	25.00	S45°12'03"W	35.36
C46	18.32	24.50	42°50'50"	9.61	S21°13'22"E	17.90
C47	30.80	39.24	44°58'02"	16.24	N20°09'45"W	30.02
C48	48.75	40.00	69°49'26"	27.92	N36°47'08"E	45.79
C49	43.06	40.00	61°40'52"	23.88	S77°27'43"E	41.01
C50	30.21	40.00	43°15'59"	15.86	S24°59'18"E	29.49
C51	32.08	40.00	45°57'19"	16.96	S19°37'21"W	31.23
C52	18.50	25.00	42°23'58"	9.70	N21°24'02"E	18.08
C53	39.27	25.00	90°00'00"	25.00	N44°47'57"W	35.36
C54	27.56	98.00	16°06'50"	13.87	N08°15'28"E	27.47
C55	46.48	25.00	106°31'56"	33.50	S36°57'05"E	40.07
C56	45.70	98.00	26°43'13"	23.27	N76°25'21"E	45.29
C57	15.92	25.00	36°28'50"	8.24	S81°18'09"W	15.65
C58	7.60	25.00	17°24'50"	3.83	N71°45'01"W	7.57
C59	44.58	94.00	27°10'27"	22.72	S76°37'49"E	44.17
C60	39.28	25.00	90°00'46"	25.01	S44°46'34"W	35.36
C61	10.02	98.00	5°51'24"	5.01	S02°41'53"W	10.01
C62	67.95	98.00	39°43'41"	35.41	S25°29'26"W	66.60
C63	75.97	98.00	44°24'55"	40.01	S67°33'43"W	74.08
C64	39.08	25.00	89°34'08"	24.81	N44°59'07"E	35.22
C65	103.38	277.00	21°23'03"	52.30	N10°29'29"W	102.78

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C66	81.68	52.00	90°00'00"	52.00	S44°46'11"W	73.54
C67	28.14	18.00	89°34'08"	17.87	S45°00'53"E	25.36
C68	39.08	25.00	89°34'08"	24.81	S45°00'53"E	35.22
C69	28.41	18.00	90°25'52"	18.14	S44°59'07"W	25.55
C70	39.26	25.00	89°59'14"	24.99	S45°13'26"E	35.35
C71	39.27	25.00	90°00'00"	25.00	N44°46'57"E	35.36
C72	18.50	25.00	42°23'58"	9.70	N21°25'02"W	18.08
C73	29.87	40.00	42°47'24"	15.67	S21°13'19"E	29.18
C74	32.04	40.00	45°53'35"	16.93	S23°07'11"W	31.19
C75	30.52	40.00	43°42'59"	16.05	S67°55'28"W	29.78
C76	30.52	40.00	43°42'59"	16.05	N68°21'33"W	29.78
C77	32.04	40.00	45°53'35"	16.93	N23°33'16"W	31.19
C78	29.87	40.00	42°47'24"	15.67	N20°47'13"E	29.18
C79	18.50	25.00	42°23'58"	9.70	S20°58'56"W	18.08
C80	39.27	25.00	90°00'00"	25.00	S45°13'03"E	35.36
C81	81.30	52.00	89°34'54"	51.62	N44°59'30"E	73.27
C82	28.30	18.00	90°04'41"	18.02	N44°45'36"W	25.47
C83	39.46	25.00	90°25'52"	25.19	S44°59'07"W	35.49
C84	39.27	25.00	90°00'00"	25.00	N44°47'57"W	35.36
C85	39.27	25.00	90°00'00"	25.00	S45°12'03"W	35.36
C86	10.59	8.95	67°49'16"	6.02	N88°44'35"W	9.99
C87	15.37	155.11	5°40'42"	7.69	N86°42'16"W	15.37
C88	104.05	650.69	9°09'44"	52.14	N89°24'03"E	103.94
C89	9.98	99.87	5°43'35"	4.99	S85°51'10"W	9.98
C90	19.74	99.87	11°19'22"	9.90	N85°37'21"W	19.70
C91	42.34	152.24	15°56'10"	21.31	N89°31'09"E	42.21
C92	13.08	69.95	10°42'57"	6.56	S83°44'27"W	13.06
C93	40.18	93.56	24°36'22"	20.40	S89°39'13"E	39.87
C94	10.43	69.95	8°32'50"	5.23	N86°37'39"W	10.42
C95	9.79	54.21	10°20'43"	4.91	S84°07'10"W	9.77
C96	11.36	54.21	12°00'17"	5.70	N84°42'20"W	11.34
C97	47.75	130.51	20°57'51"	24.15	N88°23'41"E	47.49
C98	1.76	160.31	0°37'42"	0.88	S79°57'36"E	1.76
C99	46.05	160.31	16°27'25"	23.18	S88°30'10"E	45.89
C100	14.25	71.12	11°28'48"	7.15	S83°13'20"W	14.23
C101	11.16	71.12	8°59'42"	5.59	N86°32'25"W	11.15
C102	34.29	96.10	20°26'39"	17.33	S88°47'56"E	34.11
C103	14.94	44.58	19°12'13"	7.54	S83°09'06"W	14.87
C104	7.77	44.58	9°59'18"	3.90	N82°15'08"W	7.76
C105	41.68	104.65	22°49'21"	21.12	N89°55'26"E	41.41
C106	11.00	46.47	13°33'47"	5.53	S83°20'14"W	10.97
C107	9.76	46.47	12°01'52"	4.90	N83°51'57"W	9.74
C108	40.61	107.47	21°39'02"	20.55	S89°52'36"E	40.37
C109	10.04	51.70	11°07'58"	5.04	S82°37'44"W	10.03
C110	11.56	51.70	12°48'32"	5.80	N85°24'01"W	11.53
C111	36.34	102.16	20°23'02"	18.37	S89°24'06"E	36.15
C112	12.48	44.96	15°54'10"	6.28	S83°15'00"W	12.44
C113	7.24	44.96	9°13'54"	3.63	N84°10'58"W	7.24
C114	45.55	125.34	20°49'23"	23.03	N89°59'39"E	45.30
C115	7.60	27.46	15°51'10"	3.82	S81°50'45"W	7.57
C116	6.63	27.46	13°50'24"	3.33	N83°18'28"W	6.62
C117	44.58	165.55	15°25'46"	22.43	S89°48'42"E	44.45
C118	9.05	100.32	5°10'00"	4.53	S83°13'09"W	9.04
C119	2.05	100.32	1°10'10"	1.02	S86°23'14"W	2.05
C120	10.75	68.66	8°58'14"	5.39	S88°36'24"W	10.74
C121	7.40	68.66	6°10'35"	3.70	N83°49'12"W	7.40
C122	45.44	151.57	17°10'37"	22.89	N89°57'37"E	45.27
C123	8.81	45.60	11°03'55"	4.42	S83°44'38"W	8.79
C124	11.47	45.60	14°24'39"	5.76	N83°31'05"W	11.44
C125	40.47	119.11	19°28'03"	20.43	N89°57'11"E	40.28
C126	8.48	35.03	13°52'08"	4.26	S81°18'40"W	8.46
C127	11.25	35.03	18°23'49"	5.67	N82°33'22"W	11.20
C128	37.36	128.77	16°37'29"	18.81	N89°44'14"E	37.23
C129	11.79	46.48	14°31'49"	5.93	S82°47'14"W	11.76
C130	9.20	46.48	11°20'21"	4.61	N84°16'41"W	9.18

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C131	41.03	112.05	20°58'50"	20.75	N89°59'20"E	40.80
C132	10.17	38.49	15°08'47"	5.12	S82°28'35"W	10.15
C133	8.59	38.49	12°47'11"	4.31	N83°33'26"W	8.57
C134	41.65	109.91	21°42'46"	21.08	S89°43'52"E	41.40
C135	10.19	55.19	10°34'36"	5.11	S82°15'22"W	10.17
C136	14.58	55.19	15°08'20"	7.33	N84°53'10"W	14.54
C137	35.09	112.08	17°56'17"	17.69	N89°48'44"E	34.95
C138	10.71	43.72	14°01'51"	5.38	S81°49'47"W	10.68
C139	8.47	43.29	11°12'23"	4.25	N85°38'05"W	8.45
C140	40.89	129.00	18°09'48"	20.62	S89°08'24"E	40.72
C141	10.95	66.58	9°25'22"	5.49	S82°52'28"W	10.94
C142	11.06	62.41	10°09'15"	5.55	N84°15'51"W	11.05
C143	39.83	100.30	22°45'12"	20.18	N89°56'58"E	39.57
C144	9.57	39.38	13°55'03"	4.81	S81°33'52"W	9.54
C145	9.71	39.38	14°07'29"	4.88	N84°24'52"W	9.68
C146	66.33	237.33	16°00'47"	33.38	N89°15'13"E	66.11
C147	7.10	237.33	1°42'54"	3.55	N80°23'22"E	7.10
C148	47.12	30.00	90°00'00"	30.00	N44°47'57"W	42.43
C149	39.27	25.00	90°00'00"	25.00	S45°12'03"W	35.36
C150	29.72	99.87	17°02'57"	14.97	N88°29'09"W	29.61
C151						



**LOCATION MAP**

**ZONE ATLAS N-9-Z & P-9-Z**  
SCALE: NONE

**SUBDIVISION DATA**

Gross Acreage	18.1343 Ac.
Zone Atlas No.	N-9-Z & P-9-Z
No. of Existing Tracts	1 Tract
No. of Tracts/Lots created	5 Tracts/87 Lots
No. of Tracts eliminated	1 Tract
Miles of full width streets created	0.64
Miles of half width streets created	0.10
Street Area dedicated to the City of Albuquerque	4.4588 Ac.
Date of Survey	October, 2002
Utility Control Location System Log Number	2002450460
Zoning	RLT

**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 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: ANDERSON HILLS, LLC  
A New Mexico Limited Liability Company

By Rex Wilson 4-22-05  
Rex Wilson, Manager DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 22, 2005  
By Rex Wilson, Manager of ANDERSON HILLS, LLC A New Mexico Limited Liability Company  
on behalf of said Company.

Susan Rasinski  
NOTARY PUBLIC

9-10-2008  
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 9 and 10 Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACT G-1, THE HIGHLANDS AT ANDERSON HILLS UNIT 2 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on \_\_\_\_\_ in Book 2004C, Page \_\_\_\_\_, and containing 18.1343 acres more or less.

**NOTES**

(SEE SHEET 4)

**PURPOSE OF PLAT**

1. Subdivide 1 Existing Tract into 5 Tracts and 87 Residential lots.
2. Grant easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.

**PUBLIC UTILITY EASEMENT**

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 FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 3**  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTIONS 9 & 10  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 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: 1002857

Application Number:

PLAT APPROVAL

Utility Approvals:

<u>Sean D. Marks</u> PNM Electric Services	5-13-05 Date
<u>Sean D. Marks</u> PNM Gas Services	5-13-05 Date
<u>Robert H. Ramirez</u> Qwest	5-13-05 Date
<u>Konnie Bolton</u> Comcast	5-13-05 Date
City Approvals: <u>Mark B. Hat</u> City Surveyor	5/13/05 Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

**FINAL**  
**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
**ON**

**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 05-12-05  
Timothy Aldrich P.L.S. Date



**ALDRICH LAND SURVEYING**

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

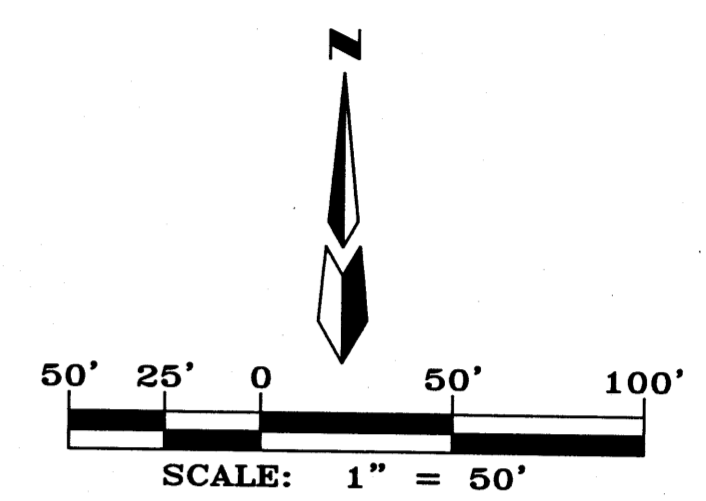
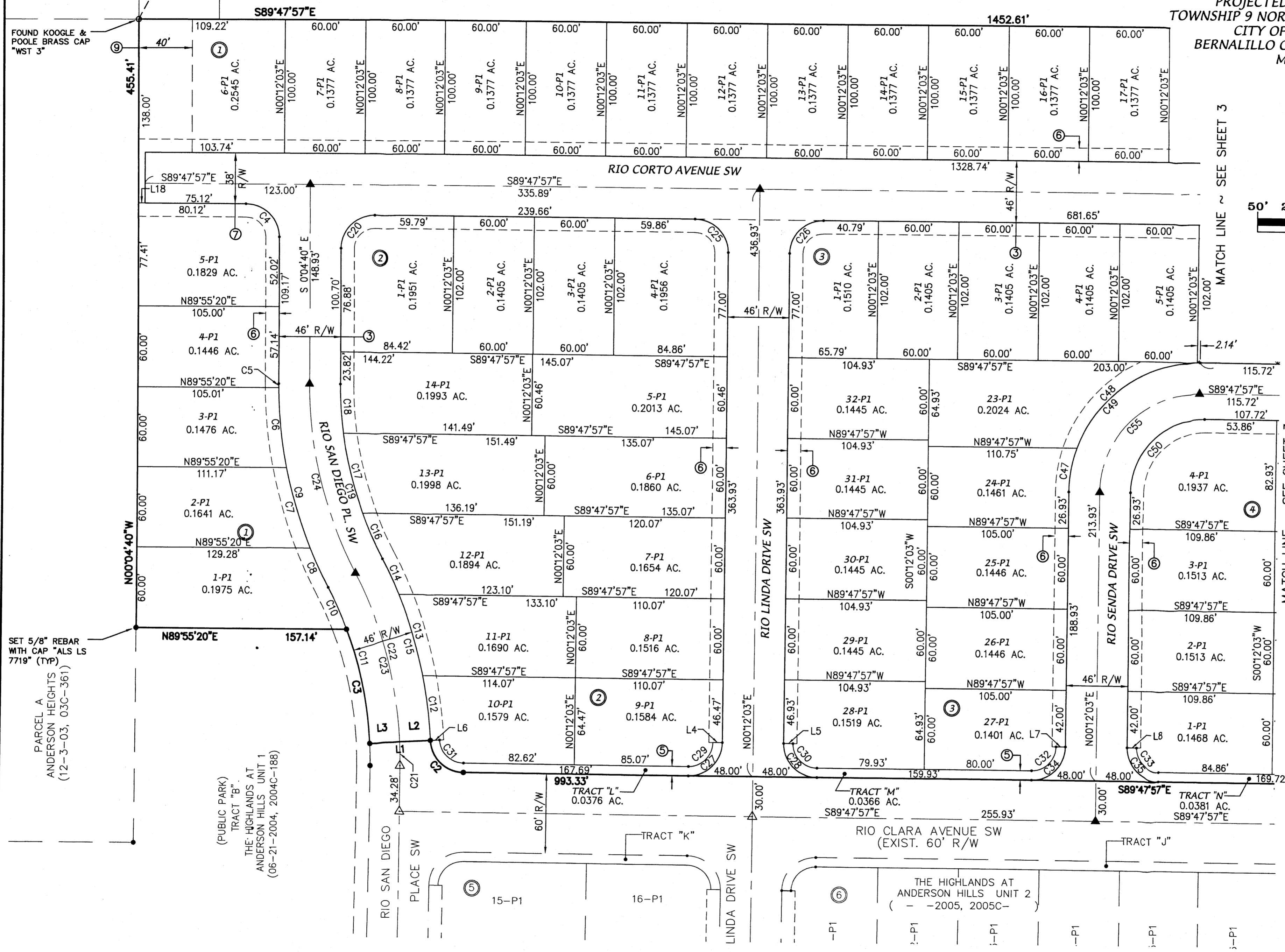
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Scale: N/A	Date: 04/21/05	Job: A02106	

ROSNER TRACTS  
TRACT B-1  
(03-27-03, 03C-80)

ACS MONUMENT "TRANS"  
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X=354899.45  
G-G=0.99967921  
Δα=-00°16'42"  
CENTRAL ZONE  
(NAD 1927)

TRACT A  
LANDS OF SALAZAR FAMILY TRUST  
SALAZAR QUATRO TRUST  
JSJ INVESTMENT COMPANY  
ANF FALBA HANNET  
(07-23-03, 2003C-223)

PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS  
UNIT 3**  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTIONS 9 & 10  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMMP  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2005

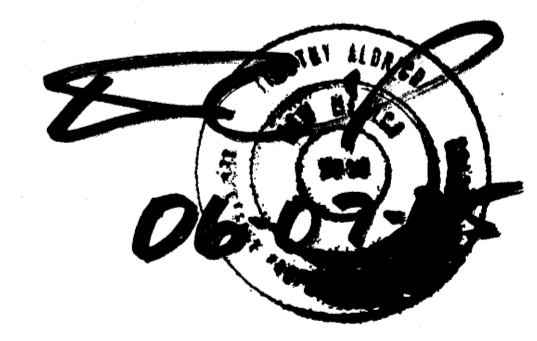


- LEGEND**
- 1-P1 LOT NUMBER
  - ⓐ BLOCK NUMBER
  - ▲ CENTER LINE MONUMENT
  - △ EXIST. CENTER LINE MONUMENT

**SITE BENCHMARK**

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

ALL STREETS SHOWN  
HEREON ARE HEREBY  
DEDICATED AS PUBLIC  
RIGHT-OF-WAY IN FEE  
SIMPLE



**ALDRICH LAND  
SURVEYING**

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

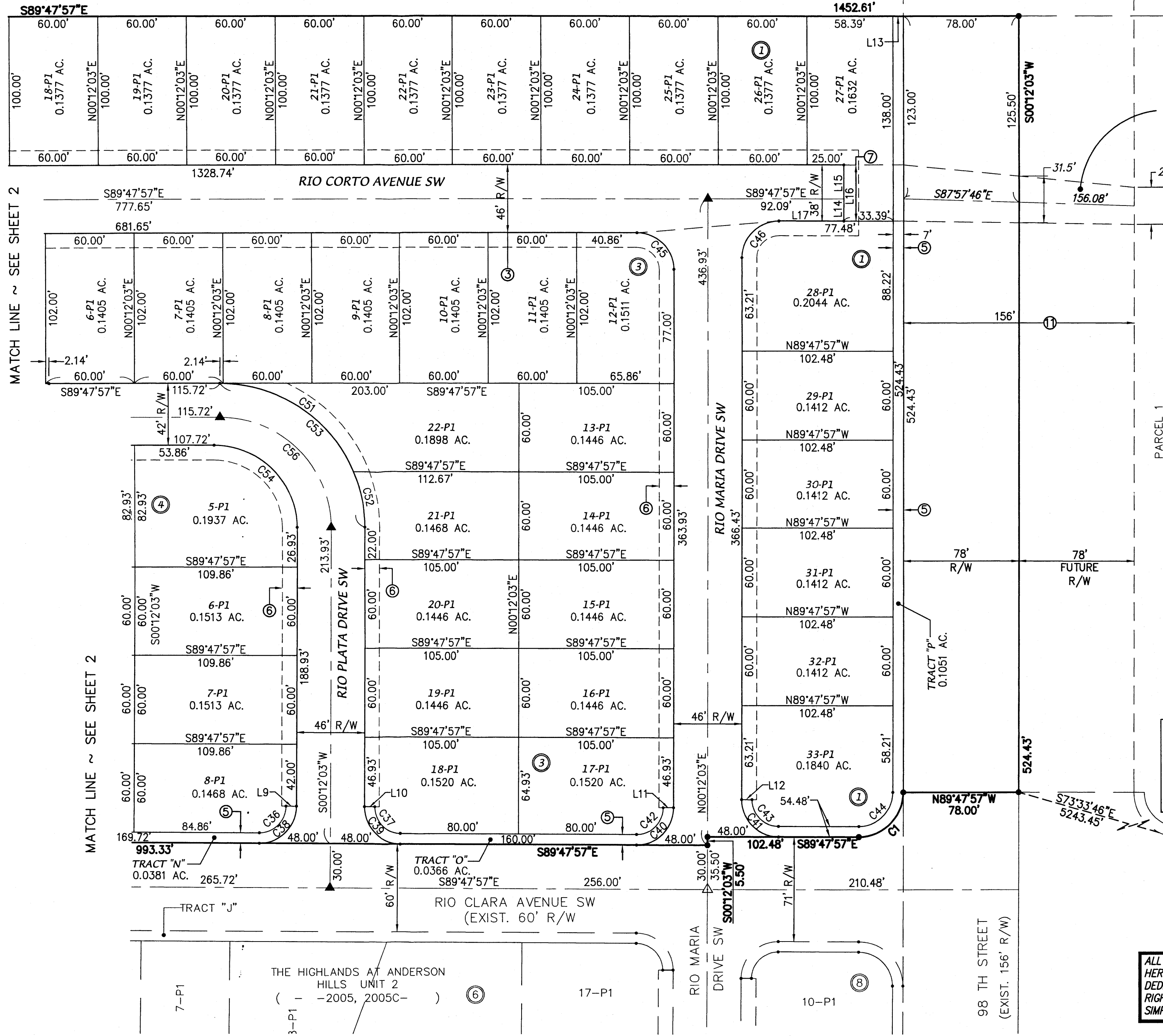
SEE SHEET 4 OF 4 FOR CURVE & LINE TABLE

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Scale: 1"=50'	Date: 05/31/05	Job: A02106	

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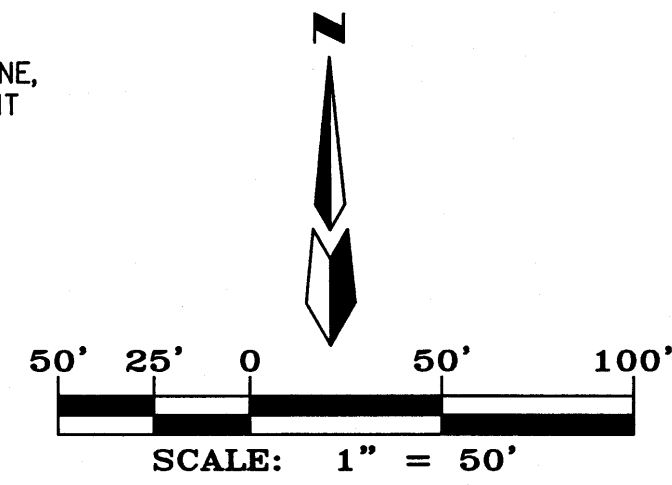
TRACT A  
 LANDS OF SALAZAR FAMILY TRUST  
 SALAZAR QUATRO TRUST  
 JSJ INVESTMENT COMPANY  
 ANF FALBA HANNET  
 (07-23-03, 2003C-223)

PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
 UNIT 3  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2005



MATCH LINE ~ SEE SHEET 2

MATCH LINE ~ SEE SHEET 2

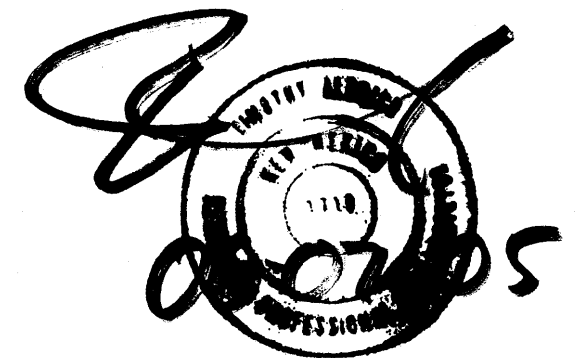


EXISTING PUBLIC WATERLINE,  
 SANITARY SEWER EASEMENT  
 (06-21-04, 04C-188)

PARCEL 1  
 MEADOWS AT ANDERSON  
 HILLS  
 (01-09-2004, 2004C-9)

ACS MONUMENT "2-P10"  
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 X= 358,414.13  
 C-G=0.9996842  
 Δα=-00°16'16"  
 CENTRAL ZONE  
 (NAD 1927)

ALL STREETS SHOWN  
 HEREON ARE HEREBY  
 DEDICATED AS PUBLIC  
 RIGHT-OF-WAY IN FEE  
 SIMPLE



**ALDRICH LAND SURVEYING**

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

SEE SHEET 4 OF 4 FOR CURVE & LINETABLE

REVISED 05-31-05 RDQ  
 F:\A2106AN\FINAL PLAT\HIGHLANDS U-3\U3FPBASE.DWG - 05-11-05 SPS RDQ

Dwg: U3FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 3 of 4
Scale: 1"=50'	Date: 05/31/05	Job: A02106	

F:\A02106\A2106AN\FINAL PLAT\HIGHLANDS U-3\U3FPBASE.DWG, 5/31/2005 4:50:11 PM, PANKA SURVEYING & ASSOCIATES, L.P., PLOTTED BY RDQ

PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 3**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2005

**NOTES:**

1. Bearings are grid based on the New Mexico State Plane Coordinate System (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:  
 THE HIGHLANDS AT ANDERSON HILLS UN IT 2, ( , 04C- )  
 THE HIGHLANDS AT ANDERSON HILLS UN IT 1, (06-21-04, 04C-188)  
 THE MEADOWS AT ANDERSON HILLS UNIT 1, (01-09-04, 04C-9)  
 BULK LAND PLAT OF "ARROWOOD RANCH DEVELOPMENT, TRACTS A THRU I", (12-06-02, 02C-390)  
 PLAT OF "LANDS OF SALAZAR-DAVIS", (05-06-86, C30-91)  
 AMOLE-HUBBELL-BORREGA "DRAINAGE RIGHTS-OF-WAY (05-26-89, C39-59)  
 PLAT OF "LARRY VIGIL WEST", (06-20-85, C27-123)  
 all being records of Bernalillo County, New Mexico.
5. Title Report: provided by Fidelity National Title, Commitment No.: 02-1024800-B-RAD (Effective Date: 11-07-02)
6. Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP).
7. All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections and shown thus (▲) and will be marked by (4") Aluminum Cap stamped:  

"CITY OF ALBUQUERQUE  
 CENTERLINE MONUMENTATION  
 DO NOT DISTURB  
 PLS 7719".
8. No individual lots shall be allowed direct access to Rio Clara S.W. and 98<sup>th</sup> St. S.W.
9. All lots shown with the P-1 designation shall conform to intermittent parking design criteria.
10. Tracts L thru P are to provide an additional 7' wide landscape area to be owned and maintained by the Anderson Hills Home Owners Association. These tracts will also be encumbered with a blanket 7' wide PUE and Public Access and Sidewalk Easement.

CURVE DATA						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	30.00	47.12	90°00'00"	30.00	N45°12'03"E	42.43
C2	25.00	37.78	86°35'14"	23.55	S46°30'20"E	34.29
C3	277.00	86.88	17°58'17"	43.80	N12°11'52"W	86.53
C4	25.00	39.15	89°43'17"	24.88	N44°56'19"W	35.27
C5	323.00	2.86	0°30'24"	1.43	S00°19'52"E	2.86
C6	323.00	60.40	10°42'53"	30.29	S05°56'31"E	60.32
C7	323.00	62.77	11°08'04"	31.48	S16°51'59"E	62.67
C8	323.00	32.38	5°44'36"	16.20	S25°18'20"E	32.36
C9	323.00	158.41	28°05'57"	80.83	S14°07'39"E	156.82
C10	277.00	33.81	6°59'37"	16.93	N24°40'49"W	33.79
C11	277.00	120.70	24°57'54"	61.32	N15°41'40"W	119.74
C12	323.00	48.44	8°35'35"	24.27	N07°30'31"W	48.40
C13	323.00	63.05	11°11'00"	31.62	N17°23'48"W	62.95
C14	323.00	29.25	5°11'19"	14.64	N25°34'58"W	29.24
C15	323.00	140.74	24°57'54"	71.50	N15°41'40"W	139.63
C16	277.00	37.04	7°39'44"	18.55	S24°20'45"E	37.02
C17	277.00	62.05	12°50'03"	31.15	S14°05'52"E	61.92
C18	277.00	36.76	7°36'10"	18.41	S03°52'45"E	36.73
C19	277.00	135.85	28°05'57"	69.32	S14°07'39"E	134.49
C20	25.00	39.39	90°16'43"	25.12	S45°03'41"W	35.44
C21	300.00	17.87	3°24'46"	8.94	N01°30'20"W	17.87
C22	300.00	130.72	24°57'54"	66.41	N15°41'40"W	129.69
C23	300.00	148.59	28°22'41"	75.85	N13°59'17"W	147.07
C24	300.00	147.13	28°05'57"	75.07	S14°07'39"E	145.66
C25	25.00	39.27	90°00'00"	25.00	N44°47'57"W	35.36
C26	25.00	39.27	90°00'00"	25.00	S45°12'03"W	35.36
C27	25.00	39.27	90°00'00"	25.00	N45°12'03"E	35.36
C28	25.00	39.27	90°00'00"	25.00	S44°47'57"E	35.36
C29	18.00	28.27	90°00'00"	18.00	N45°12'03"E	25.46
C30	18.00	28.27	90°00'00"	18.00	S44°47'57"E	25.46
C31	18.00	27.20	86°35'14"	16.96	S46°30'20"E	24.69
C32	18.00	28.27	90°00'00"	18.00	N45°12'03"E	25.46
C33	18.00	28.27	90°00'00"	18.00	S44°47'57"E	25.46
C34	25.00	39.27	90°00'00"	25.00	N45°12'03"E	35.36
C35	25.00	39.27	90°00'00"	25.00	S44°47'57"E	35.36
C36	18.00	28.27	90°00'00"	18.00	N45°12'03"E	25.46
C37	18.00	28.27	90°00'00"	18.00	S44°47'57"E	25.46
C38	25.00	39.27	90°00'00"	25.00	N45°12'03"E	35.36
C39	25.00	39.27	90°00'00"	25.00	S44°47'57"E	35.36
C40	25.00	39.27	90°00'00"	25.00	N45°12'03"E	35.36
C41	25.00	39.27	90°00'00"	25.00	S44°47'57"E	35.36
C42	18.00	28.27	90°00'00"	18.00	N45°12'03"E	25.46
C43	18.00	28.27	90°00'00"	18.00	S44°47'57"E	25.46
C44	23.00	36.13	90°00'00"	23.00	N45°12'03"E	32.53
C45	25.00	39.27	90°00'00"	25.00	N44°47'57"W	35.36
C46	25.00	39.27	90°00'00"	25.00	S45°12'03"W	35.36
C47	98.00	33.73	19°43'20"	17.04	S10°03'43"W	33.57
C48	98.00	120.20	70°16'39"	68.97	S55°03'43"W	112.81
C49	98.00	153.94	90°00'00"	98.00	S45°12'03"W	138.59
C50	56.00	87.96	90°00'00"	56.00	S45°12'03"W	79.20
C51	98.00	114.92	67°11'09"	65.09	N56°12'23"W	108.44
C52	98.00	39.02	22°48'51"	19.77	N11°12'23"W	38.76
C53	98.00	153.94	90°00'00"	98.00	N44°47'57"W	138.59
C54	56.00	87.96	90°00'00"	56.00	N44°47'57"W	79.20
C55	75.00	117.81	90°00'00"	75.00	S45°12'03"W	106.07
C56	75.00	117.81	90°00'00"	75.00	N44°47'57"W	106.07

LINE DATA		
NUMBER	DIRECTION	DISTANCE
L1	S86°47'17"W	46.00
L2	S86°47'17"W	23.00
L3	S86°47'17"W	23.00
L4	S89°47'57"E	7.00
L5	N89°47'57"W	7.00
L6	S86°47'17"W	7.00
L7	S89°49'29"E	7.00
L8	S89°47'57"E	7.00
L9	S89°47'57"E	7.00
L10	S89°47'57"E	7.00
L11	S89°47'57"E	7.00
L12	N89°47'57"W	7.00
L13	S89°47'57"E	7.00
L14	S00°12'03"W	15.00
L15	S00°12'03"W	23.00
L16	N00°12'03"E	38.00
L17	S89°47'57"E	44.09
L18	S89°47'57"E	5.00

**EASEMENTS**

- ③ EXISTING PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT (06-21-04, 04C-188)
- ⑤ 7' PUBLIC UTILITY EASEMENT (PUE) GRANTED WITH THIS PLAT
- ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) GRANTED WITH THIS PLAT
- ⑦ EXISTING 38' PUBLIC DRAINAGE, WATERLINE, SANITARY SEWER & PEDESTRIAN ACCESS EASEMENT (06-21-04, 04C-188)
- ⑨ EXISTING 40' PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT (06-21-04, 04C-188)
- ⑪ EXISTING PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)



**ALDRICH LAND SURVEYING**

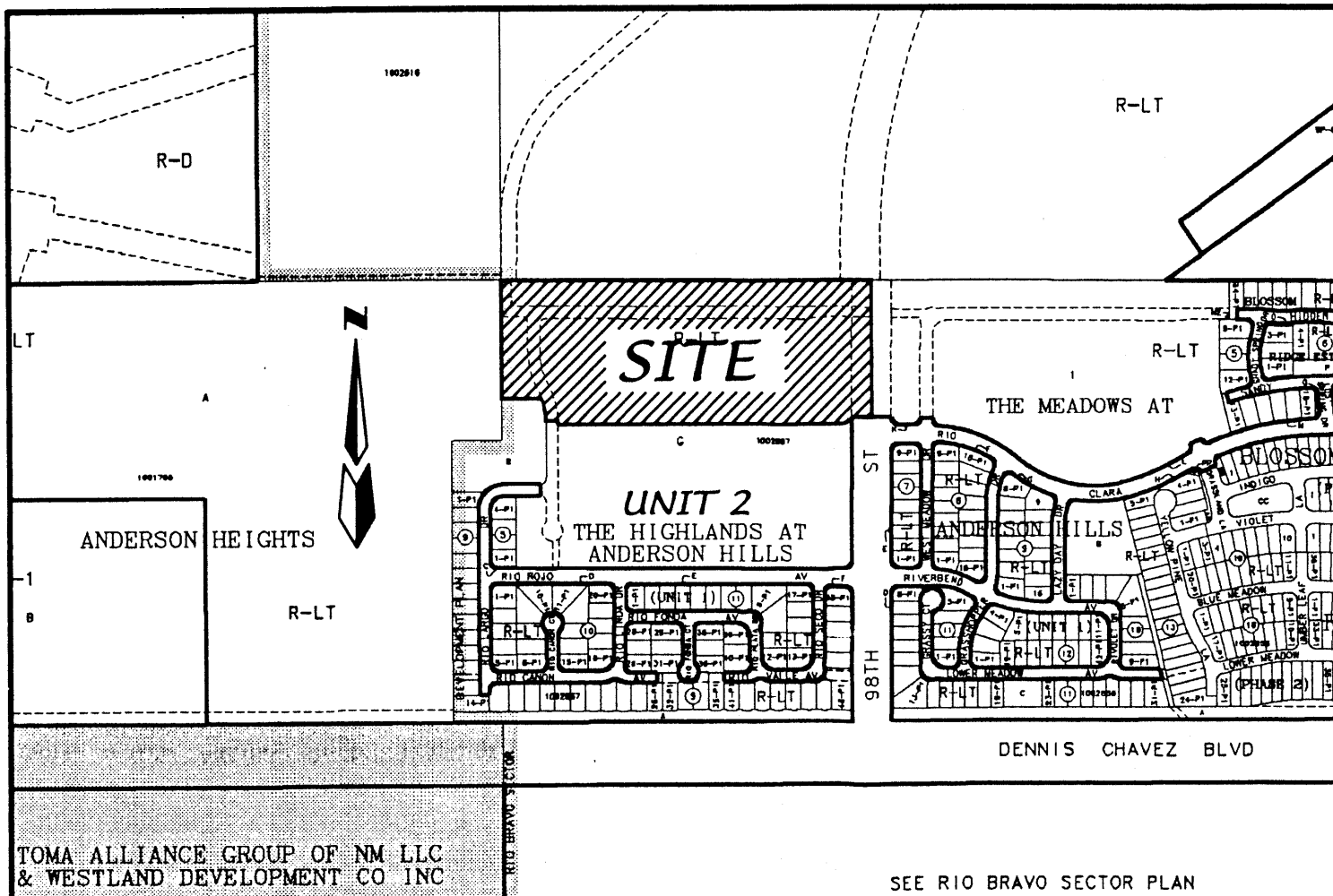
P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

REVISED 05-31-05 SPS RDQ

F:\A2106ANH\FINAL PLAT\HIGHLANDS U-3\U3FPBASE.DWG\05-11-05 SPS RDQ

Dwg: U3FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 4 of 4
Scale: N/A	Date: 05/31/05	Job: A02106	





PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 3**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2005

**LEGAL DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Sections 9 and 10 Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACT G-1, THE HIGHLANDS AT ANDERSON HILLS UNIT 2 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 6-23-05 in Book 20010 Page 212, and containing 18.1343 acres more or less. 6-24-05 **2005C**  
**219**

**NOTES**

(SEE SHEET 4)

**PURPOSE OF PLAT**

1. Subdivide 1 Existing Tract into 5 Tracts and 87 Residential lots.
2. Grant easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.

**PUBLIC UTILITY EASEMENT**

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.

**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: 1002857

Application Number: 05-01006

**PLAT APPROVAL**

**Utility Approvals:**

Leon D. Meade 5-13-05  
PNM Electric Services Date

Leon D. Meade 5-13-05  
PNM Gas Services Date

Robert K. Kamin 5-13-05  
Qwest Date

Kayne Bulbon 5-13-05  
Comcast Date

**City Approvals:**

John B. Hat 5/13/05  
City Surveyor Date

NA 6/22/05  
Real Property Division Date

John B. Hat 6-22-05  
Traffic Engineering/Transportation Division Date

Roger A. Shea 6-22-05  
Albuquerque-Bernalillo County Utility Authority Date

Christina Sandoval 6/22/05  
Parks and Recreation Department Date

Bradley S. Bingham 6/22/05  
AMAFCA Date

Bradley S. Bingham 6/22/05  
City Engineer Date

Ashley M. Moten 6/23/05  
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 05-12-05  
Timothy Aldrich P.L.S. Date

**LOCATION MAP**

**ZONE ATLAS N-9-Z & P-9-Z**

SCALE: NONE

**SUBDIVISION DATA**

Gross Acreage..... 18.1343 Ac.  
 Zone Atlas No..... N-9-Z & P-9-Z  
 No. of Existing Tracts..... 1 Tract  
 No. of Tracts/Lots created..... 5 Tracts/87 Lots  
 No. of Tracts eliminated..... 1 Tract  
 Miles of full width streets created..... 0.64  
 Miles of half width streets created..... 0.10  
 Street Area dedicated to the City of Albuquerque..... 4.4588 Ac.  
 Date of Survey..... October, 2002  
 Utility Control Location System Log Number..... 2002450460  
 Zoning..... RLT

**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 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 owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: ANDERSON HILLS, LLC  
 A New Mexico Limited Liability Company

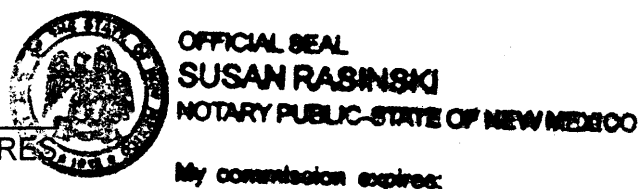
BY: Rex Wilson 4-22-05  
 Rex Wilson, Manager DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 22, 2005  
 By Rex Wilson, Manager of ANDERSON HILLS, LLC A New Mexico Limited Liability Company on behalf of said Company.

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



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
 PAID ON UPC # 100905309548020102  
 PROPERTY OWNERS OF RECORD 100905307539020101  
Anderson Hills LLC  
Comcast 6/24/05

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

Dwg: U3FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 4
Scale: N/A	Date: 04/21/05	Job: A02106	

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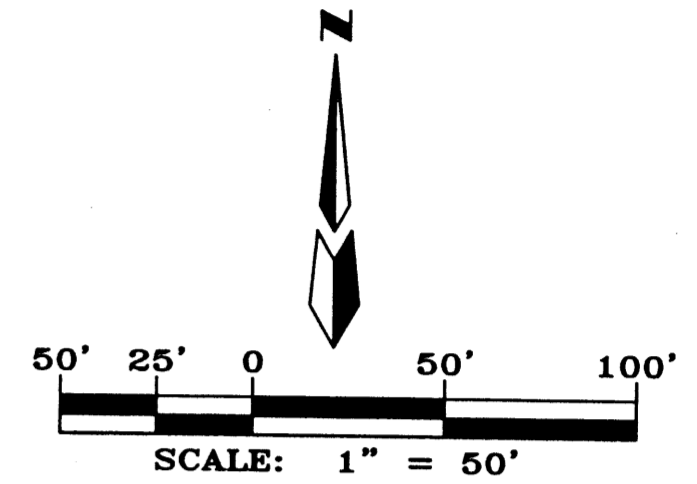
PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 3**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2005

TRACT A  
 LANDS OF SALAZAR FAMILY TRUST  
 SALAZAR QUATRO TRUST  
 JSJ INVESTMENT COMPANY  
 ANF FALBA HANNET  
 (07-23-03, 2003C-223)

ACS MONUMENT "TRANS"  
 Y=1471822.67  
 X=354899.45  
 G-C=0.99967921  
 Δα=-00°16'42"  
 CENTRAL ZONE  
 (NAD 1927)

ROSNER TRACTS  
 TRACT B-1  
 (03-27-03, 03C-80)

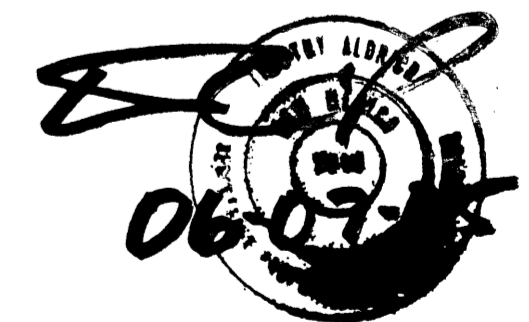
FOUND KOOGLE &  
 POOLE BRASS CAP  
 "WST 3"



- LEGEND**
- 1-P1 LOT NUMBER
  - ③ BLOCK NUMBER
  - ▲ CENTER LINE MONUMENT
  - △ EXIST. CENTER LINE MONUMENT

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

ALL STREETS SHOWN  
 HEREON ARE HEREBY  
 DEDICATED AS PUBLIC  
 RIGHT-OF-WAY IN FEE  
 SIMPLE

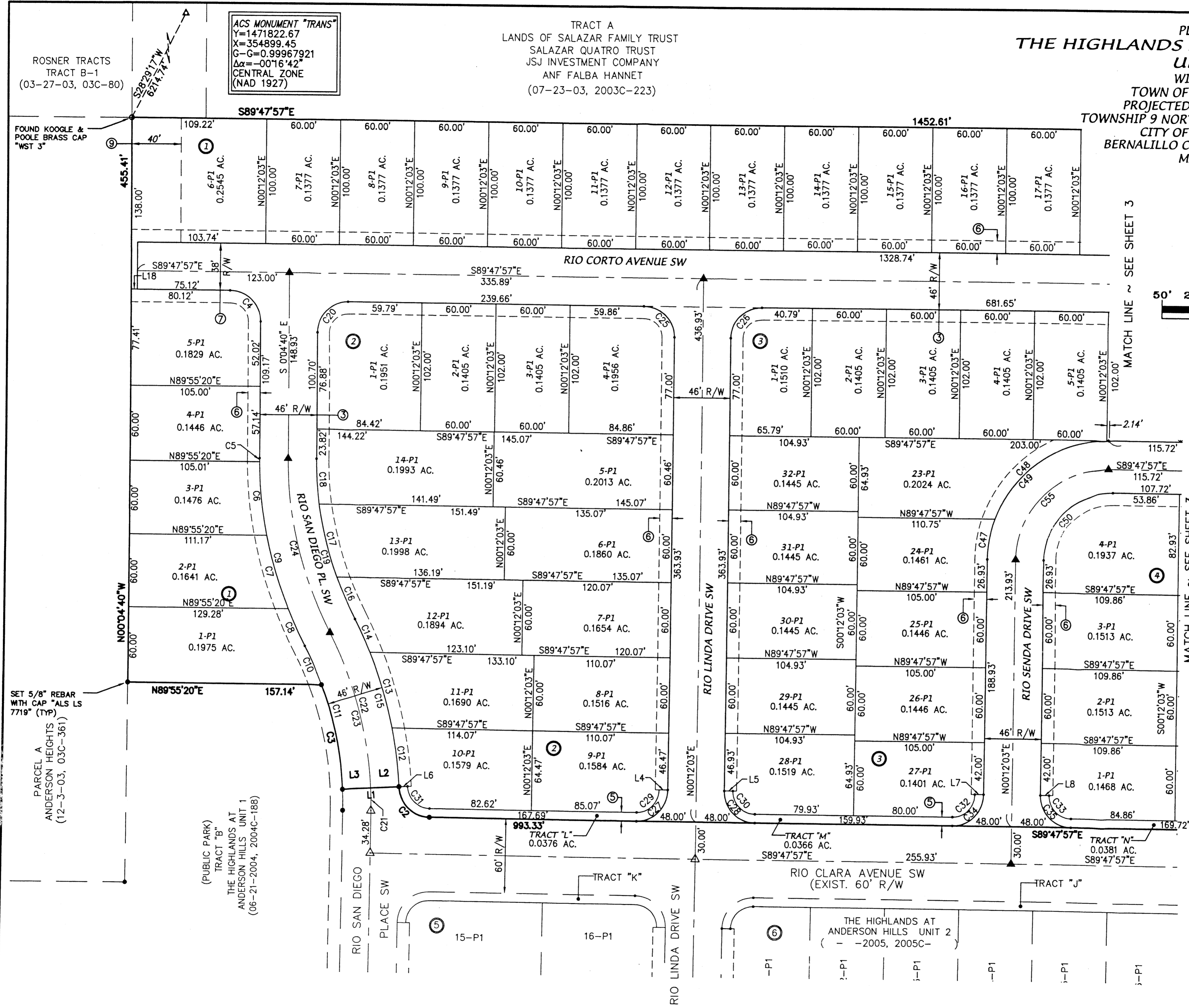


**ALDRICH LAND SURVEYING**

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

SEE SHEET 4 OF 4 FOR CURVE & LINE TABLE

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Scale: 1"=50'	Date: 05/31/05	Job: A02106	



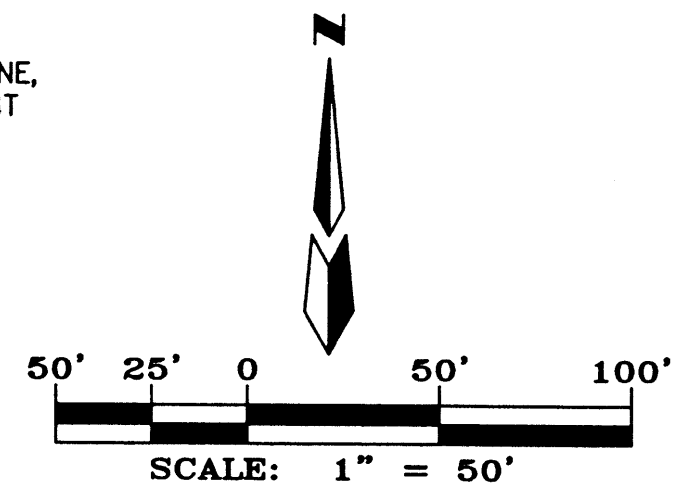
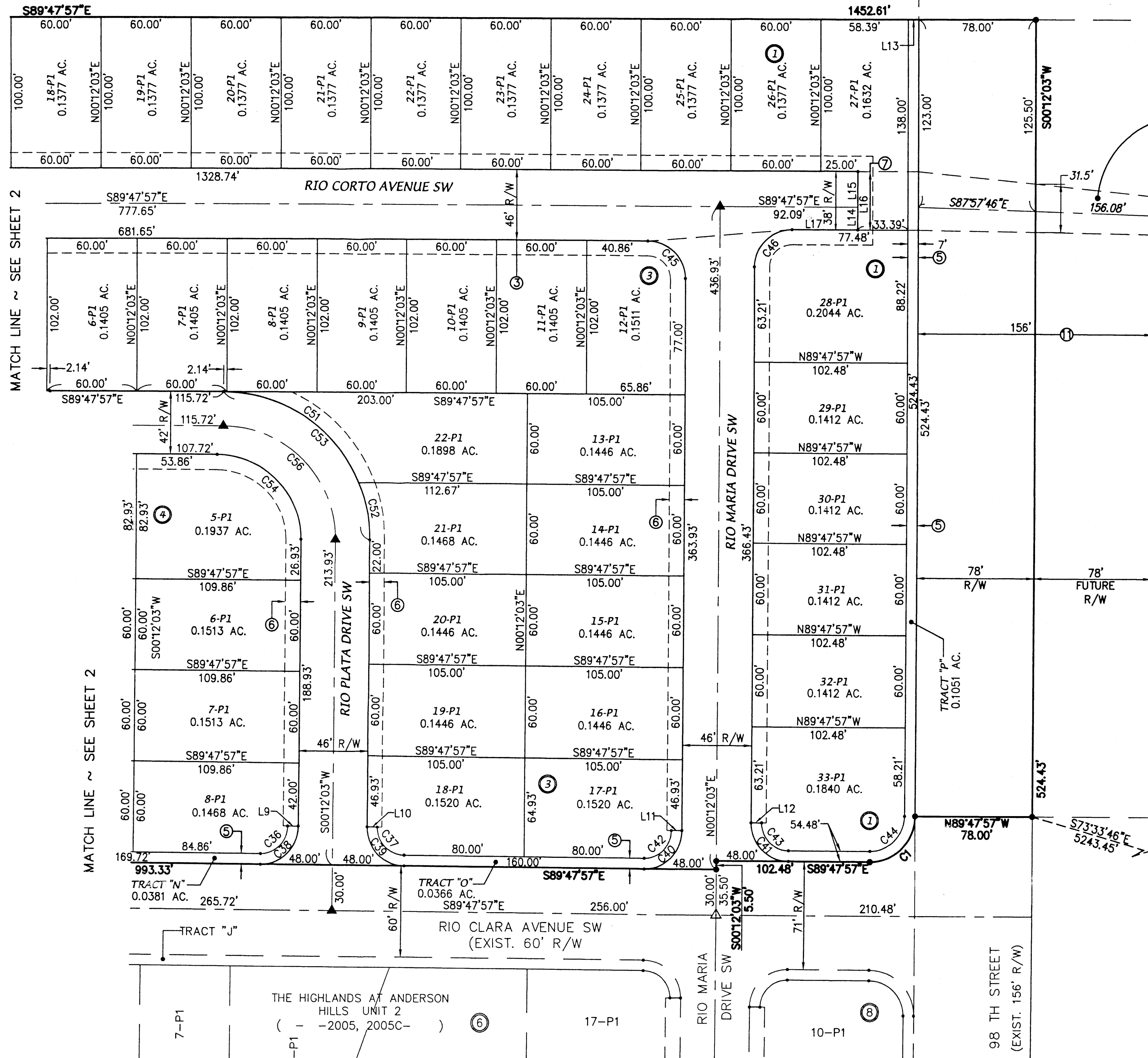
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 06/24/2005 03:44P

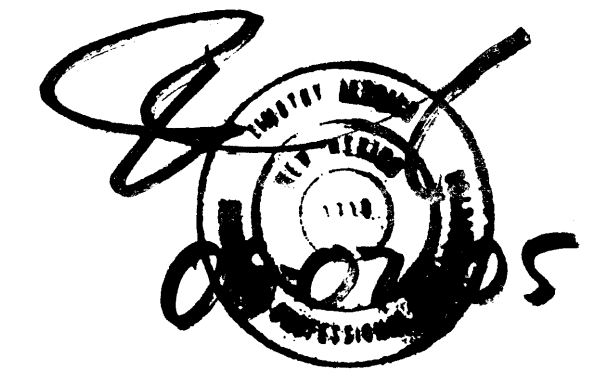
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TRACT A  
 LANDS OF SALAZAR FAMILY TRUST  
 SALAZAR CUATRO TRUST  
 JSJ INVESTMENT COMPANY  
 ANF FALBA HANNET  
 (07-23-03, 2003C-223)

PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 3**  
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 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2005



ACS MONUMENT "2-P10"  
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 X= 358,414.13  
 G-G=0.9996842  
 Δα=-00°16'16"  
 CENTRAL ZONE  
 (NAD 1927)



ALL STREETS SHOWN  
 HEREON ARE HEREBY  
 DEDICATED AS PUBLIC  
 RIGHT-OF-WAY IN FEE  
 SIMPLE

**ALDRICH LAND SURVEYING**

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

SEE SHEET 4 OF 4 FOR CURVE & LINETABLE

Dwg: U3FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 3 of 4
Scale: 1"=50'	Date: 05/31/05	Job: A02106	

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 Page 3 of 4  
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 Mary Herrera Bern. Co. PLAT R 22 00 Bk-2005C Pg-213

F:\A2106\AN\FINAL PLAT\HIGHLANDS U-3\U3FPBASE.DWG - 05-11-05 SPS RDQ REVISED 05-31-05 RDQ

20050808771  
 Page 3 of 4  
 06/23/2005 02:24  
 Mary Herrera Bern. Co. PLAT R 22 00 Bk-2005C Pg-213

PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 3**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2005

**NOTES:**

- Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:  
 THE HIGHLANDS AT ANDERSON HILLS UN IT 2, ( , 04C- )  
 THE HIGHLANDS AT ANDERSON HILLS UN IT 1, (06-21-04, 04C-188)  
 THE MEADOWS AT ANDERSON HILLS UNIT 1, (01-09-04, 04C-9)  
 BULK LAND PLAT OF "ARROWOOD RANCH DEVELOPMENT, TRACTS A THRU I", (12-06-02, 02C-390)  
 PLAT OF "LANDS OF SALAZAR-DAVIS", (05-06-86, C30-91)  
 AMOLE-HUBBELL-BORREGA "DRAINAGE RIGHTS-OF-WAY (05-26-89, C39-59)  
 PLAT OF "LARRY VIGIL WEST", (06-20-85, C27-123)  
 all being records of Bernalillo County, New Mexico.
- Title Report: provided by Fidelity National Title, Commitment No.: 02-1024800-B-RAD (Effective Date: 11-07-02)
- Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP).
- All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections and shown thus (▲) and will be marked by (4") Aluminum Cap stamped:  

"CITY OF ALBUQUERQUE  
 CENTERLINE MONUMENTATION  
 DO NOT DISTURB  
 PLS 7719".
- No individual lots shall be allowed direct access to Rio Clara S.W. and 98<sup>th</sup> St. S.W.
- All lots shown with the P-1 designation shall conform to intermittent parking design criteria.
- Tracts L thru P are to provide an additional 7' wide landscape area to be owned and maintained by the Anderson Hills Home Owners Association. These tracts will also be encumbered with a blanket 7' wide PUE and Public Access and Sidewalk Easement.

CURVE DATA						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	30.00	47.12	90°00'00"	30.00	N45°12'03"E	42.43
C2	25.00	37.78	86°35'14"	23.55	S46°30'20"E	34.29
C3	277.00	86.88	17°58'17"	43.80	N12°11'52"W	86.53
C4	25.00	39.15	89°43'17"	24.88	N44°56'19"W	35.27
C5	323.00	2.86	0°30'24"	1.43	S00°19'52"E	2.86
C6	323.00	60.40	10°42'53"	30.29	S05°56'31"E	60.32
C7	323.00	62.77	11°08'04"	31.48	S16°51'59"E	62.67
C8	323.00	32.38	5°44'36"	16.20	S25°18'20"E	32.36
C9	323.00	158.41	28°05'57"	80.83	S14°07'39"E	156.82
C10	277.00	33.81	6°59'37"	16.93	N24°40'49"W	33.79
C11	277.00	120.70	24°57'54"	61.32	N15°41'40"W	119.74
C12	323.00	48.44	8°35'35"	24.27	N07°30'31"W	48.40
C13	323.00	63.05	11°11'00"	31.62	N17°23'48"W	62.95
C14	323.00	29.25	5°11'19"	14.64	N25°34'58"W	29.24
C15	323.00	140.74	24°57'54"	71.50	N15°41'40"W	139.63
C16	277.00	37.04	7°39'44"	18.55	S24°20'45"E	37.02
C17	277.00	62.05	12°50'03"	31.15	S14°05'52"E	61.92
C18	277.00	36.76	7°36'10"	18.41	S03°52'45"E	36.73
C19	277.00	135.85	28°05'57"	69.32	S14°07'39"E	134.49
C20	25.00	39.39	90°16'43"	25.12	S45°03'41"W	35.44
C21	300.00	17.87	3°24'46"	8.94	N01°30'20"W	17.87
C22	300.00	130.72	24°57'54"	66.41	N15°41'40"W	129.69
C23	300.00	148.59	28°22'41"	75.85	N13°59'17"W	147.07
C24	300.00	147.13	28°05'57"	75.07	S14°07'39"E	145.66
C25	25.00	39.27	90°00'00"	25.00	N44°47'57"W	35.36
C26	25.00	39.27	90°00'00"	25.00	S45°12'03"W	35.36
C27	25.00	39.27	90°00'00"	25.00	N45°12'03"E	35.36
C28	25.00	39.27	90°00'00"	25.00	S44°47'57"E	35.36
C29	18.00	28.27	90°00'00"	18.00	N45°12'03"E	25.46
C30	18.00	28.27	90°00'00"	18.00	S44°47'57"E	25.46
C31	18.00	27.20	86°35'14"	16.96	S46°30'20"E	24.69
C32	18.00	28.27	90°00'00"	18.00	N45°12'03"E	25.46
C33	18.00	28.27	90°00'00"	18.00	S44°47'57"E	25.46
C34	25.00	39.27	90°00'00"	25.00	N45°12'03"E	35.36
C35	25.00	39.27	90°00'00"	25.00	S44°47'57"E	35.36
C36	18.00	28.27	90°00'00"	18.00	N45°12'03"E	25.46
C37	18.00	28.27	90°00'00"	18.00	S44°47'57"E	25.46
C38	25.00	39.27	90°00'00"	25.00	N45°12'03"E	35.36
C39	25.00	39.27	90°00'00"	25.00	S44°47'57"E	35.36
C40	25.00	39.27	90°00'00"	25.00	N45°12'03"E	35.36
C41	25.00	39.27	90°00'00"	25.00	S44°47'57"E	35.36
C42	18.00	28.27	90°00'00"	18.00	N45°12'03"E	25.46
C43	18.00	28.27	90°00'00"	18.00	S44°47'57"E	25.46
C44	23.00	36.13	90°00'00"	23.00	N45°12'03"E	32.53
C45	25.00	39.27	90°00'00"	25.00	N44°47'57"W	35.36
C46	25.00	39.27	90°00'00"	25.00	S45°12'03"W	35.36
C47	98.00	33.73	19°43'20"	17.04	S10°03'43"W	33.57
C48	98.00	120.20	70°16'39"	68.97	S55°03'43"W	112.81
C49	98.00	153.94	90°00'00"	98.00	S45°12'03"W	138.59
C50	56.00	87.96	90°00'00"	56.00	S45°12'03"W	79.20
C51	98.00	114.92	67°11'09"	65.09	N56°12'23"W	108.44
C52	98.00	39.02	22°48'51"	19.77	N11°12'23"W	38.76
C53	98.00	153.94	90°00'00"	98.00	N44°47'57"W	138.59
C54	56.00	87.96	90°00'00"	56.00	N44°47'57"W	79.20
C55	75.00	117.81	90°00'00"	75.00	S45°12'03"W	106.07
C56	75.00	117.81	90°00'00"	75.00	N44°47'57"W	106.07

LINE DATA		
NUMBER	DIRECTION	DISTANCE
L1	S86°47'17"W	46.00
L2	S86°47'17"W	23.00
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L6	S86°47'17"W	7.00
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- 7' PUBLIC UTILITY EASEMENT (PUE) GRANTED WITH THIS PLAT
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**ALDRICH LAND SURVEYING**

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

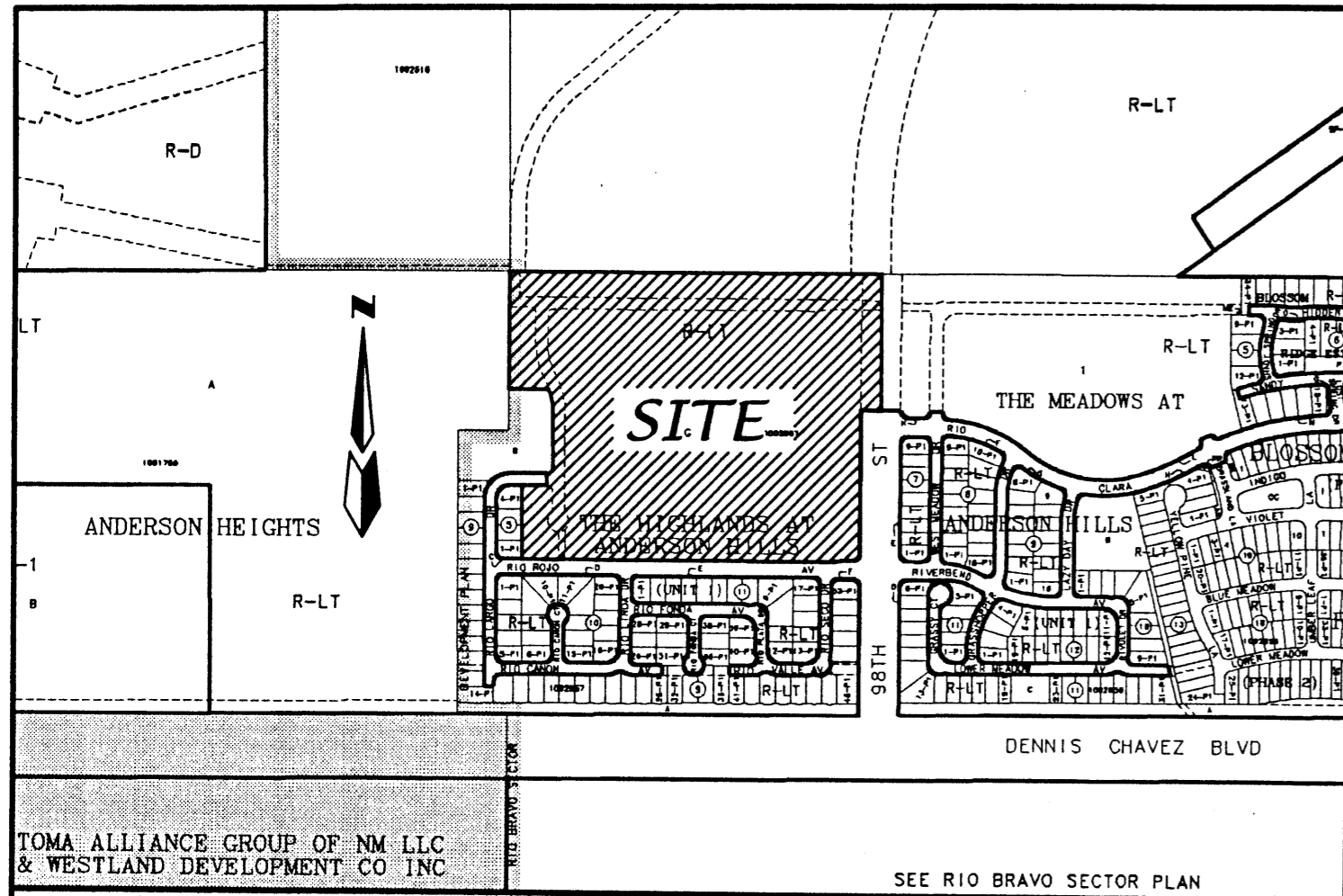
REVISED 05-31-05 SPS RDQ

Dwg: U3FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 4 of 4
Scale: N/A	Date: 05/31/05	Job: A02106	



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**LOCATION MAP** **ZONE ATLAS N-9-Z & P-9-Z**  
SCALE: NONE

**SUBDIVISION DATA**

Gross Acreage	34.1537 Ac.
Zone Atlas No.	N-9-Z & P-9-Z
No. of Existing Tracts	1 Tract
No. of Tracts/Lots created	5 Tracts/66 Lots
No. of Tracts eliminated	1 Tract
Miles of full width streets created	0.73
Miles of half width streets created	0.00
Street Area dedicated to the City of Albuquerque	4.5659 Ac.
Date of Survey	October, 2002
Utility Control Location System Log Number	2002450460
Zoning	RLT

**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 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: ANDERSON HILLS, LLC  
A New Mexico Limited Liability Company

BY: Rex Wilson 4-22-05  
Rex Wilson, Manager DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 22, 2005  
By Rex Wilson, Manager of ANDERSON HILLS, LLC A New Mexico Limited Liability Company on behalf of said Company.

Susan Rasinski  
NOTARY PUBLIC 9.10.2006  
MY COMMISSION EXPIRES

**LEGAL DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Sections 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACT G, THE HIGHLANDS AT ANDERSON HILLS 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 June 21, 2004 in Book 2004C, Page 188 and containing 34.1537 acres more or less.

**NOTES** (SEE SHEET 4)

**PURPOSE OF PLAT**

1. Subdivide 1 Existing Tract into 5 Tracts and 66 Residential lots.
2. Grant easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.

**PUBLIC UTILITY EASEMENT**

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 FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 2**  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 9  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 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: 1002857  
Application Number: 05-01004

**PLAT APPROVAL**

Utility Approvals:

<u>Leon D. Marks</u> PNM Electric Services	5-13-05 Date
<u>Leon D. Marks</u> PNM Gas Services	5-13-05 Date
<u>Robert L. Lewis</u> Qwest	5-13-05 Date
<u>Yvonne Dubon</u> Comcast	5-13-05 Date
City Approvals:	
<u>John B. Hat</u> City Surveyor	5/13/05 Date
<u>NA</u> Real Property Division	6/22/05 Date
<u>John A. ...</u> Traffic Engineering, Transportation Division	6-22-05 Date
<u>Robert A. ...</u> Albuquerque Bernalillo County Utility Authority	6-22-05 Date
<u>Christina Sandoval</u> Parks and Recreation Department	6/22/05 Date
<u>Bradley L. Brigham</u> AMAFCA	6/22/05 Date
<u>Bradley L. Brigham</u> City Engineer	6/22/05 Date
<u>Matson</u> DRB Chairperson, Planning Department	6/23/05 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 05-12-05  
Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON THE PROPERTY OWNED BY RECORD 100906307539026101

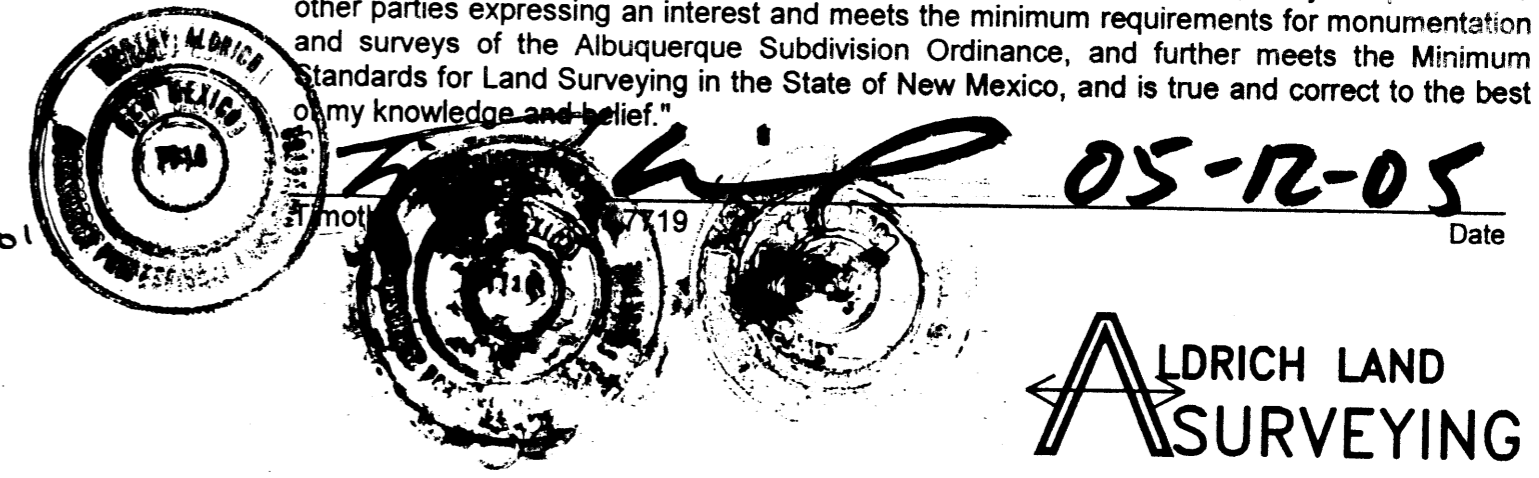
Anderson Hills, LLC  
ASSURER'S OFFICE

meheuri 4/24/05

OFFICIAL SEAL  
**SUSAN RASINSKI**  
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: \_\_\_\_\_

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6285817  
Page: 1 of 5  
06/24/2005 08:41P  
Bk-2895C Pg-212



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

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Page: 1 of 5  
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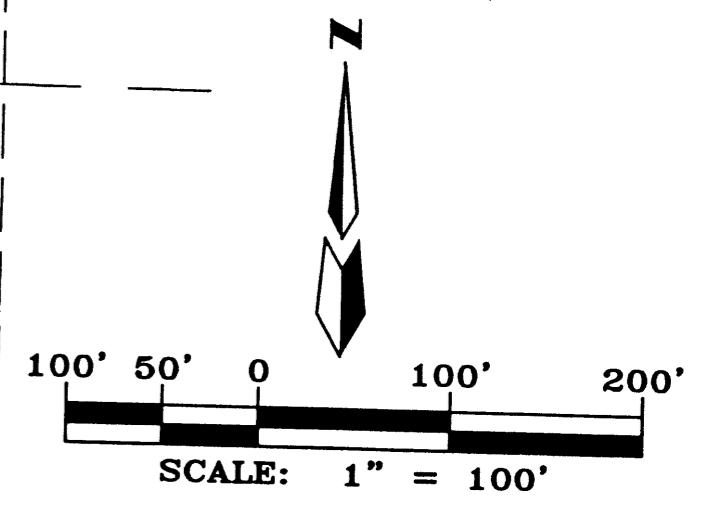
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PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 2**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2005

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	30.00	47.12	90°00'00"	30.00	N45°12'03"E	42.43
C2	150.00	28.76	10°59'13"	14.43	S84°42'27"W	28.72
C3	150.00	28.76	10°59'13"	14.43	N84°42'27"E	28.72
C4	25.00	39.08	89°34'08"	24.81	N44°59'07"E	35.22
C5	277.00	103.38	21°23'03"	52.30	N10°29'29"W	102.78

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 Y=1471822.67  
 X=354899.45  
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 CENTRAL ZONE  
 (NAD 1927)

TRACT A  
 LANDS OF SALAZAR FAMILY TRUST  
 SALAZAR QUATRO TRUST  
 JSJ INVESTMENT COMPANY  
 ANF FALBA HANNET  
 (07-23-03, 2003C-223)



ACS MONUMENT "2-P10"  
 Y=1,464,349.24  
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 G-G=0.9996842  
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 CENTRAL ZONE  
 (NAD 1927)

ROSNER TRACTS  
 TRACT B-1  
 (03-27-03, 03C-80)  
 FOUND KOOGLE & POOLE  
 BRASS CAP "WST 3"

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

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

38' PUBLIC DRAINAGE, WATERLINE,  
 SANITARY SEWER & PEDESTRIAN ACCESS  
 EASEMENT (06-21-04, 04C-188)

EXIST. 38' PUBLIC DRAINAGE,  
 WATERLINE, SANITARY SEWER &  
 PEDESTRIAN ACCESS EASEMENT  
 (06-21-04, 04C-188)

EXIST. 46' PUBLIC DRAINAGE,  
 WATERLINE AND SANITARY SEWER  
 EASEMENT (06-21-04, 04C-188)

EXIST. 46' PUBLIC DRAINAGE, WATERLINE  
 AND SANITARY SEWER EASEMENT  
 (6-21-04, 04C-188)

EXISTING PUBLIC ROADWAY, DRAINAGE,  
 WATER AND SANITARY SEWER  
 EASEMENT (12-06-02, 02C-390)

PARCEL 1  
 MEADOWS AT ANDERSON  
 HILLS  
 (01-09-2004, 2004C-9)

PARCEL A  
 ANDERSON HEIGHTS  
 (12-3-03, 03C-361)

TRACT "G"  
 34.1537 AC.

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

(PUBLIC PARK)

EXIST. CENTERLINE  
 MONUMENT "ALS LS  
 7719" (TYP)

N00°40'10"E  
 46.01

TRACT "B"  
 THE HIGHLANDS AT  
 ANDERSON HILLS UNIT 1  
 (06-21-2004, 2004C-188)

EXISTING 46' PUBLIC DRAINAGE,  
 WATERLINE AND SANITARY SEWER  
 EASEMENT (06-21-04, 04C-188)

EXISTING 25' PUBLIC  
 DRAINAGE AND SANITARY  
 SEWER EASEMENT  
 (06-21-04, 04C-188)

PARCEL A  
 ANDERSON HEIGHTS  
 (12-3-03, 03C-361)

RIO LARGO DRIVE SW

1-P1  
2-P1  
3-P1  
4-P1  
5-P1  
6-P1  
7-P1  
8-P1  
9-P1

4-P1  
3-P1  
2-P1  
1-P1

282.70'  
N00°13'49"W

95.81'  
N89°46'11"E

48.00'

1202.27'

RIO ROJO AVENUE SW  
 (EXIST. 60' R/W)

RIO LINDA  
 DRIVE SW

TRACT "E"  
 THE HIGHLANDS AT  
 ANDERSON HILLS UNIT 1  
 (06-21-2004, 2004C-188)

N 89°47'57" W

C3 C2

N89°47'57"W

25.62'

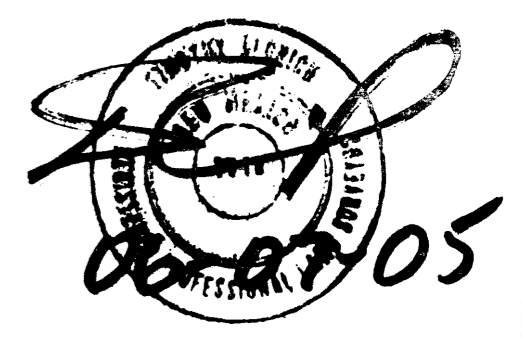
17-P1

16

53-P1

TRACT "F"

SEE SHEET 5 FOR CURVE TABLE



**ALDRICH LAND  
 SURVEYING**

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

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Scale: 1"=100'	Date: 06/01/05	Job: A02106	

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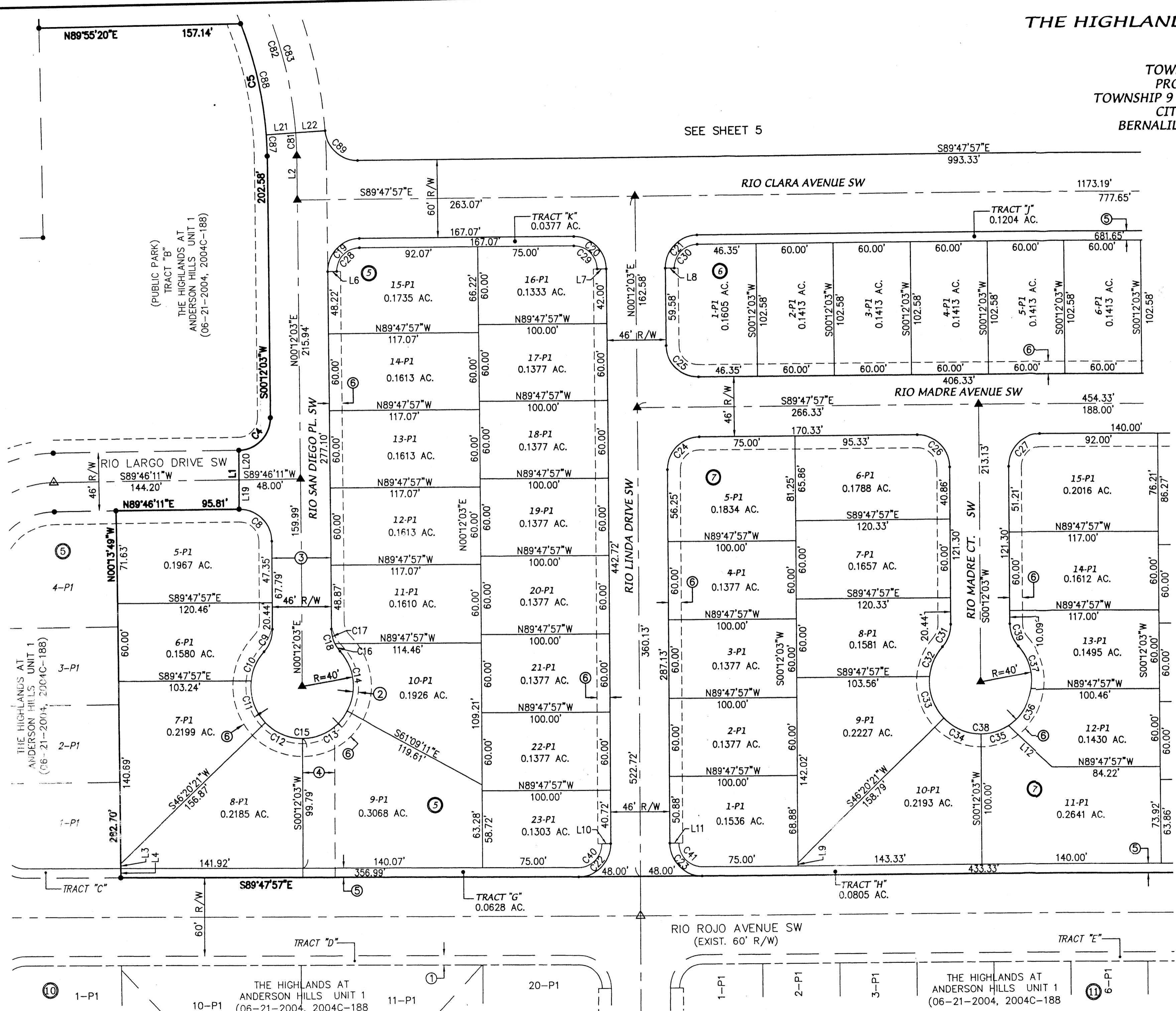
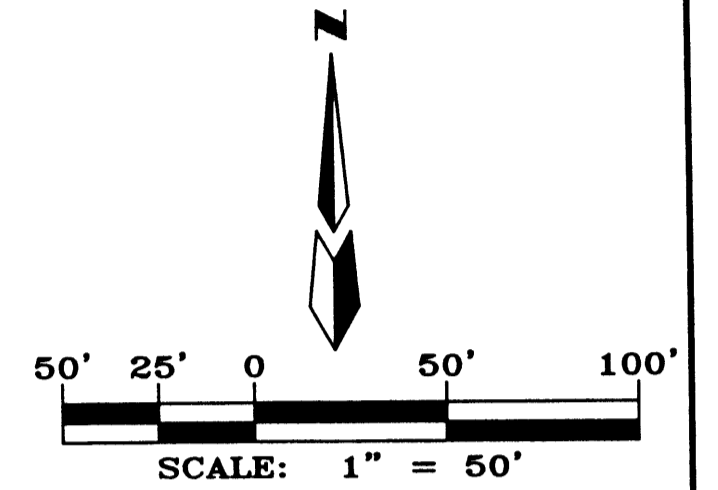
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 Page: 2 of 5  
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PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 2**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2005

SEE SHEET 5



LINE DATA		
NUMBER	DIRECTION	DISTANCE
L1	N00°40'10"E	46.01
L2	N00°12'03"E	34.28
L3	N00°13'49"W	3.37
L4	N00°13'49"W	7.00
L5	N89°47'57"W	25.62
L6	S89°47'57"E	7.00
L7	S89°47'57"E	7.00
L8	N89°47'57"W	7.00
L9	S00°12'03"W	2.26
L10	S89°47'57"E	7.00
L11	N89°47'57"W	7.00
L12	N46°33'51"W	47.15
L13	S89°47'57"E	7.00
L14	N89°47'57"W	7.00
L15	S89°47'57"E	7.00
L16	N89°47'57"W	7.00
L17	S89°47'57"E	3.93
L18	S89°47'57"E	21.69
L19	N00°40'10"E	23.00
L20	N00°40'10"E	23.00
L21	N86°47'17"E	23.00
L22	N86°47'17"E	23.00

MATCH LINE ~ SEE SHEET 4

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



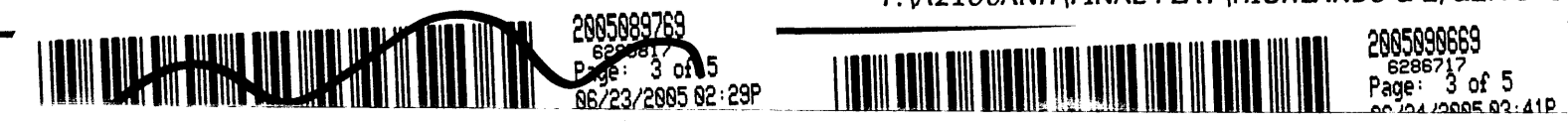
**ALDRICH LAND SURVEYING**

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

SEE SHEET 3 OF 5 FOR LINE TABLE  
 SEE SHEET 5 OF 5 FOR CURVE TABLE

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Scale: 1"=50'	Date: 05/31/05	Job: A02106	

REVISED 05-31-05 RDQ  
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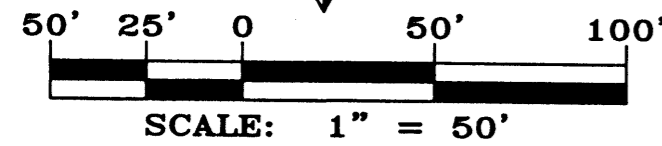


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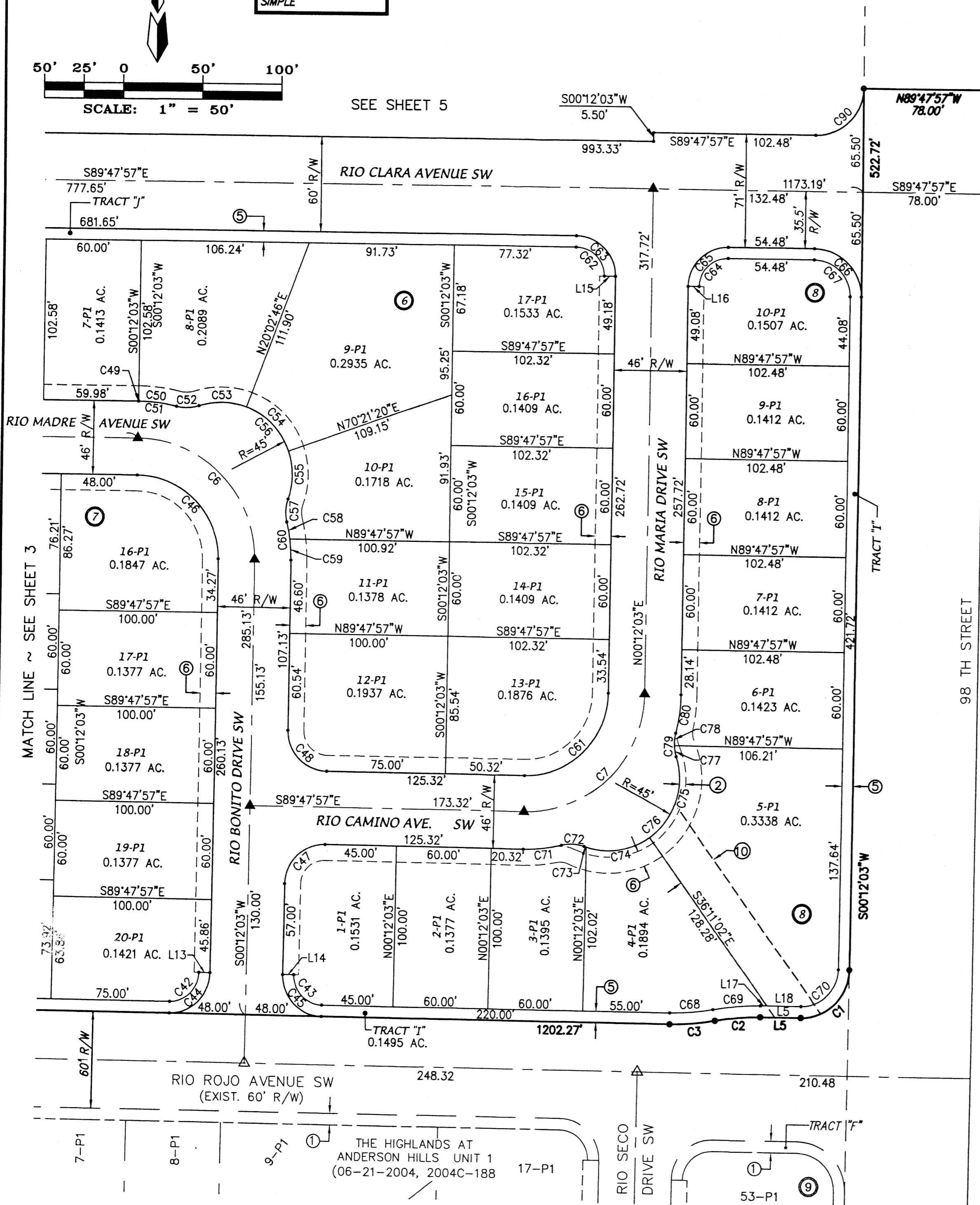
PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
 UNIT 2  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2005

ALL STREETS SHOWN  
 HEREON ARE HEREBY  
 DEDICATED AS PUBLIC  
 RIGHT-OF-WAY IN FEE  
 SIMPLE

ACS MONUMENT "2-P10"  
 Y=1,464,349.24  
 X= 358,414.13  
 G-G=0.9996842  
 Δα=-00°16'16"  
 CENTRAL ZONE  
 (NAD 1927)

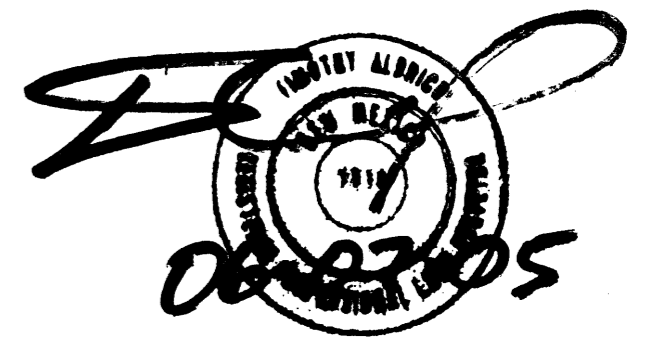


SEE SHEET 5



**NOTES:**

- Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:  
 THE HIGHLANDS AT ANDERSON HILLS UN IT 1, (06-21-04, 04C-188)  
 THE MEADOWS AT ANDERSON HILLS UNIT 1, (01-09-04, 04C-9)  
 BULK LAND PLAT OF "ARROWOOD RANCH DEVELOPMENT, TRACTS A THRU I", (12-06-02, 02C-390)  
 PLAT OF "LANDS OF SALAZAR-DAVIS", (05-06-86, C30-91)  
 AMOLE-HUBBELL-BORREGA "DRAINAGE RIGHTS-OF-WAY (05-26-89, C39-59)  
 PLAT OF "LARRY VIGIL WEST", (06-20-85, C27-123)  
 all being records of Bernalillo County, New Mexico.
- Title Report: provided by Fidelity National Title, Commitment No.: 02-1024800-B-RAD (Effective Date: 11-07-02)
- Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP).
- All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections and shown thus (▲) and will be marked by (4") Aluminum Cap stamped:  
 "CITY OF ALBUQUERQUE  
 CENTERLINE MONUMENTATION  
 DO NOT DISTURB  
 PLS 7719".
- No individual lots shall be allowed direct access to Rio Clara S.W. and 98<sup>th</sup> St. S.W.
- All lots shown with the P-1 designation shall conform to intermittent parking design criteria.
- Tracts G thru K are to provide an additional 7' wide landscape area to be owned and maintained by the Anderson Hills Home Owners Association. These tracts will also be encumbered with a blanket 7' wide PUE and Public Access and Sidewalk Easement.



**ALDRICH LAND SURVEYING**

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

SEE SHEET 3 OF 5 FOR LINE TABLE  
 SEE SHEET 5 OF 5 FOR CURVE TABLE

Dwg: U2FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 4 of 5
Scale: 1"=50'	Date: 05/31/05	Job: A02106	





PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 2**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2005

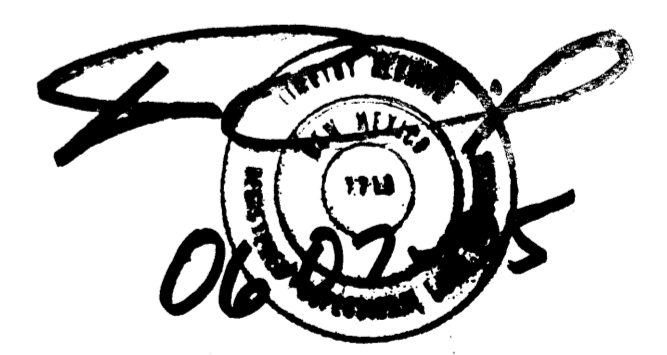
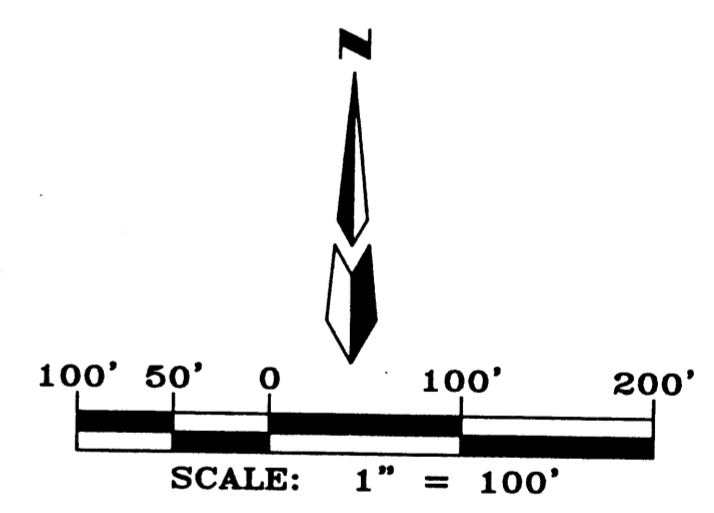
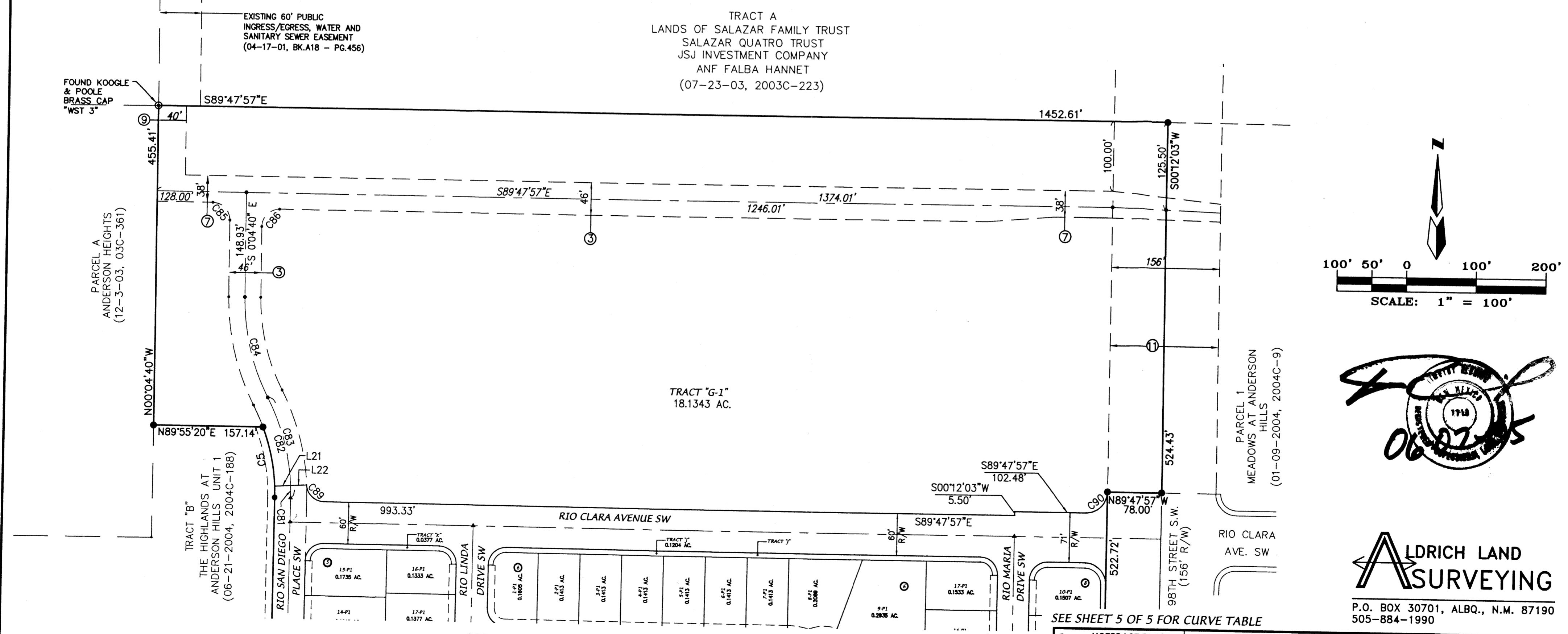
**EASEMENTS**

- ① EXISTING 7' PUBLIC UTILITY EASEMENT (PUE) (06-21-04, 04C-188)
- ② PUBLIC SIDEWALK EASEMENT GRANTED WITH THIS PLAT
- ③ EXISTING PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT (06-21-04, 04C-188)
- ④ EXISTING 25' PUBLIC DRAINAGE AND SANITARY SEWER EASEMENT (06-21-04, 04C-188)
- ⑤ 7' PUBLIC UTILITY EASEMENT (PUE) GRANTED WITH THIS PLAT
- ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) GRANTED WITH THIS PLAT
- ⑦ EXISTING 38' PUBLIC DRAINAGE, WATERLINE, SANITARY SEWER & PEDESTRIAN ACCESS EASEMENT (06-21-04, 04C-188)
- ⑧ EXISTING 40' PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT (06-21-04, 04C-188)
- ⑨ 25' PUBLIC DRAINAGE AND SANITARY SEWER EASEMENT GRANTED TO COA WITH THIS PLAT
- ⑩ EXISTING PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	30.00	47.12	90°00'00"	30.00	N45°12'03"E	42.43
C2	150.00	28.76	10°59'13"	14.43	S84°42'27"W	28.72
C3	150.00	28.76	10°59'13"	14.43	N84°42'27"E	28.72
C4	25.00	39.08	89°34'08"	24.81	N44°59'07"E	35.22
C5	277.00	103.38	21°23'03"	52.30	N10°29'29"W	102.78
C6	75.00	117.81	90°00'00"	75.00	N44°47'57"E	106.07
C7	75.00	117.81	90°00'00"	75.00	N45°12'03"E	106.07
C8	25.00	39.46	90°25'52"	25.19	N45°00'53"W	35.49
C9	25.00	18.50	42°23'58"	9.70	N21°24'02"E	18.08
C10	40.00	25.32	36°16'02"	13.10	S24°28'00"W	24.90
C11	40.00	34.90	49°59'37"	18.65	S18°39'50"E	33.81
C12	40.00	32.21	46°08'18"	17.04	S66°43'48"E	31.35
C13	40.00	42.83	61°21'14"	23.73	N59°31'26"E	40.82
C14	40.00	49.60	71°02'44"	28.56	N06°40'33"W	46.48
C15	40.00	184.86	264°47'56"	43.81	S89°47'57"E	59.08
C16	25.00	6.97	15°57'55"	3.51	S34°12'58"E	6.94
C17	25.00	11.53	26°26'03"	5.87	S13°00'59"E	11.43
C18	25.00	18.50	42°23'58"	9.70	S20°59'56"E	18.08
C19	25.00	39.27	90°00'00"	25.00	S45°12'03"W	35.36
C20	25.00	39.27	90°00'00"	25.00	N44°47'57"W	35.36
C21	25.00	39.27	90°00'00"	25.00	S45°12'03"W	35.36
C22	25.00	39.27	90°00'00"	25.00	N45°12'03"E	35.36
C23	25.00	39.27	90°00'00"	25.00	S44°47'57"E	35.36
C24	25.00	39.27	90°00'00"	25.00	S45°12'03"W	35.36
C25	25.00	39.27	90°00'00"	25.00	S44°47'57"E	35.36
C26	25.00	39.27	90°00'00"	25.00	N44°47'57"W	35.36
C27	25.00	39.27	90°00'00"	25.00	S45°12'03"W	35.36
C28	18.00	28.27	90°00'00"	18.00	S45°12'03"W	25.46
C29	18.00	28.27	90°00'00"	18.00	N44°47'57"W	25.46
C30	18.00	28.27	90°00'00"	18.00	S45°12'03"W	25.46
C31	25.00	18.50	42°23'58"	9.70	N21°24'02"E	18.08
C32	40.00	25.32	36°16'02"	13.10	S24°28'00"W	24.90
C33	40.00	34.90	49°59'37"	18.65	S18°39'50"E	33.81
C34	40.00	32.21	46°08'18"	17.04	S66°43'48"E	31.35
C35	40.00	22.61	32°23'08"	11.62	N74°00'29"E	22.31

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C36	40.00	34.12	48°52'37"	18.18	N33°22'37"E	33.10
C37	40.00	35.70	51°08'13"	19.14	N16°37'49"W	34.53
C38	40.00	184.86	264°47'56"	43.81	S89°47'57"E	59.08
C39	25.00	18.50	42°23'58"	9.70	S20°59'56"E	18.08
C40	18.00	28.27	90°00'00"	18.00	N45°12'03"E	25.46
C41	18.00	28.27	90°00'00"	18.00	S44°47'57"E	25.46
C42	18.00	28.27	90°00'00"	18.00	N45°12'03"E	25.46
C43	18.00	28.27	90°00'00"	18.00	S44°47'57"E	25.46
C44	25.00	39.27	90°00'00"	25.00	N45°12'03"E	35.36
C45	25.00	39.27	90°00'00"	25.00	S44°47'57"E	35.36
C46	52.00	81.68	90°00'00"	52.00	N44°47'57"W	73.54
C47	25.00	39.27	90°00'00"	25.00	S45°12'03"W	35.36
C48	25.00	39.27	90°00'00"	25.00	S44°47'57"E	35.36
C49	98.00	0.02	0°00'48"	0.01	N89°47'33"W	0.02
C50	98.00	24.36	14°14'30"	12.24	N82°39'54"W	24.30
C51	98.00	24.38	14°15'18"	12.25	N82°40'18"W	24.32
C52	25.00	14.48	33°11'18"	7.45	N87°51'42"E	14.28
C53	45.00	30.46	38°46'43"	15.84	N89°20'35"W	29.88
C54	45.00	39.51	50°18'33"	21.13	N44°47'57"W	38.26
C55	45.00	30.46	38°46'43"	15.84	N00°15'19"W	29.88
C56	45.00	100.43	127°52'00"	91.99	N44°47'57"W	80.85
C57	25.00	14.48	33°11'18"	7.45	S02°32'24"W	14.28
C58	98.00	10.94	6°23'37"	5.47	N10°51'26"W	10.93
C59	98.00	13.45	7°51'41"	6.73	N03°43'48"W	13.44
C60	98.00	24.38	14°15'18"	12.25	N06°55'36"W	24.32
C61	52.00	81.68	90°00'00"	52.00	N45°12'03"E	73.54
C62	18.00	28.27	90°00'00"	18.00	N44°47'57"W	25.46
C63	25.00	39.27	90°00'00"	25.00	N44°47'57"W	35.36
C64	18.00	28.27	90°00'00"	18.00	S45°12'03"W	25.46
C65	25.00	39.27	90°00'00"	25.00	S45°12'03"W	35.36
C66	30.00	47.12	90°00'00"	30.00	N44°47'57"W	42.43
C67	23.00	36.13	90°00'00"	23.00	N44°47'57"W	32.53
C68	143.00	27.42	10°59'13"	13.75	N84°42'27"E	27.38
C69	157.00	30.11	10°59'13"	15.10	S84°42'27"W	30.06
C70	23.00	36.13	90°00'00"	23.00	N45°12'03"E	32.53

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C71	98.00	24.38	14°15'18"	12.25	N83°04'24"E	24.32
C72	25.00	14.48	33°11'18"	7.45	N87°27'36"W	14.28
C73	45.00	1.35	1°43'19"	0.68	S71°43'36"E	1.35
C74	45.00	42.09	53°35'46"	22.73	N80°36'51"E	40.58
C75	45.00	56.98	72°32'55"	33.02	N17°32'31"E	53.25
C76	45.00	100.43	127°52'00"	91.99	N45°12'03"E	80.85
C77	25.00	6.69	15°19'25"	3.36	S11°04'15"E	6.67
C78	25.00	7.79	17°51'53"	3.93	S05°31'24"W	7.76
C79	25.00	14.48	33°11'18"	7.45	S02°08'18"E	14.28
C80	98.00	24.38	14°15'18"	12.25	N07°19'42"E	24.32
C81	300.00	17.87	3°24'46"	8.94	N01°30'20"W	17.87
C82	300.00	130.72	24°57'54"	66.41	N15°41'40"W	129.69
C83	300.00	148.59	28°22'41"	75.85	N13°59'17"W	147.07
C84	300.00	147.13	28°05'57"	75.07	S14°07'39"E	145.66
C85	25.00	39.15	89°43'17"	24.88	N44°56'19"W	35.27
C86	25.00	39.39	90°16'43"	25.12	S45°03'41"W	35.44
C87	277.00	16.50	3°24'46"	8.25	N01°30'20"W	16.50
C88	277.00	86.88	17°58'17"	43.80	N12°11'52"W	86.53
C89	25.00	37.78	86°35'14"	23.55	S46°30'20"E	34.29
C90	30.00	47.12	90°00'00"	30.00	N45°12'03"E	42.43

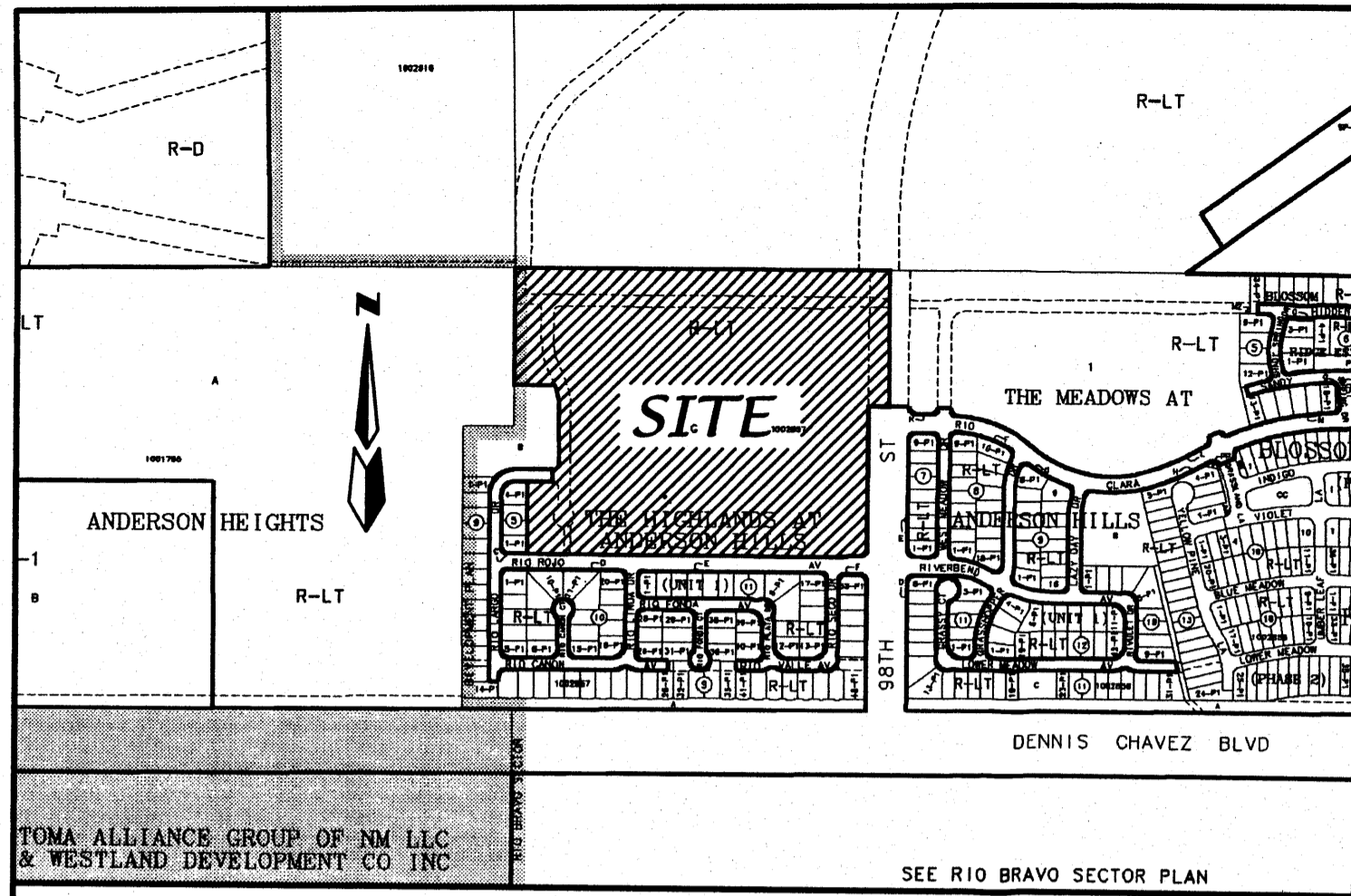


**ALDRICH LAND SURVEYING**

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

Dwg: U2FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 5 of 5
Scale: 1"=100'	Date: 05/31/05	Job: A02106	

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**LOCATION MAP** ZONE ATLAS N-9-Z & P-9-Z  
SCALE: NONE

**SUBDIVISION DATA**

Gross Acreage	34.1537 Ac.
Zone Atlas No.	N-9-Z & P-9-Z
No. of Existing Tracts	1 Tract
No. of Tracts/Lots created	5 Tracts/66 Lots
No. of Tracts eliminated	1 Tract
Miles of full width streets created	0.73
Miles of half width streets created	0.00
Street Area dedicated to the City of Albuquerque	4.5659 Ac.
Date of Survey	October, 2002
Utility Control Location System Log Number	2002450460
Zoning	RLT

**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 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: ANDERSON HILLS, LLC  
A New Mexico Limited Liability Company

BY: Rex Wilson 4-22-05  
Rex Wilson, Manager DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 22, 2005  
By Rex Wilson, Manager of ANDERSON HILLS, LLC A New Mexico Limited Liability Company on behalf of said Company.

Susan Rasinski  
NOTARY PUBLIC

9-10-2005  
MY COMMISSION EXPIRES

**LEGAL DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Sections 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACT G, THE HIGHLANDS AT ANDERSON HILLS 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 June 21, 2004 in Book 2004C, Page 188 and containing 34.1537 acres more or less.

**NOTES** (SEE SHEET 4)

**PURPOSE OF PLAT**

1. Subdivide 1 Existing Tract into 5 Tracts and 66 Residential lots.
2. Grant easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.

**PUBLIC UTILITY EASEMENT**

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 FOR  
**THE HIGHLANDS AT ANDERSON HILLS  
UNIT 2**  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 9  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2005

APPROVED AND ACCEPTED BY: FINAL

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: 1002857

Application Number:

**PLAT APPROVAL**

Utility Approvals:

<u>Leah D. Marks</u> PNM Electric Services	5-13-05 Date
<u>Leah D. Marks</u> PNM Gas Services	5-13-05 Date
<u>Robert P. Plouffe</u> Qwest	5-13-05 Date
<u>Yvonne Burson</u> Comcast	5-13-05 Date
<u>John B. Hotal</u> City Surveyor	5/13/05 Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Utility Authority	Date
Parks and Recreation Department	Date
AMA/CA	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 05-12-05  
Date

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

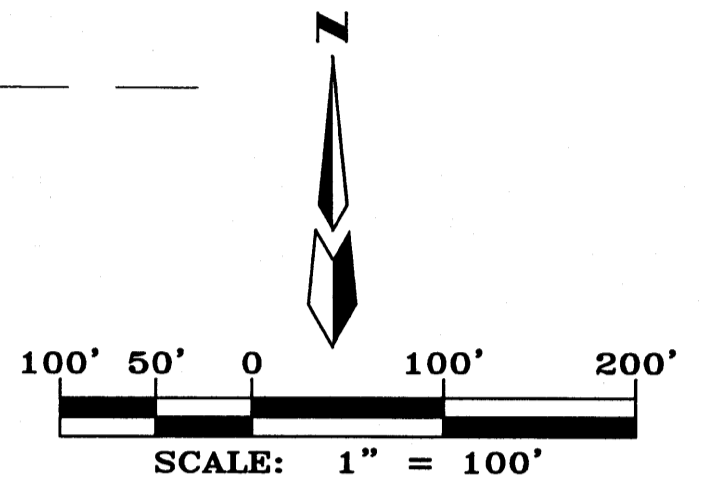
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PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 2**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2005

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	30.00	47.12	90°00'00"	30.00	N45°12'03"E	42.43
C2	150.00	28.76	10°59'13"	14.43	S84°42'27"W	28.72
C3	150.00	28.76	10°59'13"	14.43	N84°42'27"E	28.72
C4	25.00	39.08	89°34'08"	24.81	N44°59'07"E	35.22
C5	277.00	103.38	21°23'03"	52.30	N10°29'29"W	102.78

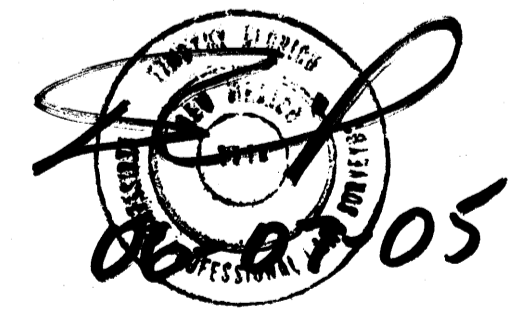
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 CENTRAL ZONE  
 (NAD 1927)

TRACT A  
 LANDS OF SALAZAR FAMILY TRUST  
 SALAZAR QUATRO TRUST  
 JSJ INVESTMENT COMPANY  
 ANF FALBA HANNET  
 (07-23-03, 2003C-223)



PARCEL 1  
 MEADOWS AT ANDERSON  
 HILLS  
 (01-09-2004, 2004C-9)

ACS MONUMENT "2-P10"  
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 X= 358,414.13  
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 Δα=-00°16'16"  
 CENTRAL ZONE  
 (NAD 1927)



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

ROSNER TRACTS  
 TRACT B-1  
 (03-27-03, 03C-80)

FOUND KOOGLE & POOLE  
 BRASS CAP "WST 3"

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

PARCEL A  
 ANDERSON HEIGHTS  
 (12-3-03, 03C-361)

38' PUBLIC DRAINAGE, WATERLINE,  
 SANITARY SEWER & PEDESTRIAN ACCESS  
 EASEMENT (06-21-04, 04C-188)

EXIST. 38' PUBLIC DRAINAGE,  
 WATERLINE, SANITARY SEWER &  
 PEDESTRIAN ACCESS EASEMENT  
 (06-21-04, 04C-188)

EXIST. 46' PUBLIC DRAINAGE,  
 WATERLINE AND SANITARY SEWER  
 EASEMENT (06-21-04, 04C-188)

EXIST. 46' PUBLIC DRAINAGE, WATERLINE  
 AND SANITARY SEWER EASEMENT  
 (6-21-04, 04C-188)

EXISTING PUBLIC ROADWAY, DRAINAGE,  
 WATER AND SANITARY SEWER  
 EASEMENT (12-06-02, 02C-390)

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

(PUBLIC PARK)

EXIST. CENTERLINE  
 MONUMENT "ALS LS  
 7719" (TYP)

TRACT "B"  
 THE HIGHLANDS AT  
 ANDERSON HILLS UNIT 1  
 (06-21-2004, 2004C-188)

TRACT "G"  
 34.1537 AC.

EXISTING 46' PUBLIC DRAINAGE,  
 WATERLINE AND SANITARY SEWER  
 EASEMENT (06-21-04, 04C-188)

EXISTING 25' PUBLIC  
 DRAINAGE AND SANITARY  
 SEWER EASEMENT  
 (06-21-04, 04C-188)

RIO ROJO AVENUE SW  
 (EXIST. 60' R/W)

TRACT "E"  
 THE HIGHLANDS AT  
 ANDERSON HILLS UNIT 1  
 (06-21-2004, 2004C-188)

SEE SHEET 5 FOR CURVE TABLE

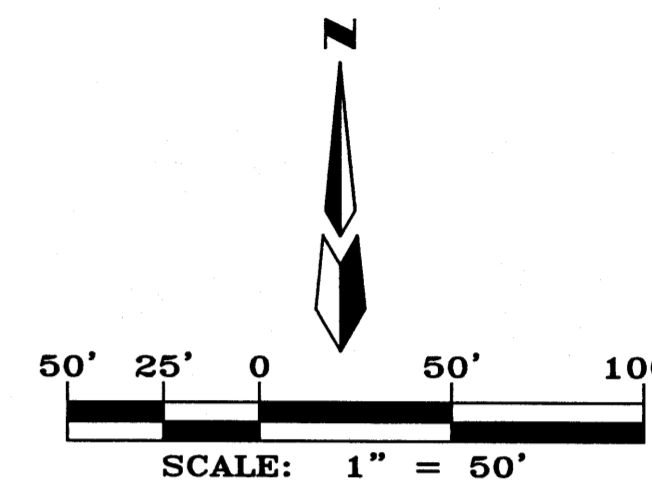
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PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 2**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2005

SEE SHEET 5



LINE DATA		
NUMBER	DIRECTION	DISTANCE
L1	N00°40'10"E	46.01
L2	N00°12'03"E	34.28
L3	N00°13'49"W	3.37
L4	N00°13'49"W	7.00
L5	N89°47'57"W	25.62
L6	S89°47'57"E	7.00
L7	S89°47'57"E	7.00
L8	N89°47'57"W	7.00
L9	S00°12'03"W	2.26
L10	S89°47'57"E	7.00
L11	N89°47'57"W	7.00
L12	N46°33'51"W	47.15
L13	S89°47'57"E	7.00
L14	N89°47'57"W	7.00
L15	S89°47'57"E	7.00
L16	N89°47'57"W	7.00
L17	S89°47'57"E	3.93
L18	S89°47'57"E	21.69
L19	N00°40'10"E	23.00
L20	N00°40'10"E	23.00
L21	N86°47'17"E	23.00
L22	N86°47'17"E	23.00

**SITE BENCHMARK**

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

MATCH LINE ~ SEE SHEET 4



**ALDRICH LAND SURVEYING**

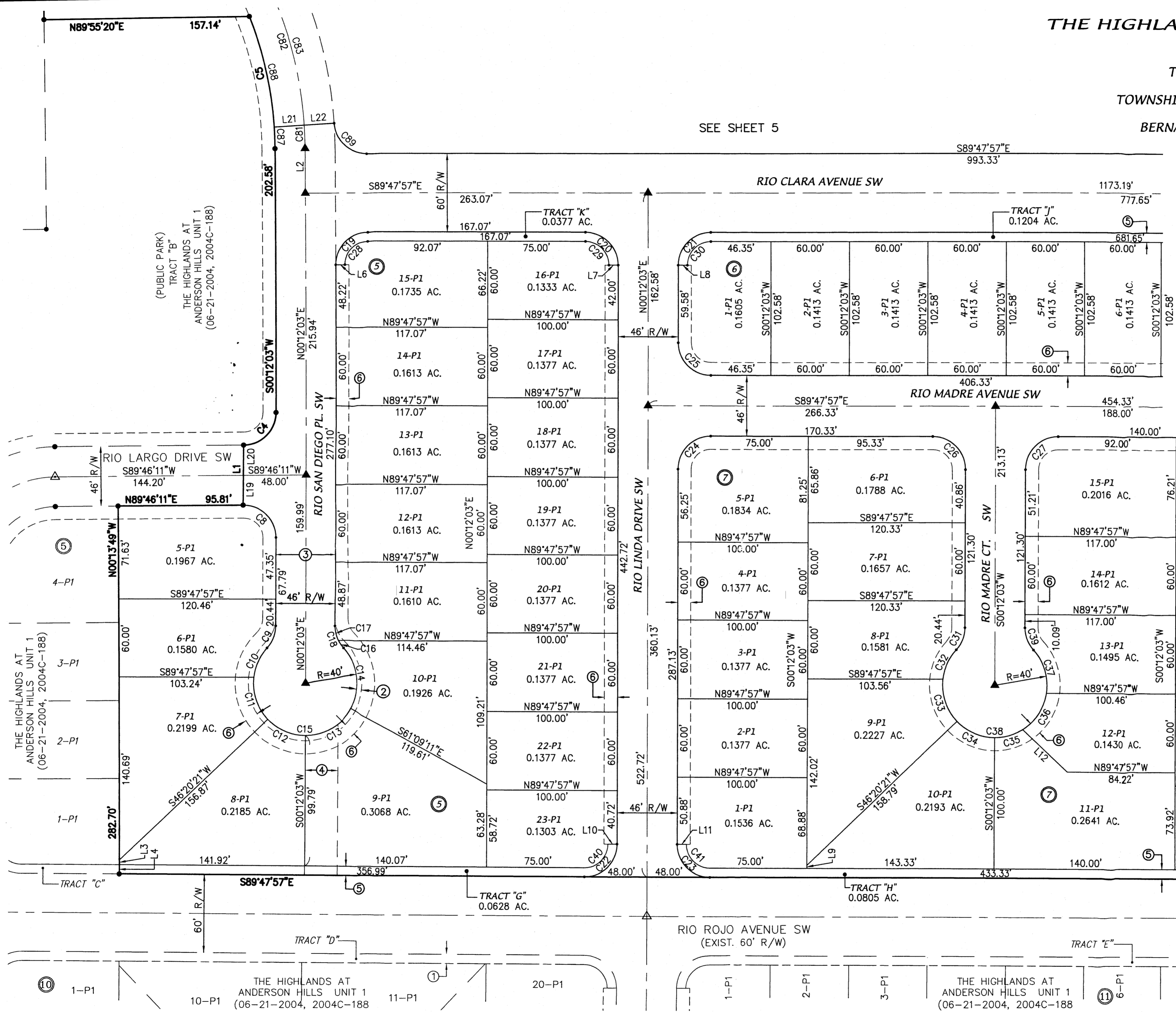
P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

SEE SHEET 3 OF 5 FOR LINE TABLE  
 SEE SHEET 5 OF 5 FOR CURVE TABLE

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REVISED 05-31-05 RDQ  
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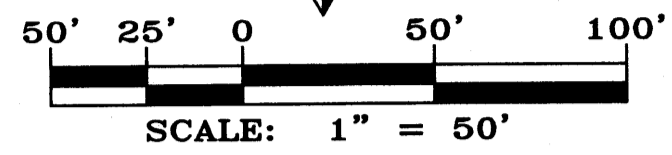
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PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS  
 UNIT 2**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2005

ALL STREETS SHOWN  
 HEREON ARE HEREBY  
 DEDICATED AS PUBLIC  
 RIGHT-OF-WAY IN FEE  
 SIMPLE

ACS MONUMENT "2-P10"  
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 X= 358,414.13  
 G=0.9996842  
 Δα=-00°16'16"  
 CENTRAL ZONE  
 (NAD 1927)



SEE SHEET 5



**NOTES:**

- Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:  
 THE HIGHLANDS AT ANDERSON HILLS UN IT 1, (06-21-04, 04C-188)  
 THE MEADOWS AT ANDERSON HILLS UNIT 1, (01-09-04, 04C-9)  
 BULK LAND PLAT OF "ARROWOOD RANCH DEVELOPMENT, TRACTS A THRU I", (12-06-02, 02C-390)  
 PLAT OF "LANDS OF SALAZAR-DAVIS", (05-06-86, C30-91)  
 AMOLE-HUBBELL-BORREGA "DRAINAGE RIGHTS-OF-WAY (05-26-89, C39-59)  
 PLAT OF "LARRY VIGIL WEST", (06-20-85, C27-123)  
 all being records of Bernalillo County, New Mexico.
- Title Report: provided by Fidelity National Title, Commitment No.: 02-1024800-B-RAD (Effective Date: 11-07-02)
- Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP).
- All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections and shown thus (▲) and will be marked by (4") Aluminum Cap stamped:  
 "CITY OF ALBUQUERQUE  
 CENTERLINE MONUMENTATION  
 DO NOT DISTURB  
 PLS 7719".
- No individual lots shall be allowed direct access to Rio Clara S.W. and 98<sup>th</sup> St. S.W.
- All lots shown with the P-1 designation shall conform to intermittent parking design criteria.
- Tracts G thru K are to provide an additional 7' wide landscape area to be owned and maintained by the Anderson Hills Home Owners Association. These tracts will also be encumbered with a blanket 7' wide PUE and Public Access and Sidewalk Easement.



**ALDRICH LAND  
 SURVEYING**

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

SEE SHEET 3 OF 5 FOR LINE TABLE  
 SEE SHEET 5 OF 5 FOR CURVE TABLE

Dwg: UZFPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 4 of 5
Scale: 1"=50'	Date: 05/31/05	Job: A02106	

F:\A2106ANH\FINAL PLAT\HIGHLANDS U-2\UZFPBASE.DWG, 5/31/2005 4:02:04 PM, MARK GOODWIN & ASSOCIATES, PLOTTED BY RDQ

F:\A2106ANH\FINAL PLAT\HIGHLANDS U-2\UZFPBASE.DWG\ 05-10-05 SPS, RDQ

**EASEMENTS**

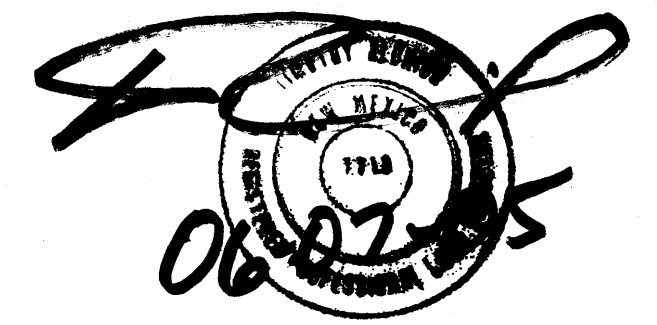
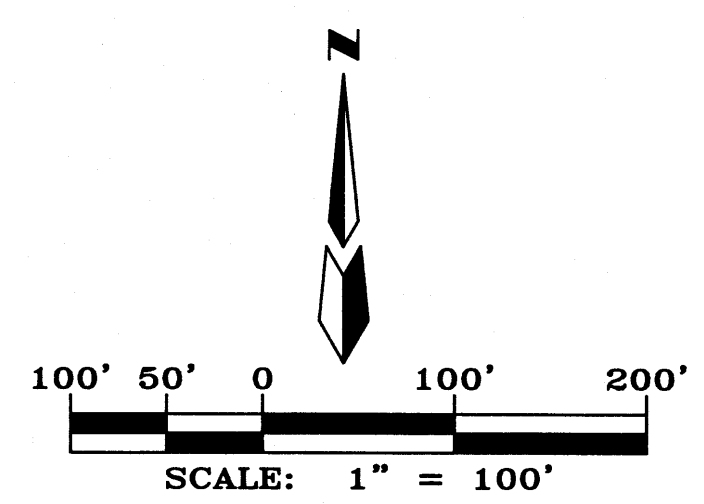
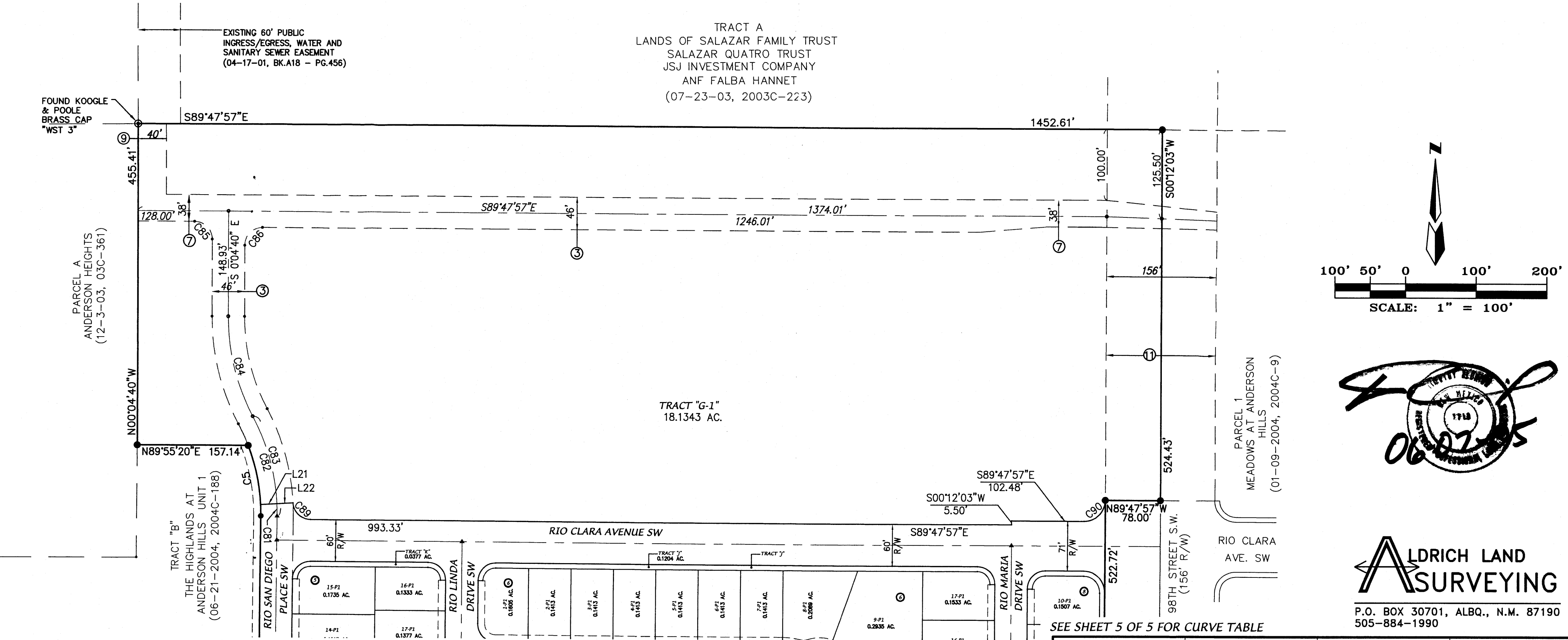
- ① EXISTING 7' PUBLIC UTILITY EASEMENT (PUE) (06-21-04, 04C-188)
- ② PUBLIC SIDEWALK EASEMENT GRANTED WITH THIS PLAT
- ③ EXISTING PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT (06-21-04, 04C-188)
- ④ EXISTING 25' PUBLIC DRAINAGE AND SANITARY SEWER EASEMENT (06-21-04, 04C-188)
- ⑤ 7' PUBLIC UTILITY EASEMENT (PUE) GRANTED WITH THIS PLAT
- ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) GRANTED WITH THIS PLAT
- ⑦ EXISTING 38' PUBLIC DRAINAGE, WATERLINE, SANITARY SEWER & PEDESTRIAN ACCESS EASEMENT (06-21-04, 04C-188)
- ⑧ EXISTING 40' PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT (06-21-04, 04C-188)
- ⑨ 25' PUBLIC DRAINAGE AND SANITARY SEWER EASEMENT GRANTED TO COA WITH THIS PLAT
- ⑩ EXISTING PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	30.00	47.12	90°00'00"	30.00	N45°12'03"E	42.43
C2	150.00	28.76	10°59'13"	14.43	S84°42'27"W	28.72
C3	150.00	28.76	10°59'13"	14.43	N84°42'27"E	28.72
C4	25.00	39.08	89°34'08"	24.81	N44°59'07"E	35.22
C5	277.00	103.38	21°23'03"	52.30	N10°29'29"W	102.78
C6	75.00	117.81	90°00'00"	75.00	N44°47'57"W	106.07
C7	75.00	117.81	90°00'00"	75.00	N45°12'03"E	106.07
C8	25.00	39.46	90°25'52"	25.19	N45°00'53"W	35.49
C9	25.00	18.50	42°23'58"	9.70	N21°24'02"E	18.08
C10	40.00	25.32	36°16'02"	13.10	S24°28'00"W	24.90
C11	40.00	34.90	49°59'37"	18.65	S18°39'50"E	33.81
C12	40.00	32.21	46°08'18"	17.04	S66°43'48"E	31.35
C13	40.00	42.83	61°21'14"	23.73	N59°31'26"E	40.82
C14	40.00	49.60	71°02'44"	28.56	N06°40'33"W	46.48
C15	40.00	184.86	26°47'56"	43.81	S89°47'57"E	59.08
C16	25.00	6.97	15°57'55"	3.51	S34°12'58"E	6.94
C17	25.00	11.53	26°26'03"	5.87	S13°00'59"E	11.43
C18	25.00	18.50	42°23'58"	9.70	S20°59'56"E	18.08
C19	25.00	39.27	90°00'00"	25.00	S45°12'03"W	35.36
C20	25.00	39.27	90°00'00"	25.00	N44°47'57"W	35.36
C21	25.00	39.27	90°00'00"	25.00	S45°12'03"W	35.36
C22	25.00	39.27	90°00'00"	25.00	N45°12'03"E	35.36
C23	25.00	39.27	90°00'00"	25.00	S44°47'57"E	35.36
C24	25.00	39.27	90°00'00"	25.00	S45°12'03"W	35.36
C25	25.00	39.27	90°00'00"	25.00	S44°47'57"E	35.36
C26	25.00	39.27	90°00'00"	25.00	N44°47'57"W	35.36
C27	25.00	39.27	90°00'00"	25.00	S45°12'03"W	35.36
C28	18.00	28.27	90°00'00"	18.00	S45°12'03"W	25.46
C29	18.00	28.27	90°00'00"	18.00	N44°47'57"W	25.46
C30	18.00	28.27	90°00'00"	18.00	S45°12'03"W	25.46
C31	25.00	18.50	42°23'58"	9.70	N21°24'02"E	18.08
C32	40.00	25.32	36°16'02"	13.10	S24°28'00"W	24.90
C33	40.00	34.90	49°59'37"	18.65	S18°39'50"E	33.81
C34	40.00	32.21	46°08'18"	17.04	S66°43'48"E	31.35
C35	40.00	22.61	32°23'08"	11.62	N74°00'29"E	22.31

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C36	40.00	34.12	48°52'37"	18.18	N33°22'37"E	33.10
C37	40.00	35.70	51°08'13"	19.14	N16°37'49"W	34.53
C38	40.00	184.86	26°47'56"	43.81	S89°47'57"E	59.08
C39	25.00	18.50	42°23'58"	9.70	S20°59'56"E	18.08
C40	18.00	28.27	90°00'00"	18.00	N45°12'03"E	25.46
C41	18.00	28.27	90°00'00"	18.00	S44°47'57"E	25.46
C42	18.00	28.27	90°00'00"	18.00	N45°12'03"E	25.46
C43	18.00	28.27	90°00'00"	18.00	S44°47'57"E	25.46
C44	25.00	39.27	90°00'00"	25.00	N45°12'03"E	35.36
C45	25.00	39.27	90°00'00"	25.00	S44°47'57"E	35.36
C46	52.00	81.68	90°00'00"	52.00	N44°47'57"W	73.54
C47	25.00	39.27	90°00'00"	25.00	S45°12'03"W	35.36
C48	25.00	39.27	90°00'00"	25.00	S44°47'57"E	35.36
C49	98.00	0.02	0°00'48"	0.01	N89°47'33"W	0.02
C50	98.00	24.36	14°14'30"	12.24	N82°39'54"W	24.30
C51	98.00	24.38	14°15'18"	12.25	N82°40'18"W	24.32
C52	25.00	14.48	33°11'18"	7.45	N87°51'42"E	14.28
C53	45.00	30.46	38°46'43"	15.84	N89°20'35"W	29.88
C54	45.00	39.51	50°18'33"	21.13	N44°47'57"W	38.26
C55	45.00	30.46	38°46'43"	15.84	N00°15'19"W	29.88
C56	45.00	100.43	127°52'00"	91.99	N44°47'57"W	80.85
C57	25.00	14.48	33°11'18"	7.45	S02°32'24"W	14.28
C58	98.00	10.94	6°23'37"	5.47	N10°51'26"W	10.93
C59	98.00	13.45	7°51'41"	6.73	N03°43'48"W	13.44
C60	98.00	24.38	14°15'18"	12.25	N06°55'36"W	24.32
C61	52.00	81.68	90°00'00"	52.00	N45°12'03"E	73.54
C62	18.00	28.27	90°00'00"	18.00	N44°47'57"W	25.46
C63	25.00	39.27	90°00'00"	25.00	N44°47'57"W	35.36
C64	18.00	28.27	90°00'00"	18.00	S45°12'03"E	25.46
C65	25.00	39.27	90°00'00"	25.00	S45°12'03"W	35.36
C66	30.00	47.12	90°00'00"	30.00	N44°47'57"W	42.43
C67	23.00	36.13	90°00'00"	23.00	N44°47'57"W	32.53
C68	143.00	27.42	10°59'13"	13.75	N84°42'27"E	27.38
C69	157.00	30.11	10°59'13"	15.10	S84°42'27"W	30.06
C70	23.00	36.13	90°00'00"	23.00	N45°12'03"E	32.53

PLAT FOR  
**THE HIGHLANDS AT ANDERSON HILLS**  
 UNIT 2  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2005

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C71	98.00	24.38	14°15'18"	12.25	N83°04'24"E	24.32
C72	25.00	14.48	33°11'18"	7.45	N87°27'36"W	14.28
C73	45.00	1.35	1°43'19"	0.68	S71°43'36"E	1.35
C74	45.00	42.09	53°35'46"	22.73	N80°36'51"E	40.58
C75	45.00	56.98	72°32'55"	33.02	N17°32'31"E	53.25
C76	45.00	100.43	127°52'00"	91.99	N45°12'03"E	80.85
C77	25.00	6.69	15°19'25"	3.36	S11°04'15"E	6.67
C78	25.00	7.79	17°51'53"	3.93	S05°31'24"W	7.76
C79	25.00	14.48	33°11'18"	7.45	S02°08'18"E	14.28
C80	98.00	24.38	14°15'18"	12.25	N07°19'42"E	24.32
C81	300.00	17.87	3°24'46"	8.94	N01°30'20"W	17.87
C82	300.00	130.72	24°57'54"	66.41	N15°41'40"W	129.69
C83	300.00	148.59	28°22'41"	75.85	N13°59'17"W	147.07
C84	300.00	147.13	28°05'57"	75.07	S14°07'39"E	145.66
C85	25.00	39.15	89°43'17"	24.88	N44°56'19"W	35.27
C86	25.00	39.39	90°16'43"	25.12	S45°03'41"W	35.44
C87	277.00	16.50	3°24'46"	8.25	N01°30'20"W	16.50
C88	277.00	86.88	17°58'17"	43.80	N12°11'52"W	86.53
C89	25.00	37.78	86°35'14"	23.55	S46°30'20"E	34.29
C90	30.00	47.12	90°00'00"	30.00	N45°12'03"E	42.43

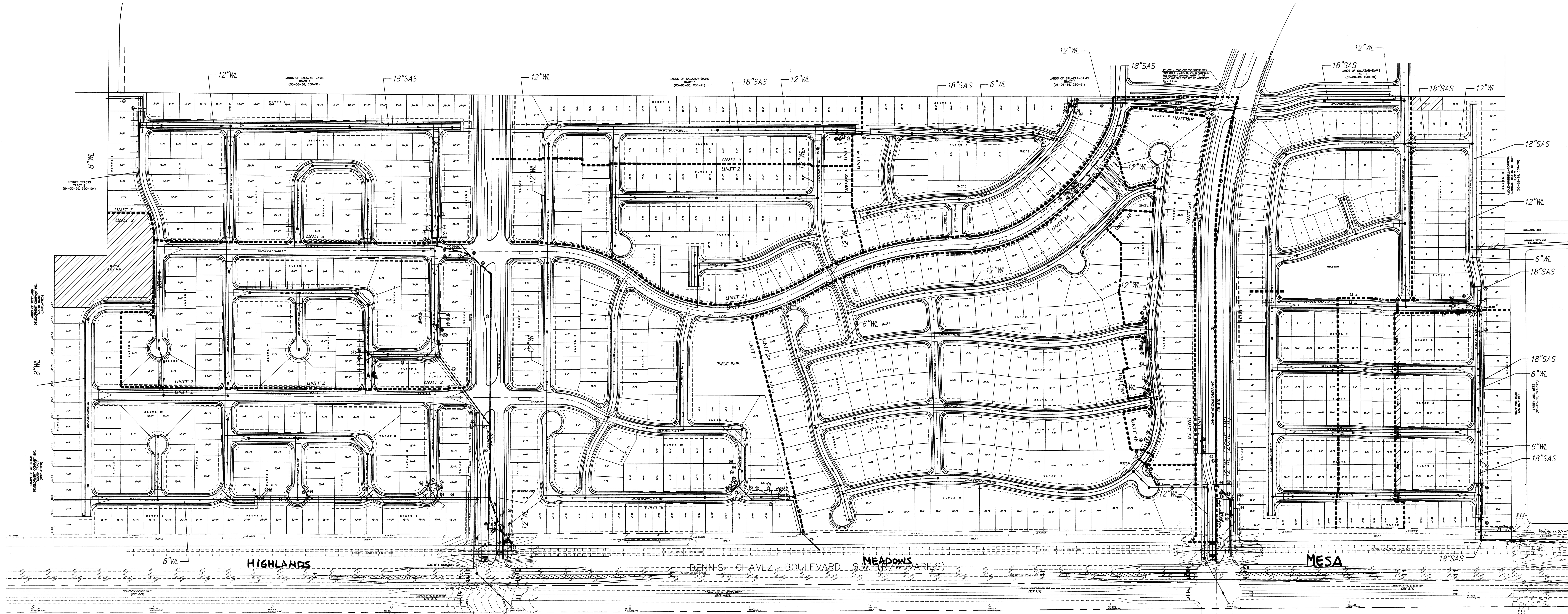


**ALDRICH LAND SURVEYING**

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

SEE SHEET 5 OF 5 FOR CURVE TABLE		Dwg: U2FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 5 of 5
Scale: 1"=100'	Date: 05/31/05	Job: A02106			

F:\A02106\A2106AN\FINAL PLAT\HIGHLANDS U-2\U2FPBASE.DWG, 5/31/2005 4:07:01 PM, MARK GOODWIN & ASSOCIATES, PLOTTED BY RDQ



PRELIMINARY PLAT  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNITS 2 AND 3**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 8, 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2004

**PRELIMINARY PLAT**  
**APPROVED BY DRB**

**SUBDIVISION DATA**

GROSS ACREAGE	8.8640 AC
ZONE ATLAS NO.	N-9-Z & P-9-Z
NO. OF UNIT 2 LOTS CREATED	66 LOTS
NO. OF UNIT 3 LOTS CREATED	87 LOTS
TOTAL NO. OF LOTS CREATED	153 LOTS
NO. OF TRACTS CREATED	13 TRACTS
NO. OF PARCELS CREATED	10 PARCEL
AREA DEDICATED TO CITY	8.8640 AC
ZONING	RLT
DATE OF SURVEY	OCTOBER 2002

- NOTES**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS  $\circ$  SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "ALS LS 7719" (TYP).
  - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS  $\blacktriangle$  WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:  
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
 "DO NOT DISTURB"  
 P5#7719"
  - BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
  - BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
  - ALL DISTANCES SHALL BE GROUND DISTANCES.
  - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
  - TRACTS "G" THRU "P" ARE FOR THE BENEFIT OF AND TO BE OWNED AND MAINTAINED BY THE ANDERSON HILLS HOMEOWNERS ASSOCIATION FOR LANDSCAPING PURPOSES.

**DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Sections 8, 9, and 10, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of Parcel 1, **THE HIGHLANDS AT ANDERSON HILLS UNIT 1** as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on \_\_\_\_\_ in Book \_\_\_\_\_, Page \_\_\_\_\_ and containing 34,204 acres more or less.

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

**SURVEYOR**  
 ALDRICH LAND SURVEYING  
 P.O. BOX 30701  
 ALBUQUERQUE, N.M. 87190  
 (505) 884-1900

**OWNERS**  
 ANDERSON HILLS, LLC  
 PO BOX 12317  
 ALBUQUERQUE, N.M. 87195  
 (505) 822-5562

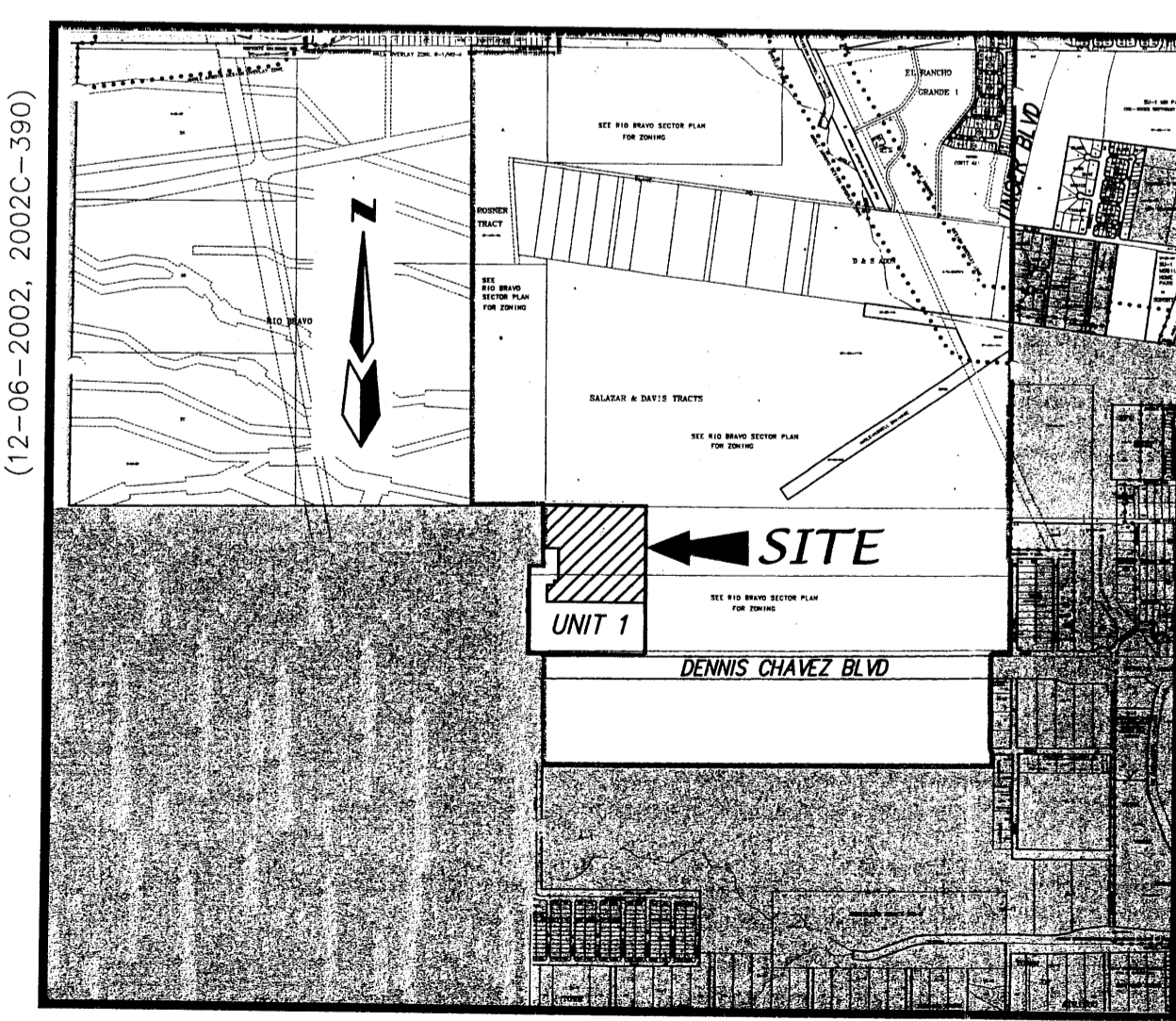
*Robert Lupton*  
 ROBERT LUPTON  
 Manager, Anderson Hills, LLC  
 2-19-2004  
 DATE

APPROVED FOR MONUMENTATION AND STREET NAMES  
*John B. Ford*  
 City Surveyor, City of Albuquerque, N.M.  
 2-19-04  
 Date

- EASEMENTS**
- PROPOSED 7' PUBLIC UTILITY EASEMENT (PUE) (GRANTED WITH UNIT 1 PLATTING)
  - EXISTING PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT (GRANTED WITH UNIT 1 PLATTING)
  - EXISTING 25' PUBLIC DRAINAGE AND SANITARY SEWER EASEMENT (GRANTED WITH UNIT 1 PLATTING)
  - 7' PUBLIC UTILITY EASEMENT (PUE) GRANTED WITH THIS PLAT
  - EXISTING 38' PUBLIC DRAINAGE, WATERLINE, SANITARY SEWER & PEDESTRIAN ACCESS EASEMENT (GRANTED WITH UNIT 1 PLATTING)
  - EXISTING 40' PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT (GRANTED WITH UNIT 1 PLATTING)
  - 25' PUBLIC DRAINAGE AND SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT

- LEGEND**
- 1 LOT NUMBER
  - 2 BLOCK NUMBER
  - 3 CENTER LINE MONUMENT
  - 4 EXIST. CENTER LINE MONUMENT
  - 5 ROW RIGHT-OF-WAY
  - 6 UNIT BOUNDARY
  - 7 VACATION
  - 8 FLOOD PLAIN LIMITS

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



ZONE ATLAS: N-9-Z & P-9-Z

ACS MONUMENT "TRANS"  
 Y=1471822.67  
 X=354899.45  
 G-G=0.99967921  
 Δα=-0°16'42"  
 CENTRAL ZONE  
 (NAD 1927)

**Limits of FEMA Floodplain**  
 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 by the mortgage company.

TRACT A  
 LANDS OF SALAZAR FAMILY TRUST  
 SALAZAR CUATRO TRUST  
 JSJ INVESTMENT COMPANY  
 ANF FALBA HANNET  
 (07-23-03, 2003C-223)

TRACT D  
 ARROWOOD RANCH  
 DEVELOPMENT  
 (12-06-2002, 2002C-390)

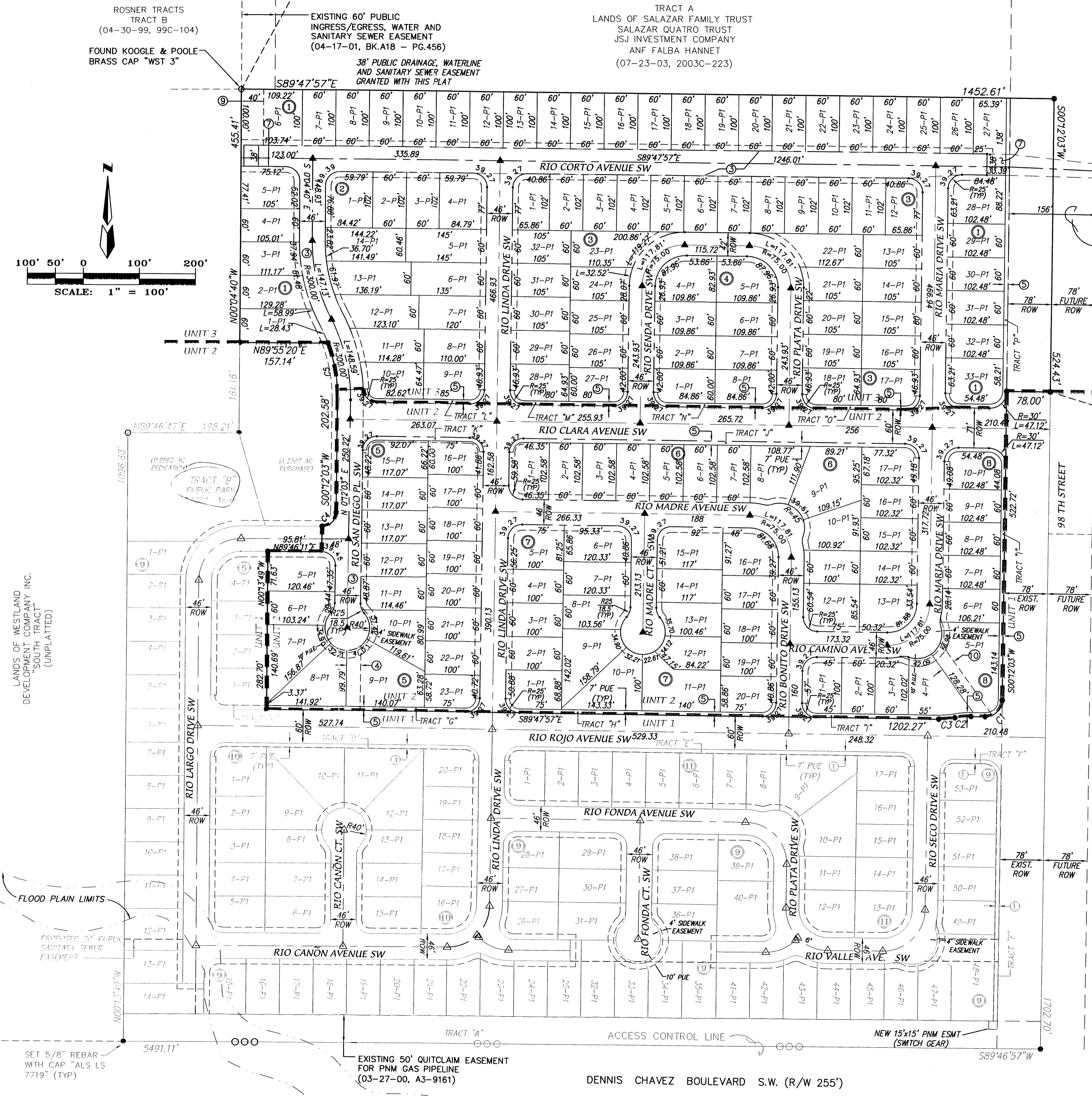
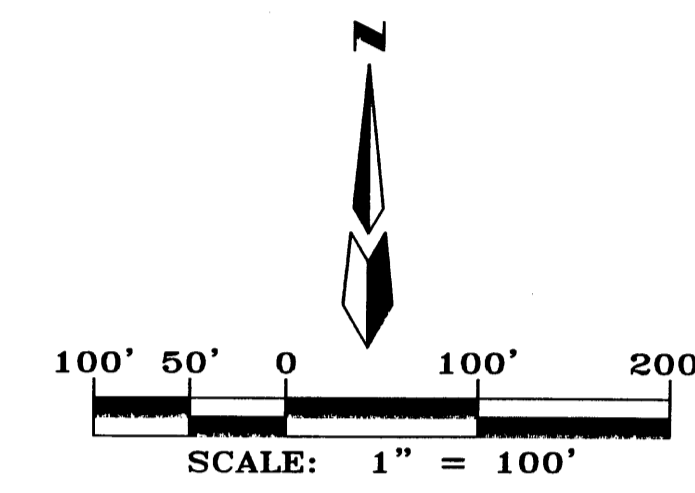
EXISTING PUBLIC ROADWAY, DRAINAGE,  
 WATER AND SANITARY SEWER EASEMENT  
 (12-06-02, 02C-390)

ACS MONUMENT "2-P10"  
 Y=1,464,349.24  
 X= 358,444.13  
 G-G=0.9996842  
 Δα=-0°16'16"  
 CENTRAL ZONE  
 (NAD 1927)

ROSNER TRACTS  
 TRACT B  
 (04-30-99, 99C-104)

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

38' PUBLIC DRAINAGE, WATERLINE  
 AND SANITARY SEWER EASEMENT  
 GRANTED WITH THIS PLAT



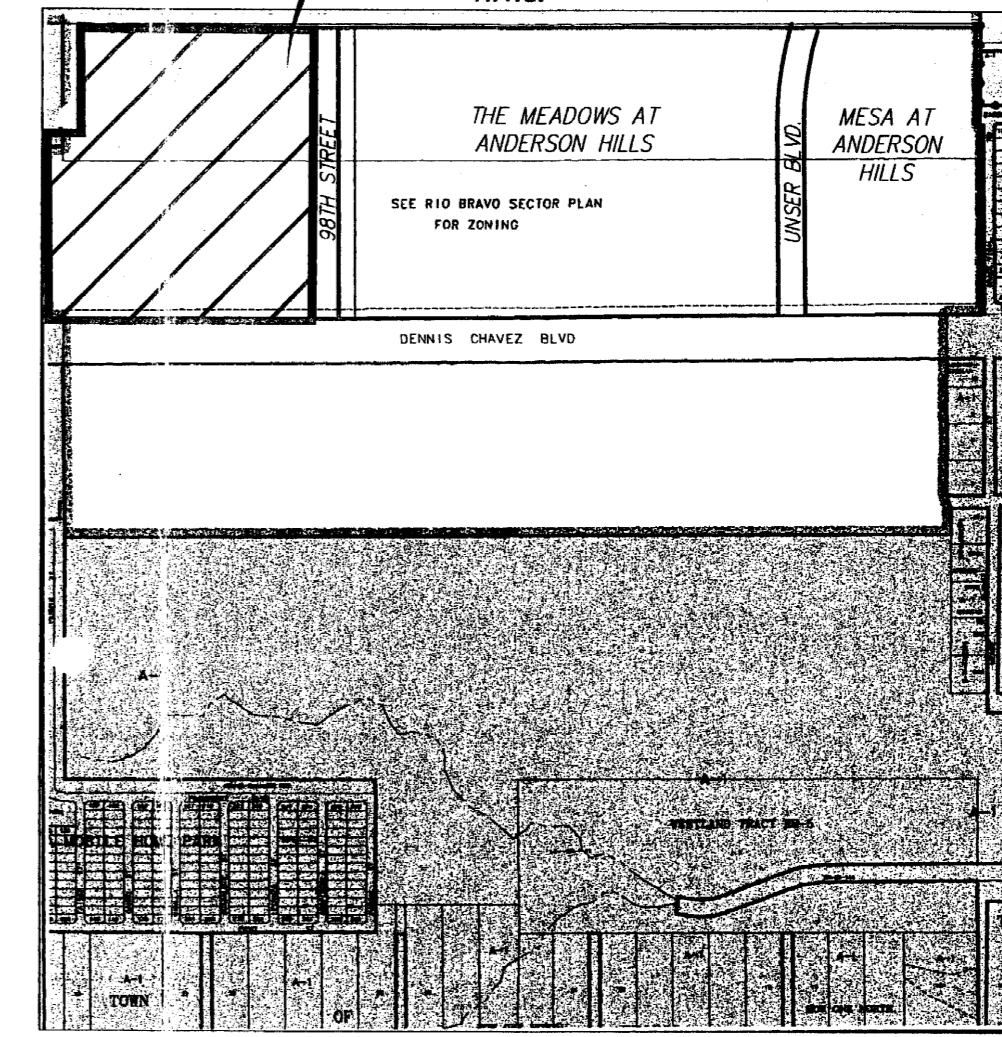


SEE SHEET #3

PROJECT SITE - THE HIGHLANDS AT ANDERSON HILLS

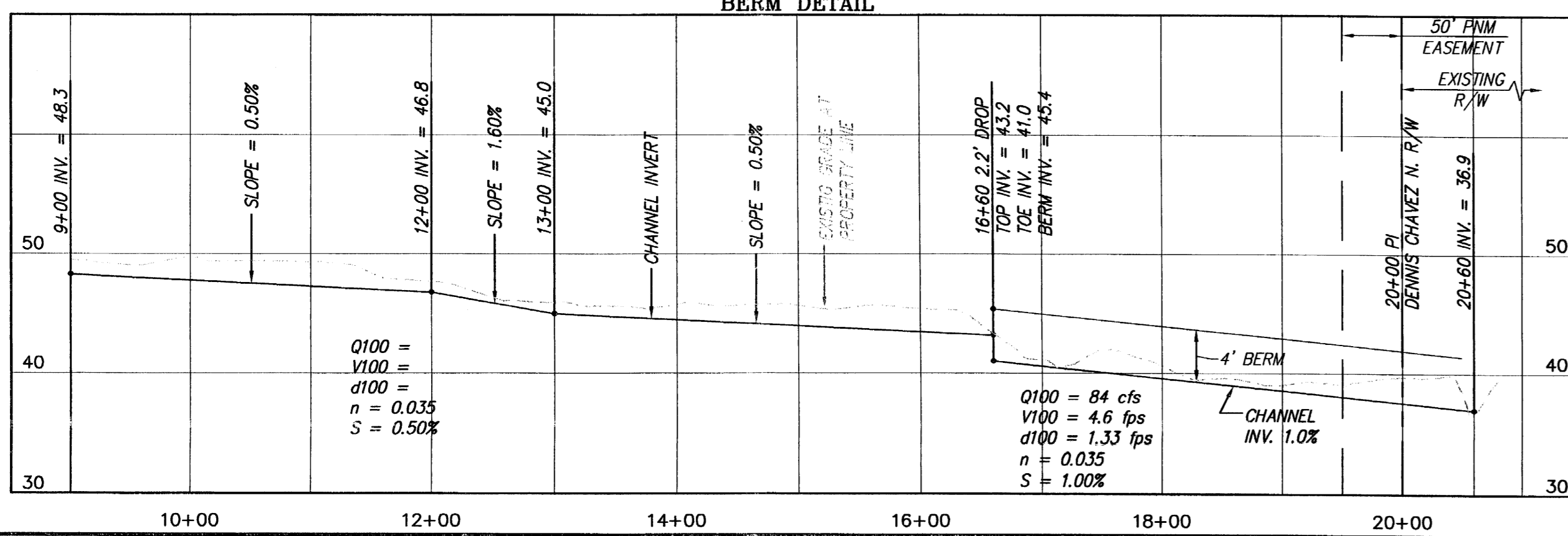
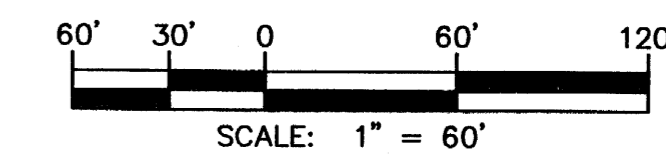
VICINITY MAP

ZONE ATLAS MAP P-9-Z



LEGEND

- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED SPOT ELEVATION
- PROPOSED FINISHED PAD ELEVATION
- PROPOSED DIRECTION OF FLOW
- PROPOSED SLOPE
- PROPOSED RETAINING WALL
- PROPOSED GARDEN WALL
- PROPOSED PARK
- EXISTING PAVEMENT
- EXISTING CHANNEL
- STORM SEWER MANHOLE
- STORM SEWER
- INLETS



APPROVED ROUGH GRADING ±18" CITY HYDROLOGY DATE

AS BUILT INFORMATION		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	REVISIONS	DATE
STATION 2+P10 IS LOCATED 4.9 MI. SW OF DOWNTOWN ALBUQUERQUE TO REACH STATION FROM INT. OF COORS. AND DENNIS CHAVEZ BLVD. (FORMERLY RIO BRAVO) GO N. ON COORS 0.1 MI. TO FLORA VISTA AND GO WEST ON FLORA VISTA 0.5 MI. TO CONDERSHIRE, THEN GO S. ON CONDERSHIRE 0.4 MI. TO A POINT APPROX. 50 FT. W. OF THE STATION. STATION MARK IS AN ACS 3 1/4" ALUM CAP STAMPED 2-P10, 1987, RIVETED TO A PIPE PROJECTING 0.25 FT. ABOVE THE GROUND. X=5584.13, Y=166348.24 (NAD 27) Z=4991 (NAD 29).	DATE	NO.	BY	DESIGN	DATE
INSPECTOR'S NAME	DATE	NO.	BY	REVISIONS	DATE
FIELD ENGINEER BY	DATE	NO.	BY	DESIGN	DATE
DRAWING BY	DATE	NO.	BY	REVISIONS	DATE
CORRECTED BY	DATE	NO.	BY	REVISIONS	DATE
MICRO-FILM INFORMATION	DATE	NO.	BY	REVISIONS	DATE
RECORDED BY	DATE	NO.	BY	REVISIONS	DATE

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

**CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT**

TITLE: **THE HIGHLANDS AT ANDERSON HILLS GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

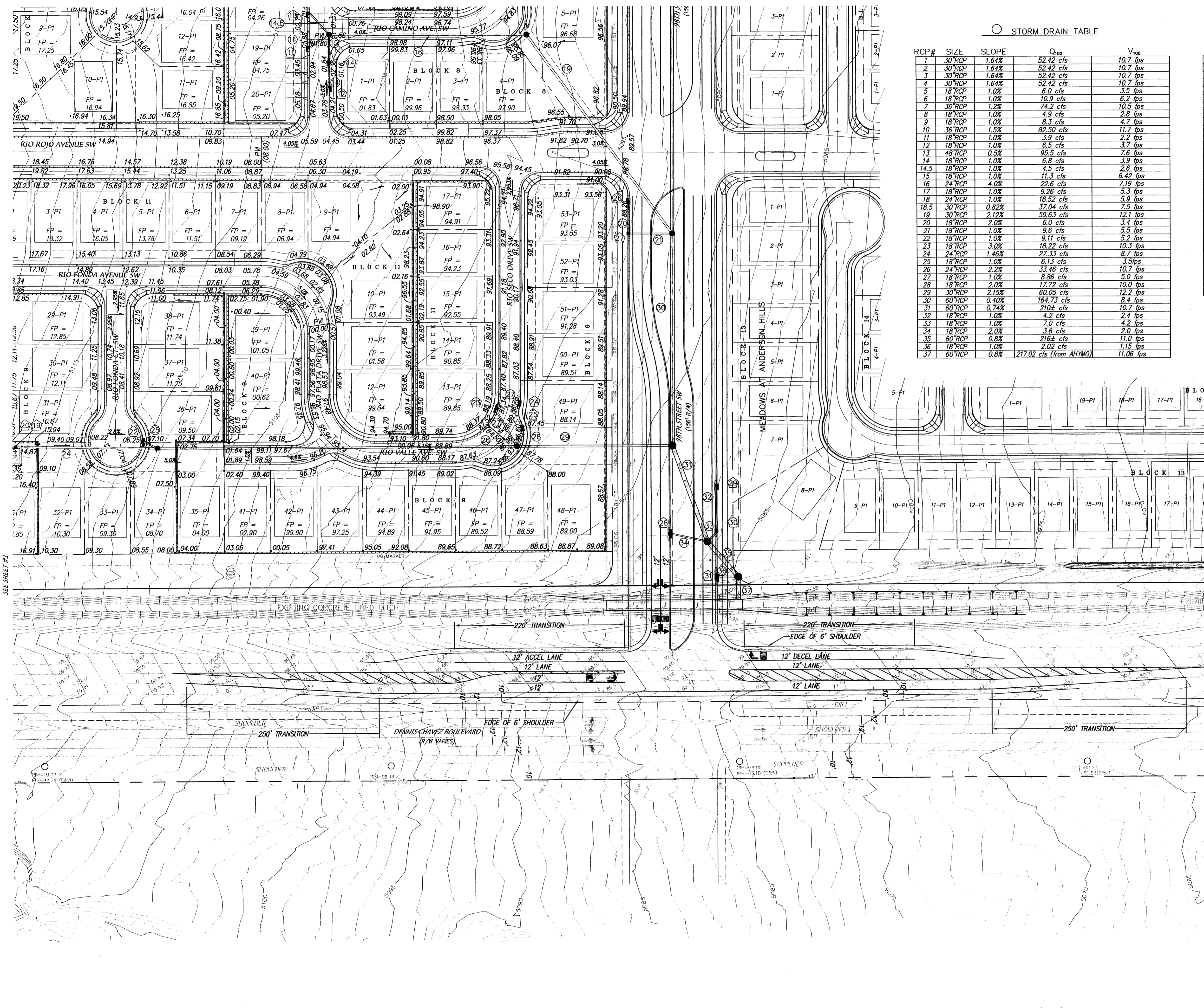
LAST DESIGN UPDATE MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO. ZONE MAP NO. SHEET OF

P-9 1 4

P:\AC\JOBS\1-11\c:\nh\dwg\HIGHLANDS\2106-GD60-WEST-JWG. 07/17/03 01:44:42 PM, PLOTTED BY RDO

SEE SHEET #4

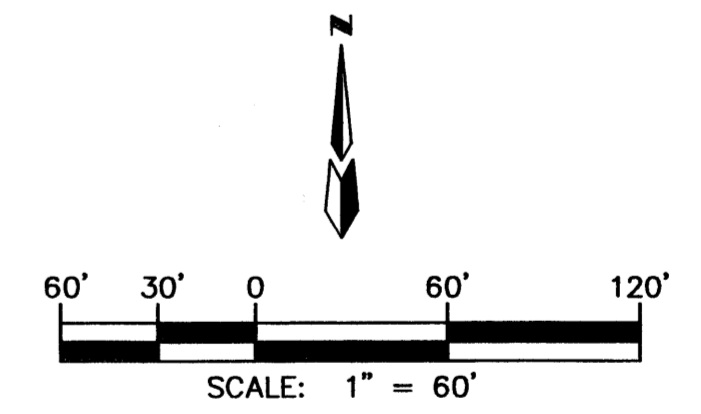


NOTES

○ STORM DRAIN TABLE  
 ◻ STORM DRAIN INLET TABLE

RCP#	SIZE	SLOPE	Q <sub>100</sub>	V <sub>100</sub>
1	30" RCP	1.64%	52.42 cfs	10.7 fps
2	30" RCP	1.64%	52.42 cfs	10.7 fps
3	30" RCP	1.64%	52.42 cfs	10.7 fps
4	30" RCP	1.64%	52.42 cfs	10.7 fps
5	18" RCP	1.0%	6.0 cfs	3.5 fps
6	18" RCP	1.0%	10.9 cfs	6.2 fps
7	36" RCP	1.2%	74.2 cfs	10.5 fps
8	18" RCP	1.0%	4.9 cfs	2.8 fps
9	18" RCP	1.0%	8.3 cfs	4.7 fps
10	36" RCP	1.5%	82.50 cfs	11.7 fps
11	18" RCP	1.0%	3.9 cfs	2.2 fps
12	18" RCP	1.0%	6.5 cfs	3.7 fps
13	48" RCP	0.5%	95.5 cfs	7.6 fps
14	18" RCP	1.0%	6.8 cfs	3.9 fps
14.5	18" RCP	1.0%	4.5 cfs	2.6 fps
15	18" RCP	1.0%	11.3 cfs	6.42 fps
16	24" RCP	4.0%	22.6 cfs	7.19 fps
17	18" RCP	1.0%	9.26 cfs	5.3 fps
18	24" RCP	1.0%	18.52 cfs	5.9 fps
18.5	30" RCP	0.82%	37.04 cfs	7.5 fps
19	30" RCP	2.12%	59.63 cfs	12.1 fps
20	18" RCP	2.0%	6.0 cfs	3.4 fps
21	18" RCP	1.0%	9.6 cfs	5.5 fps
22	18" RCP	1.0%	9.11 cfs	5.2 fps
23	18" RCP	3.0%	18.22 cfs	10.3 fps
24	24" RCP	1.46%	27.33 cfs	8.7 fps
25	18" RCP	1.0%	6.13 cfs	3.5 fps
26	24" RCP	2.2%	33.46 cfs	10.7 fps
27	18" RCP	1.0%	8.86 cfs	5.0 fps
28	18" RCP	2.0%	17.72 cfs	10.0 fps
29	30" RCP	2.15%	60.05 cfs	12.2 fps
30	60" RCP	0.40%	164.73 cfs	8.4 fps
31	60" RCP	0.74%	210.4 cfs	10.7 fps
32	18" RCP	1.0%	4.2 cfs	2.4 fps
33	18" RCP	1.0%	7.0 cfs	4.2 fps
34	18" RCP	2.0%	3.6 cfs	2.0 fps
35	60" RCP	0.8%	216.4 cfs	11.0 fps
36	18" RCP	1.0%	2.02 cfs	1.15 fps
37	60" RCP	0.8%	217.02 cfs (from AHYMO)	11.06 fps

INLET #	TYPE	INV.	GRATE
1	A	-	-
2	A	-	-
3	C	-	-
4	C	-	-
5	A	-	-
6	C	-	-
7	C	-	-
8	C	-	-
9	C	-	-
10	C	-	-
11	A	-	-
12	A	-	-
13	A	-	-
14	C	-	-
15	A	-	-
16	DBL A (ST)	-	-
17	DBL A (ST)	-	-
18	A	-	-
19	C	-	-
20	C	-	-
21	DBL A (ST)	-	-
22	SGL A (DT)	-	-
23	SGL A (DT)	-	-
24	A	-	-
25	DBL C	-	-
26	A	-	-
27	C	-	-
28	SGL A (DT)	-	-
29	A	-	-
30	C	-	-
31	SGL A (DT)	-	-



AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		
CONTRACTOR	DATE	STATION 2-P10	DATE	NO.	BY		NO. DATE REMARKS REVISIONS DESIGN	
INSPECTOR'S FIELD REFERENCE BY	DATE	TO REACH STATION FROM INT. OF CORRS. AND DENNIS CHAVEZ BLVD. (FORMERLY RIO BRAVO), GO W. ON CORRS 0.1 MI. TO FLORA VISTA AND GO WEST ON FLORA VISTA 0.5 MI. TO CONDERSHIRE, THEN GO S. ON CONDERSHIRE 0.4 MI. TO A POINT APPROX. 50 FT. W. OF THE STATION. STATION MARK IS AN ACS 3 1/4" ALUM CAP STAMPED "2-P10, 1997" RIVETED TO A PIPE PROTECTING 0.25 FT ABOVE THE GROUND. X=35841.13, Y=1464349.24 (NAD 27) Z=4991 (NOD 29).	DATE					DESIGNED BY
							DLH	1/03
							NHE	1/03
							DMG	1/03

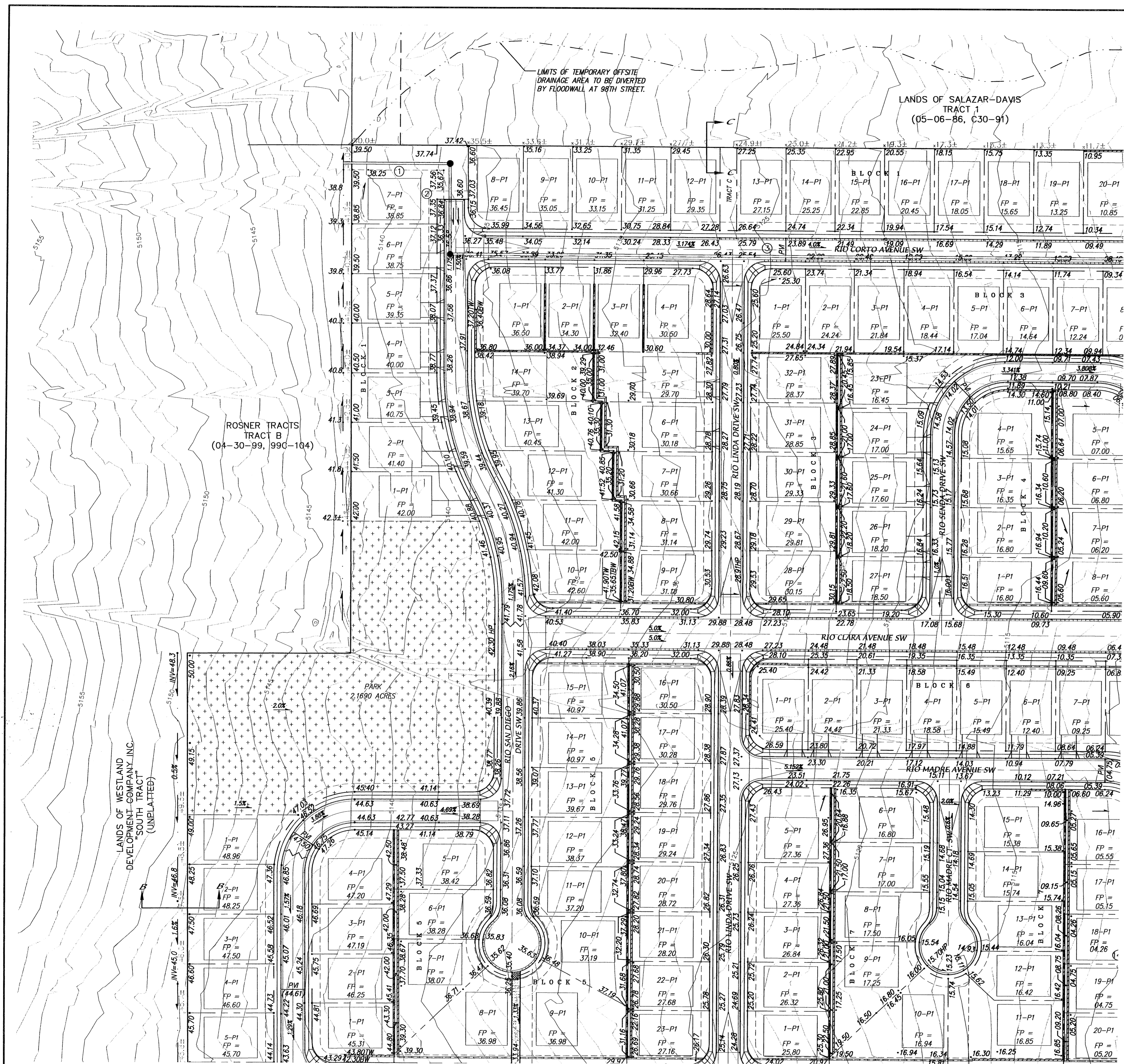
**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE**  
 PUBLIC WORKS DEPARTMENT

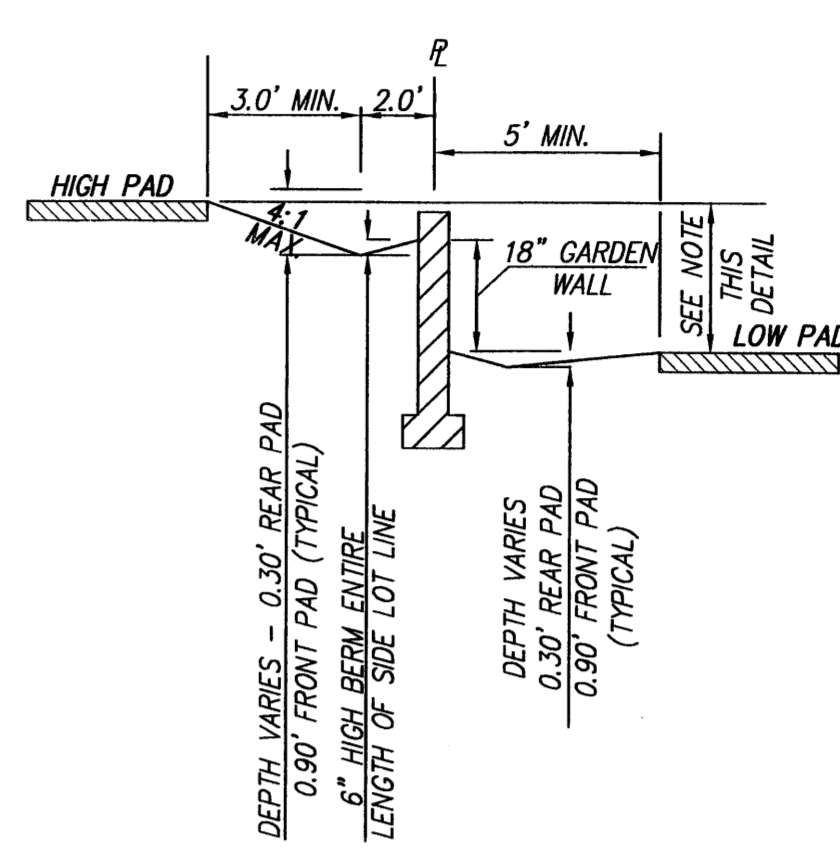
TITLE: **THE HIGHLANDS AT ANDERSON HILLS**  
**GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	P-9	2	4

F:\402\005\42106\ANH\DWG\2106-GD60-WEST 7-17-03 01:52:10 P.M. PLOTTED BY: RDO



**NOTES**

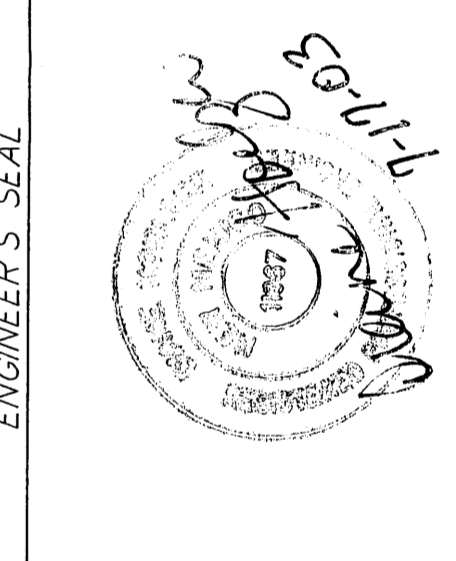


\*PAD TO PAD < 1.5', SECTION B-B  
 CONSTRUCT GARDEN WALL  
 NTS  
 \*PAD TO PAD > 1.5', SECTION B-B  
 CONSTRUCT RETAINING WALL  
 NTS

**NOTE:**  
**USE RETAINING WALLS:**  
 WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE ADJACENT PADS IS 1.5' OR MORE A RETAINING WALL MUST BE CONSTRUCTED BETWEEN THE LOTS AS SHOWN ON THE PLAN AND THERE WILL BE NO PRIVATE DRAINAGE EASEMENT.  
**FOR ALL SIDE YARDS:**  
 EACH LOT OWNER MUST CONSTRUCT, OPERATE, AND MAINTAIN HIS OWN SEPARATE DRAINAGE SWALE ALL THE WAY TO THE STREET AND CROSS LOT DRAINAGE WILL BE PREVENTED BY SOME COMBINATION OF WALLS AND BERMS ON THE COMMON LOT LINE TO BE JOINTLY MAINTAINED BY BOTH LOT OWNERS.

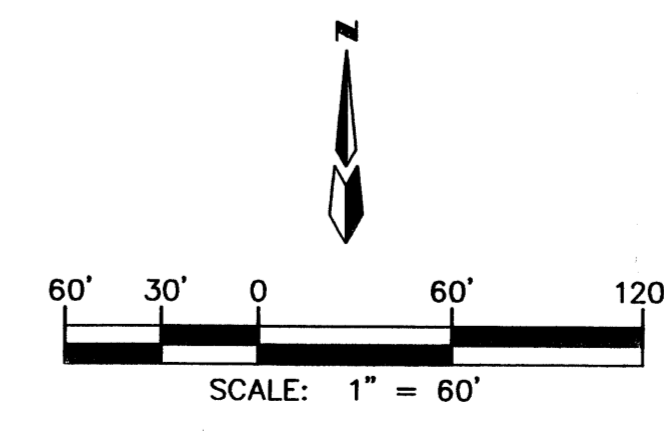
SEE SHEET #4

AS BUILT INFORMATION	
CONTRACTOR	NO.
WORK STAKED BY	DATE
FIELD ACCEPTANCE BY	DATE
FIELD CORRECTION BY	DATE
FIELD CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	



SURVEY INFORMATION	
FIELD NOTES	BY
NO.	
DATE	

REMARKS	DATE	BY
REVISIONS		
DESIGN	1/03	
DESIGNED BY	DATE	
DRAWN BY	DATE	
CHECKED BY	DATE	



**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90806  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**

TITLE: **THE HIGHLANDS AT ANDERSON HILLS**  
**GRADING & DRAINAGE PLAN**

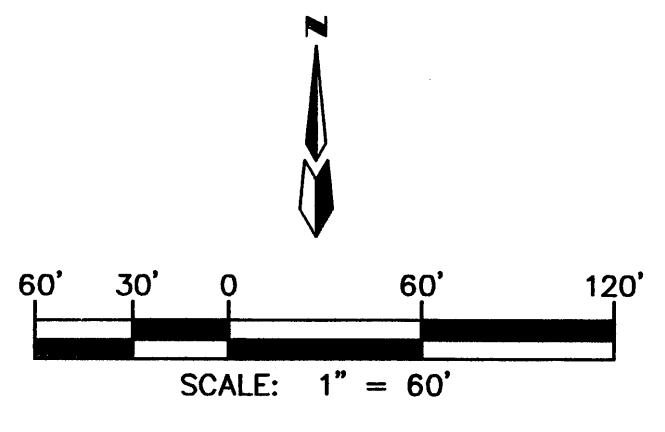
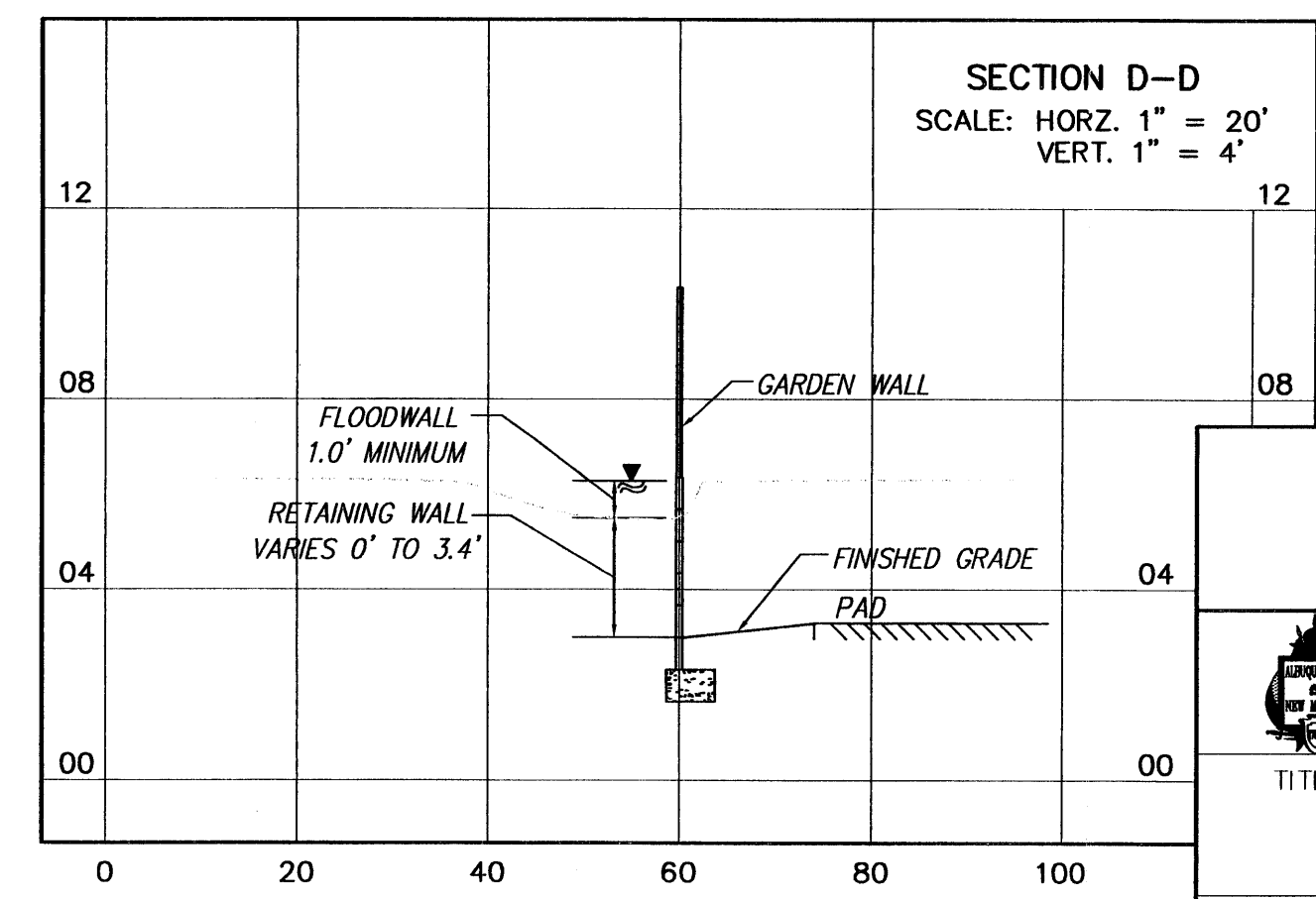
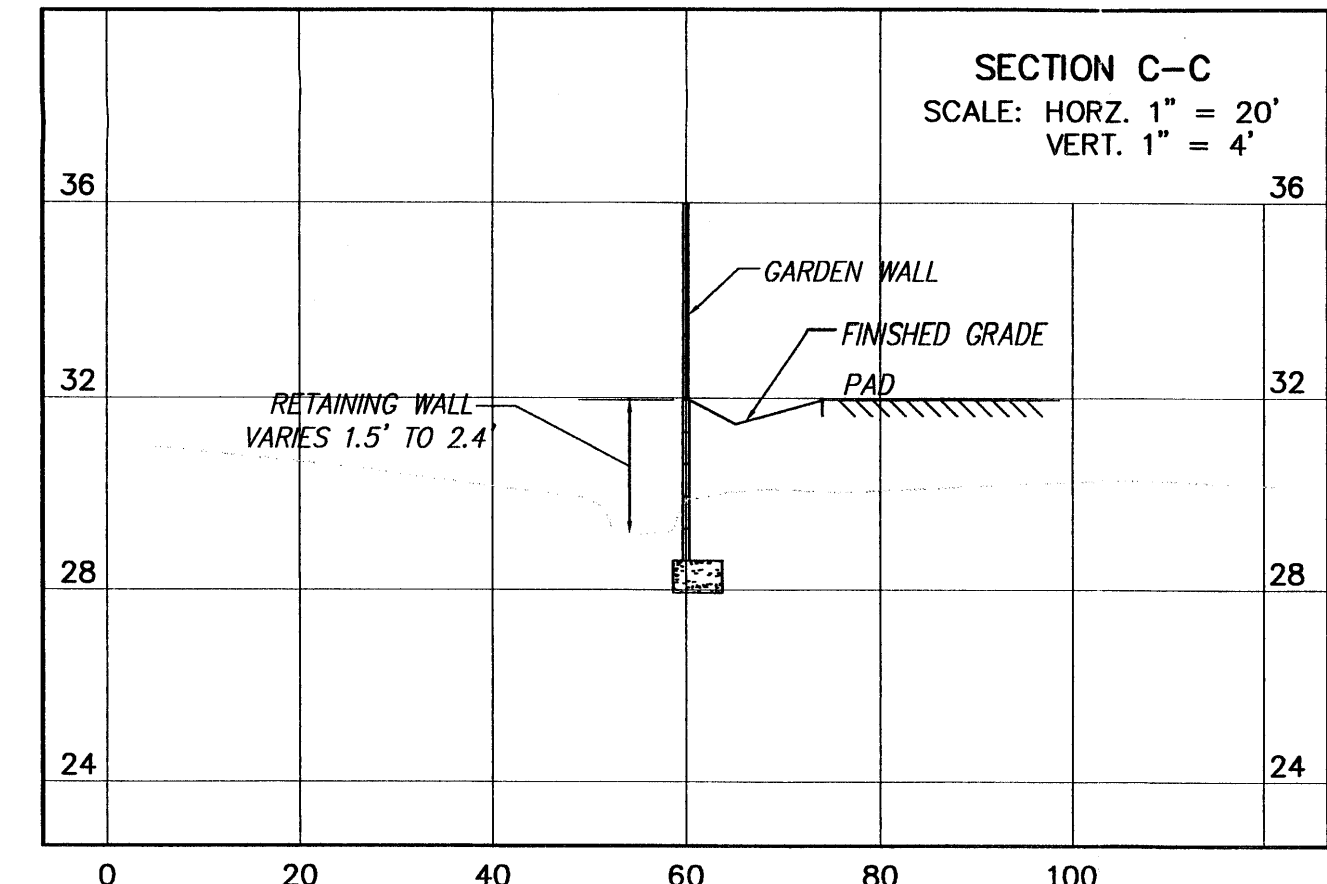
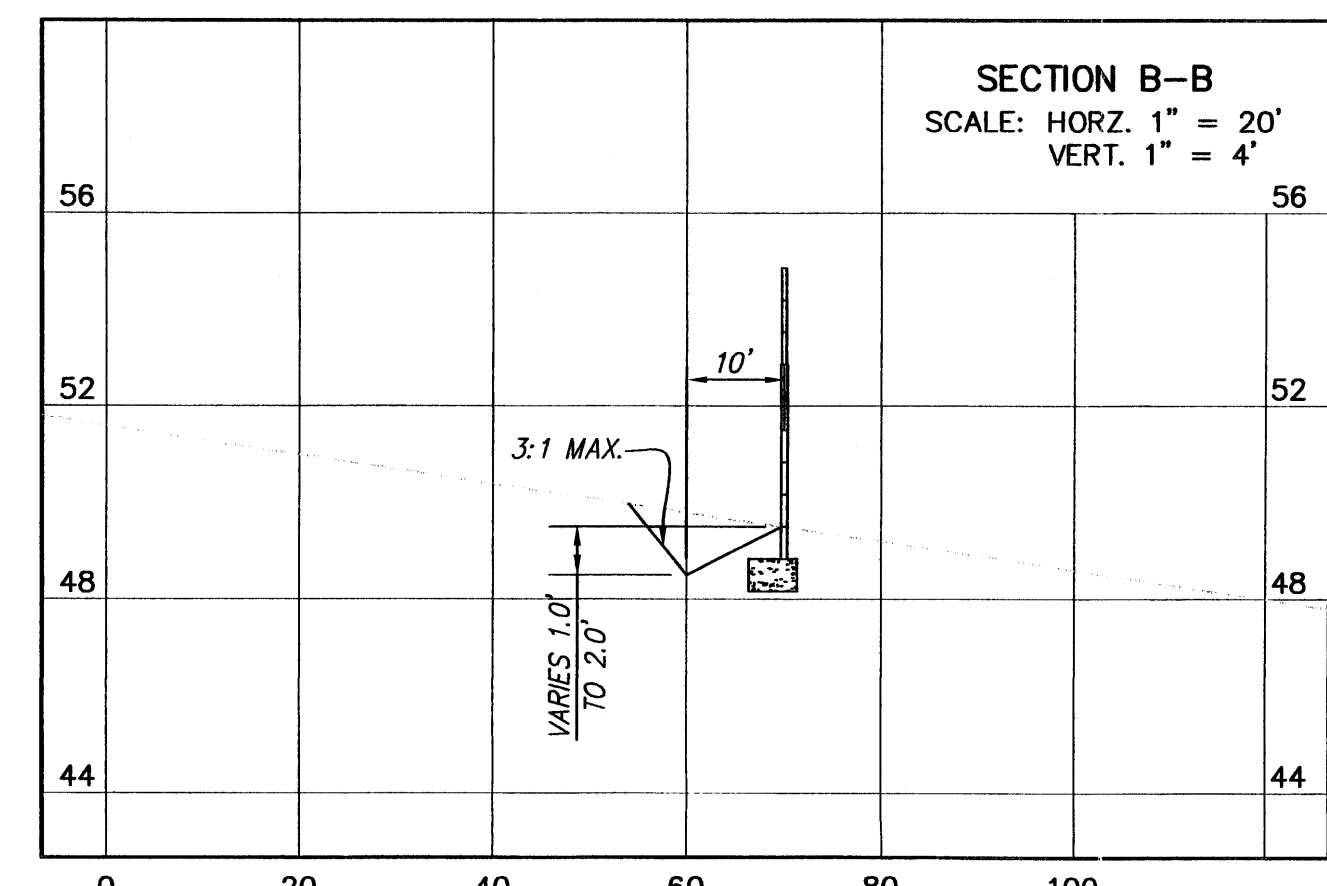
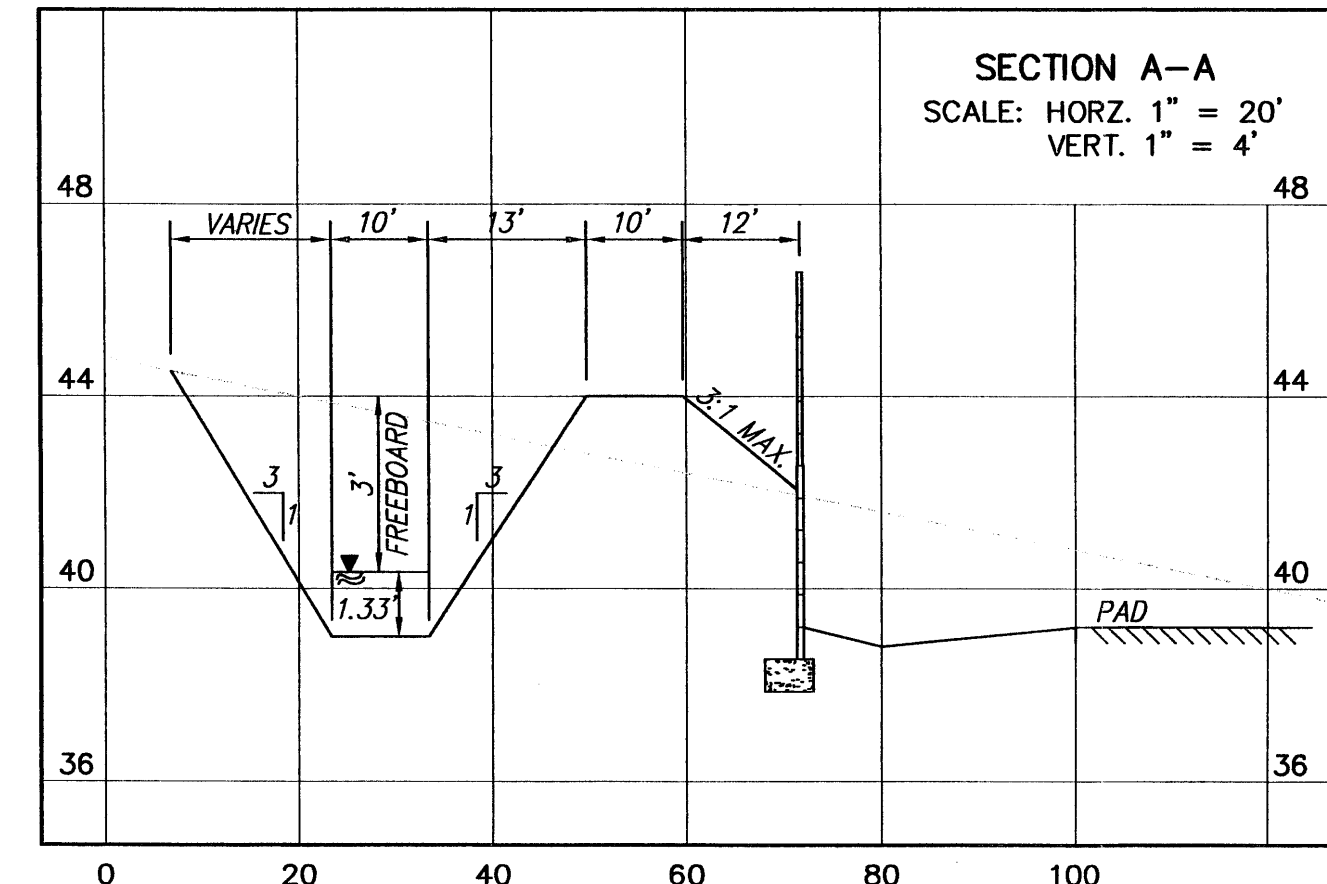
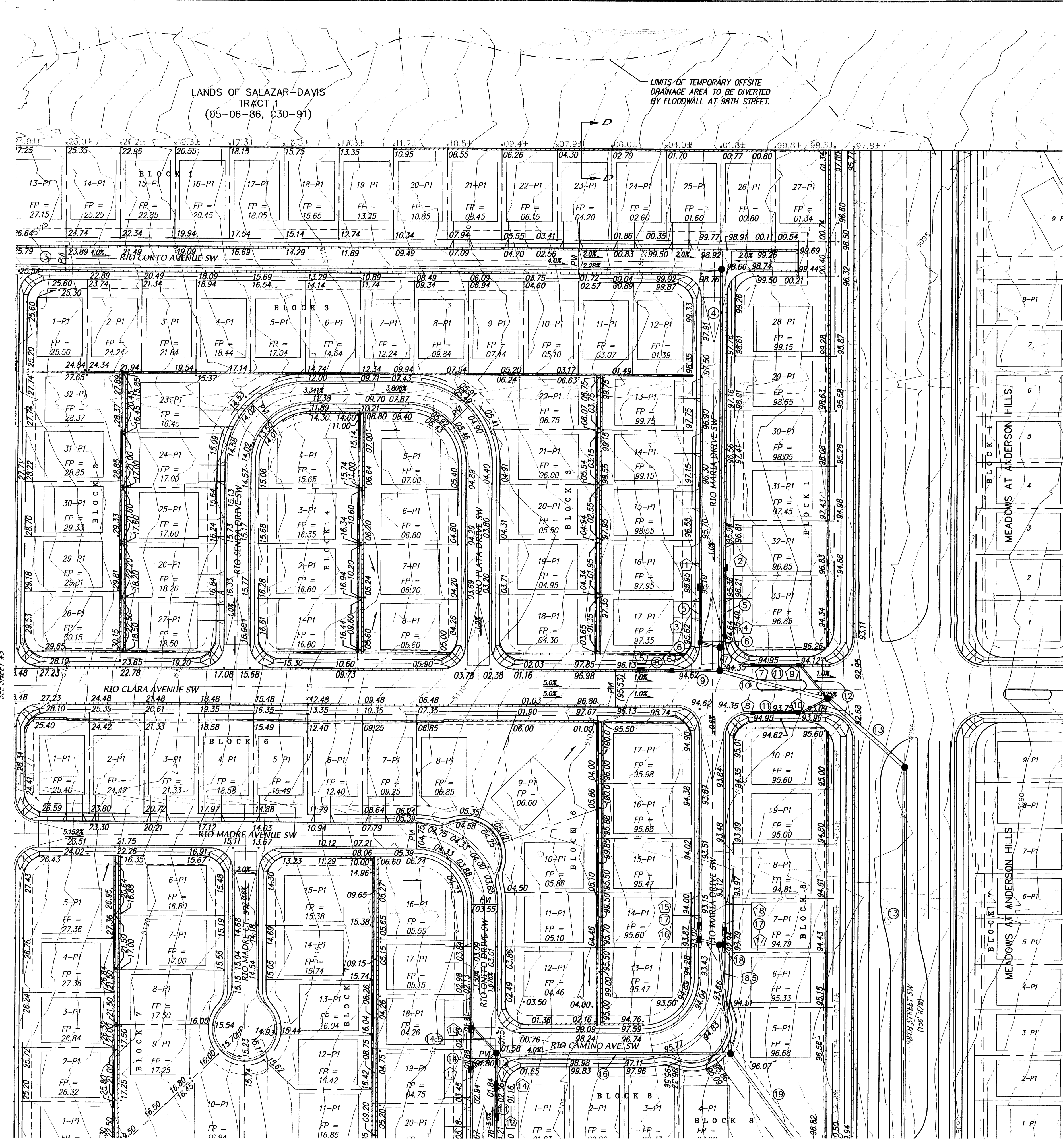
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. \_\_\_\_\_ ZONE MAP NO. \_\_\_\_\_ SHEET **P-9** OF **3 4**

SEE SHEET #1

A2106ANH/DWG/2106-GD60-WEST 7-17-03 NHE RDQ

NOTES



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

**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**

TITLE: **THE HIGHLANDS AT ANDERSON HILLS GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. \_\_\_\_\_ ZONE MAP NO. **P-9** SHEET **4** OF **4**

AS BUILT INFORMATION	
CONTRACTOR	WORK
STARTED BY	DATE
ACCEPTANCE BY	DATE
FIELD DRAWINGS BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	NO.

SURVEY INFORMATION	
FIELD NOTES	BY
NO.	DATE

ENGINEER'S SEAL	
NO.	DATE
REVISIONS	BY
DESIGN	DATE
DRAWN BY	DATE
CHECKED BY	DATE

ENGINEER'S SEAL	
NO.	DATE
REVISIONS	BY
DESIGN	DATE
DRAWN BY	DATE
CHECKED BY	DATE

P:\A2106ANH\DWG\2106-GD60-WEST 7-17-03 NHE RDQ

PRELIMINARY PLAT  
**THE HIGHLANDS AT ANDERSON HILLS**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 8, 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2003

**SUBDIVISION DATA**

GROSS ACRES . . . . . 61.7470 AC  
 ZONE ATLAS NO. . . . . N-9-Z P-9-Z  
 NO. OF LOTS CREATED . . . . . 247 LOTS  
 NO. OF TRACTS CREATED . . . . . 3 TRACTS  
 AREA DEDICATED TO CITY . . . . . 17.1022 AC  
 ZONING . . . . . RL  
 DATE OF SURVEY . . . . . OCTOBER 2002

**NOTES**

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS  $\circ$  SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "ALS LS 7719" (TYP).
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS  $\blacktriangle$ . IT WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:  
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
 "DO NOT DISTURB"  
 "PS#7719"
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

**DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Sections 8, 9, and 10, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACTS A THRU B, ARROWOOD RANCH DEVELOPMENT 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 December 6, 2002 in Book 2002C, Page 390 and containing 61.7470 acres more or less.

**ENGINEERS**

D. MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90806  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505) 828-2200

**OWNERS**

ANDERSON HILLS, LLC  
 PO BOX 12317  
 ALBUQUERQUE, N.M. 87195  
 (505) 822-5562

**SURVEYOR**

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

*REX WILSON*  
 REX WILSON  
 Managing Member, Anderson Hills, LLC  
 7/1/2003  
 DATE

**APPROVED FOR MONUMENTATION AND STREET NAMES**

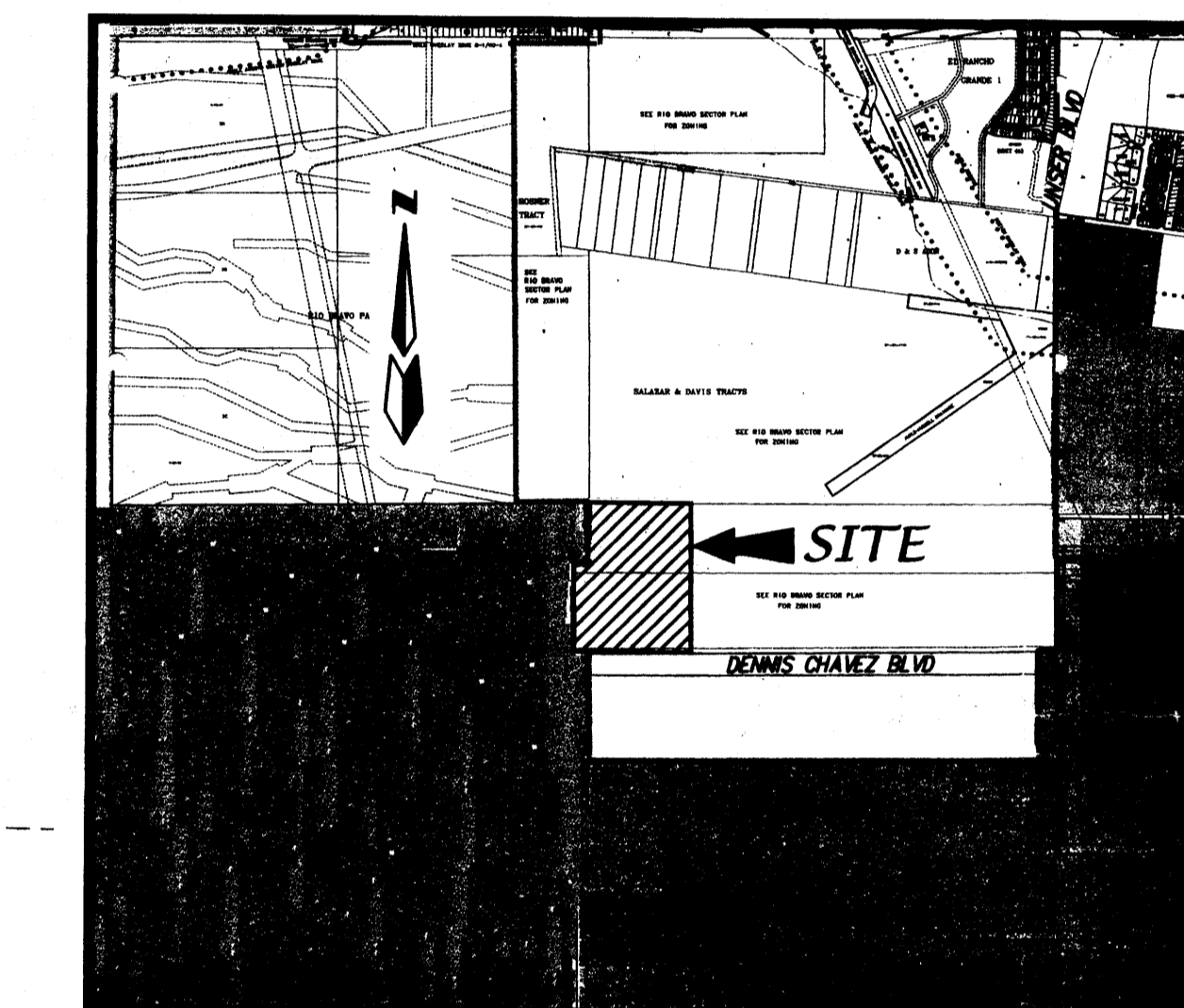
*ALB*  
 City Surveyor, City of Albuquerque, N.M.  
 7-2-03  
 Date

**EASEMENTS**

- EXISTING PUBLIC WATERLINE EASEMENT (12-06-02, 02C-390) VACATED BY: \_\_\_\_\_
- EXISTING PUBLIC ROADWAY, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390) VACATED BY: \_\_\_\_\_
- EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390) VACATED BY: \_\_\_\_\_
- 25' SAS, WATER LINE DRAINAGE AND PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT
- 7' LANDSCAPE EASEMENT GRANTED WITH THIS PLAT
- 38' SAS, WATER LINE DRAINAGE AND PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT

TRACT D  
 ARROWOOD RANCH  
 DEVELOPMENT  
 (12-06-2002, 2002C-390)

EXISTING PUBLIC ROADWAY, DRAINAGE,  
 WATER AND SANITARY SEWER EASEMENT  
 (12-06-02, 02C-390)



ZONE ATLAS: N-9-Z & P-9-Z

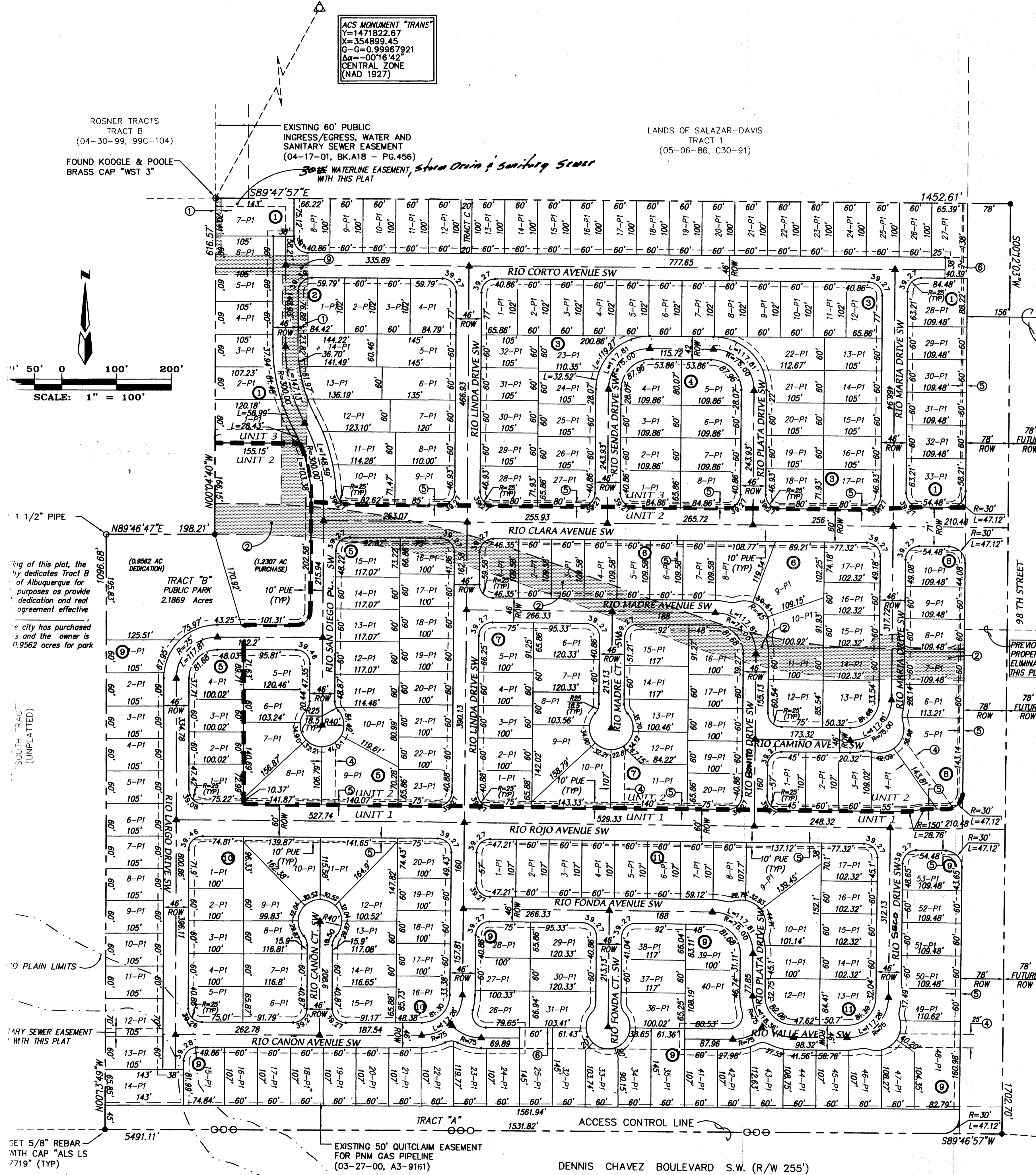
**SITE BENCHMARK**

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

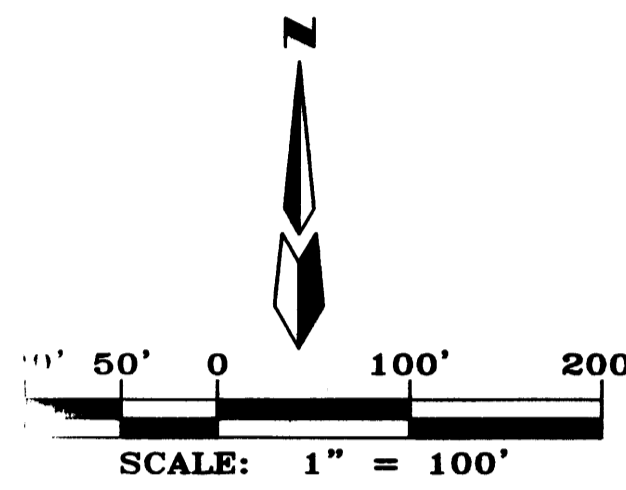
**LEGEND**

- 1 LOT NUMBER
- 3 BLOCK NUMBER
- $\blacktriangle$  CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- PHASE LINE
- VACATION
- FLOOD PLAIN LIMITS

ACS MONUMENT "2-P10"  
 Y=1,464,349.24  
 X= 358,414.13  
 G-G=0.9996842  
 Ag= -00'15.16"  
 CENTRAL ZONE  
 (NAD 1927)



ROSNER TRACTS  
 TRACT B  
 (04-30-99, 99C-104)  
 FOUND KOOGLE & POOLE  
 BRASS CAP "WST 3"



By filing of this plat, the City dedicates Tract B of Albuquerque for purposes as provided herein and the City has purchased the same and the owner is to agree to dedicate and realign the same as shown on this plat.

TRACT "B"  
 PUBLIC PARK  
 2.1869 Acres

TRACT "A"

EXISTING 50' QUITCLAIM EASEMENT FOR PNM GAS PIPELINE (03-27-00, A3-9161)

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

**PRELIMINARY PLAT**  
**THE HIGHLANDS AT ANDERSON HILLS**  
**UNIT 1**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 8, 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2003

**SUBDIVISION DATA**

GROSS ACREAGE	61.7470 AC
ZONE ATLAS NO.	N-9-Z P-9-Z
NO. OF LOTS CREATED	94 LOTS
NO. OF TRACTS CREATED	2 TRACTS
NO. OF PARCELS CREATED	1 PARCEL
AREA DEDICATED TO CITY	8.1965 AC
ZONING	RLT
DATE OF SURVEY	ON 8/27/03

- NOTES**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "ALS LS 7719" (TYP).
  - 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"
  - BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
  - BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
  - ALL DISTANCES SHALL BE GROUND DISTANCES.
  - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

**DESCRIPTION**

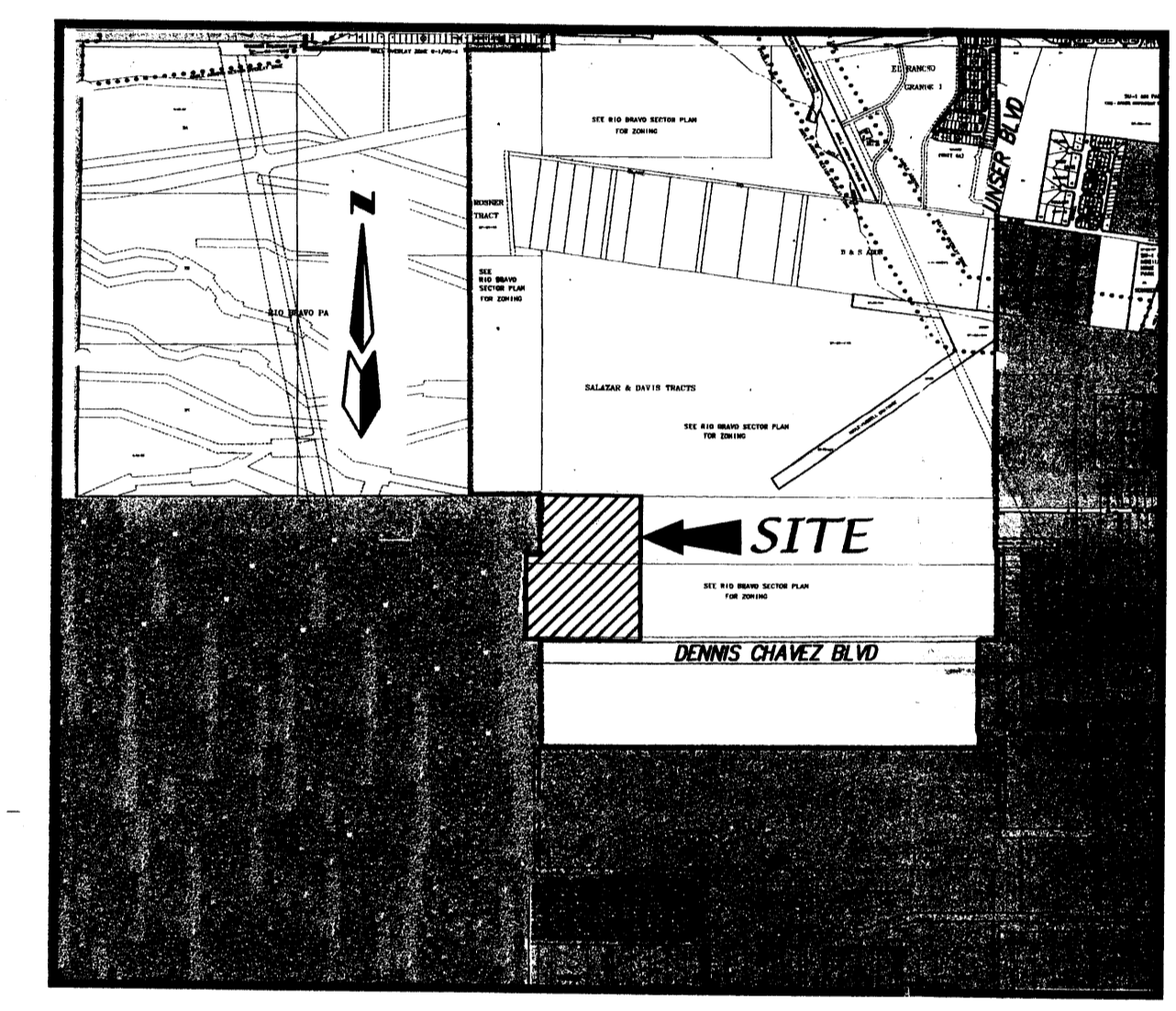
A tract of land situate within the Town of Atrisco Grant, projected Sections 8, 9, and 10, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACTS A THRU G, ARROWOOD RANCH DEVELOPMENT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 6, 2002 in Book 2002C, Page 390 and containing 61.7470 acres more or less.

<b>ENGINEERS</b>	<b>OWNERS</b>
D. MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90608 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200	ANDERSON HILLS, LLC PO BOX 12317 ALBUQUERQUE, N.M. 87195 (505) 822-5562
<b>SURVEYOR</b>	
ALDRICH LAND SURVEYING P.O. BOX 30701 ALBUQUERQUE, N.M. 87190 (505) 884-1990	

REX WILSON  
 Managing Member, Anderson Hills, LLC  
 DATE: 8/19/2003

APPROVED FOR MONUMENTATION AND STREET NAMES  
  
 City Surveyor, City of Albuquerque, N.M.  
 Date: 8-19-03

- EASEMENTS**
- EXISTING PUBLIC WATERLINE EASEMENT (12-06-02, 02C-390) VACATED BY: \_\_\_\_\_
  - EXISTING PUBLIC ROADWAY, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390) VACATED BY: \_\_\_\_\_
  - EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390) VACATED BY: \_\_\_\_\_
  - 25' PUBLIC DRAINAGE AND SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT
  - 7' LANDSCAPE EASEMENT GRANTED WITH THIS PLAT
  - 38' PUBLIC DRAINAGE, SANITARY SEWER & PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT
  - 38' PUBLIC DRAINAGE, WATERLINE, SANITARY SEWER & PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT
  - 40' PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT
  - 40' PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT
  - 15' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT



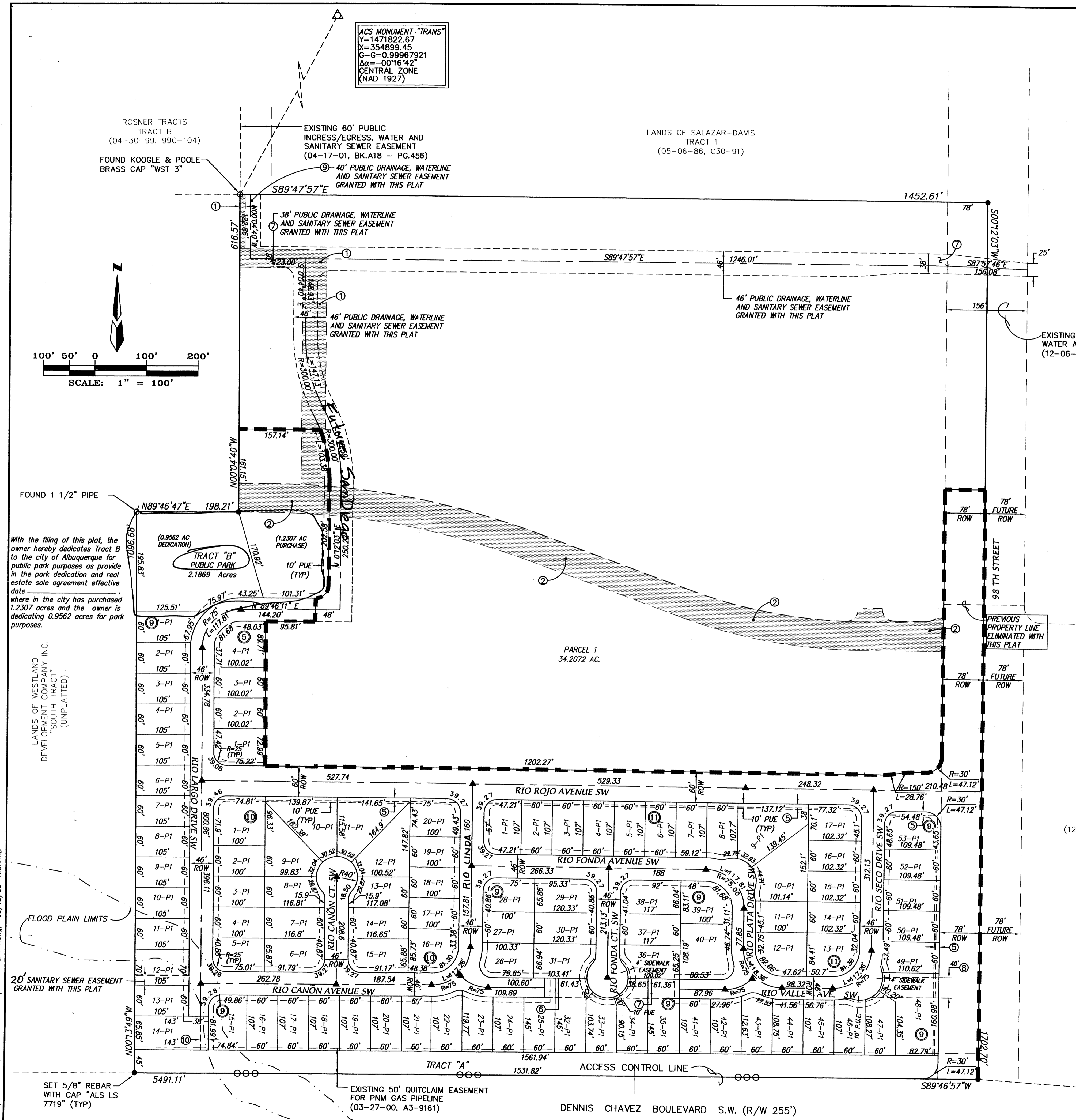
ZONE ATLAS: N-9-Z & P-9-Z

**SITE BENCHMARK**

ACS MONUMENT  
 "3-P10"  
 ELEVATION=493.753  
 (SLD 1929)

- LEGEND**
- LOT NUMBER
  - BLOCK NUMBER
  - CENTER LINE MONUMENT
  - ROW RIGHT-OF-WAY
  - PHASE LINE
  - VACATION
  - FLOOD PLAIN LIMITS

ACS MONUMENT "2-P10"  
 Y=1,464,349.24  
 X= 358,414.13  
 G-G=0.9996842  
 Δα=-00'16"16"  
 CENTRAL ZONE  
 (NAD 1927)

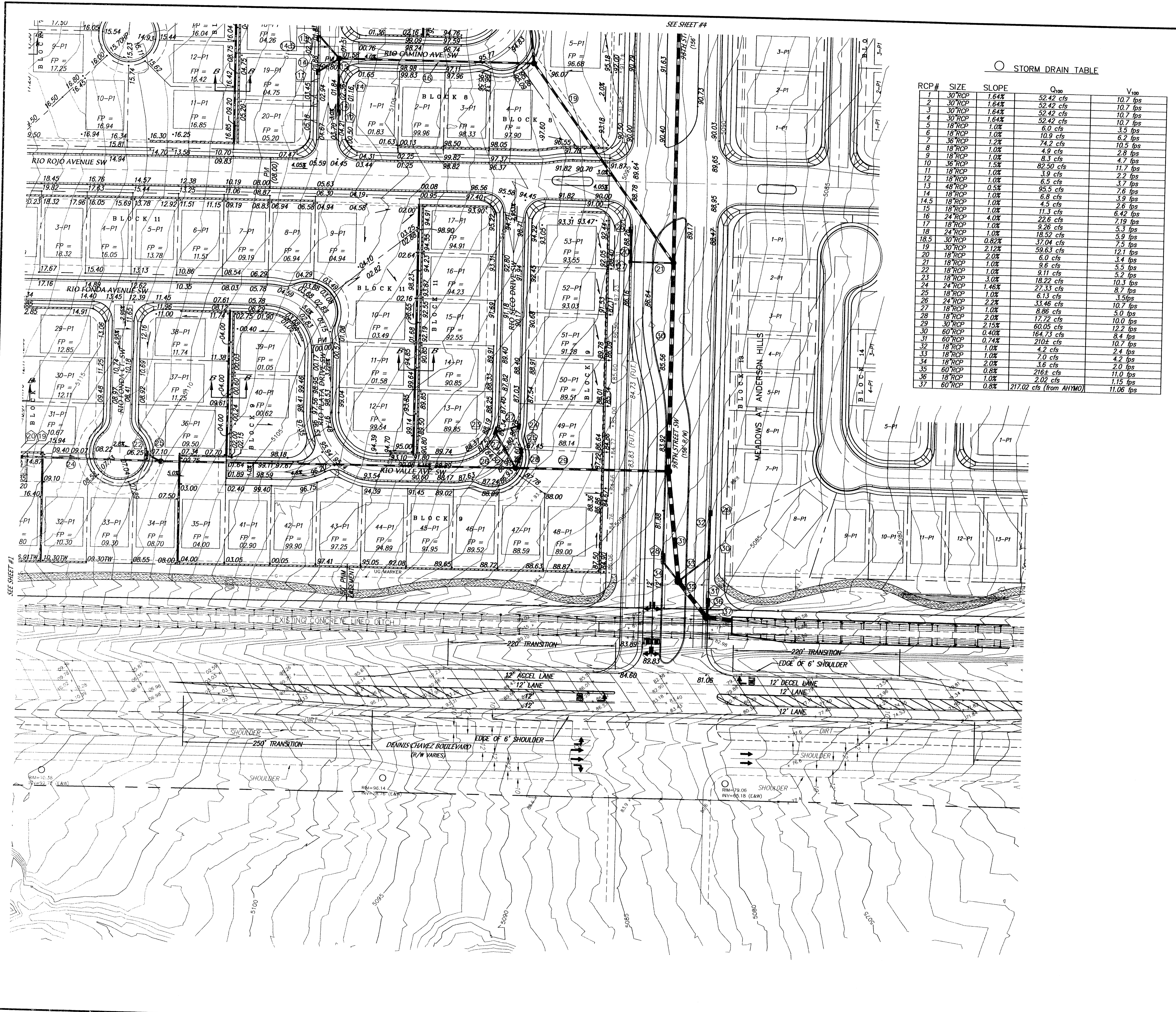


With the filing of this plat, the owner hereby dedicates Tract B to the city of Albuquerque for public park purposes as provide in the park dedication and real estate sale agreement effective date where in the city has purchased 1,2307 acres and the owner is dedicating 0.9562 acres for park purposes.

LANDS OF WESTLAND DEVELOPMENT COMPANY INC. "SOUTH TRACT" (UNPLATTED)

F:\A02\005\A2106\AHV\PRELIMINARY PLAT.dwg, 08/18/03 RICHARD





SEE SHEET #4

○ STORM DRAIN TABLE

RCP#	SIZE	SLOPE	Q <sub>100</sub>	V <sub>100</sub>
1	30" RCP	1.64%	52.42 cfs	10.7 fps
2	30" RCP	1.64%	52.42 cfs	10.7 fps
3	30" RCP	1.64%	52.42 cfs	10.7 fps
4	30" RCP	1.64%	52.42 cfs	10.7 fps
5	18" RCP	1.0%	6.0 cfs	3.5 fps
6	18" RCP	1.0%	10.9 cfs	6.2 fps
7	36" RCP	1.2%	74.2 cfs	10.5 fps
8	18" RCP	1.0%	4.9 cfs	2.8 fps
9	18" RCP	1.0%	8.3 cfs	4.7 fps
10	36" RCP	1.5%	82.50 cfs	11.7 fps
11	18" RCP	1.0%	3.9 cfs	2.2 fps
12	18" RCP	1.0%	6.5 cfs	3.7 fps
13	48" RCP	0.5%	95.5 cfs	7.6 fps
14	18" RCP	1.0%	6.8 cfs	3.9 fps
14.5	18" RCP	1.0%	4.5 cfs	2.6 fps
15	18" RCP	1.0%	11.3 cfs	6.42 fps
16	24" RCP	1.0%	22.6 cfs	7.19 fps
17	18" RCP	1.0%	9.26 cfs	5.3 fps
18	24" RCP	1.0%	18.52 cfs	5.9 fps
18.5	30" RCP	0.82%	37.04 cfs	7.5 fps
19	30" RCP	2.12%	59.63 cfs	12.1 fps
20	18" RCP	2.0%	6.0 cfs	3.4 fps
21	18" RCP	1.0%	9.6 cfs	5.5 fps
22	18" RCP	1.0%	9.11 cfs	5.2 fps
23	18" RCP	3.0%	18.22 cfs	10.3 fps
24	24" RCP	1.0%	27.33 cfs	8.7 fps
25	18" RCP	1.0%	6.13 cfs	3.5 fps
26	24" RCP	1.0%	33.46 cfs	10.7 fps
27	18" RCP	2.2%	8.86 cfs	5.0 fps
28	18" RCP	2.0%	17.72 cfs	10.0 fps
29	30" RCP	2.15%	60.05 cfs	12.2 fps
30	60" RCP	0.40%	164.73 cfs	8.4 fps
31	60" RCP	0.74%	210± cfs	10.7 fps
32	18" RCP	1.0%	4.2 cfs	2.4 fps
33	18" RCP	1.0%	7.0 cfs	4.2 fps
34	18" RCP	2.0%	3.6 cfs	2.0 fps
35	60" RCP	0.8%	216± cfs	11.0 fps
36	18" RCP	1.0%	2.02 cfs	1.15 fps
37	60" RCP	0.8%	217.02 cfs (from ANYMO)	11.06 fps

NOTES

◇ STORM DRAIN INLET TABLE

INLET #	TYPE	INV.	GRATE
1	A		
2	A		
3	A		
4	C		
5	A		
6	C		
7	C		
8	C		
9	C		
10	C		
11	A		
12	A		
13	A		
14	A		
15	C		
16	DBL A (ST)		
17	DBL A (ST)		
18	A		
19	C		
20	C		
21	DBL A (ST)		
22	SGL A (DT)		
23	SGL A (DT)		
24	A		
25	DBL C		
26	A		
27	C		
28	SGL A (DT)		
29	A		
30	C		
31	SGL A (DT)		

AS BUILT INFORMATION

CONTRACTOR: STATION 2+P10" IS LOCATED 4.9 MI. SW OF DOWNTOWN ALBUQUERQUE TO REACH STATION FROM INT. OF COORS AND DENIS CHAVEZ BLVD. (FORMERLY RIO BRADDO). GO N. ON COORS 0.1 MI. TO FLORA VISTA AND GO WEST ON FLORA VISTA 0.5 MI. TO CONDESHIRE. THEN GO S. ON CONDESHIRE 0.4 MI. TO A POINT APPROX. 50 FT. W. OF THE STATION. STATION MARK IS AN ACS 3 1/4" ALUM CAP STAMPED "2+P10. 1987" RIVETED TO A PIPE PROJECTING 0.25 FT ABOVE THE GROUND. X=35941.13, Y=1464349.24 (NAD 27) Z=4991 (NGVD 29).

SURVEY INFORMATION

FIELD NOTES BY: [Blank]

ENGINEER'S SEAL

REMARKS: NO. DATE BY: [Blank]

DESIGNED BY: DLH DATE: 1/03  
 DRAWN BY: NHE DATE: 1/03  
 CHECKED BY: DMG DATE: 1/03

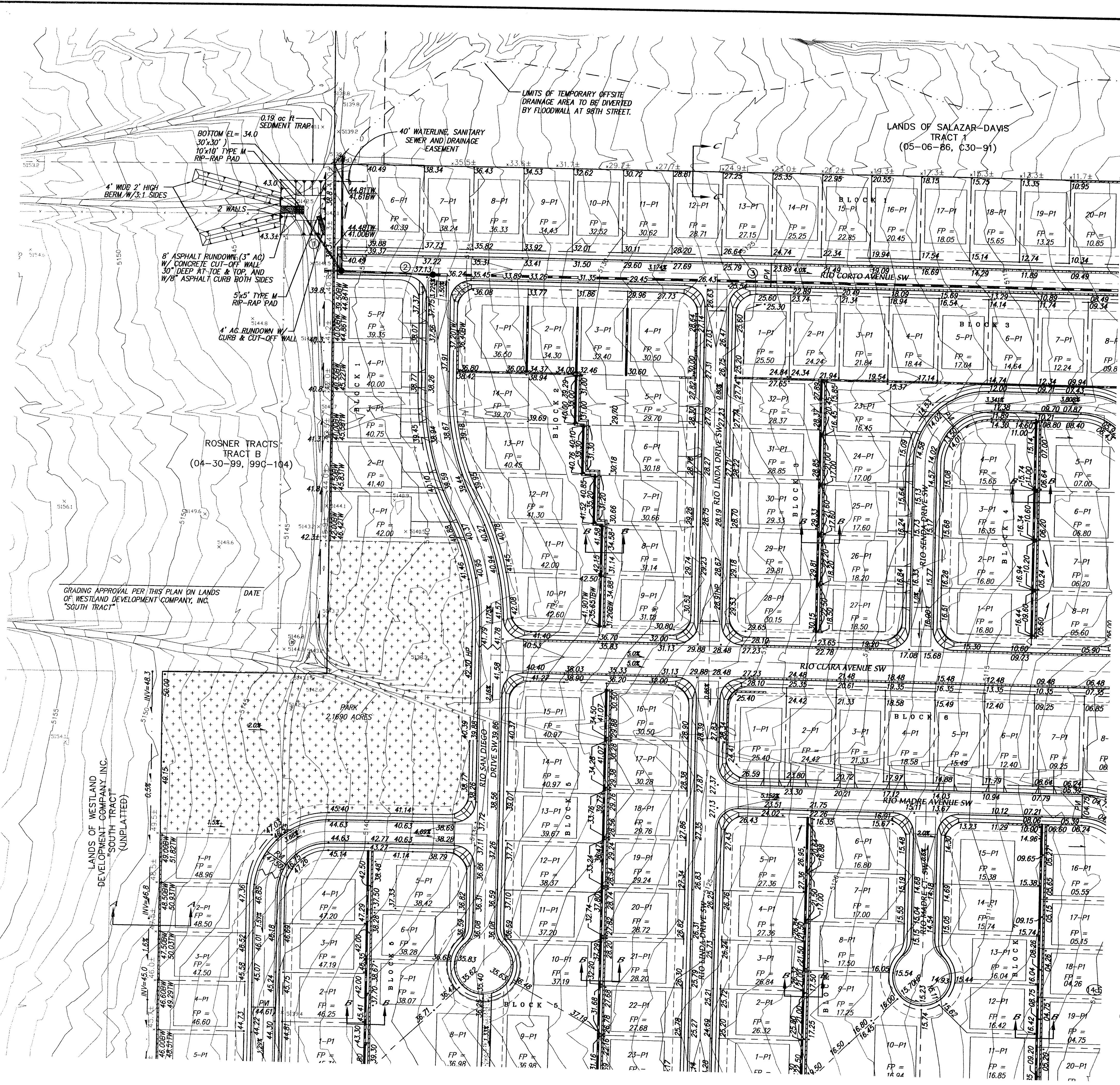
dmg MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT

TITLE: THE HIGHLANDS AT ANDERSON HILLS  
 GRADING & DRAINAGE PLAN

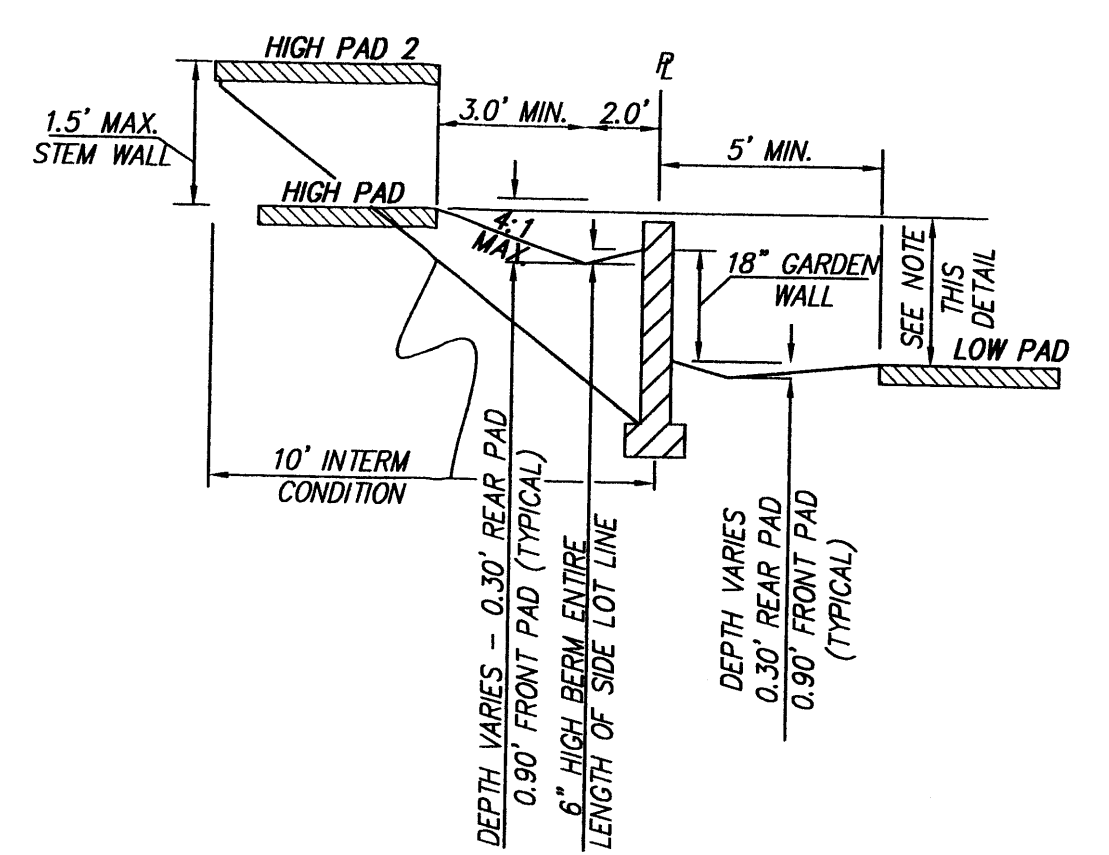
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LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	P-9	2	4





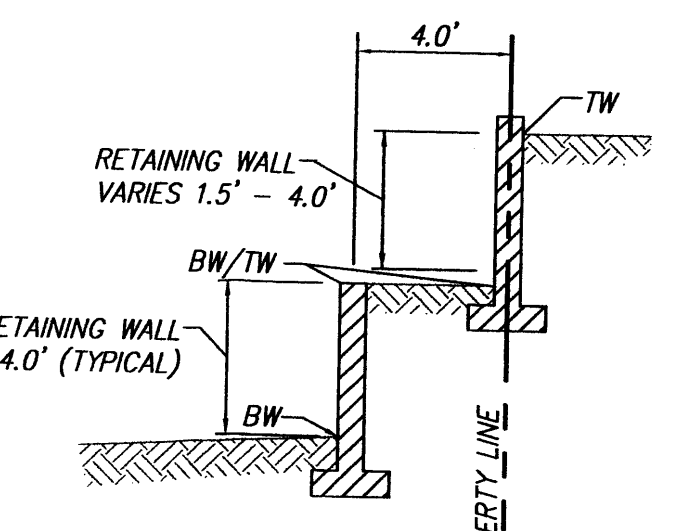
**NOTES**

**NOTE:**  
**USE RETAINING WALLS:**  
 WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE ADJACENT PADS IS 3.0' OR MORE A RETAINING WALL MUST BE CONSTRUCTED BETWEEN THE LOTS AS SHOWN ON THE PLAN AND THERE WILL BE NO PRIVATE DRAINAGE EASEMENT.  
**USE STEM WALLS:**  
 WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE ADJACENT PADS IS GREATER THAN 1.5' BUT LESS THAN 3.0', A STEM WALL SHALL BE CONSTRUCTED BY THE BUILDER ON THE "HIGH SIDE" OF LOT PAD.  
**FOR ALL SIDE YARDS:**  
 EACH LOT OWNER MUST CONSTRUCT, OPERATE, AND MAINTAIN HIS OWN SEPARATE DRAINAGE SWALE ALL THE WAY TO THE STREET AND CROSS LOT DRAINAGE WILL BE PREVENTED BY SOME COMBINATION OF WALLS AND BERMS ON THE COMMON LOT LINE TO BE JOINTLY MAINTAINED BY BOTH LOT OWNERS.



**\*PAD TO PAD 1.5' > 3.0', SECTION B-B CONSTRUCT STEM WALL**  
 N.T.S.  
**\*PAD TO PAD < 1.5', SECTION B-B CONSTRUCT GARDEN WALL**  
 N.T.S.  
**\*PAD TO PAD > 3.0', SECTION B-B CONSTRUCT RETAINING WALL**  
 N.T.S.

**SIDEYARD DETAIL**  
 N.T.S.



**DOUBLE RETAINING WALL DETAIL**  
 N.T.S.

**AS BUILT INFORMATION**

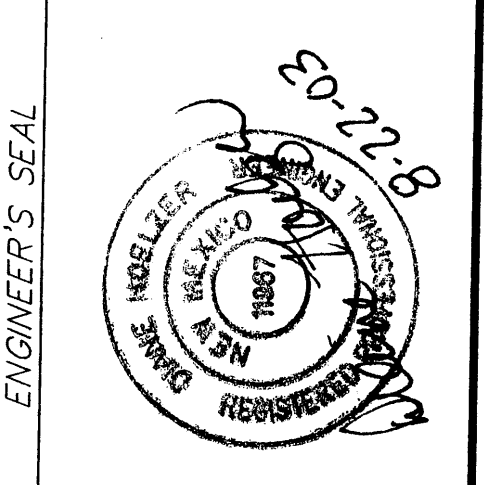
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WORK STAGED BY	DATE
ACCEPTED BY	DATE
FIELD CHECKED BY	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE
NO.	NO.

**BENCH MARKS**

NO.	DATE
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**SURVEY INFORMATION**

NO.	DATE
-----	------



**ENGINEER'S SEAL**

NO.	DATE
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**REVISIONS**

NO.	DATE	REMARKS	BY

**DESIGN INFORMATION**

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

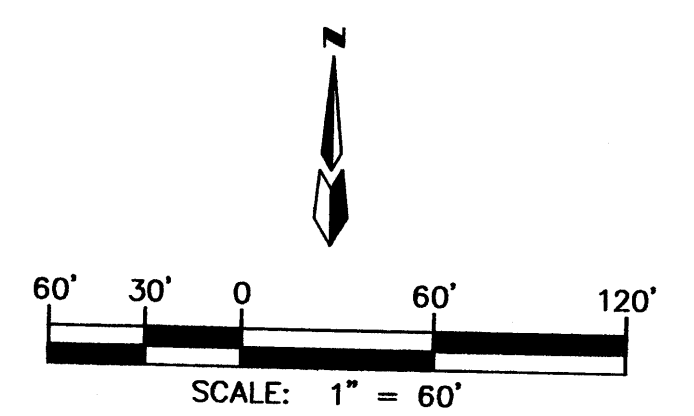
**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
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**PUBLIC WORKS DEPARTMENT**

TITLE: **THE HIGHLANDS AT ANDERSON HILLS GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

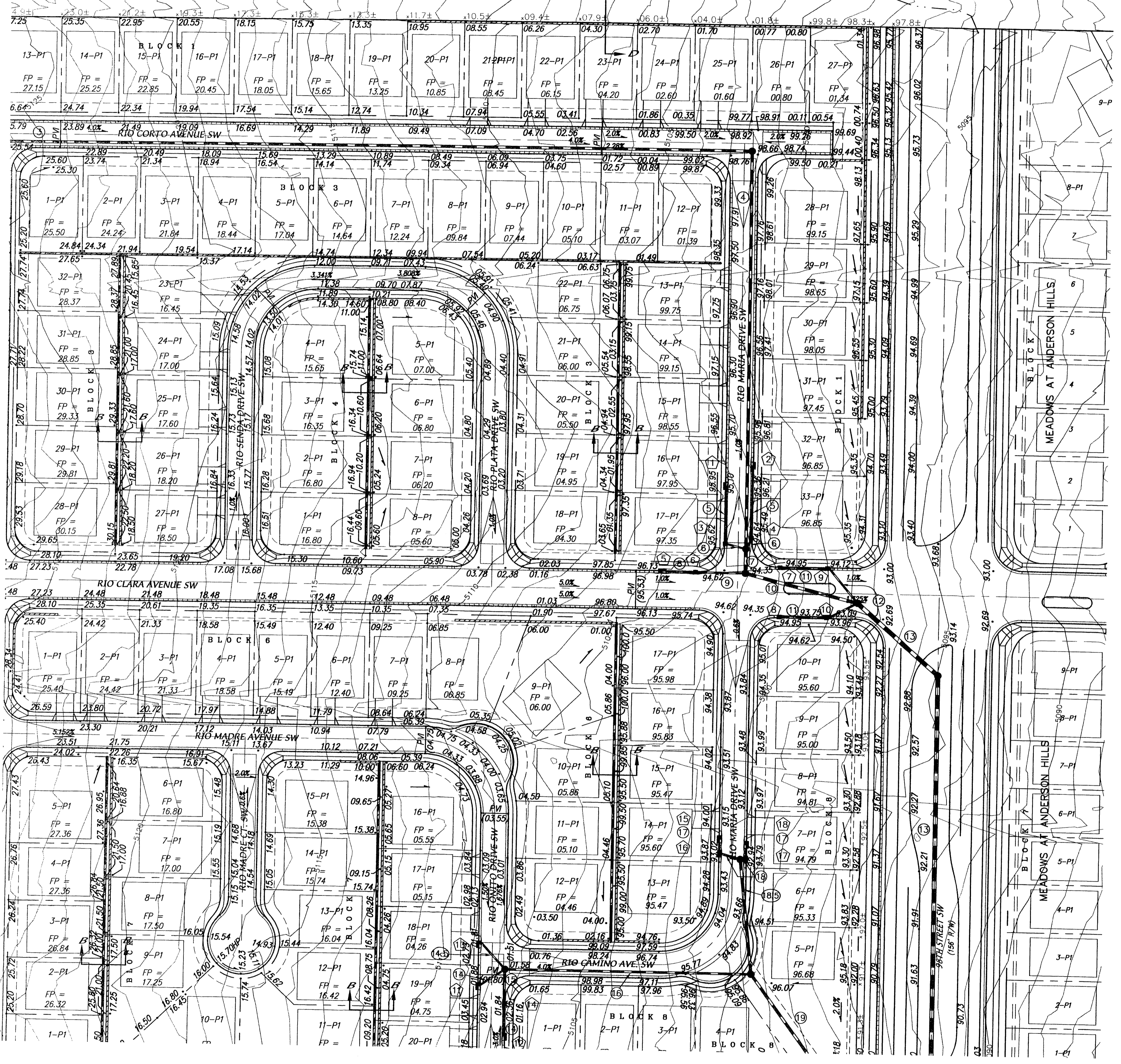
CITY PROJECT NO. \_\_\_\_\_ ZONE MAP NO. \_\_\_\_\_ SHEET \_\_\_\_\_ OF \_\_\_\_\_



SEE SHEET #1

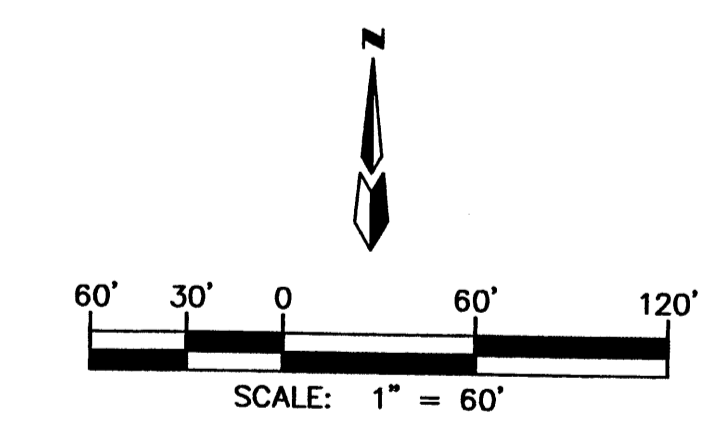
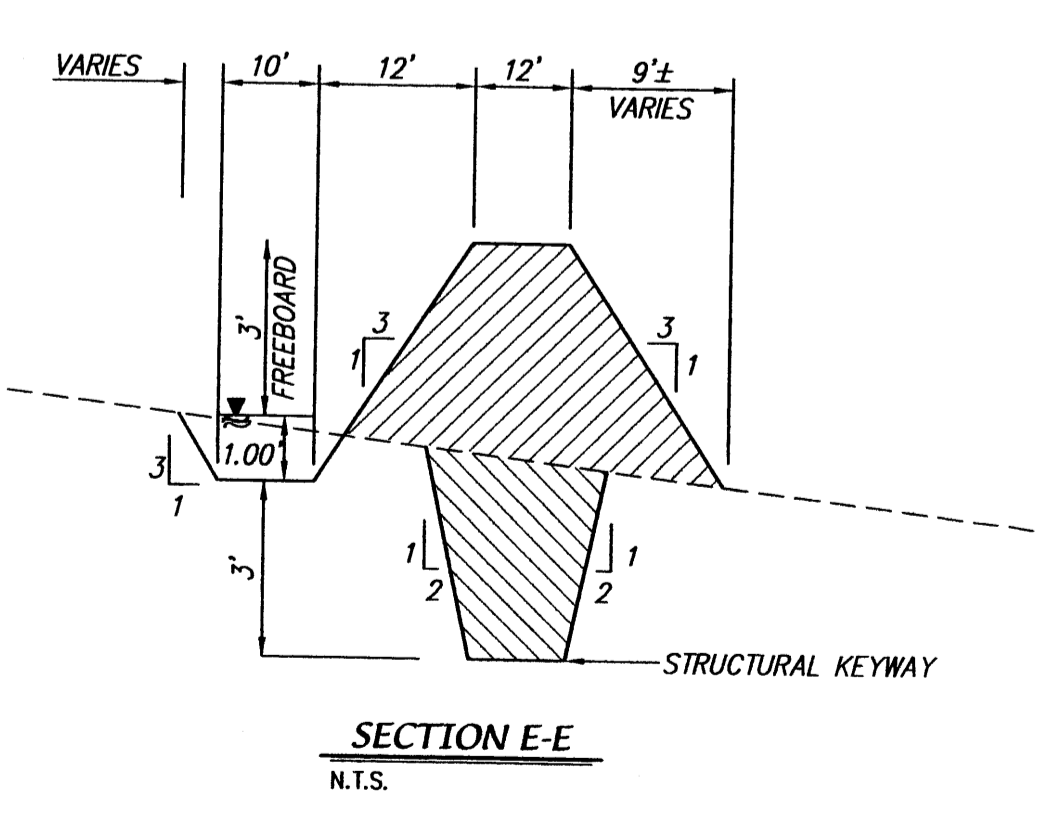
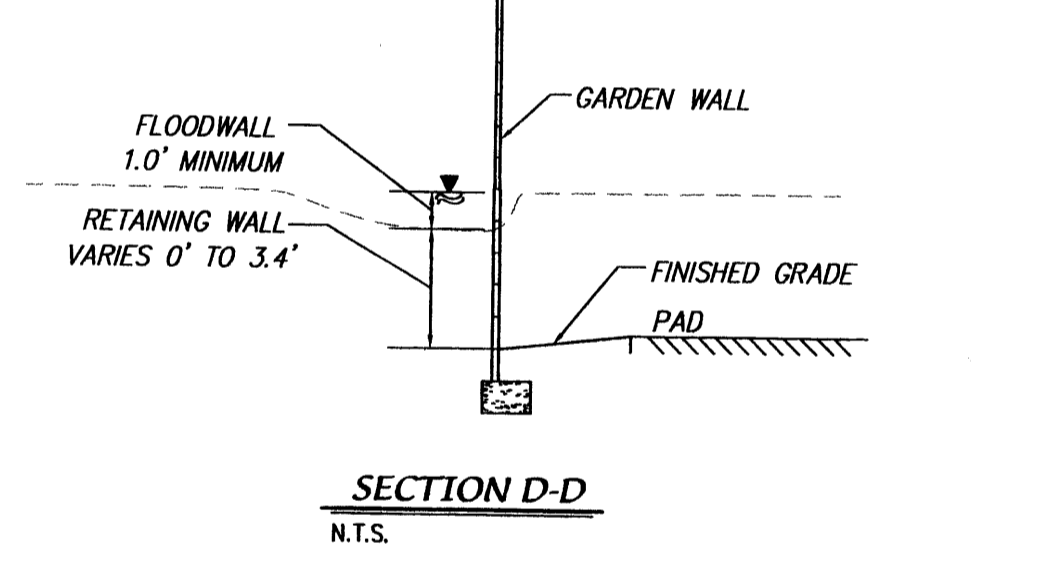
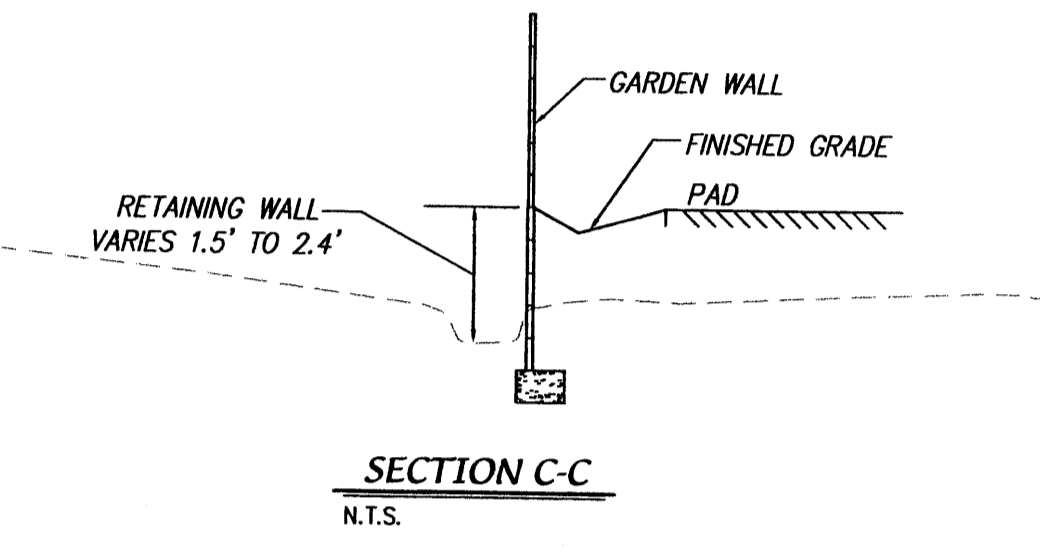
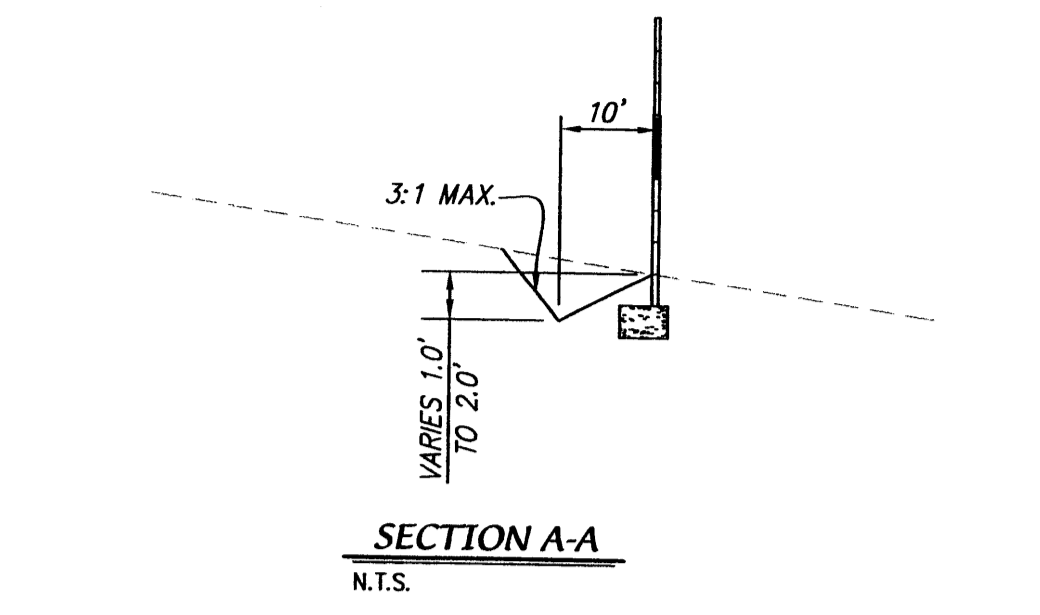
LANDS OF SALAZAR-DAVIS TRACT 1 (05-06-86, C30-91)

LIMITS OF TEMPORARY OFF-SITE DRAINAGE AREA TO BE DIVERTED BY FLOODWALL AT 98TH STREET.



SEE SHEET #2

NOTES



AS BUILT INFORMATION		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE
WORKER	DATE	BY	DATE	SEAL	DATE
INSPECTOR'S BY	DATE	FIELD	DATE	REMARKS	DATE
FIELD LABEL BY	DATE	REVISIONS	DESIGN	DESIGNED BY	DATE
VERIFICATION BY	DATE			DRAWN BY	DATE
CORRECTED BY	DATE			CHECKED BY	DATE
MICRO-FILM INFORMATION					
RECORDED BY	DATE				
NO.	DATE				

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DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	P-9	4	4