

LOCATION MAP  
NOT TO SCALE

**SUBDIVISION DATA**

1. DRB No.
2. Zone Atlas Index Number: H-8 & H-9.
3. Zoning: SU-2 FOR PDA
4. Gross Subdivision Acreage: 13.5560 Acres.
5. Total number of Lots/Tracts Created: Fifty-five (55) Lots and Eight (8) Tracts.
6. 0 miles public street right-of-way created.
7. 0.24 miles private streets created.
8. Area of private streets created: 1.5523 Acres (Tract N-2-A-2-B).
9. Date of Survey: March, 2014.
10. Plat 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.

**PURPOSE OF PLAT**

The purpose of this Plat is to Subdivide Tracts N-2-A-2, N-2-A-18, N-2-A-19, N-2-A-20 & N-2-A-21 as the same are shown and designated in Del Webb @ Mirehaven Phase 1, filed September 4, 2014 in Book 2014C, Page 0093 as Document No. 2014070165 into fifty-five (55) Lots and eight (8) Tracts and to grant easements.

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable One for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 (aboveground 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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 specifically described and shown on this plat.

The City of Albuquerque and its designees and/or contractors may install, maintain and service water and wastewater lines within the 10' PUE.

**DESCRIPTION**

A certain tract of land located within the 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, being and comprising all of of Tracts "N-2-A-2, N-2-A-18, N-2-A-19, N-2-A-20 & "N-2-A-21", Del Webb @ Mirehaven Phase 1, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on September 4, 2014 in Book 2014C Page 0093 as Document No. 2014070165.

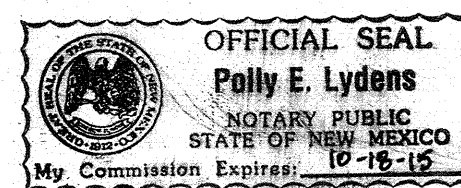
Tract contains 13.5560 acres of land, more or less.

**FREE CONSENT AND DEDICATION**

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat. Private access easements are permanent.

PULTE HOMES OF NEW MEXICO, INC.

BY: *Garret Price*  
Garret Price, Vice President of Land  
Pulte Homes of New Mexico, Inc.



State of New Mexico )  
County of Bernalillo )

This instrument was acknowledged before me on 5 day of February 2015,  
by Garret Price, Vice President of Land, Pulte Homes of New Mexico, Inc.

My Commission Expires: 10/18/15 *Polly E Lydens*  
Notary Public

**NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927. Basis of Bearings is between City of Albuquerque Control Monuments "REWARD" and "BH 41". Bearing = N03°09'40"E
2. Distances are ground distances.
3. Record Bearings and distances are the same as shown on this plat and the same as shown on the Plat of Del Webb @ Mirehaven Phase 1, filed September 4, 2014 in Book 2014C, Page 0093 as Document No. 2014070165.
4. This Plat was prepared with information included in Title Commitment issued by First American Title Insurance Company, Commitment No. 1911525-AL04, Effective Date: March 6, 2014.
5. Portions of Tract N-2-A-2, Lots 165, 166, 170-173, and 202-204 are located in Flood Zone "A10", per FIRM Map Number 35001C0307H, Revised August 16, 2012 and FIRM Map Number 35001C0326H, Revised August 16, 2012. A LOMR-F will be or has been requested to remove lots 165, 166,, and 170-173 from the floodplain. Lots 202 thru 204 will be removed from the floodplain by a Letter of Map Revision.
6. SOLAR NOTE - Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or tracts within the area of propo sed Plat. The foregoing requirement shall be a condition to approval of this plat".
7. Tracts N-2-A-2-A, N-2-A-2-C, N-2-A-2-D, N-2-A-2-E, N-2-A-2-F, N-2-A-2-G and N-2-A-2-H is designated as Private Commons Area with the filing of this plat.
8. Tract N-2-A-2-B is subject to a blanket Public Sanitary Sewer, Public Water granted to and to be maintained by the ABCWUA and Subsurface Storm Drain Easement Granted to and to be maintained by the City of Albuquerque with the filing of this plat. Tract N-2-A-2-B contains 1.5523 acres of land and is also granted as a Private Access Easement reserved for, granted to, and to be maintained by the Homeowners Association with the filing of this plat. PNM, NM Gas Company, CenturyLink (Qwest), and Comcast shall have the right to cross said private streets (Tract N-2-A-2-B) at locations as mutually agreed upon by the owner and said named public utility company.
9. The front (adjacent to street) lot corner will not be staked with the exception of intermediate "pc's and pt's". A witness corner projected along the property line being a chiseled "+" in the curb and gutter will be set upon completion of all street improvements. Offset distance will be adjusted by even foot increments to fall within the pan. Remaining lot corners will be marked with a 5/8" rebar and plastic cap stamped "Gromatzky PS 16469", a nail and washer stamped "Gromatzky PS 16469" or a nail and washer stamped "line only".
10. Centerline monuments to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS 16469".

PLAT OF  
**DEL WEBB @ MIREHAVEN**  
**PHASE 1B**  
(A REPLAT OF TRACTS N-2-A-2, N-2-A-18, N-2-A-19, N-2-A-20, N-2-A-21 DEL WEBB @ MIREHAVEN PHASE I)  
**ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO**  
**FEBRUARY, 2015**

PROJECT NUMBER \_\_\_\_\_

APPLICATION NUMBER \_\_\_\_\_

UTILITY APPROVALS:

*[Signature]* 2/5/15  
QWEST CORPORATION d/b/a CENTURYLINK QC. DATE

*[Signature]* 2/5/15  
COMCAST CABLE DATE

*[Signature]* 2-9-15  
PNM ELECTRIC SERVICES DATE

*[Signature]* 2/5/15  
NEW MEXICO GAS COMPANY DATE

CITY APPROVALS:

*[Signature]* 2/5/15  
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY DATE

PARKS & RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

**TAX CERTIFICATION**

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

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE DATE

**SURVEYOR'S CERTIFICATION**

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

*[Signature]*  
Robert Gromatzky  
New Mexico Professional Surveyor 16469

Date: FEBRUARY 5, 2015



**Bohannon & Huston**

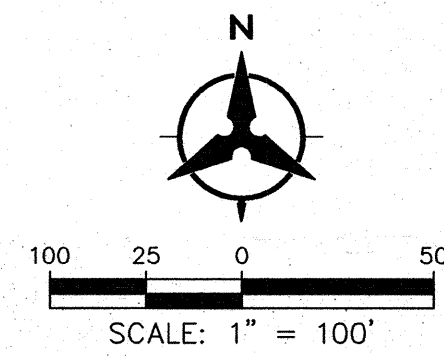
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO



BOUNDARY CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	N31°21'16"W
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	S58°38'44"W
C3	90°00'00"	25.00'	39.27'	25.00'	35.36'	S58°38'44"W

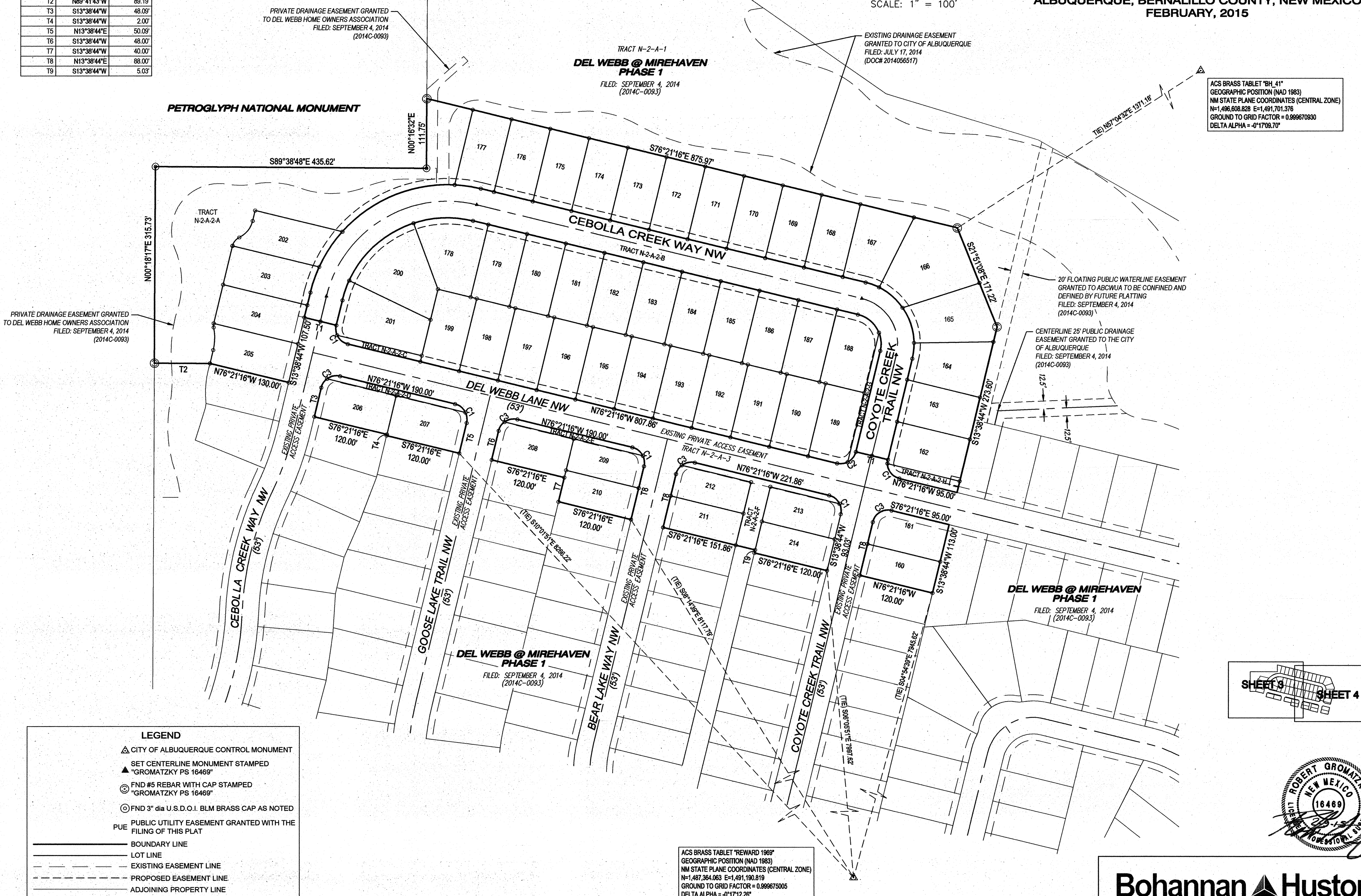
BOUNDARY TANGENT DATA		
ID	BEARING	DISTANCE
T1	N76°21'16"W	53.00'
T2	N89°41'43"W	89.19'
T3	S13°38'44"W	48.09'
T4	S13°38'44"W	2.00'
T5	N13°38'44"E	50.09'
T6	S13°38'44"W	48.00'
T7	S13°38'44"W	40.00'
T8	N13°38'44"E	88.00'
T9	S13°38'44"W	5.03'

NOTE: SEE SHEETS 3-4 FOR SUBDIVISION DETAILS



**PLAT OF  
DEL WEBB @ MIREHAVEN  
PHASE 1B**  
(A REPLAT OF TRACTS N-2-A-2, N-2-A-18, N-2-A-19, N-2-A-20,  
N-2-A-21 DEL WEBB @ MIREHAVEN PHASE I)  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2015

ACS BRASS TABLET "BH. 41"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
N=1,496,608.828 E=1,491,701.376  
GROUND TO GRID FACTOR = 0.999670930  
DELTA ALPHA = -0°17'08.70"



PRIVATE DRAINAGE EASEMENT GRANTED TO DEL WEBB HOME OWNERS ASSOCIATION FILED: SEPTEMBER 4, 2014 (2014C-0093)

PRIVATE DRAINAGE EASEMENT GRANTED TO DEL WEBB HOME OWNERS ASSOCIATION FILED: SEPTEMBER 4, 2014 (2014C-0093)

EXISTING DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE FILED: JULY 17, 2014 (DOCH# 2014056517)

20' FLOATING PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA TO BE CONFINED AND DEFINED BY FUTURE PLATTING FILED: SEPTEMBER 4, 2014 (2014C-0093)

CENTERLINE 25' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FILED: SEPTEMBER 4, 2014 (2014C-0093)

TRACT N-2-A-1  
**DEL WEBB @ MIREHAVEN  
PHASE 1**  
FILED: SEPTEMBER 4, 2014 (2014C-0093)

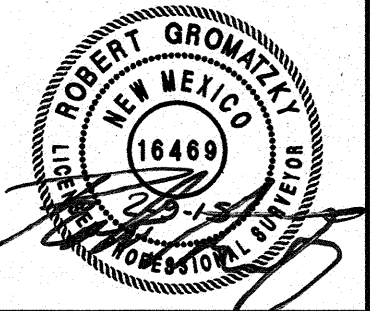
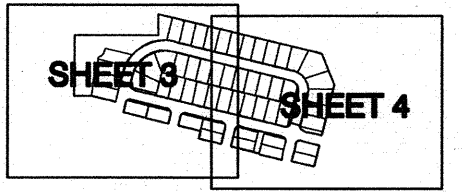
**DEL WEBB @ MIREHAVEN  
PHASE 1**  
FILED: SEPTEMBER 4, 2014 (2014C-0093)

**DEL WEBB @ MIREHAVEN  
PHASE 1**  
FILED: SEPTEMBER 4, 2014 (2014C-0093)

**LEGEND**

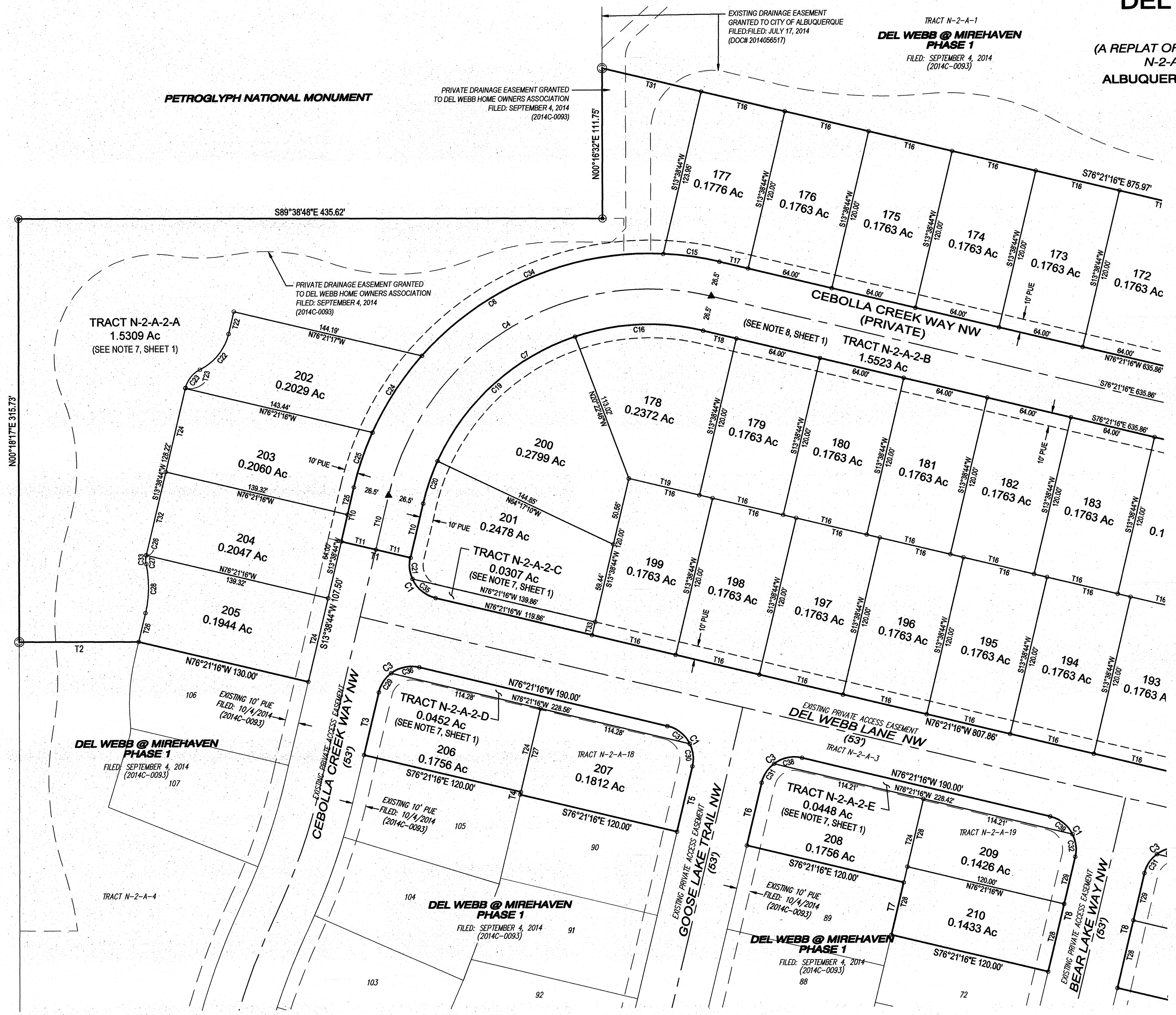
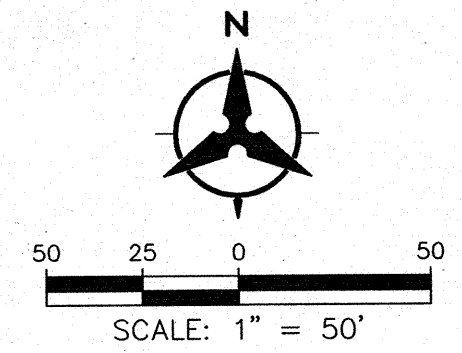
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ▲ SET CENTERLINE MONUMENT STAMPED "GROMATZKY PS 16469"
- ⊙ FND #5 REBAR WITH CAP STAMPED "GROMATZKY PS 16469"
- ⊙ FND 3" dia U.S.D.O.I. BLM BRASS CAP AS NOTED
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- BOUNDARY LINE
- LOT LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE

ACS BRASS TABLET "REWARD 1869"  
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°17'12.26"  
NAVD 1988 ELEVATION = 5319.688



**Bohannon & Huston**  
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

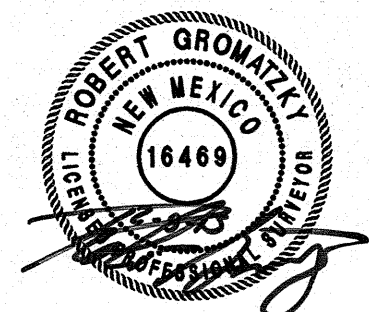
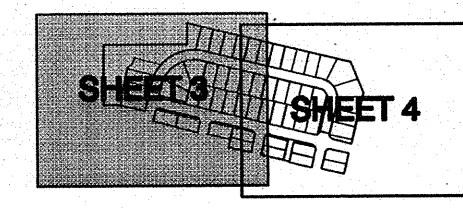
**PLAT OF  
DEL WEBB @ MIREHAVEN  
PHASE 1B**  
(A REPLAT OF TRACTS N-2-A-2, N-2-A-18, N-2-A-19, N-2-A-20,  
N-2-A-21 DEL WEBB @ MIREHAVEN PHASE 1)  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2015



**LEGEND**

- △ CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET CENTERLINE MONUMENT STAMPED
- ▲ "GROMATZKY PS 16469"
- ⊙ FND #5 REBAR WITH CAP STAMPED
- ⊙ "GROMATZKY PS 16469"
- ⊙ FND 3" dia U.S.D.O.I. BLM BRASS CAP AS NOTED
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- BOUNDARY LINE
- LOT LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - ADJOINING PROPERTY LINE

SEE SHEET 8 FOR CURVE AND TANGENT TABLES

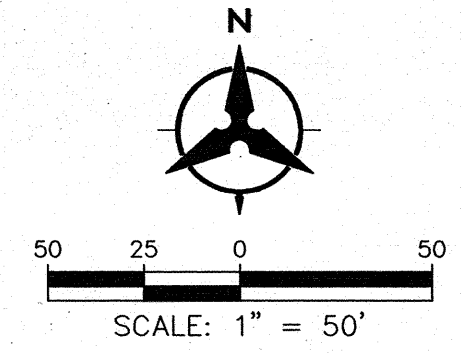


**Bohannon & Huston**  
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

p:\20150327\SURVEY\GRAPHICS\Del Webb Phase 1B Plat.dwg  
Mon, 9-Feb-2015 - 8:44:am, Plotted by: VRAMOS



**PLAT OF  
DEL WEBB @ MIREHAVEN  
PHASE 1B**  
(A REPLAT OF TRACTS N-2-A-2, N-2-A-18, N-2-A-19, N-2-A-20,  
N-2-A-21 DEL WEBB @ MIREHAVEN PHASE 1)  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
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- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- BOUNDARY LINE
- - - LOT LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - ADJOINING PROPERTY LINE

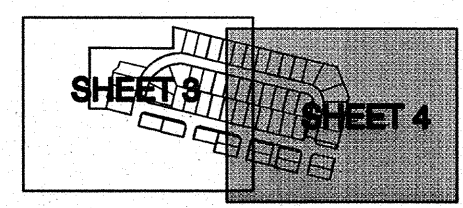
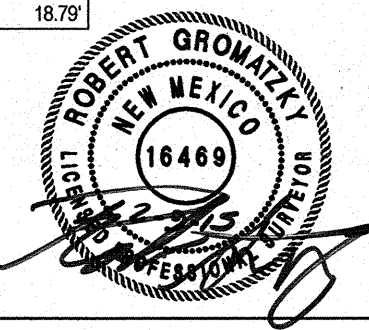
SEE SHEET 8 FOR CURVE AND TANGENT TABLES

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	N31°21'16"E
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	S58°38'43"W
C3	90°00'00"	25.00'	39.27'	25.00'	35.36'	S58°38'44"W
C4	90°00'00"	200.00'	314.16'	200.00'	282.84'	N58°38'44"E
C5	90°00'00"	75.00'	117.81'	75.00'	106.07'	S31°21'16"E
C6	90°00'00"	226.50'	355.79'	226.50'	320.32'	S58°38'44"W
C7	90°00'00"	173.50'	272.53'	173.50'	245.37'	N58°38'44"E
C8	90°00'00"	48.50'	76.18'	48.50'	68.59'	S31°21'16"E
C9	90°00'00"	101.50'	159.44'	101.50'	143.54'	N31°21'16"W
C10	14°23'20"	3.16'	6.28'	25.00'	6.26'	S06°27'04"W
C11	14°30'19"	12.92'	25.70'	101.50'	25.63'	S06°23'34"W
C12	34°09'17"	31.18'	60.51'	101.50'	59.61'	S17°56'14"E
C13	28°27'20"	25.74'	50.41'	101.50'	49.89'	S49°14'32"E
C14	12°53'04"	11.46'	22.83'	101.50'	22.78'	S69°54'44"E
C15	10°42'38"	21.23'	42.34'	226.50'	42.28'	S81°42'35"E
C16	31°58'38"	49.71'	96.83'	173.50'	95.58'	S87°39'25"W
C17	54°31'53"	25.00'	46.16'	48.50'	44.44'	N49°05'20"W
C18	39°47'31"	9.05'	17.36'	25.00'	17.02'	N83°44'59"W
C19	46°59'00"	75.41'	142.27'	173.50'	138.32'	S48°10'36"E
C20	11°02'22"	16.77'	33.43'	173.50'	33.38'	S19°09'55"W
C21	36°52'12"	8.33'	16.09'	25.00'	15.81'	S04°47'22"E
C22	50°42'13"	18.95'	35.40'	40.00'	34.25'	S38°59'50"W
C23	50°42'13"	9.48'	17.70'	20.00'	17.13'	S38°59'50"W
C24	17°14'49"	34.35'	68.18'	226.50'	67.92'	N33°12'46"E
C25	10°56'38"	21.70'	43.26'	226.50'	43.20'	N19°07'03"E
C26	00°46'21"	0.10'	0.21'	15.50'	0.21'	N13°15'33"E
C27	24°05'59"	3.31'	6.52'	15.50'	6.47'	S00°49'23"W
C28	24°52'20"	18.74'	36.90'	85.00'	36.61'	S01°12'34"W
C29	39°31'57"	8.98'	17.25'	25.00'	16.91'	S33°24'42"W
C30	39°31'57"	8.98'	17.25'	25.00'	16.91'	N06°07'15"W
C31	39°47'31"	9.05'	17.36'	25.00'	17.02'	S33°32'29"W
C32	39°47'31"	9.05'	17.36'	25.00'	17.02'	N06°15'01"W
C33	24°52'20"	3.42'	6.73'	15.50'	6.68'	N01°12'34"E
C34	51°05'55"	108.27'	202.00'	226.50'	195.37'	N67°23'08"E
C35	53°07'48"	12.50'	23.18'	25.00'	22.36'	S49°47'22"E
C36	50°28'03"	11.78'	22.02'	25.00'	21.32'	S78°24'42"W
C37	50°28'03"	11.78'	22.02'	25.00'	21.32'	N51°07'15"W
C38	50°12'29"	11.71'	21.91'	25.00'	21.21'	S78°32'29"W
C39	50°12'29"	11.71'	21.91'	25.00'	21.21'	N51°15'01"W
C40	35°28'07"	15.51'	30.02'	48.50'	29.55'	N04°05'20"W
C41	50°12'29"	11.71'	21.91'	25.00'	21.21'	N38°44'59"E
C42	75°36'40"	19.40'	32.99'	25.00'	30.65'	S38°32'56"E

TANGENT DATA

ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	N76°21'16"W	53.00'	T21	N76°21'16"W	48.00'
T2	N89°41'43"W	89.19'	T22	S13°38'44"W	17.14'
T3	S13°38'44"W	48.09'	T23	S13°38'44"W	0.43'
T4	S13°38'44"W	2.00'	T24	S13°38'44"W	64.00'
T5	N13°38'44"E	50.09'	T25	S13°38'44"W	21.00'
T6	S13°38'44"W	48.00'	T26	S13°38'44"W	21.94'
T7	S13°38'44"W	40.00'	T27	S13°38'44"W	66.00'
T8	N13°38'44"E	88.00'	T28	S13°38'44"W	52.00'
T9	S13°38'44"W	5.03'	T29	S13°38'44"W	36.00'
T10	N13°38'44"E	41.50'	T30	S13°38'44"W	41.03'
T11	S76°21'16"E	26.50'	T31	N76°21'16"W	75.94'
T12	S13°38'44"W	69.00'	T32	S13°38'44"W	63.79'
T13	S13°38'44"W	24.80'	T33	S13°38'44"W	10.00'
T14	N21°51'08"W	75.79'	T34	N76°21'16"W	31.86'
T15	N76°21'16"W	71.41'	T35	S13°38'44"W	18.79'
T16	N76°21'16"W	64.00'			
T17	N76°21'16"W	21.91'			
T18	N76°21'16"W	25.40'			
T19	N76°21'16"W	54.04'			
T20	N76°21'16"W	73.96'			



**Bohannan & Huston**  
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