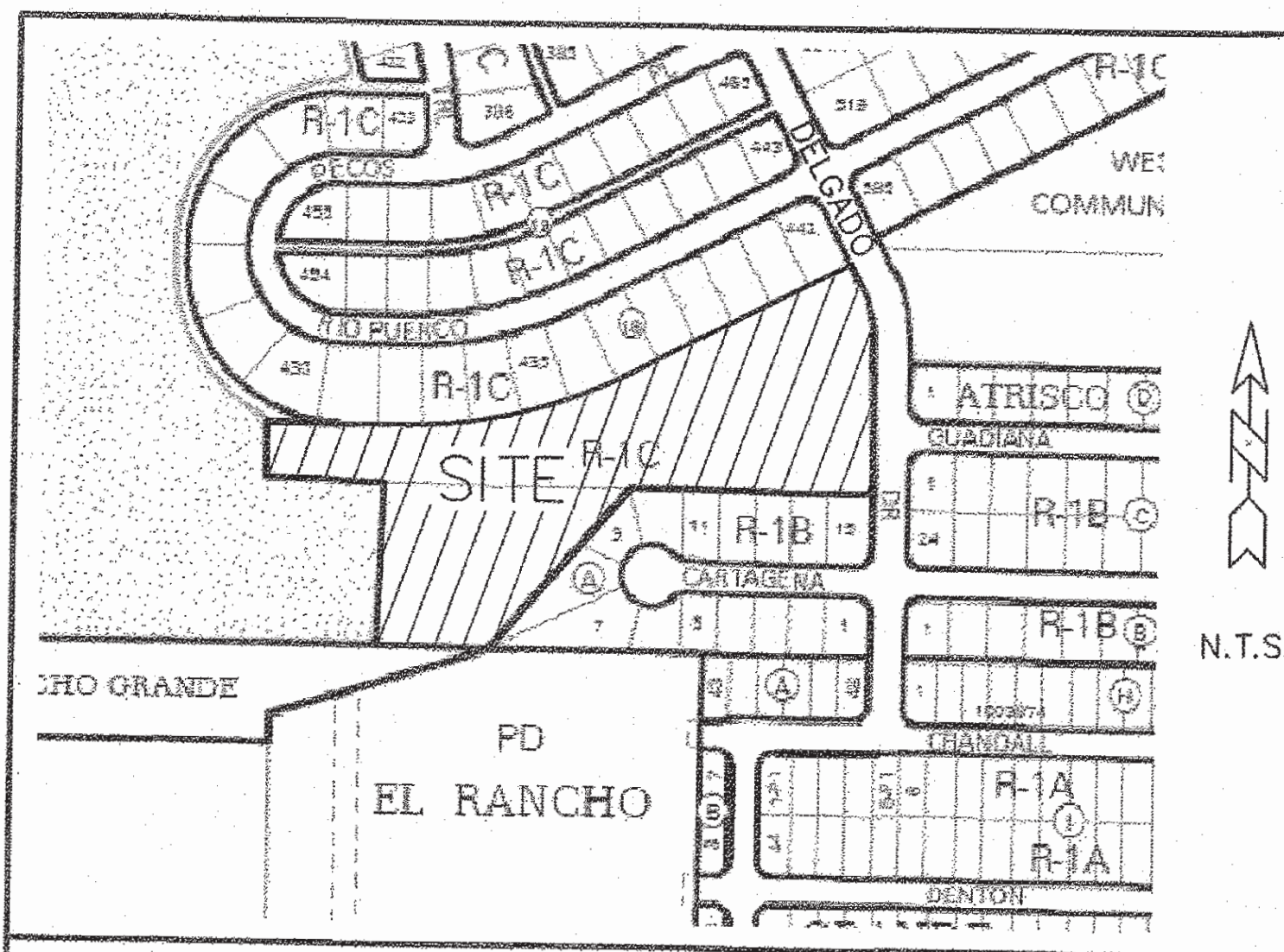


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LOCATION MAP

M-08-Z

LINE	BEARING	DISTANCE
L1	S 26°49'20" E	68.89'
	(S27°22'10" E)	(66.53')
L2	S 00°20'54" W	232.82'
	(S00°14'00" W)	(234.67')
L3	N 89°24'36" W	405.68'
	(N89°38'00" W)	(405.80')
L4	S 40°45'41" W	355.40'
	(S40°38'30" W)	(355.01')
L5	N 89°28'02" W	19.19'
	(N89°36'00" W)	(19.145')
L6	N 04°43'58" E	274.68'
	(N04°44'38" E)	(274.53')
L7	N 89°52'44" W	206.82'
	(N89°56'50" W)	(206.93')
L8	N 00°04'06" E	90.18'
	(N00°02'22" E)	(90.00')
L9	S 89°56'36" E	235.19'
	(EAST)	(235.54')
L10	N 62°48'24" E	399.71'
	(N62°45'00" E)	(400.00')
L11	N 89°04'42" W	399.92'
	(N89°36'00" W)	(419.69')

#### NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and Distances in parenthesis are record.
- Basis of boundary are the following plats and documents or record entitled:
  - "UNIT TWO, ATRISCO VILLAGE", (02-26-1960, D02-092)
  - "ATRISCO VILLAGE, UNIT J.-T.", (11-20-1973, D05-200)
  - "LANDS OF RIO BRAVO PARTNERS", (04-17-1996, 96C-160)
  - "TRACTS 1, 2 & 3, LANDS OF GREVEY/LIBERMAN", (07-17-1998, 98C-210)
  - "EL RANCHO GRANDE, UNIT 16", (09-29-2005, 2005C-319)
  - "WARRANTY DEED - BLANCHARD TO C.O.A.", (01-30-1981, 1981005195)
 records of Bernalillo County, New Mexico.
- Date of Survey: September, 2018.
- Title Report: None Provided
- Address of Property: None available
- City of Albuquerque, New Mexico IDO Zone: R-1C
- 100 Year Flood Zone Designation: Zone X, Zone AO and Zone AE as shown on Panel 317 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012. A portion of this property does lie within the 100 Year Flood Plain.
- No improvements are shown hereon.

#### DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 32, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all land described in Warranty Deed, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on January 30, 1981, as Document No. 1981005195, and including an unplatted parcel designated as being owned by the City of Albuquerque the Bernalillo County Assessor's records and mapping, together with a tract designated as "Drainage Easement" within Atrisco Village, Unit J.-T., filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on November 20, 1973, in Volume D05, Folio 200, and containing 6.0441 acres more or less.

#### DISCLOSURE STATEMENT:

"The purpose of this survey is to define the boundary of the real property shown hereon. This plat is a survey of an entire tract of land as it previously existed and therefore is not a land division, a subdivision, a creation of a new lot, or a recombination of more than one tract." Owner does hereby grant 20' ABCWUA Public Permanent Waterline and Sewerline Easements as shown hereon.

Owner: Tract "A", Lands of City of Albuquerque

Sarita Nair, Chief Administrative Officer  
City Of Albuquerque, a New Mexico municipal corporation

2/25/21  
Date

#### DISCLOSURE STATEMENT:

"The purpose of this survey is to define the boundary of the real property shown hereon. This plat is a survey of an entire tract of land as it previously existed and therefore is not a land division, a subdivision, a creation of a new lot, or a recombination of more than one tract." Owner does hereby grant 20' ABCWUA Public Permanent Waterline and Sewerline Easements as shown hereon.

Owner: Tract "B", Lands of Consolidated Trades Inc.

Celina Quezada  
Celina Quezada

7/6/2020  
Date

I, Bo Johnson, hereby witness the signature of Celina Quezada on this plat.

Bo Johnson  
Date

## BOUNDARY SURVEY PLAT OF TRACT "A" LANDS OF CITY OF ALBUQUERQUE AND TRACT "B" LANDS OF CONSOLIDATED TRADES INC. WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 32 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JUNE, 2019

#### ABCWUA APPROVAL AND ACCEPTANCE

Albuquerque - Bernalillo County Water Utility Authority (ABCWUA) Date  
MARK S. SANCHEZ - EXECUTIVE DIRECTOR

AGRS MONUMENT  
"TRANS 1969"  
N=1471885.503  
E=1495145.466  
G-G=0.999683154  
Δα=-00°16'43.33"  
CENTRAL ZONE  
ELEV=5121.089  
(NAD83/NAVD88)

DOCH 2021029464

8/11/2021 03:10 PM Page: 1 of 1  
SRVY R: \$28.00 B: 20215 P: 0048 Linda Stover, Bernalillo County

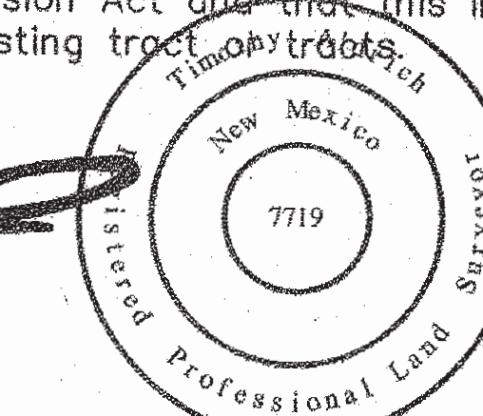
#### PROPERTY CORNERS

- FOUND 1/2" REBAR WITH CAP "LS 9777"
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR WITH CAP "LS 7429"
- SET 1/2" REBAR WITH CAP "LS 7719"

#### SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, New Mexico Professional Land Surveyor No. 7719, do hereby certify that this Boundary Survey Plat and the actual survey on the ground upon which it is based, were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Boundary Survey Plat of an existing tract."

Timothy Aldrich, P.S. No. 7719



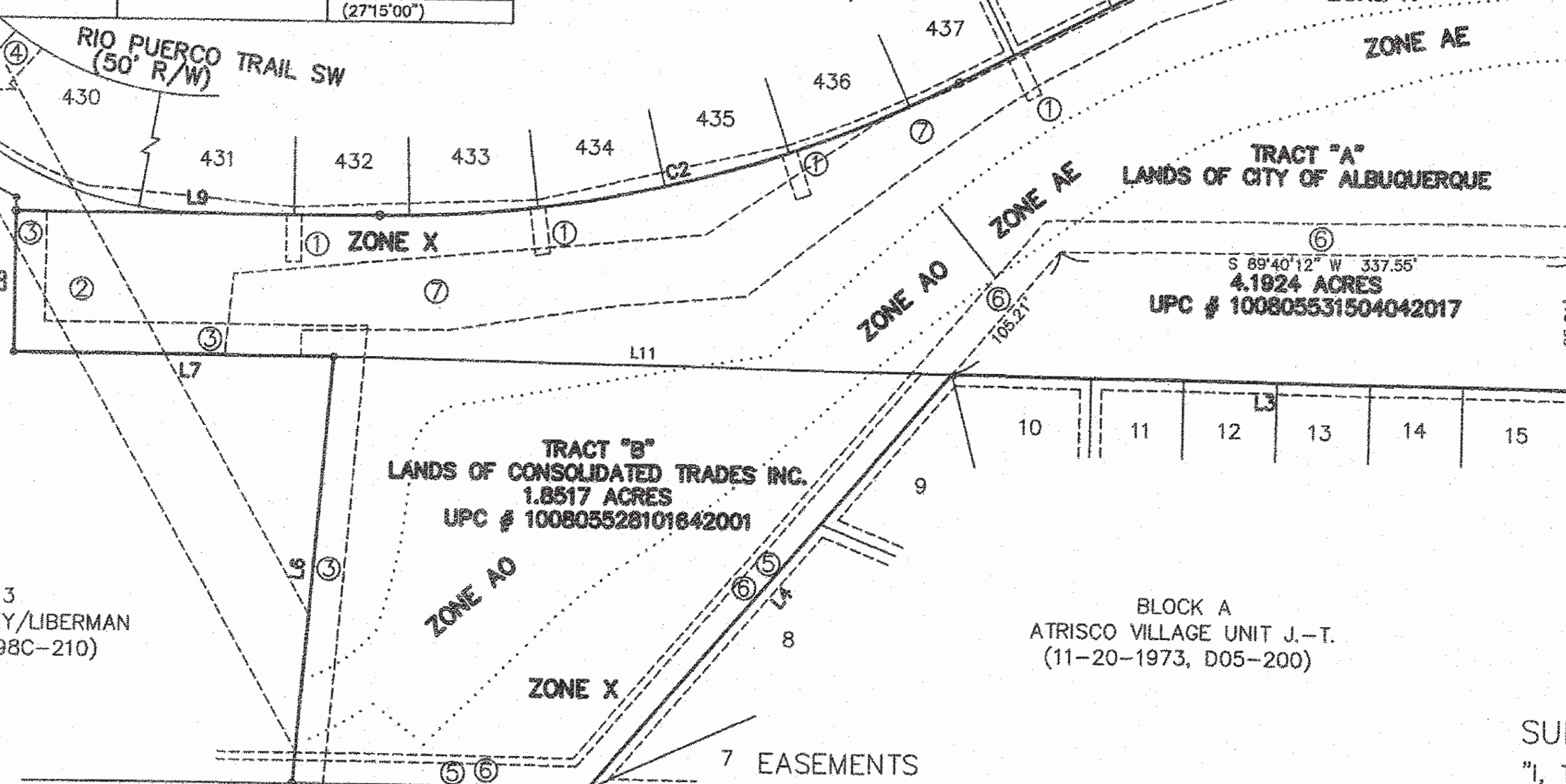
06-26-2020  
Date

**ALDRICH LAND  
SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	173.54'	82.40'	81.62'	S 13°13'13" E	27°12'14"
	(173.54')	(83.60')			(27°38'10")
C2	815.12'	387.67'	384.03'	N 76°25'54" E	27°15'00"
	(815.12')	(387.67')			(27°15'00")

BLOCK 18  
UNIT TWO, ATRISCO VILLAGE  
HOFFMAN CITY SUBDIVISION  
(02-26-1960, D02-092)



#### EASEMENTS

- 10' X 30' ANCHOR EASEMENT (02-26-1960, D02-092)
- 50' PUBLIC DRAINAGE EASEMENT (02-19-1960, D526-355)
- 20' ABCWUA PUBLIC PERMANENT WATERLINE EASEMENT (GRANTED BY THIS PLAT)
- 20' ABCWUA PUBLIC PERMANENT WATERLINE EASEMENT (04-28-1997, 1997041729)
- 15' SANITARY SEWER EASEMENT (08-02-1988, 1988069877)
- 20' ABCWUA PUBLIC PERMANENT SEWERLINE EASEMENT (GRANTED BY THIS PLAT)
- ABCWUA PUBLIC PERMANENT WATER AND/OR SEWER EASEMENT (02-24-2014, 2014015391)

11-30-20 REV  
11-03-20 REV  
07-31-20 REV  
07-02-20 REV  
06-26-20 REV  
01-06-20 REV  
12-29-19 REV

Drawn By:	TA	Date:	11-03-19
Checked By:	TA	Drawing Name:	01103SPLT.DWG
Job No.:	01-103	Sheet:	1 of 1

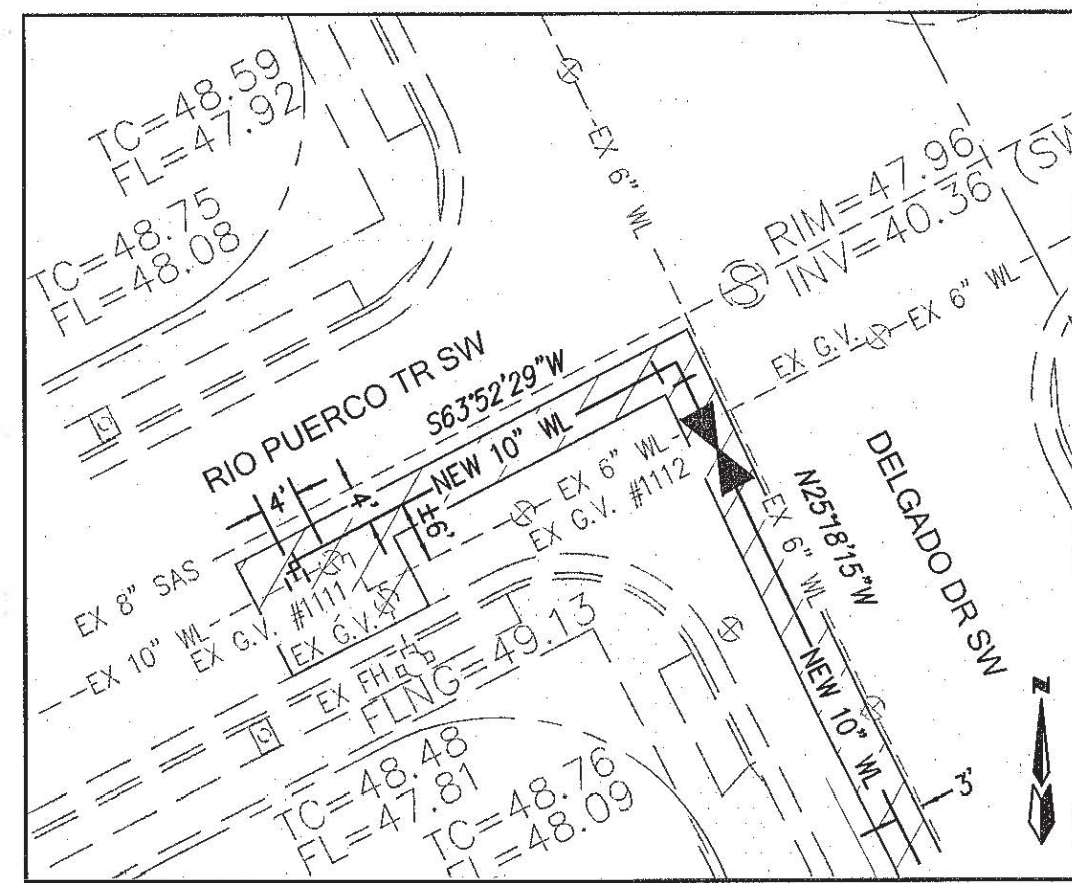


Scale 1" = 100'

20215-48

(1)





RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.)					
PIPE SIZE	90°	45°	22.5°	11.25°	VALVE
12"	30'	12'	6'	3'	85'
10"	26'	11'	5'	3'	72'
8"	22'	9'	4'	2'	60'
6"	17'	7'	3'	2'	46'

LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND. RESTRAIN BRANCH AT FITTING ONLY MINIMUM ATTACHED PIPE LENGTH, RUN SIDE OF TEE: 10.00 FEET.

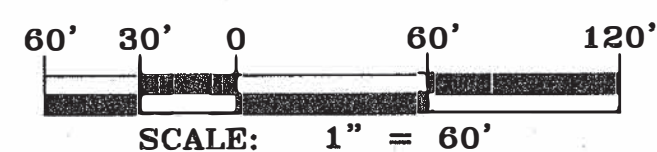
RESTRAINED JOINT LENGTHS FOR REDUCERS (FT.)		
PIPE SIZE	LARGE SIDE	SMALL SIDE
12" X 10"	25'	30'
12" X 8"	45'	68'

RESTRAINED JOINT LENGTH FOR TEES (FT.)		
PIPE SIZE	RUN	BRANCH
12"x12"x12"	18'	3'
12"x12"x10"	13'	1'
12"x12"x8"	8'	5'
10"x10"x10"	15'	5'
10"x10"x8"	10'	4'
10"x10"x6"	6'	1'
8"x8"x8"	13'	3'
8"x8"x6"	7'	5'

#### WATER SHUT-OFF PLAN

- CONTRACTOR SHALL MAKE SHUT OFF REQUEST ONLINE AT <http://abcwua.org/content/view/463/729>
- VALVES SHALL ONLY BE OPERATED BY WATER AUTHORITY EMPLOYEES.
- PRESSURE TEST AND DISINFECT NEW WATERLINE AS PER ABCWUA STANDARD SPECIFICATIONS - SECTION 801.
- ALL WATERLINE IS C-900-PVC PIPE UNLESS OTHERWISE SHOWN ON PLANS.
- EMD'S SHALL BE INSTALLED ON ALL WATERLINE APPURTENANCES.
- ALL GATE VALVES ARE PER ABCWUA STANDARD DWGS #2326 & #2328.
- ALL NON-PRESSURE WATERLINE CONNECTIONS PER ABCWUA STANDARD DWG 2301.
- FOR NON-PRESSURE WATERLINE CONNECTION (WEST WL) IN RIO PUERCO TRAIL SW, SHUT-OFF EXISTING GATE VALVE " " AS SHOWN.
- FOR NON-PRESSURE WATERLINE CONNECTION (EAST WL) IN RIO PUERCO TRAIL SW, SHUT-OFF EXISTING GATE VALVE " " AS SHOWN AND AT THE INTERSECTION OF RIO PUERCO TRAIL SW & DELGADO DRIVE SW, SHUT-OFF EXISTING GATE VALVES "1111" & "1112" AS SHOWN.

BEGIN CONSTRUCTION THIS PROJECT (WEST WL) (SEE PT #3 IN POINT TABLE THIS SHEET FOR N&E)



Point Table		
Point #	Raw Description	Easting
1	BEGIN PT-EAST WL	1472419.3347
2	END PT-EAST WL	1471529.5195
3	BEGIN PT-WEST WL	1472084.3689
4	END PT-WEST WL	1471526.1669

BENCHMARKS	
AGRS Aluminum Cap stamped "1-N8"	
From the intersection of Unser Boulevard and Gibson Boulevard SW travel west on Gibson Boulevard 1.7 miles to a transmission power line running north-south; turn left on a dirt road and travel south 50 feet to the station on the right under the power lines.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1470741.879, E=1488701.82, G=0.999676466, DA=-00°17'27.70"	
Elevation, in feet (NAVD88) = 5307.25	

- EXISTING EASEMENTS
- 5650 EXISTING CONTOUR (MAJOR)
  - EXISTING CONTOUR (MINOR)
  - EXISTING CURB AND GUTTER
  - EXISTING ASPHALT CURB - EDGE ASPHALT
  - EXISTING CONCRETE
  - EXISTING FENCE - CHAIN LINK
  - EXISTING WALL
  - EXISTING TOP CURB / FLOW LINE
  - EXISTING SPOT ELEVATION
  - EXISTING SANITARY SEWER MANHOLE
  - EXISTING STORM DRAIN MANHOLE
  - EXISTING DROP INLET
  - EXISTING STORM DRAIN
  - EXISTING GAS VALVE/VENT
  - EXISTING POLE ANCHOR
  - EXISTING ELECTRIC LINE - OVERHEAD
  - EXISTING ELECTRIC PEDESTAL/TRANSFORMER
  - EXISTING WATER VALVE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER METER
  - EXISTING WATER MANHOLE
  - EXISTING TELEPHONE PEDESTAL
  - EXISTING CABLE TV PEDESTAL
  - SIGN
  - LIGHT POLE
  - NEW WL - NEW WATERLINE PIPE
  - NEW GATE VALVE & BOX
  - NEW WATERLINE BEND
  - NEW WATERLINE TEE
  - NEW WATERLINE STUB
  - NEW WATERLINE CARRIER PIPE
  - REMOVE & REPLACE EXISTING PAVEMENT

#### NOTES

- ALL FIRE HYDRANTS ARE 4' BURY UNLESS OTHERWISE SPECIFIED.
- ALL METER BOXES ADJACENT TO MOUNTABLE CURB SHALL HAVE DUCTILE IRON METER BOX COVER & LID PER ABCWUA STD. DWG 2368; WATER METER BOX PER ABCWUA STD. DWG #2366; WATER SERVICE PER ABCWUA STD. DWG #2362.
- ALL FIRE HYDRANTS PER ABCWUA STD. 2340.
- ALL FIRE HYDRANTS TO HAVE A 6" GATE VALVE & BOX PER ABCWUA STD. DWG #2326.
- ALL WATERLINE CASING PIPE IS DUCTILE IRON PER ABCWUA STD. DWG #2379 DWG #2380.

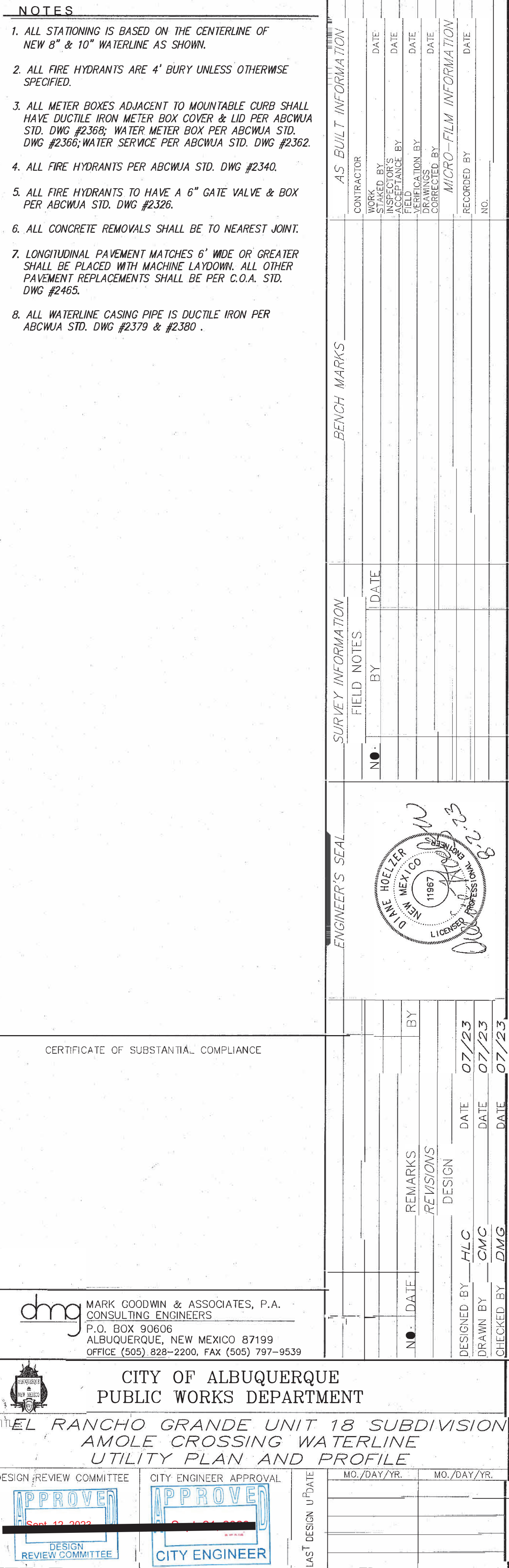
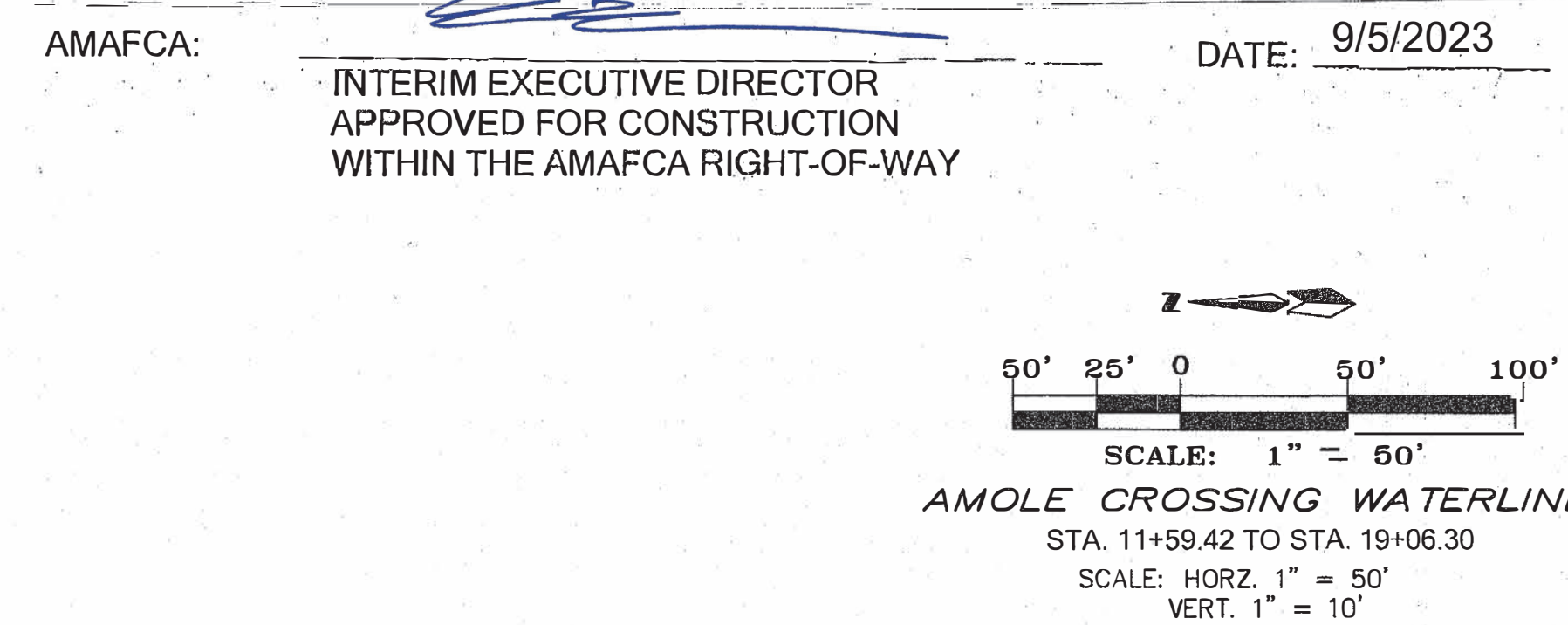
#### EXISTING EASEMENTS

- EXISTING 10'x30' ANCHOR EASEMENT (02-26-1960, 002-092)
- EXISTING 50' PUBLIC DRAINAGE EASEMENT (02-19-1960, 0526-355)
- EXISTING 20' ABCWUA PUBLIC PERMANENT WATERLINE EASEMENT (03-11-2021, 2021S-048)
- EXISTING 20' ABCWUA PUBLIC PERMANENT WATERLINE EASEMENT (04-28-1997, 1997041729)
- EXISTING 15' SANITARY SEWER EASEMENT (08-02-1988, 1988069877)
- EXISTING 20' ABCWUA PUBLIC PERMANENT SEWERLINE EASEMENT (03-11-2021, 2021S-048)
- EXISTING ABCWUA PUBLIC PERMANENT WATER AND/OR SEWER EASEMENT (02-24-2014, 2014015391)

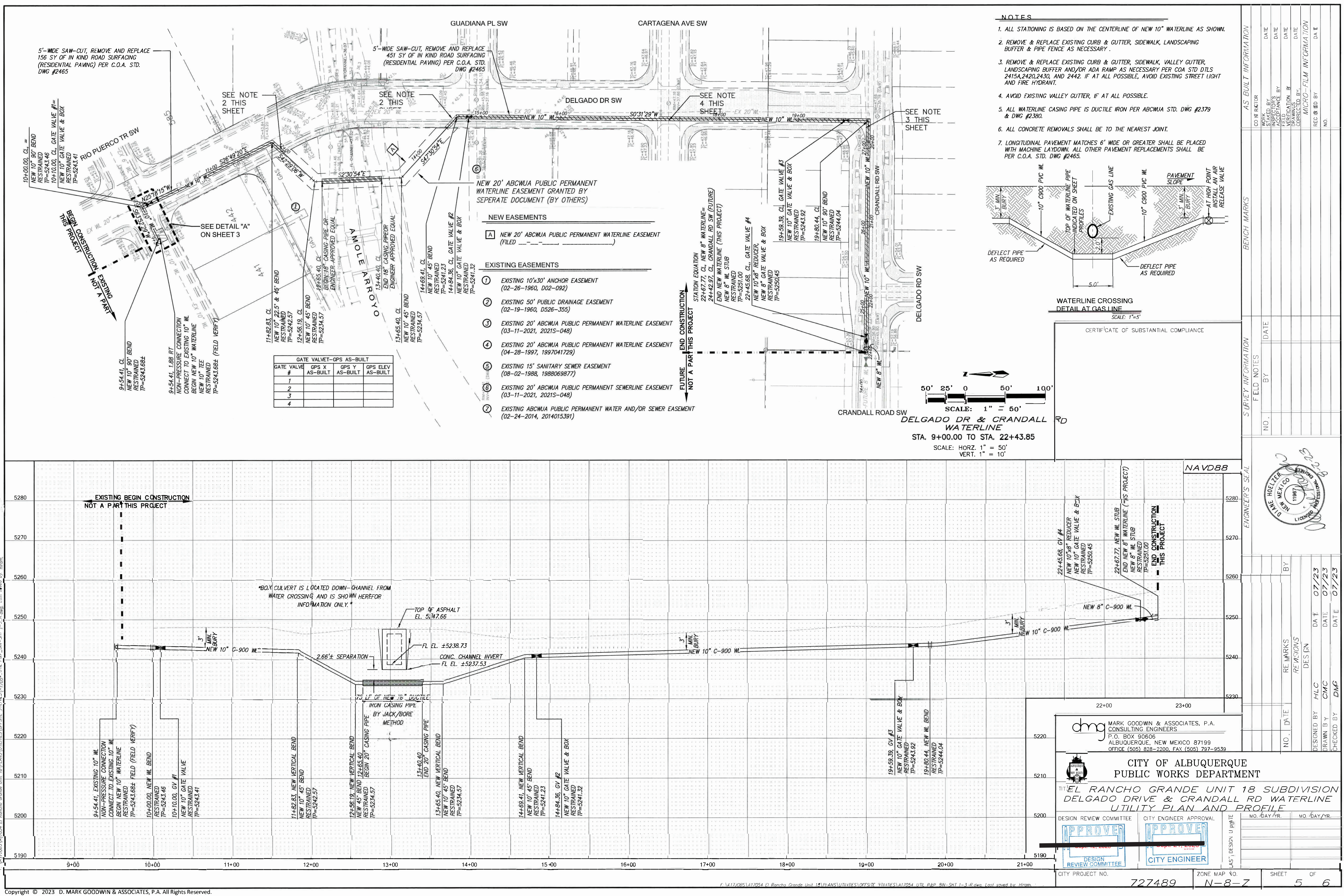
dmg MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
OFFICE (505) 828-2200, FAX (505) 797-9539

		CITY OF ALBUQUERQUE PLANNING DEPARTMENT	
TITLE: EL RANCHO GRANDE UNIT 18 SUBDIVISION OFF-SITE MASTER UTILITY PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO. 727489		ZONE MAP NO. N-8/M-8	SHEET 3 OF 6









- NOTES**
- 1. ALL STATIONING IS BASED ON THE CENTERLINE OF NEW 10" WATERLINE AS SHOWN.
  - 2. REMOVE & REPLACE EXISTING CURB & GUTTER, SIDEWALK, LANDSCAPING BUFFER & PIPE FENCE AS NECESSARY.
  - 3. REMOVE & REPLACE EXISTING CURB & GUTTER, SIDEWALK, VALLEY GUTTER, LANDSCAPING BUFFER AND/OR ADA RAMP AS NECESSARY PER COA STD DTLS 2415A, 2420, 2430, AND 2442. IF AT ALL POSSIBLE, AVOID EXISTING STREET LIGHT AND FIRE HYDRANT.
  - 4. AVOID EXISTING VALLEY GUTTER, IF AT ALL POSSIBLE.
  - 5. ALL WATERLINE CASING PIPE IS DUCTILE IRON PER ABCWUA STD. DWG #2379 & DWG #2380.
  - 6. ALL CONCRETE REMOVALS SHALL BE TO THE NEAREST JOINT.
  - 7. LONGITUDINAL PAVEMENT MATCHES 6' WIDE OR GREATER SHALL BE PLACED WITH MACHINE LAYDOWN. ALL OTHER PAVEMENT REPLACEMENTS SHALL BE PER C.O.A. STD. DWG #2465.

- NEW EASEMENTS**
- A NEW 20' ABCWUA PUBLIC PERMANENT WATERLINE EASEMENT (FILED \_\_\_\_\_)
- EXISTING EASEMENTS**
- 1 EXISTING 10'x30' ANCHOR EASEMENT (02-26-1960, D02-092)
  - 2 EXISTING 50' PUBLIC DRAINAGE EASEMENT (02-19-1960, D526-355)
  - 3 EXISTING 20' ABCWUA PUBLIC PERMANENT WATERLINE EASEMENT (03-11-2021, 2021S-048)
  - 4 EXISTING 20' ABCWUA PUBLIC PERMANENT WATERLINE EASEMENT (04-28-1997, 1997041729)
  - 5 EXISTING 15' SANITARY SEWER EASEMENT (08-02-1988, 1988069877)
  - 6 EXISTING 20' ABCWUA PUBLIC PERMANENT SEWERLINE EASEMENT (03-11-2021, 2021S-048)
  - 7 EXISTING ABCWUA PUBLIC PERMANENT WATER AND/OR SEWER EASEMENT (02-24-2014, 2014015391)

GATE VALVE-GPS AS-BUILT			
GATE VALVE #	GPS X AS-BUILT	GPS Y AS-BUILT	GPS ELEV AS-BUILT
1			
2			
3			
4			

MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
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ALBUQUERQUE, NEW MEXICO 87199  
OFFICE (505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**

**TITLE: EL RANCHO GRANDE UNIT 18 SUBDIVISION**  
**DELGADO DRIVE & CRANDALL RD WATERLINE**  
**UTILITY PLAN AND PROFILE**

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

APPROVED

DESIGN REVIEW COMMITTEE

APPROVED

CITY ENGINEER

CITY PROJECT NO. 727489

ZONE MAP NO. N-8-7

SHEET 5 OF 6

F:\A172\085\A172054 El Rancho Grande Unit 18\PLANS\UTILITIES\OFFSITE\UTILITIES\A172054 UTIL P&P\_RIN-SHT 1-3-R.dwg, Last saved by: Hiram



