



EXISTING 10' PNM ELECTRIC EASEMENT FILED 04/28/2009, DOC. NO. 2009056097, TO REMAIN.

3. EXISTING PUBLIC DRAINAGE EASEMENT BY DOCUMENT FILED 5/11/2018, DOC 2018041626, TO BE VACATED BY FINAL PLAT.

4. EXISTING 86' PUBLIC ROADWAY EASEMENT FILED 04/17/1996, 96C-160, TO REMAIN.

5. EXISTING 10' UTILITY EASEMENT FILED 07/23/03, 2003C, PG-223, TO REMAIN.

6. EXISTING 10' PUE FILED 06/06/2017, 2017C-69, TO REMAIN.

7. EXISTING 150' AMAFCA DRAINAGE EASEMENT FILED 04/17/1996, 96C-160, TO REMAIN.

8. EXISTING 100' OR 200' AMAFCA DRAINAGE EASEMENT FILED 07/19/1990, 90C-163, TO REMAIN.

9. EXISTING 64' OR 98' FUTURE R/W EASEMENT FILED 05/04/2005, 2005C-138.

10. EXISTING 86' PUBLIC ROADWAY EASEMENT FILED 04/17/1996, 96C-160.

11. EXISTING 200' COA PUBLIC DRAINAGE EASEMENT FILED 04/20/2005, BK. A95, PG. 4276.

12. EXISTING 200' POWER LINE EASEMENT U.S.B.R. FILED 02/05/1952, BK. D197, PG. 567 & 06/16/2000, BK. A6, PG. 8301.

13. EXISTING 100' PNM EASEMENT FILED 04/20/1978, BK. MISC. 602, PG. 558-561.

1. 10' PUE SHALL BE GRANTED BY FINAL PLAT.
2. 25' WATERLINE AND SANITARY SEWER LINE EASEMENT SHALL BE GRANTED TO ABCUBWA BY FINAL PLAT.
3. 20' PRIVATE STORM DRAIN EASEMENT SHALL BE GRANTED FOR THE BENEFIT OF ALL LOT OWNERS BY FINAL PLAT.
4. 25' PRIVATE ACCESS EASEMENT SHALL BE GRANTED FOR THE BENEFIT OF ALL LOT OWNERS BY FINAL PLAT
5. PUBLIC DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT A-1-B, ANDERSON HEIGHTS, UNIT 4.
6. OVER ALL OF TRACT PR: A PRIVATE ACCESS EASEMENT AND PRIVATE DRAINAGE EASEMENT SHALL BE GRANTED FOR THE BENEFIT OF ALL LOT OWNERS; A PUBLIC SANITARY SEWER AND WATERLINE EASEMENT SHALL BE GRANTED TO ABCUBWA BY FINAL PLAT.
7. PRIVATE STORM DRAIN EASEMENT SHALL BE GRANTED FOR THE BENEFIT OF ALL LOT OWNERS.
8. 20' TEMPORARY EMERGENCY ACCESS EASEMENT FOR UNIT 1 SHALL BE GRANTED.

ALL PROPOSED EASEMENTS SHALL BE MAINTAINED BY THE HOA.

LEGAL DESCRIPTION

PARCEL 1:
TRACT A-1-A, ANDERSON HEIGHTS UNIT 4, AS THE SAME IS SHOWN ON THE CORRECTION PLAT OF TRACTS A-1-A & A-1-B, ANDERSON HEIGHTS UNIT 4, RECORDED IN THE BERNALLILLO COUNTY, NEW MEXICO REAL ESTATE RECORDS ON JUNE 6, 2017, IN BOOK 2017-C, PAGE 69, AS DOCUMENT NO. 2017054333.

PARCEL 2:
TRACT B-1, ANDERSON HEIGHTS UNIT 4, AS THE SAME IS SHOWN ON THE CORRECTION PLAT FOR ANDERSON HEIGHTS UNIT 4, FILED IN THE OFFICE OF COUNTY CLERK OF BERNALLILLO COUNTY, NEW MEXICO, ON MARCH 23, 2015, IN PLAT VOLUME 2015C, FOLIO 29 AS DOCUMENT NO. 2015023748.

1. TO SUBDIVIDE TRACTS A-1-A AND B-1 TO CREATE 506 LOTS AND 52 TRACTS IN FOUR UNITS AS SHOWN.
2. TO CREATE EASEMENTS AS SHOWN.
3. TO VACATE AN EASEMENT AS SHOWN.

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #14271".
2. ALL STREET CENTERLINE POINTS SHOWN THUS WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #14271".
3. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM BY A STATIONED POINT ON THE BASIS OF BEARINGS WILL BE NWSF GRID BEARINGS.
4. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
6. 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.

AGRS MONUMENT "1-N8"; ELEVATION=5307.250
(NAD83/NAVD88)

A. TOTAL LAND AREA = 82.914 ACRES.

B. NUMBER OF EXISTING TRACTS IS 2.

C. NUMBER OF PROPOSED TRACTS IS 52.
(TRACT PR, UNIT 1: 15 [TR. A-O], UNIT 2: 16 [TR. A-P],
UNIT 3: 12 [TR. A-L], AND UNIT 4: 8 [TR. A-H])

D. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 506
(UNIT 1: 151, UNIT 2: 155, UNIT 3: 83, AND UNIT 4: 117)

E. CURRENT ZONING: R-1A.

F. THE SUBDIVISION WILL BE GATED AND ALL STREETS (TRACT PR) WILL BE PRIVATE BY PLAT DEDICATION AND BE MAINTAINED BY THE HOA.

G. ALL STREETS SHALL HAVE EASEMENT AND PAVING WIDTHS PER DPM STANDARDS (EXCEPT WHERE VARIANCES ARE APPROVED BY THE CITY OF ALBUQUERQUE).

H. WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH ABCWUA.

I. ALL OPEN SPACE/LANDSCAPING TRACTS AS LISTED IN NOTE C. SHALL BE DEEDED TO AND MAINTAINED BY THE HOA.

J. MILEAGE OF PUBLIC STREETS CREATED: 0

K. NO LOTS SHALL HAVE DIRECT ACCESS FROM COLOBEL AVE, AMOLE MESA AVE OR 118TH ST

L. TYPICAL LOT SIZE: 110' x 40'=4,400 SF; MIN. LOT SIZE: 4,062 SF
MAX. LOT SIZE: 10,079 SF

M. SETBACKS SHALL ADHERE TO ZONING FOR R-1A--5' SIDEYARD; 10' SIDEYARD ADJACENT TO STREET EASEMENT; 15' BACKYARD; 20' FRONTYARD TO HOUSE; 20' FRONTYARD TO GARAGE.

"THE CITY MAY NOT APPROVE ANY SUBDIVISION APPLICATION FOR PROPERTY ON WHICH THERE ARE ANY DEED RESTRICTIONS, COVENANTS, OR BINDING AGREEMENTS PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE APPLICATION."

N 90°00'00" E
(N 90°00'00" E)
[N 90°00'00" E]
{N 90°00'00" E}

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1. AGRS MONUMENT AND BENCHMARK "TRANS" N=1471885.5034 E=495145.4664 G=0-0.999676466 Δα=00°16'43.33" CENTRAL ZONE ELEVATION=5121.089* (NAD83/NAVD88) TIE: N 47°33'34" E, 4010.44*	2. AGRS MONUMENT AND BENCHMARK "1-N8" N=1470741.879* E=1488701.818 G=0-0.998676466 Δα=00°17'27.70" CENTRAL ZONE ELEVATION=5307.25* (NAD83/NAVD88) TIE: N 22°32'34" W, 1727.95*
* US SURVEY FOOT	* US SURVEY FOOT

Scott N. Schiabor P.S. 6/10/2020
 CITY SURVEYOR DATE

 OWNERSHIP
 _____ 6/10/2020
 SCOTT SCHIABOR, MANAGER
 SUCCESS LAND HOLDINGS, LLC. DATE

**Isaacson & Since 1959
Arfman, Inc.**
Civil Engineering Consultants

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PR-2020-002411
SHEET 1 OF 1