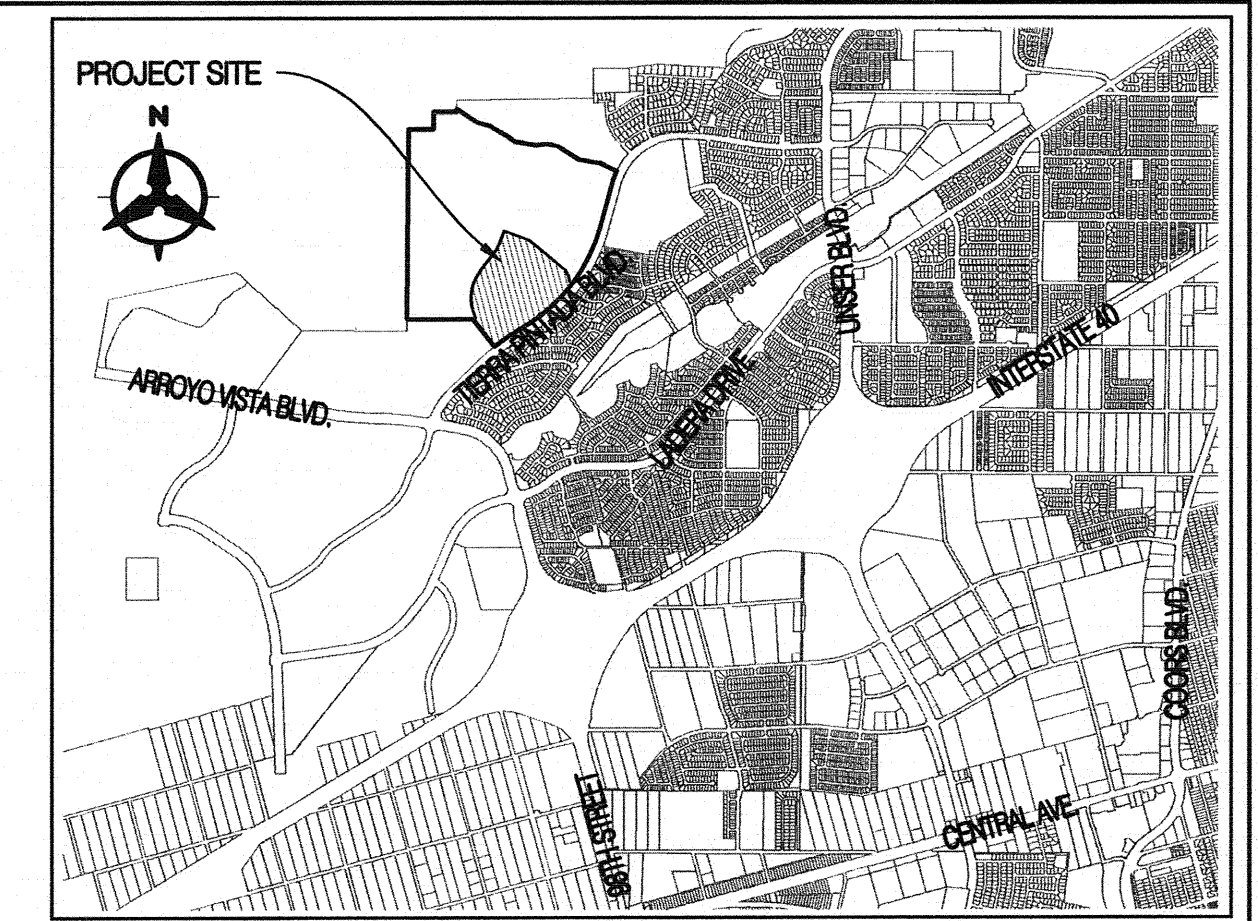


AMENDED PRELIMINARY PLAT PULTE @ MIREHAVEN PHASE 2 (REPLAT OF TRACT N-2-D) ALBUQUERQUE, NEW MEXICO MARCH, 2016

Plot is located within Town of Atrisco Grant, projected Sections 8 & 9, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.



LOCATION MAP
SCALE: 1"=3000'

Zone Atlas Index Number: H-8 & H-9.

SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY, PS 16469".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 16469".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

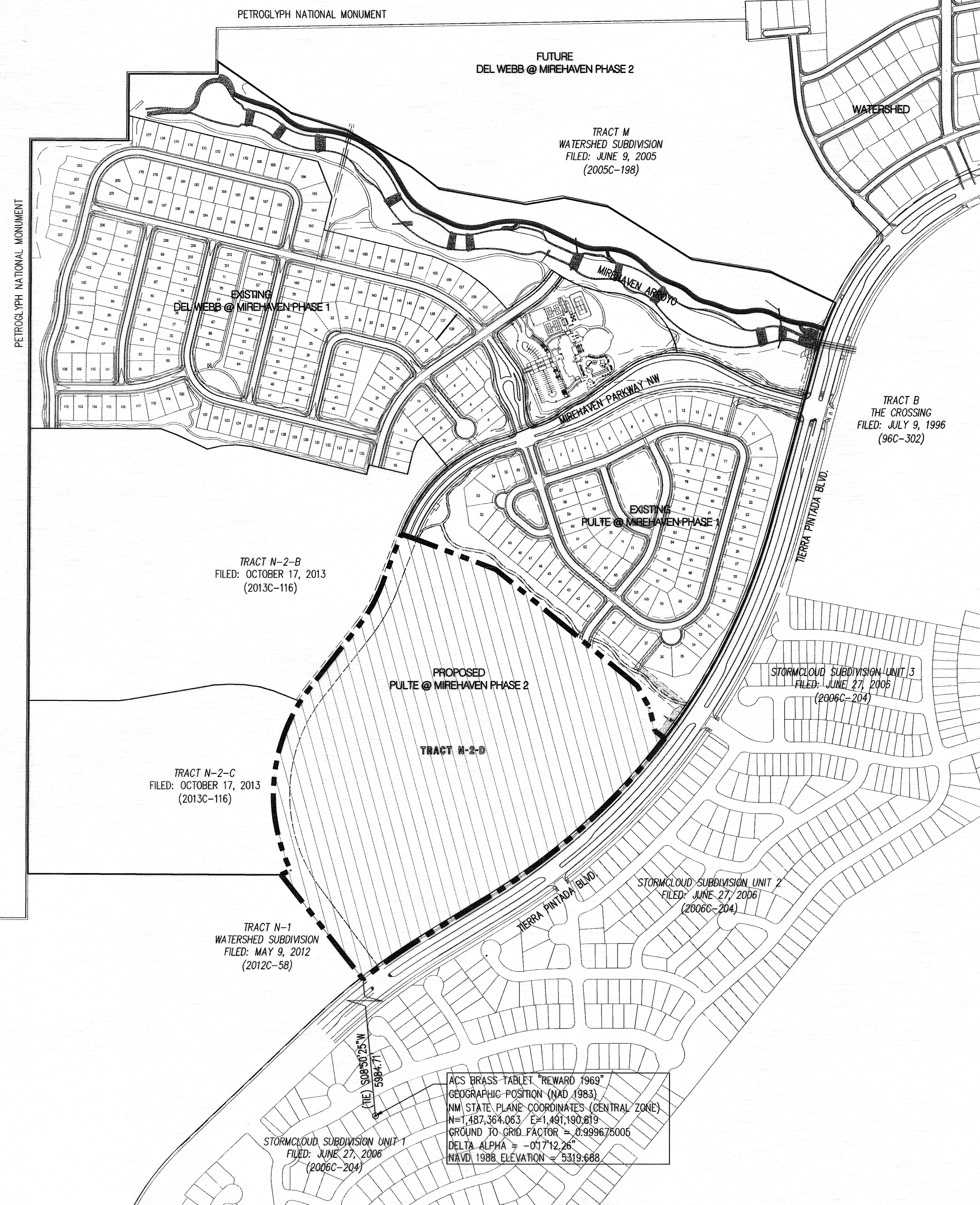
APPROVED FOR MONUMENTATION AND STREET NAMES

Soren M. Riechman, P.S. 3/7/16
CITY SURVEYOR DATE

OWNER: PULTE DEVELOPMENT OF NEW MEXICO, INC
a Michigan Company

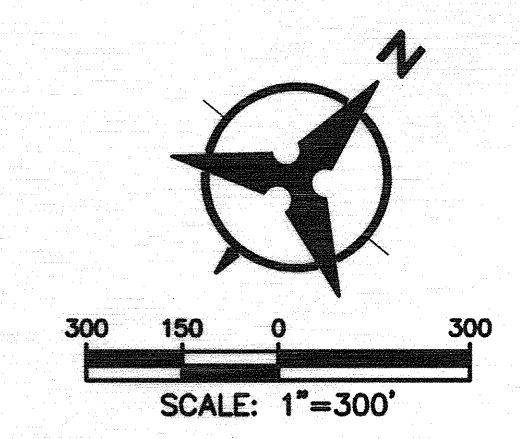
BY *Garret Price*
Garret Price, Vice President of Land

DATE: 3/4/16



LEGEND	
- - - - -	SUBDIVISION BOUNDARY LINE
— — — — —	TRACT LINE
- · - · - · -	ADJOINING PROPERTY LINE
- · - · - · -	EXISTING EASEMENT
▨ ▨ ▨ ▨ ▨	PROJECT SITE

ACS BRASS TABLET "REWARD 1969"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,487,364.063, E=1,491,190.819
GROUND TO GRID FACTOR = 0.999675005
DELTA ALPHA = -01°12'26"
NAVD 1988 ELEVATION = 5319.688



LEGAL DESCRIPTION:
 A REPLAT OF:
 TRACT N-2-D, WATERSHED SUBDIVISION
 FILED: OCTOBER 17, 2013 (2013C-116)

1. EXISTING ZONING: SU-2 FOR PDA
 PROPOSED ZONING: SU-2 FOR PDA
 PROPOSED RESIDENTIAL DEVELOPMENT:
 SINGLE FAMILY DETACHED RESIDENTIAL

2. TOTAL ACREAGE:
 EXISTING TRACT N-2-D = 47.1187 ACRES

ACREAGE:
 TRACT N-2-D-1 = 2.1071 Acres
 TRACT N-2-D-2 = 0.0513 Acres
 TRACT N-2-D-3 = 0.3692 Acres
 TRACT N-2-D-4 = 0.8263 Acres
 TRACT N-2-D-5 = 0.0814 Acres
 TRACT N-2-D-6 = 0.1722 Acres
 TRACT N-2-D-7 = 0.0907 Acres
 TRACT N-2-D-8 = 0.0374 Acres
 TRACT N-2-D-9 = 0.0565 Acres
 TRACT N-2-D-10 = 0.1422 Acres
 TRACT N-2-D-11 = 0.0410 Acres
 TRACT N-2-D-12 = 0.0818 Acres
 TRACT N-2-D-13 = 0.0459 Acres
 TRACT N-2-D-14 = 0.2377 Acres
 TRACT N-2-D-15 = 0.3471 Acres
 TRACT N-2-D-16 = 0.0522 Acres
 TRACT N-2-D-17 = 0.0455 Acres
 TRACT N-2-D-18 = 0.0117 Acres
 TRACT N-2-D-19 = 0.0230 Acres

TOTAL NET ACREAGE 47.1187 ACRES

NUMBER OF LOTS: PHASE 1 = 89
 PHASE 2 = 84
 TOTAL 173

PROPOSED DENSITY: 3.67 D.U./ACRE
 3. MINIMUM LOT DIMENSIONS 55' x 120'
 MINIMUM LOT AREA 6600 S.F.

4. ALL STREETS, UTILITIES AND DRAINAGE
 IMPROVEMENTS ARE TO BE PUBLIC, TO BE
 DEDICATED FOR MAINTENANCE TO THE CITY OF
 ALBUQUERQUE.
 5. LOT SETBACKS SHALL CONFORM TO SU-2 FOR DA
 ZONE REGULATIONS.

AMENDED PRELIMINARY PLAT PULTE @ MIREHAVEN PHASE 2 (REPLAT OF TRACT N-2-D) ALBUQUERQUE, NEW MEXICO MARCH, 2016



25' PUBLIC PEDESTRIAN
 EASEMENT GRANTED TO THE
 CITY OF ALBUQUERQUE AND
 25' WATER LINE EASEMENT
 GRANTED TO THE ABCWUA WITH
 THE FILING OF THIS PLAT

EXISTING PUBLIC ACCESS &
 PUBLIC DRAINAGE EASEMENT
 FILED: OCTOBER 17, 2013
 (2013C-116)

EXISTING PUBLIC ACCESS &
 PUBLIC DRAINAGE EASEMENT
 (HATCHED AREA)
 TO BE VACATED WITH THE
 FINAL PLAT

TRACT N-2-D-15

80' FLOATING PUBLIC
 VEHICULAR & PEDESTRIAN
 ACCESS EASEMENT FOR THE
 BENEFIT OF TRACT N-1 TO
 BE CONFINED AND DEFINED
 WITH FUTURE PLATTING

TRACT N-1
 WATERSHED SUBDIVISION
 FILED: MAY 9, 2012
 (2012C-58)

TRACT N-2-D-1

TRACT N-2-D-1

TRACT N-2-D-1

TRACT N-2-D-1

TRACT N-2-D-1

TRACT N-2-D-1

TRACT N-2-D-1

TRACT N-2-D-1

EXISTING PUBLIC ACCESS &
 PUBLIC DRAINAGE EASEMENT
 FILED: OCTOBER 17, 2013
 (2013C-116)

EXISTING PUBLIC ACCESS &
 PUBLIC DRAINAGE EASEMENT
 (HATCHED AREA)
 TO BE VACATED WITH THE
 FINAL PLAT

TRACT N-2-D-15

TRACT N-2-D-15

TRACT N-2-D-15

TRACT N-2-D-15

TRACT N-2-D-15

TRACT N-2-D-15

TRACT N-2-D-15

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 FILED: OCTOBER 17, 2013
 (2013C-116)

EXISTING PUBLIC ACCESS &
 PUBLIC DRAINAGE EASEMENT
 (HATCHED AREA)
 TO BE VACATED WITH THE
 FINAL PLAT

TRACT N-2-D-15

TRACT N-2-D-15

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TRACT N-2-D-15

TRACT N-2-D-15

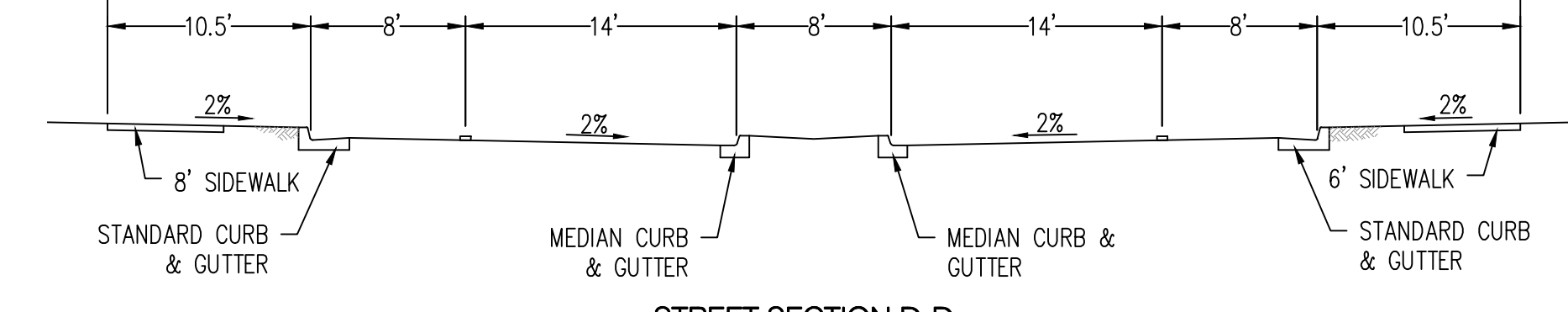
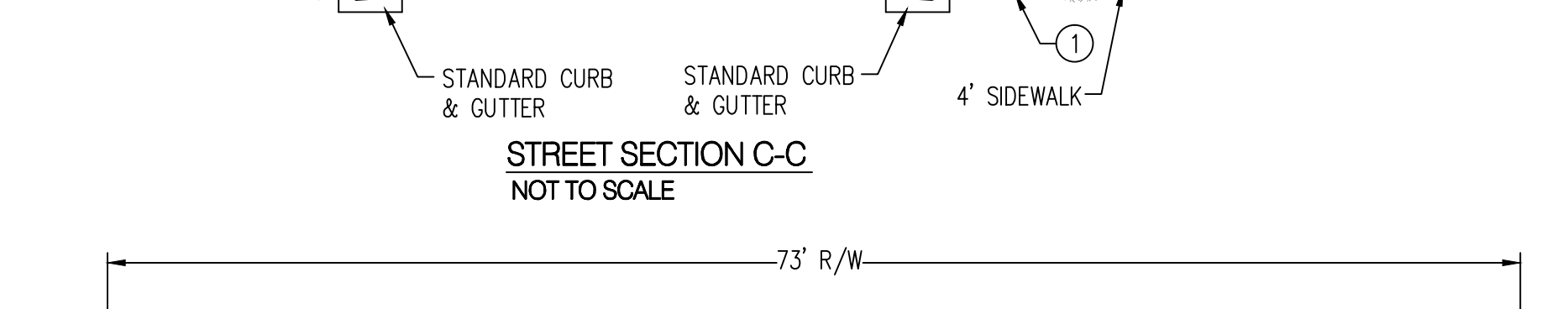
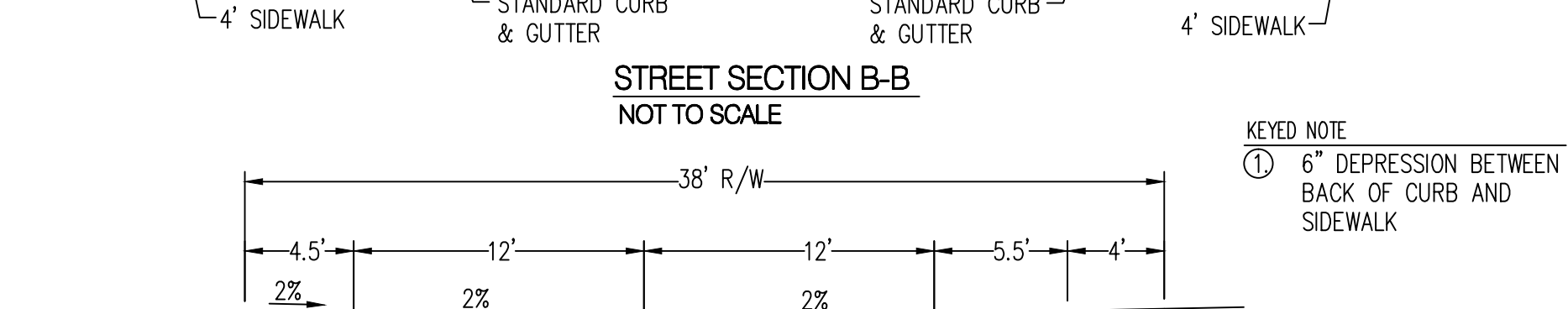
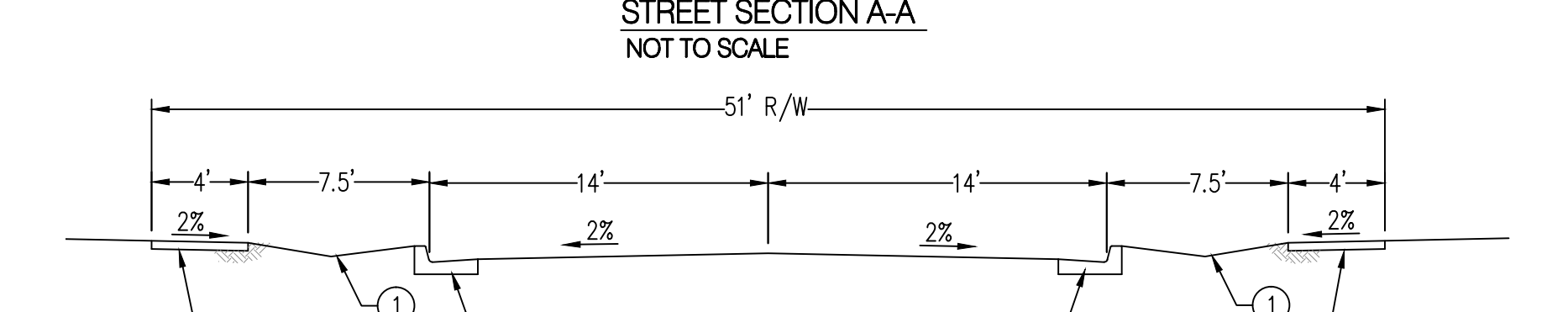
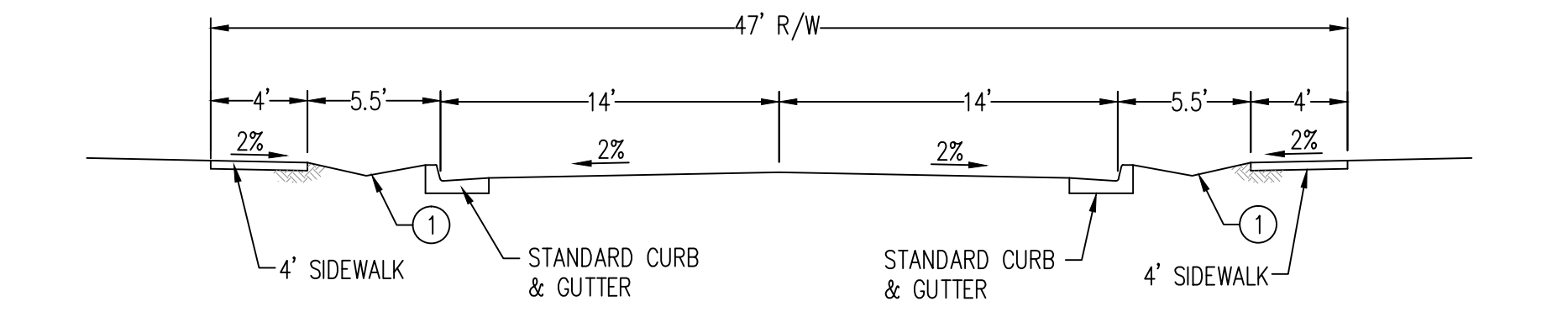
TRACT N-2-D-15

TRACT N-2-D-15

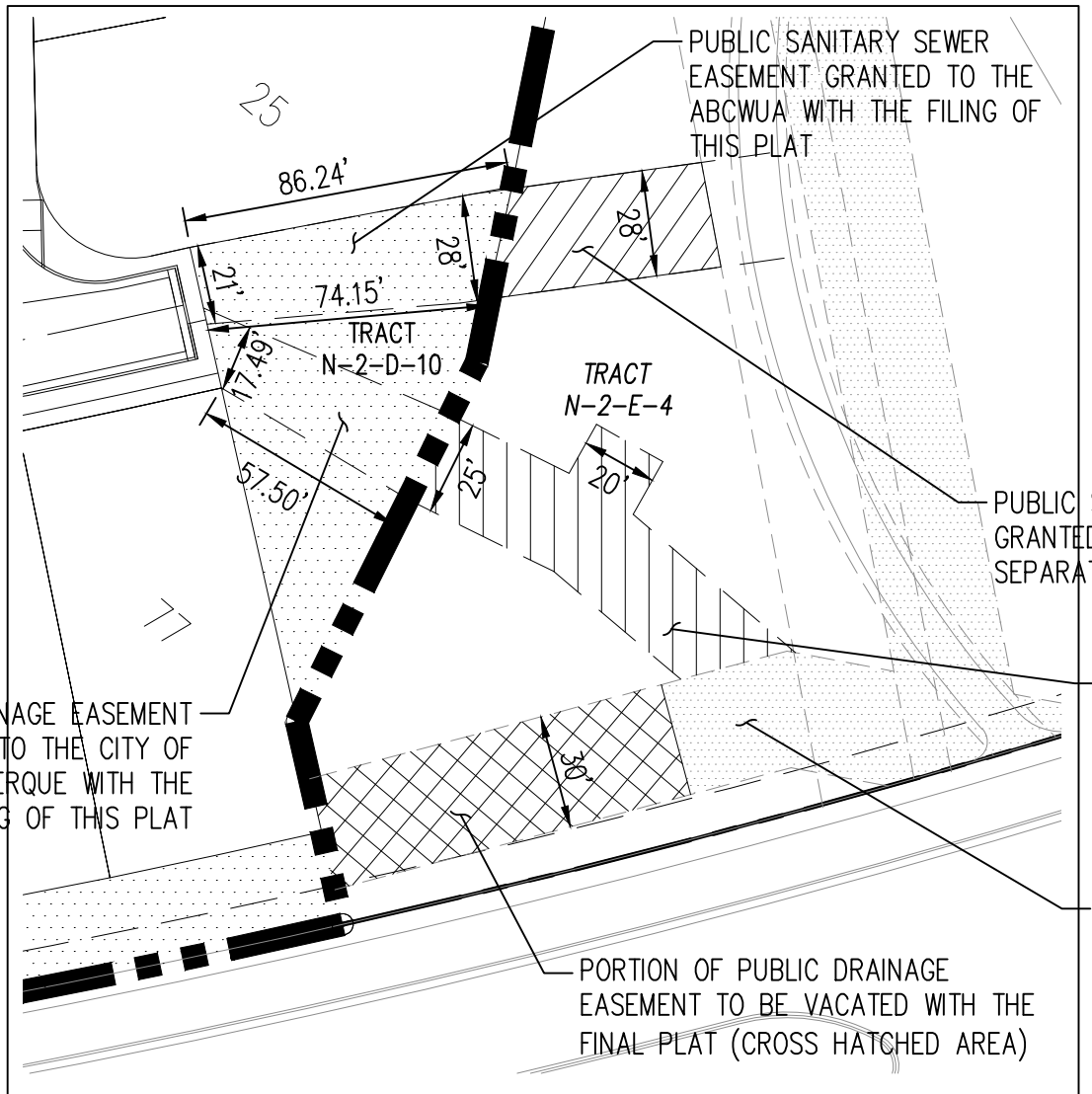
TRACT N-2-D-15

TRACT N-2-D-15

TRACT N-2-D-15



KEYED NOTE
 ① 6" DEPRESSION BETWEEN
 BACK OF CURB AND
 SIDEWALK



LEGEND

- SUBDIVISION BOUNDARY LINE
- TRACT LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT

PUBLIC SANITARY SEWER
 EASEMENT GRANTED TO THE
 ABCWUA WITH THE FILING OF
 THIS PLAT

PUBLIC SANITARY SEWER EASEMENT
 GRANTED TO THE ABCWUA BY
 SEPARATE DOCUMENT

PUBLIC DRAINAGE EASEMENT
 GRANTED TO THE CITY OF
 ALBUQUERQUE WITH THE
 FILING OF THIS PLAT

PUBLIC DRAINAGE EASEMENT
 GRANTED TO THE CITY OF
 ALBUQUERQUE BY SEPARATE
 DOCUMENT

SHADED AREA DESIGNATES
 PUBLIC DRAINAGE EASEMENT FILED:
 JUNE 30, 2014
 (2014C-0064)

PORTION OF PUBLIC DRAINAGE
 EASEMENT TO BE VACATED WITH
 THE FINAL PLAT (CROSS HATCHED AREA)

Curve Data

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	21°20'26"	536.61'	1060.78'	2848.00'	1054.66'	S47°51'22"W
C2	06°41'04"	173.09'	345.79'	2964.00'	345.60'	S55°11'13"W
C3	63°53'55"	486.13'	869.33'	779.50'	824.98'	N06°09'48"E
C4	17°17'45"	109.58'	217.50'	720.50'	216.67'	N29°27'54"E

Tangent Data

ID	BEARING	DISTANCE
T1	S64°12'51"W	46.91'
T2	N70°45'54"W	75.52'
T3	N28°47'32"W	113.85'
T4	N13°29'28"W	106.12'
T5	N52°48'51"W	54.87'