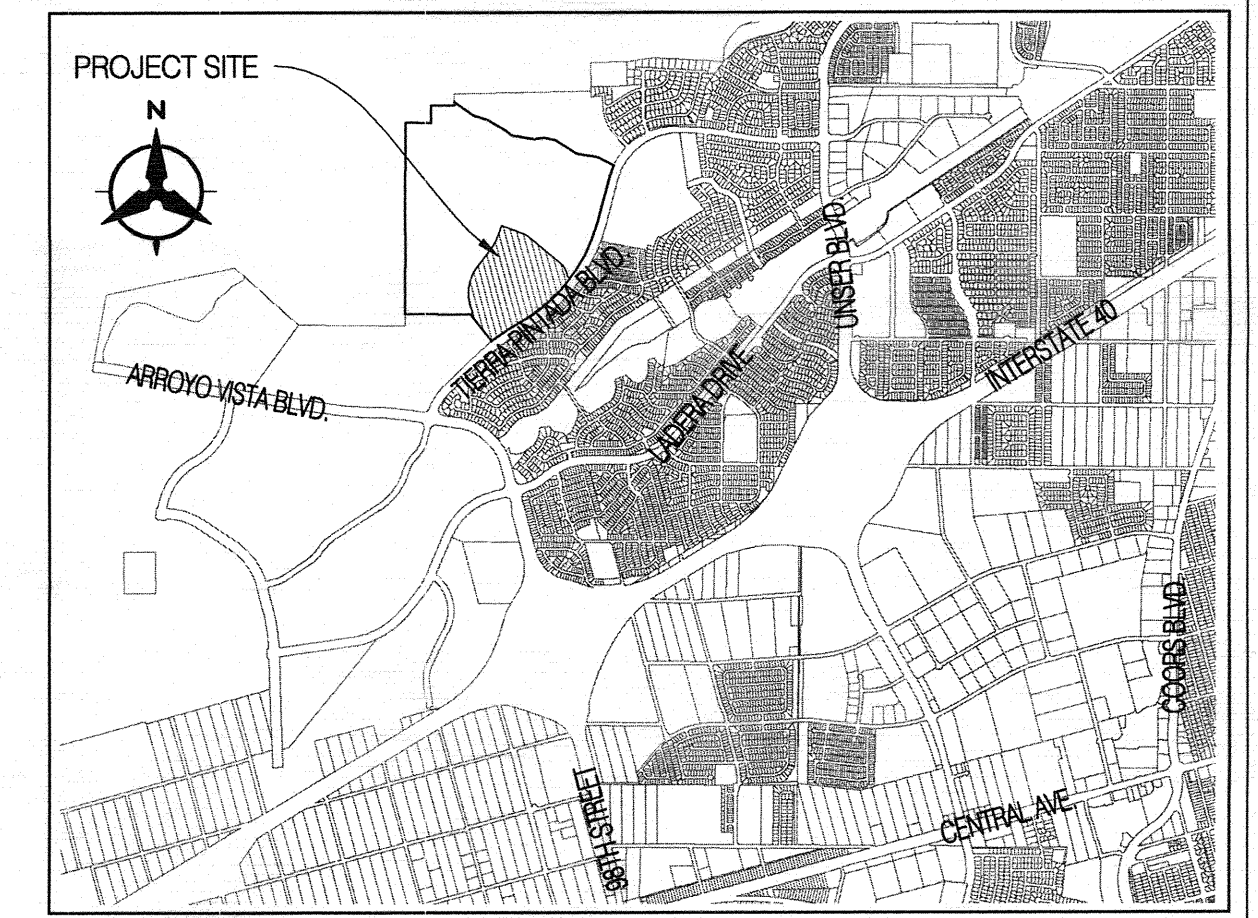


PRELIMINARY PLAT PULTE @ MIREHAVEN PHASE 2 (REPLAT OF TRACT N-2-D) ALBUQUERQUE, NEW MEXICO OCTOBER, 2015

Plat is located within Town of Alrisco 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:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY, PS 16469".
- 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".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- 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 THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

Soren M. Rainwater PS. 10/6/15
CITY SURVEYOR DATE

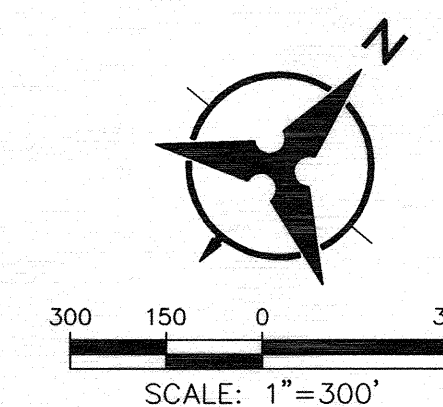
OWNER:

WESTERN ALBUQUERQUE LAND HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: *Garrett Development Corporation*, AGENT

BY: *Ted E. Garrett*
TED E. GARRETT
VICE PRESIDENT

DATE: *OCTOBER 7, 2015*

LEGEND	
	SUBDIVISION BOUNDARY LINE
	TRACT LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT
	PROJECT SITE



ACS BRASS TABLET "REWARD 1969"
GEOGRAPHIC POSITION (NAD 1983)
NAD STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,487,364.063 / E=1,491,190.819
GROUND TO GRID FACTOR = 0.999678005
DELTA ALPHA = -01'712.26"
NAD 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

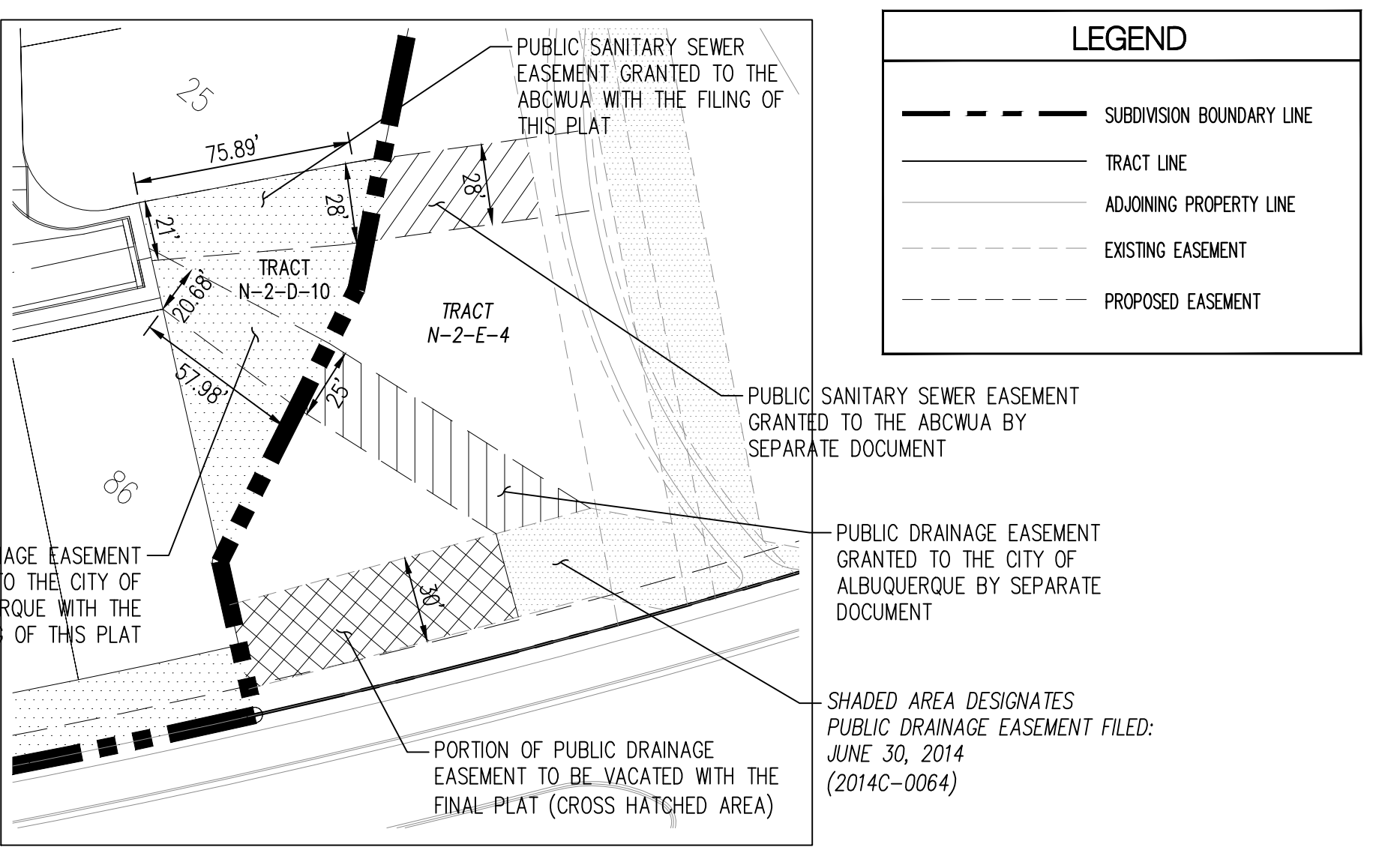
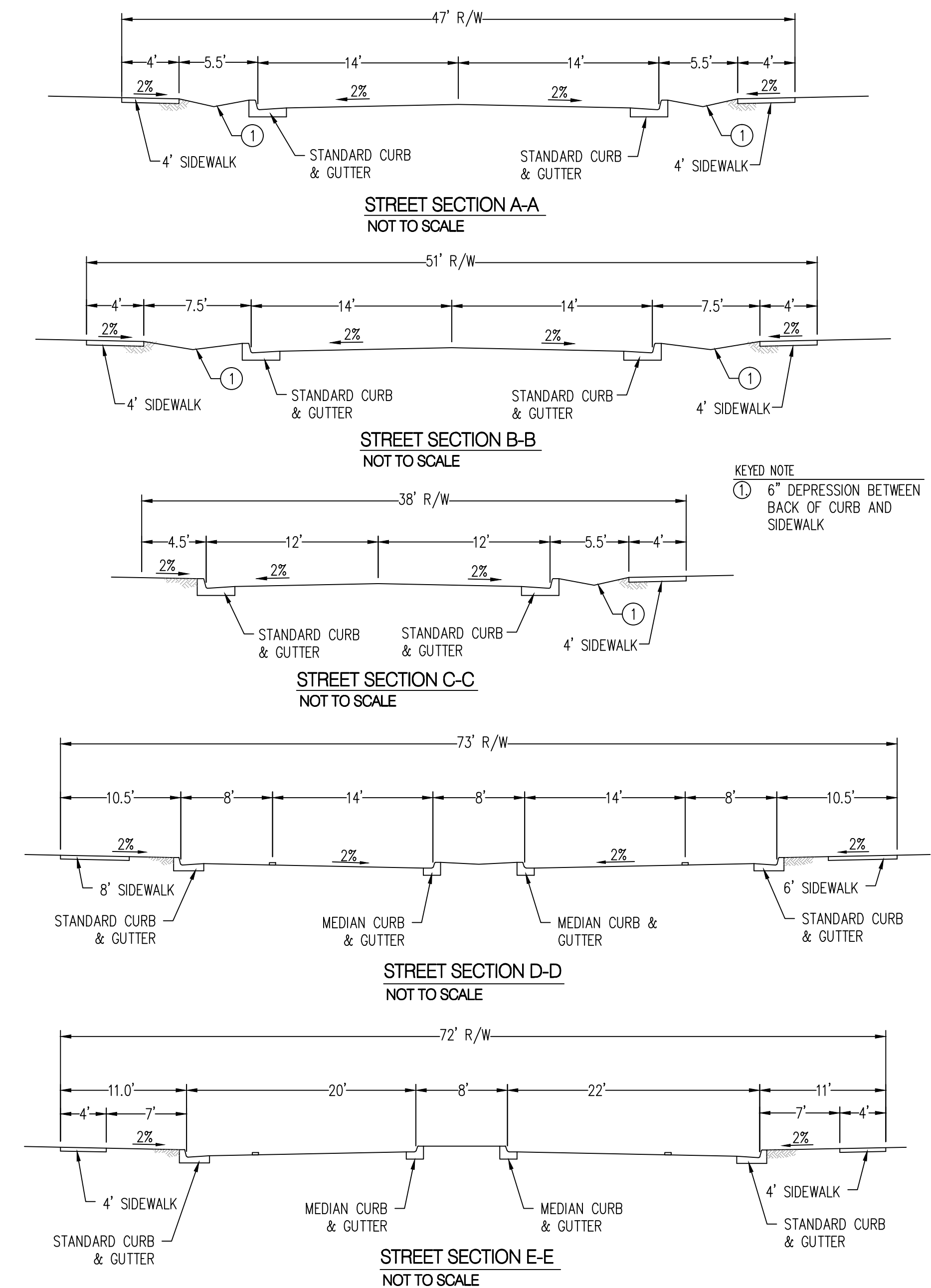
PROPOSED DENSITY: 3.67 D.U./ACRE

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.

PRELIMINARY PLAT PULTE @ MIREHAVEN PHASE 2 (REPLAT OF TRACT N-2-D) ALBUQUERQUE, NEW MEXICO OCTOBER, 2015



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 = -0.1712.26"
 NAVD 1988 ELEVATION = 5319.688

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

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'

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

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

