

PRELIMINARY PLAT
El Rancho Grande Subdivision
Unit 18

BEING A REPLAT OF TRACT 16-D-2, EL RANCHO
GRANDE UNIT 16

SITUATE WITHIN
PROJECTED SECTION 05, T.9N, R.2E, N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2025

DRAINAGE EASEMENT
ATRISCO VILLAGE UNIT J-T
(11/20/1973; D5-200)

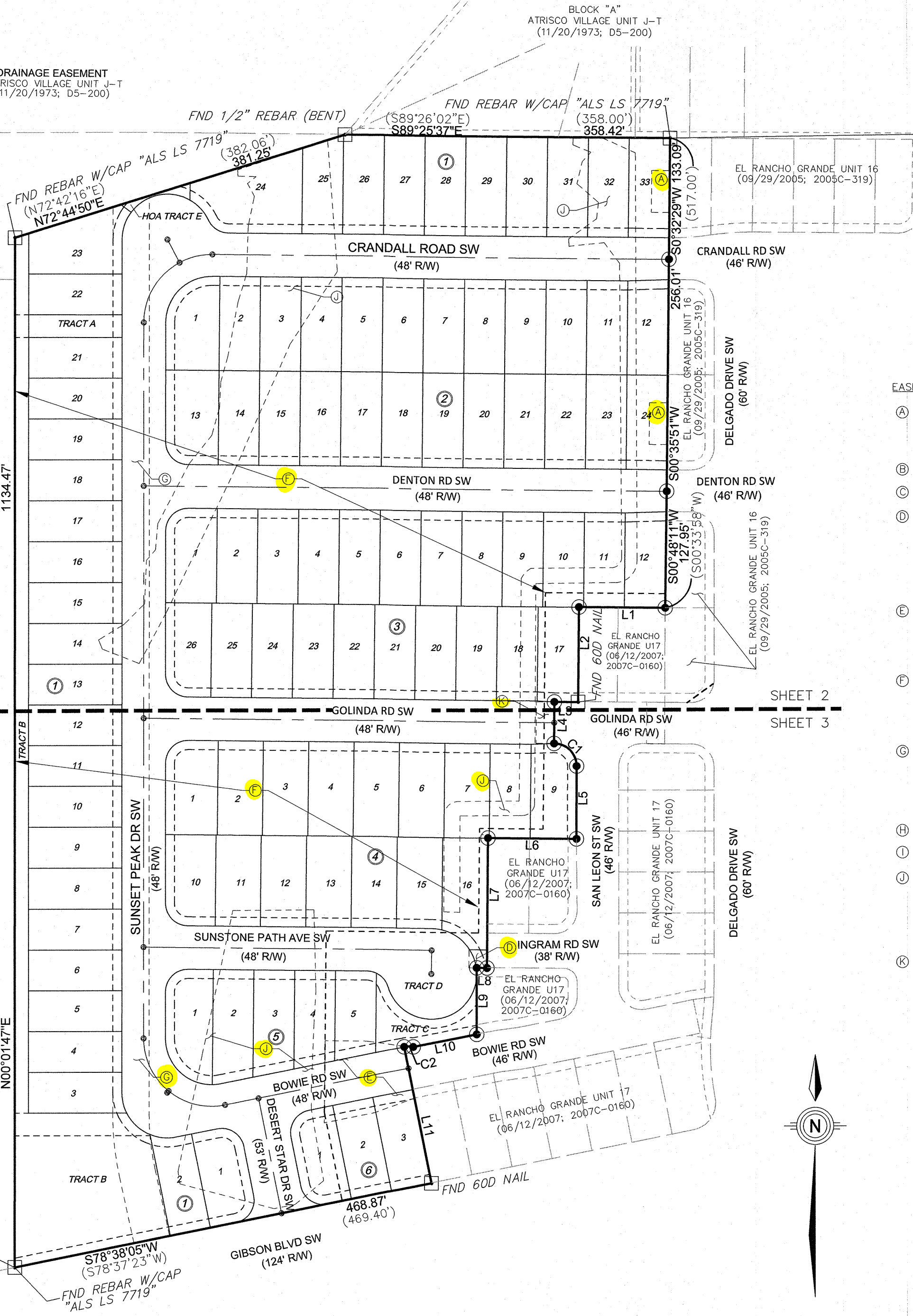
TRACT 16-F-1
EL RANCHO GRANDE UNIT 16
(09/29/2005; 2005C-319)

PARCEL 2A
LANDS OF RIO BRAVO PARTNERS LLC
(04/17/1996; 96C-160)

NORTH
MATCH LINE
MATCH LINE
SOUTH

CITY OF ABQ MONUMENT "1_N8"
DATA SHEET
NAD83 NMSP Central Zone
N=1470741.879 USFT
E=1488701.820 USFT
ELEVATION=5307.250
Mapping Angle=-0.17_27.70
Combined Factor=0.999676466

BASIS OF BEARINGS
(N00°01'24"E)
(N00°01'47"E)



GROUND
TIE
S89°17'56"W
6130.18'

CITY OF ABQ MONUMENT "10_M9"
DATA SHEET
NAD83 NMSP Central Zone
N=1471730.928 USFT
E=1496215.383 USFT
ELEVATION=5082.551
Mapping Angle=-0.16_35.92
Combined Factor=0.999684639

EASEMENT VACATION TABLE:

- (A) EXISTING PUBLIC 46"x20" SANITARY SEWER AND WATERLINE EASEMENT (07-01-05; A99-5029; DOC #2005095322) EASEMENT VACATED BY THIS PLAT
- (B) NOT USED
- (C) NOT USED
- (D) EXISTING 20"x20" PUBLIC SANITARY SEWER EASEMENT GRANTED TO ABCWUA. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION. (09/29/2005; 2005C-319) EASEMENT VACATED BY THIS PLAT
- (E) TEMPORARY PUBLIC ROADWAY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND SANITARY SEWER GRANTED TO ABCWUA. (09/29/2005; 2005C-319) EASEMENT VACATED BY THIS PLAT
- (F) EXISTING PERMANENT DRAINAGE EASEMENT (07/18/2005; A100-2468) AGREEMENTS & COVENANTS FILED (07/18/05; A100-2464) EASEMENT VACATED BY THIS PLAT
- (G) EXISTING 40' TEMPORARY ACCES EASEMENT GRANTED TO AMAFCA. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION. (09/29/2005; 2005C-319) EASEMENT VACATED BY THIS PLAT
- (H) NOT USED
- (I) NOT USED
- (J) PERMANENT EASEMENT/ TEMPORARY RETENTION POND (07/18/2005; A100-2468) AGREEMENTS & COVENANTS FILED (07/18/05; A100-2464) EASEMENT VACATED BY THIS PLAT
- (K) EXISTING 20"x46" PUBLIC WATERLINE & SANITARY SEWER EASEMENT GRANTED TO ABCWUA. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION. (09/29/2005; 2005C-319) EASEMENT VACATED BY THIS PLAT

LINE TABLE

NUM	BEARING	DISTANCE
L1	N89°26'44"W	95.00'
	(N89°26'02"W)	(95.00')
L2	S00°33'16"W	105.00'
	(S00°33'58"W)	(105.00')
L3	N89°26'44"W	26.15'
	(N89°26'02"W)	(26.15')
L4	S00°20'13"W	46.00'
	(S00°33'58"W)	(46.00')
L5	S00°01'40"W	80.16'
	(S00°01'24"W)	(80.24')
L6	N89°26'44"W	97.52'
	(N89°26'02"W)	(97.52')
L7	S00°29'11"W	143.00'
	(S00°33'58"W)	(143.00')
L8	N89°26'44"W	11.30'
	(N89°26'02"W)	(11.13')
L9	S00°00'41"W	73.41'
	(S00°01'24"W)	(73.40')
L10	S78°38'17"W	71.47'
	(S78°37'23"W)	(71.47')
L11	S11°18'13"E	153.19'
	(S11°22'37"E)	(153.02')

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	89°22'07"	38.99'	25.00'	S44°43'50"E	35.16'
	(89°27'26")	(39.03')	(25.00')	(N44°42'19"W)	(35.19')
C2	22°49'00"	9.96'	25.00'	N89°34'16"W	9.89'
	(23°11'18")	(10.12')	(25.00')	(N89°46'58"W)	(10.05')

Monument Legend

- Found Monument as noted.
- Found 5/8" Rebar w/Green Plastic Cap Stamped MEDINA PS12649 or PK Nail/Mag Nail/60D Nail w/ Shiner Stamped MEDINA PS12649 (PK nail/shiners at top of wall except the intersection of L8 and L9 is located at the footing of wall)
- Control Station
- Centerline Monument

PRELIMINARY PLAT
EL RANCHO GRANDE SUBDIVISION
UNIT 18

DWG PATH: 8/18/2025 J:\N510-05 El Rancho Grande 18\Subdivision Plat 2025\EL RANCHO GRANDE U18 (PRELIM PLAT 2025).dwg	
DATE: 08/12/2025	
CREW: LRC/DCA/AHM	
SCALE: 1"=100'	
DRAWN: AHM	REVIEW: ASM
JOB NO.: N510-05-600	
Community Sciences Corporation Land Surveying (505) 897.0000	2 of 5