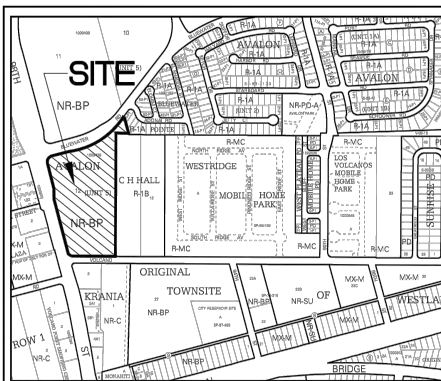




Vicinity Map - Zone Atlas K-09-Z

Indexing Information

Section 21, Township 10 North, Range 2 East, N.M.P.M.
as Projected onto the Town of Atrisco Grant
Subdivision: Avalon Subdivision, Unit 5
Owner: RS Bluewater, LLC
UPC #: 100905706518130705

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC # 100905706518130705

PROPERTY OWNER OF RECORD
BERNALILLO COUNTY TREASURER'S OFFICE

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACRES: 11.0954 ACRES
ZONE ATLAS PAGE NO.: K-9-2
NUMBER OF EXISTING TRACTS: 6
NUMBER OF LOTS CREATED: 16
MILES OF FULL-WIDTH STREETS: .00000 MILES
MILES OF HALF-WIDTH STREETS: .00000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE: 0.3174 ACRES
DATE OF SURVEY: MAY 2021

Notes

- FIELD SURVEY PERFORMED IN MAY 2021.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Legal Description

TRACT NUMBERED TWELVE (12), PLAT OF TRACTS 1 THROUGH 12, OF AVALON SUBDIVISION UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 22, 2014, IN PLAT BOOK 2014C, FOLIO 46 AS DOCUMENT NO. 2014040949.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Preliminary Plat for Tracts A thru F, RS Bluewater Addition Being Comprised of Tract 12, Avalon Subdivision, Unit 5 City of Albuquerque Bernalillo County, New Mexico October 2021

Project Number: PR-2021-005864

Application Number: SD-2021-00

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

Loren N. Rasmussen, P.S. 10/18/2021

City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCA

City Engineer

DRB Chairperson, Planning Department

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Will Plotner Jr. N.M.R.P.S. No. 14271

Date

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com

Sheet 1 of 5 210853

Preliminary Plat for Tracts A thru F, RS Bluewater Addition Being Comprised of Tract 12, Avalon Subdivision, Unit 5 City of Albuquerque Bernalillo County, New Mexico October 2021

Easement Notes

- EXISTING 11.69' PUE (05/22/2014, 2014C-46)
- EXISTING 10' PUE (05/22/2014, 2014C-46)
- EXISTING 15' PNM OVERHEAD ELECTRIC LINE EASEMENT (09/09/2019, DOC. NO. 2019076475)
- EXISTING 23.44' PUE (7/29/2005, 2005C-264)
- EXISTING 10' PUE (5/31/2001, 2001C-151)
- 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A THRU F, EXCLUDING FUTURE BUILDING ENVELOPE AREAS, GRANTED WITH FILING OF THIS PLAT
- PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A THRU F, GRANTED WITH THE FILING OF THIS PLAT
- PUBLIC WATER AND SANITARY SEWER EASEMENT, GRANTED WITH FILING OF THIS PLAT, SHOWN HEREON AS SEE SHEET 4 OF 5 FOR DETAIL.

Detail A

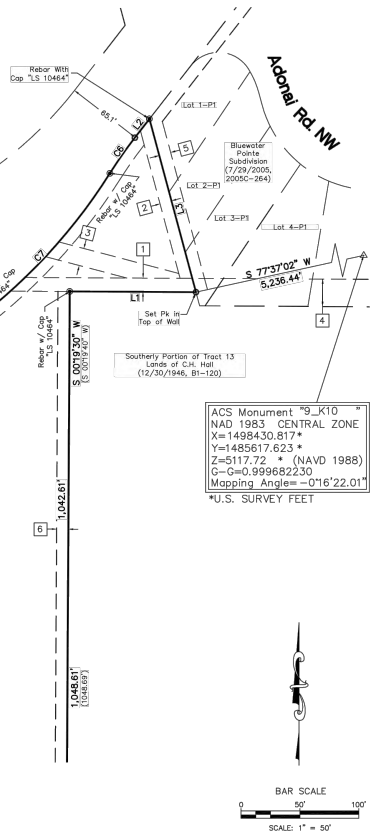
N.T.S.

FOR REFERENCE ONLY

Legend

N 90°00'00" E
(N 90°00'00" E)
MEASURED BEARINGS AND DISTANCES
RECORD BEARINGS AND DISTANCES
PER PLAT (5/22/2014, 2014C-46)
UNLESS OTHERWISE NOTED
● FOUND REBAR WITH CAP "LS 10464"
○ SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Matchline - See Sheet 3 of 5



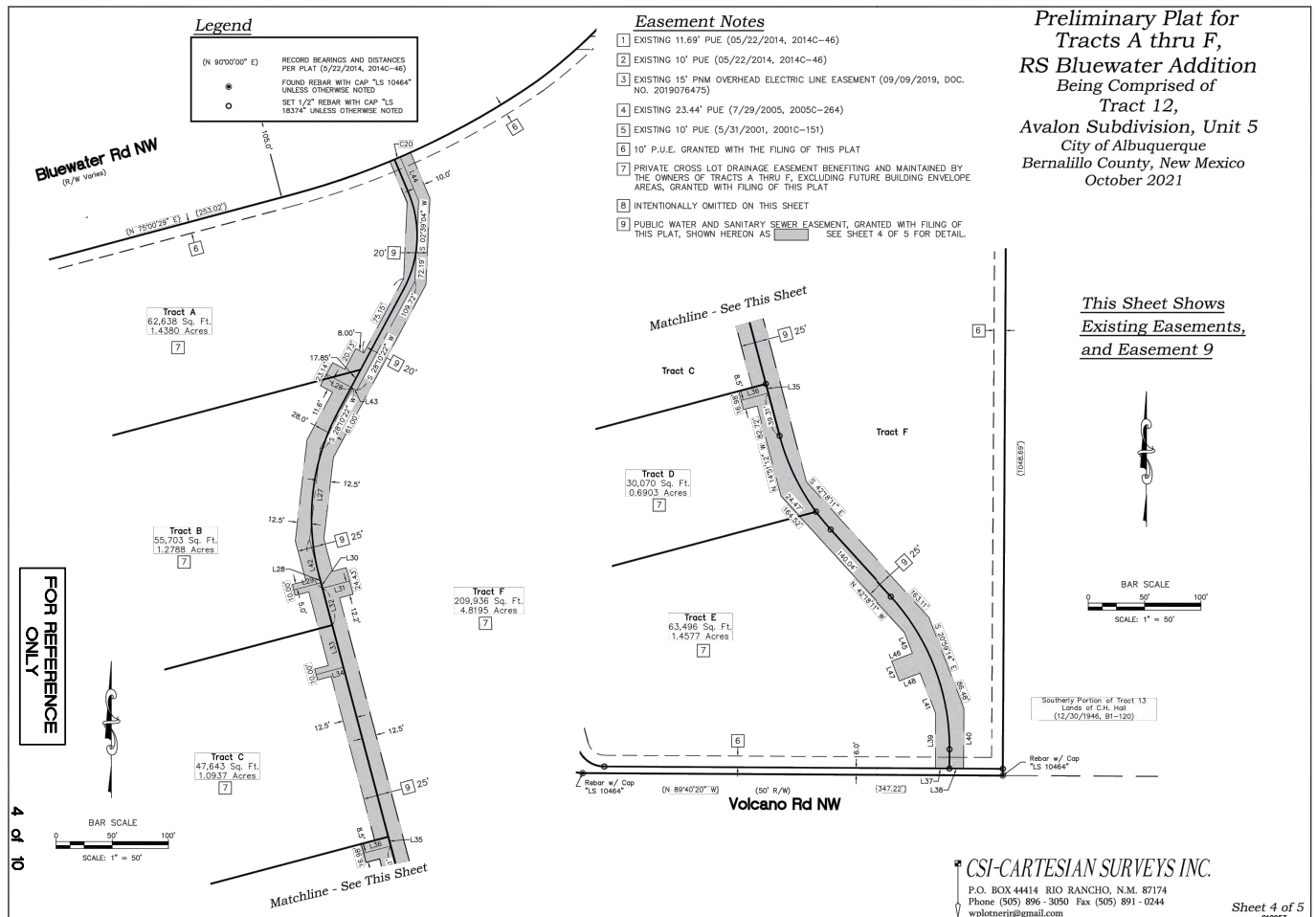
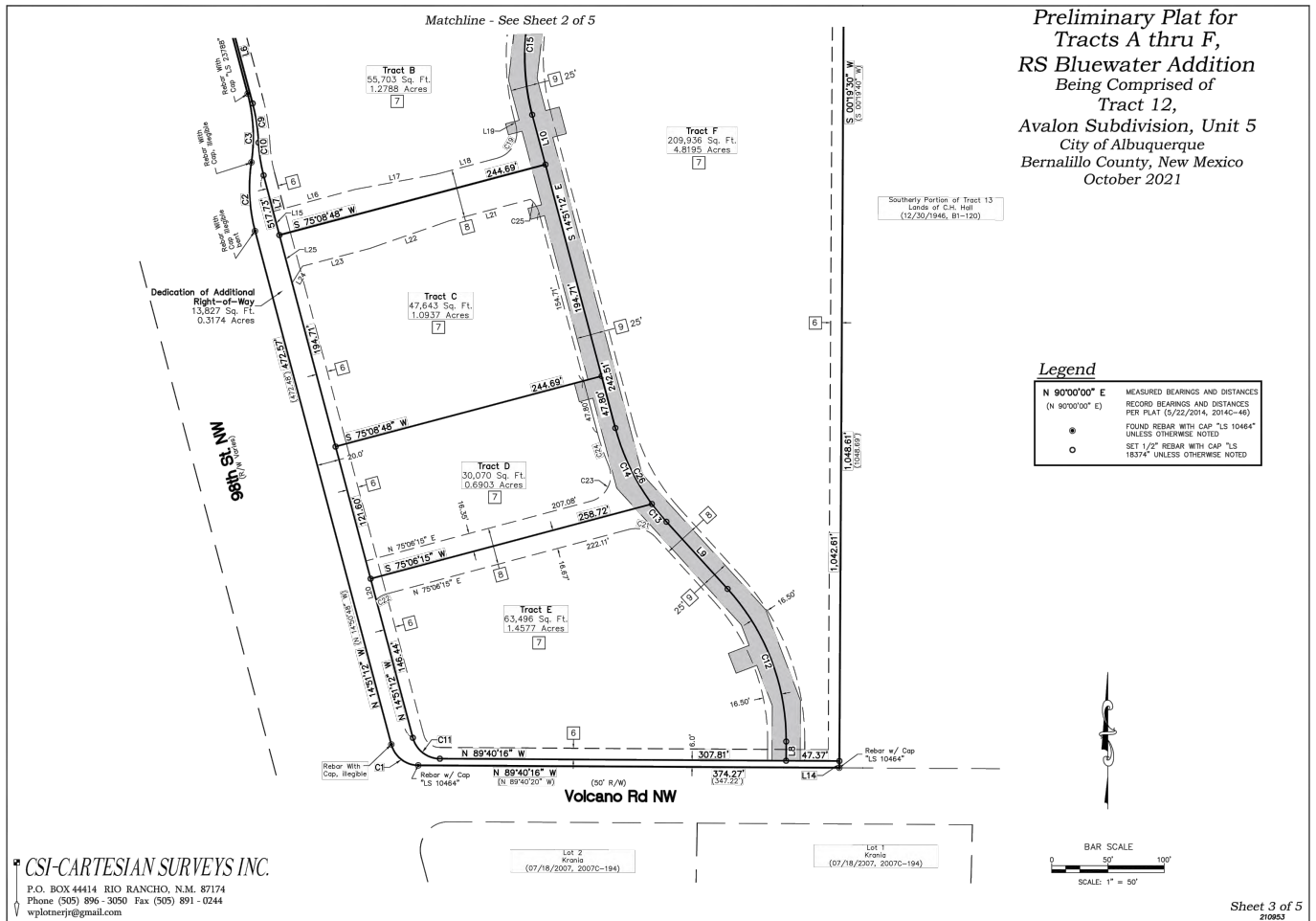
ACS Monument "9_K10"
NAD 1983 CENTRAL ZONE
X=1498430.817 *
Y=1485617.623 *
Z=5117.72 * (NAVD 1988)
G=0.999682230
Mapping Angle = -0°16'22.01"
*U.S. SURVEY FEET

BAR SCALE
0 50' 100'
SCALE: 1" = 50'

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com

Sheet 2 of 5 210853



Line Table		
Line #	Direction	Length (ft)
L1	N 89°41'17" W (N 89°40'20" W)	107.18' (107.18')
L2	N 37°46'38" E (N 37°47'32" E)	20.21' (20.17')
L3	S 14°58'23" E (S 14°58'20" E)	152.61' (152.60')
L4	N 14°52'32" W (N 14°50'48" W)	199.82' (200.00')
L5	N 14°52'32" W	115.58'
L6	S 14°52'32" E	93.94'
L7	S 14°51'12" E	54.98'
L8	S 00°19'44" W	17.09'
L9	S 42°18'11" E	80.82'
L10	S 14°51'12" E	45.83'
L11	S 28°10'22" W	42.33'
L12	S 28°10'22" W	81.50'
L13	S 22°52'19" E	31.55'
L14	S 00°19'30" W	6.00'
L15	S 14°51'12" E	21.76'
L16	N 74°58'01" E	75.56'
L17	N 79°27'31" E	73.15'
L18	N 75°08'48" E	56.18'
L19	N 14°51'12" W	5.83'
L20	N 14°51'12" W	19.36'

Line Table		
Line #	Direction	Length (ft)
L21	N 75°08'48" E	75.04'
L22	N 70°49'38" E	74.43'
L23	N 75°08'48" E	61.98'
L24	N 31°53'50" E	17.42'
L25	S 14°51'12" E	44.04'
L26	S 61°49'38" E	26.27'
L27	N 08°39'35" E	61.73'
L28	N 14°51'12" W	6.76'
L29	N 75°08'48" E	25.00'
L30	S 14°51'12" E	5.04'
L31	S 75°08'48" W	25.00'
L32	S 14°51'12" E	34.04'
L33	S 14°51'12" E	36.77'
L34	N 75°08'48" E	25.00'
L35	N 14°51'12" W	8.49'
L36	N 75°08'48" E	25.00'
L37	S 89°40'18" E	12.50'
L38	S 89°40'18" E	12.50'
L39	N 00°19'44" E	48.88'
L40	S 00°19'44" W	53.59'

Line Table		
Line #	Direction	Length (ft)
L41	S 20°59'14" E	38.53'
L42	N 14°51'12" W	44.50'
L43	S 61°49'38" E	4.00'
L44	N 22°52'15" W	41.94'
L45	S 20°59'14" E	19.66'
L46	S 69°00'48" W	19.72'
L47	S 20°59'14" E	18.88'
L48	N 69°00'48" E	19.72'

**Preliminary Plat for
Tracts A thru F,
RS Bluewater Addition
Being Comprised of
Tract 12,
Avalon Subdivision, Unit 5
City of Albuquerque
Bernalillo County, New Mexico
October 2021**

Public Utility Easements

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

- 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.
- 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.
- 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.
- Cable TV** 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, 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 adjacent to or near easements shown on this plat.

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

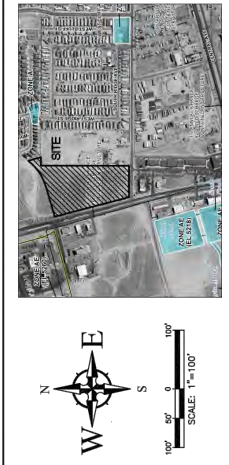
Disclaimer.

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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 shown on this plat.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	32.65' (32.65')	25.00' (25.00')	74°49'06"	30.38'	N 52°15'44" W
C2	61.68' (61.67')	150.00' (150.00')	23°32'13"	61.19'	N 03°05'09" W
C3	61.68' (61.67')	150.00' (150.00')	23°33'34"	61.24'	N 03°05'45" W
C4	78.45' (78.42')	50.00' (50.00')	89°54'00"	70.65'	N 30°04'28" E
C5	242.19' (242.19')	703.00' (703.00')	19°44'20"	240.99'	N 65°09'18" E
C6	37.10' (37.10')	380.20' (380.20')	5°30'27"	37.09'	N 34°58'39" E
C7	175.75' (175.75')	475.00' (475.00')	21°11'58"	174.75'	N 42°46'59" E
C8	78.45'	50.00'	89°54'00"	70.65'	S 30°04'28" W
C9	30.38'	163.50'	1°22'32"	30.39'	N 88°40'48" W
C10	29.47'	136.50'	1°22'30"	29.41'	S 08°40'08" E
C11	32.65'	25.00'	74°49'06"	30.38'	S 52°15'44" E
C12	148.91'	200.00'	42°37'55"	145.40'	N 20°59'14" W
C13	20.44'	200.00'	5°51'22"	20.43'	S 39°22'30" E
C14	75.38'	200.00'	21°30'37"	74.93'	S 29°39'00" E
C15	150.19'	200.00'	43°01'34"	146.69'	S 08°39'35" W
C16	89.09'	100.00'	51°02'38"	86.17'	N 02°39'04" E
C17	96.87'	703.00'	75°3'43"	96.80'	N 71°04'36" E
C18	145.32'	703.00'	11°50'37"	145.06'	N 61°12'28" E
C19	36.91'	23.50'	90°00'00"	33.23'	N 30°08'48" E
C20	5.50'	703.00'	0°26'54"	5.50'	S 66°54'18" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C21	25.66'	23.50'	62°33'00"	24.40'	N 73°34'41" W
C22	11.71'	21.10'	31°47'07"	11.56'	S 61°39'18" W
C23	40.23'	23.50'	98°00'43"	35.50'	N 26°05'57" E
C24	30.59'	216.50'	8°05'43"	30.56'	S 18°54'03" E
C25	14.38'	23.50'	35°03'45"	14.16'	N 32°23'04" W
C26	95.82'	200.00'	27°27'00"	94.90'	S 28°34'41" E

FOR REFERENCE
ONLY



FRM MAP 3500C0328J
Per FRM Map 3500C0328J, dated November 4, 2016, the site is located outside of the 0.2% Annual Chance Floodplain.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION
The purpose of this submitted is to provide a final drainage management plan for the 98th Bluewater Commercial Project, located at the SW of 98th St and 98th St NW, in the City of Albuquerque, New Mexico. The site contains approximately 1,000 acres.

EXISTING HYDROLOGIC CONDITIONS
The site is currently vacant and drains via surface flow from northwest to southeast. 98th St currently drains from north to south in an existing sandy/earthen channel. The site is located on the east side of 98th St, and the channel is then eastward to an existing cattle guard inlet which connects to an existing storm drain. The site is located on the east side of 98th St, and the channel is then eastward to an existing cattle guard inlet which connects to an existing storm drain. The site is located on the east side of 98th St, and the channel is then eastward to an existing cattle guard inlet which connects to an existing storm drain.

PROPOSED HYDROLOGIC CONDITIONS
This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm, does not burden downstream drainage systems. This accounts for the developed flows from our site at a 100-year storm event. The site is located on the east side of 98th St, and the channel is then eastward to an existing cattle guard inlet which connects to an existing storm drain. The site is located on the east side of 98th St, and the channel is then eastward to an existing cattle guard inlet which connects to an existing storm drain.

FOR REFERENCE ONLY



REMARKS	
NO.	DATE
DESIGNED BY: JTW	DATE: October 2021
DRAWN NAME: RO	DATE: October 2021
CHECKED BY: JTW	DATE: October 2021

CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP	
89th Bluewater Commercial Development	
DRAINAGE MANAGEMENT PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
NO./DAY/YR.	NO./DAY/YR.
NO./DAY/YR.	NO./DAY/YR.
NO./DAY/YR.	NO./DAY/YR.
NO./DAY/YR.	NO./DAY/YR.
CITY PROJECT NO. 676286	ZONE MAP NO. K-9-Z
SHEET # 6 of 10	

W E

Wooten Engineering
PO Box 13814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

CITY OF ALBUQUERQUE
PUBLIC WORKS DIVISION
ENGINEERING GROUP

TYPICAL SECTIONS AND DETAILS

WE

Wooten Engineering
 PO Box 15814
 Rio Rancho, N.M. 87174
 Phone: (505) 980-3560