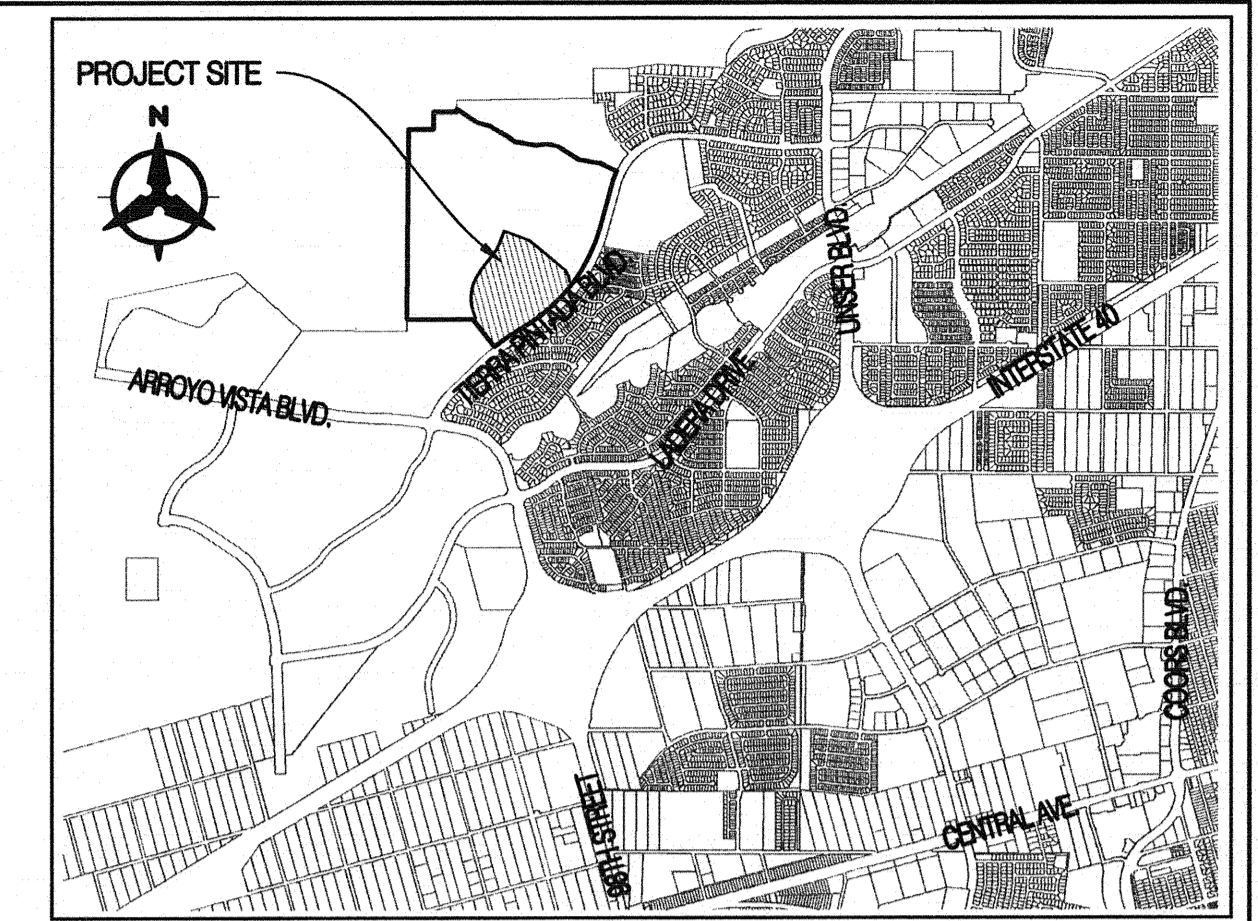


AMENDED PRELIMINARY PLAT PULTE @ MIREHAVEN PHASE 2 (REPLAT OF TRACT N-2-D) ALBUQUERQUE, NEW MEXICO MARCH, 2016

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.

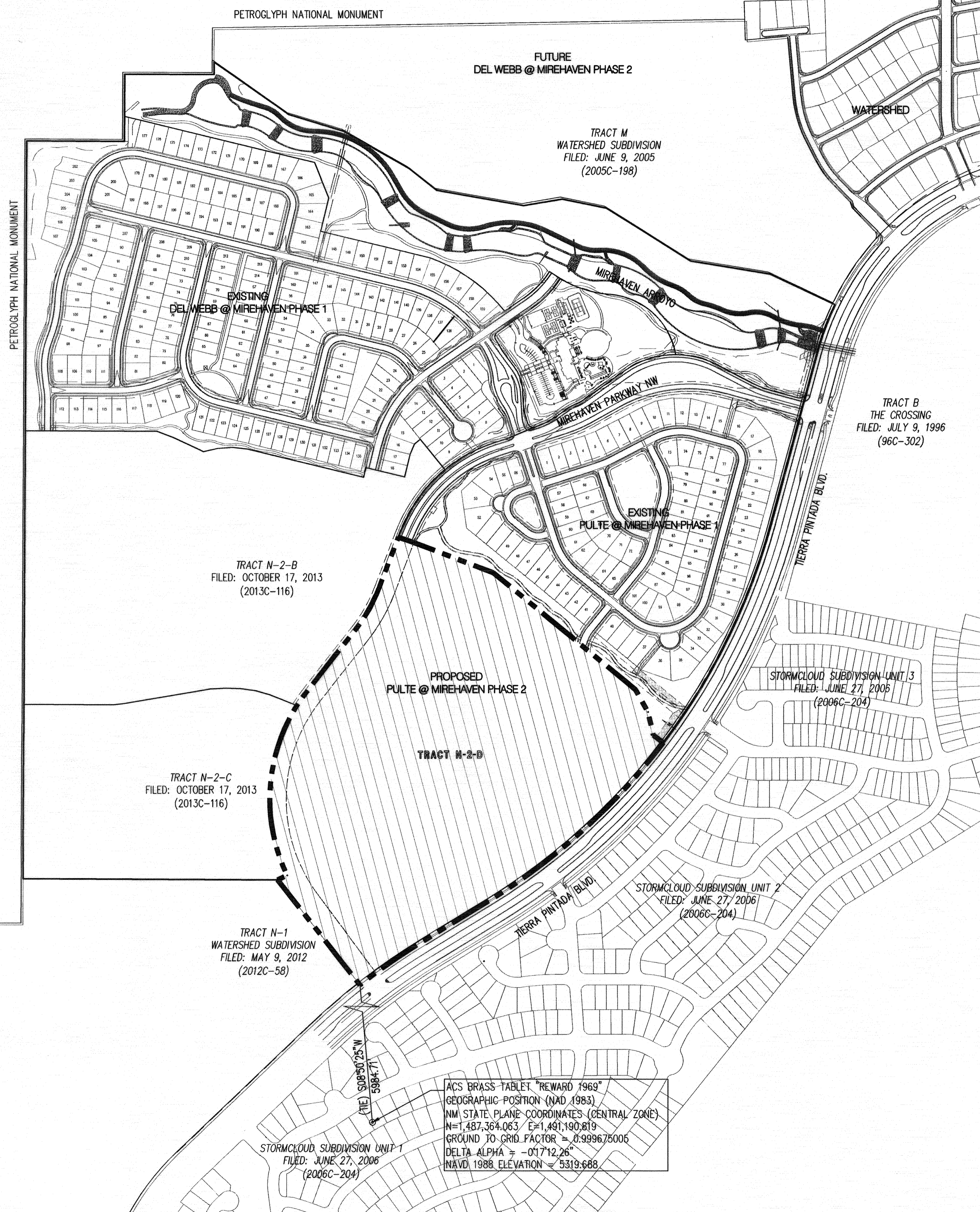
APPROVED FOR MONUMENTATION AND STREET NAMES

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

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

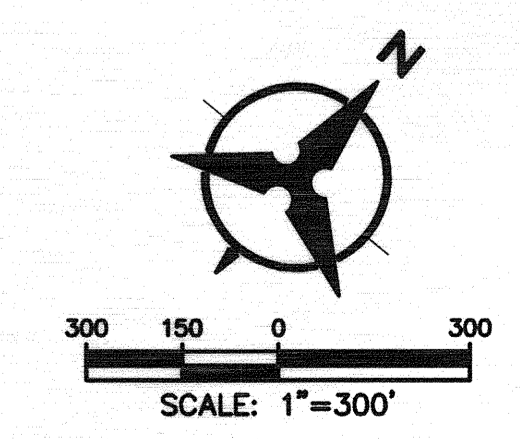
BY: *Garret Price*
Garret Price, Vice President of Land

DATE: 3/4/16



LEGEND	
- - - - -	SUBDIVISION BOUNDARY LINE
— — — — —	TRACT LINE
- · - · -	ADJOINING PROPERTY LINE
- · - · -	EXISTING EASEMENT
[Hatched Box]	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)

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

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

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

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

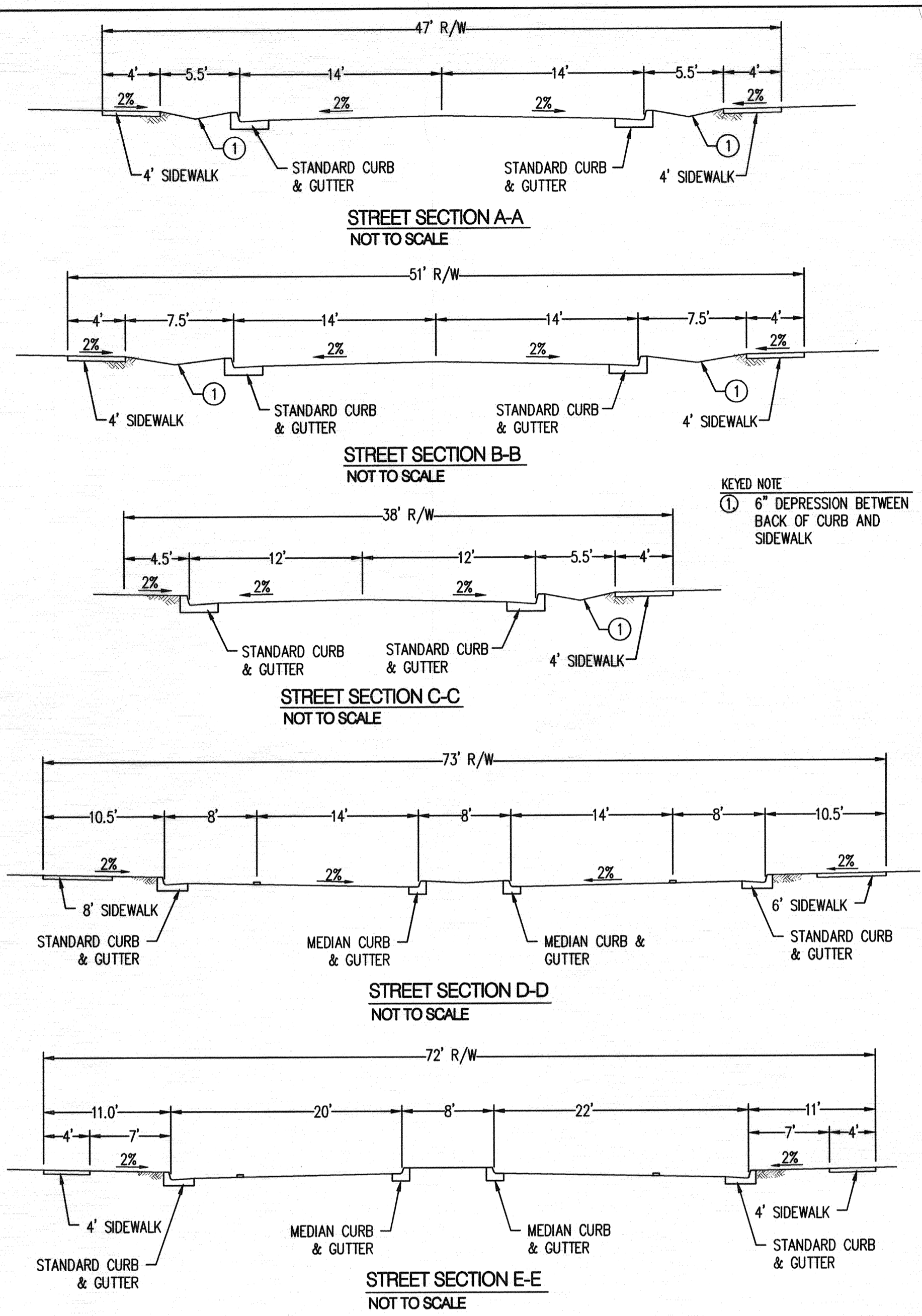
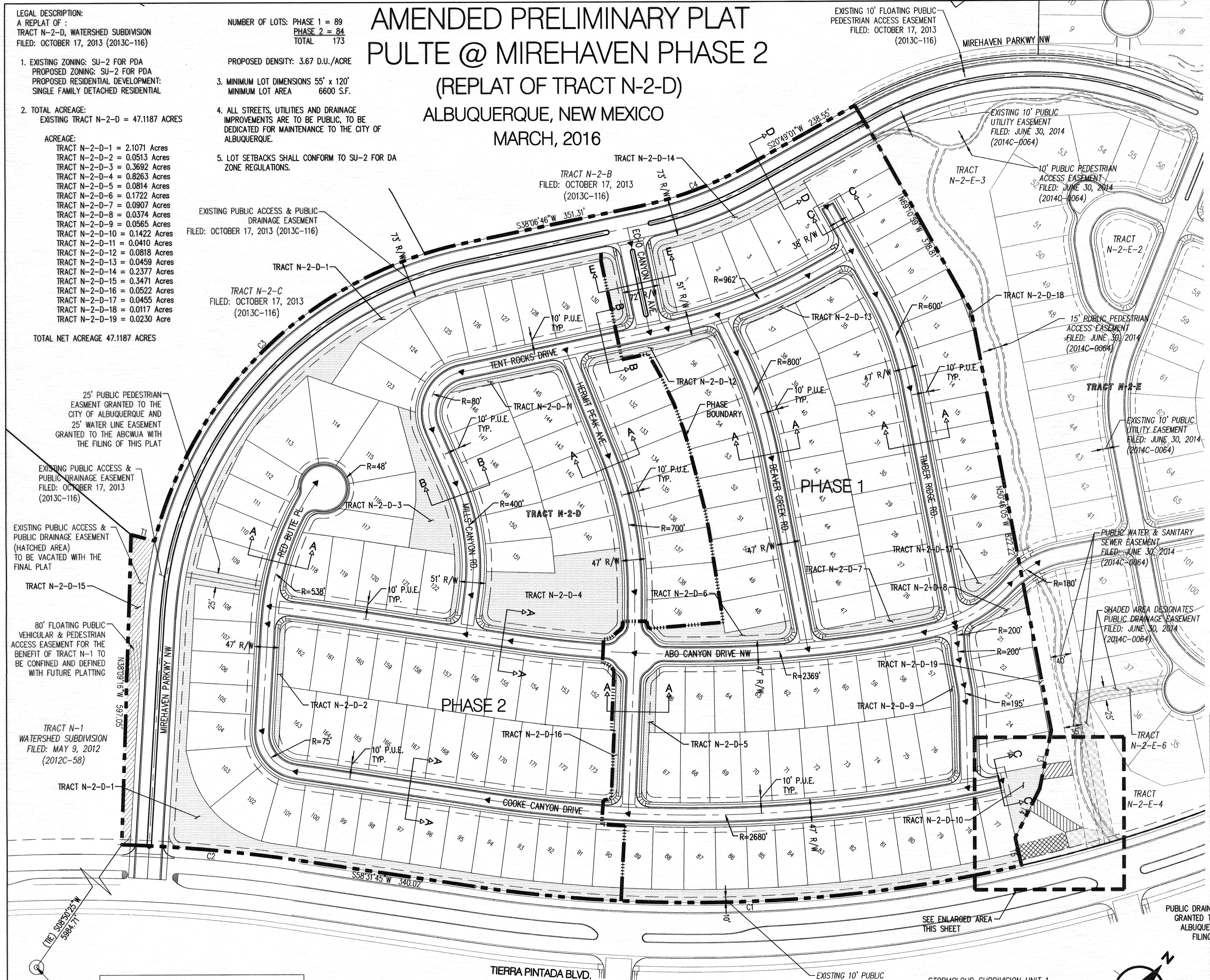
2. TOTAL ACREAGE:
 EXISTING TRACT N-2-D = 47.1187 ACRES

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.

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 Acre

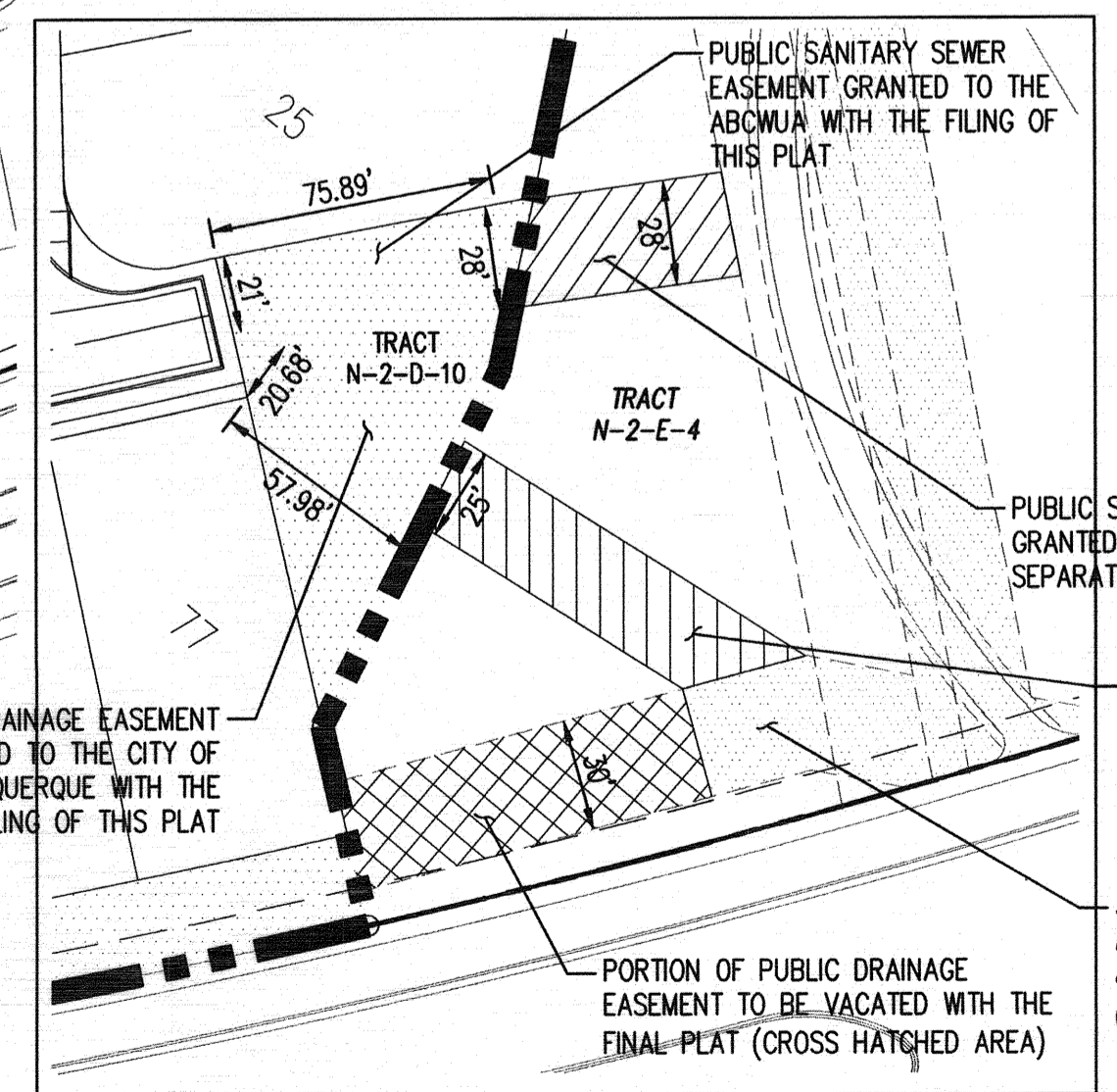
TOTAL NET ACREAGE 47.1187 ACRES



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

LEGEND

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



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 NAVD 1988 ELEVATION = 5319.688

Curve Data						Tangent Data			
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG	ID	BEARING	DISTANCE
C1	21°20'26"	536.61'	1060.78'	2848.00'	1054.66'	S47°51'22"W	T1	S64°12'51"W	46.91'
C2	06°41'04"	173.09'	345.79'	2964.00'	345.60'	S55°11'13"W	T2	N70°45'54"W	75.52'
C3	63°53'55"	486.13'	869.33'	779.50'	824.98'	N06°09'48"E	T3	N28°47'32"W	113.85'
C4	17°17'45"	109.58'	217.50'	720.50'	216.67'	N29°27'54"E	T4	N13°29'28"W	106.12'
							T5	N52°48'51"W	54.87'

EXISTING 10' PUBLIC
 UTILITY EASEMENT
 FILED: DEC. 27, 2000
 (2000C-316)

STORMCLOUD SUBDIVISION UNIT 1
 FILED: JUNE 27, 2006
 (2006C-204)

