

VICINITY MAP  
FROM ZONE ATLAS PAGE E-22-Z  
N.T.S.

**SUBDIVISION DATA**

1. ZONE ATLAS MAP NO. E-22; ZONING: PD.
2. GROSS SUBDIVISION ACREAGE: 4.649 ACRES.
3. TOTAL NUMBER OF EXISTING LOTS/TRACTS: 6
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: 12
5. DATE OF SURVEY: DECEMBER 2020.
6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO REPLAT SIX EXISTING LOTS/TRACTS INTO 10 NEW LOTS, CREATE TWO TRACTS FOR EASEMENTS, VACATE EASEMENTS, AND GRANT EASEMENTS AS SHOWN HEREON.

**NOTES**

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FOOT).
3. GRID TO GROUND SCALE FACTOR USED IS 0.999626231.
4. THIS PLAT SHOWS ALL EASEMENTS OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S) AND/OR PROPRIETOR(S) OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES.

**LEGEND**

●	FOUND MONUMENT AS NOTED
△	FOUND ACS MONUMENT AS NOTED
○	SET 1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"
▲	SET 3-1/2" ALUMINUM CENTERLINE MONUMENT STAMPED "P.S. 22909"

(N90°00'00"E, 100.00') RECORD BEARING AND DISTANCE PER PLAT (11/28/1994, 94C-392)

(N90°00'00"E, 100.00') RECORD BEARING AND DISTANCE PER DOCUMENT #2020107935

N00°00'00"E, 00.00' MEASURED BEARING & DISTANCE

----- EXISTING EASEMENT LINE

----- NEW EASEMENT LINE

----- ELIMINATED EASEMENT LINE

----- ELIMINATED LOT LINE

////// VACATED EASEMENT

**LEGAL DESCRIPTION**  
A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTIONS 26 AND 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF LOTS 1-A, 2-A AND 3-A, AS SHOWN AND DESIGNATED ON THE PLAT OF LOTS 1-A, 2-A, 3-A AND 4-A, TRACT A-1, ALBUQUERQUE RANCH ESTATES, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 28, 1994 IN PLAT BOOK 94C, FOLIO 392;

TOGETHER WITH PARCEL A, PARCEL B, AND PARCEL 3 AS THE SAME DESCRIBED IN WARRANTY DEED FILED OCTOBER 26, 2020 AS DOCUMENT NUMBER 2020107935, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3" REBAR FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE NORTHEAST CORNER OF LOT 5 OF SAID ALBUQUERQUE RANCH ESTATES, WHICH LIES S41°02'30"W, A DISTANCE OF 920.52 FEET FROM A 3" ALUMINUM DISC FOUND FOR THE ACS MONUMENT "3-E23 1995";

THENCE, S89°52'11"E, A DISTANCE OF 545.43 FEET TO A 3" REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF TRAMWAY BOULEVARD N.E.;

THENCE, COINCIDING SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES;  
S06°22'40"W, A DISTANCE OF 112.40 FEET TO A 3" REBAR WITH SURVEY CAP STAMPED "PS 22909" SET FOR A CORNER OF THIS TRACT;

S16°34'42"W, A DISTANCE OF 425.10 FEET TO A 3" REBAR WITH SURVEY CAP STAMPED "NMLS 7923" FOUND FOR A CORNER OF THIS TRACT;

THENCE, LEAVING SAID RIGHT-OF-WAY, S89°59'14"W, A DISTANCE OF 89.84 FEET TO A 3" REBAR FOUND FOR A CORNER OF THIS TRACT, ALSO BEING THE SOUTHEAST CORNER OF LOT 4-A OF SAID ALBUQUERQUE RANCH ESTATES;

THENCE, N00°00'40"E, A DISTANCE OF 151.09 FEET TO A 3" REBAR WITH SURVEY CAP STAMPED "LS 8478" FOUND FOR A CORNER OF THIS TRACT, ALSO BEING THE NORTHEAST CORNER OF LOT 4-A OF SAID ALBUQUERQUE RANCH ESTATES;

THENCE, S87°58'53"W, A DISTANCE OF 293.96 FEET TO A PK NAIL WITH WASHER FOUND FOR A CORNER OF THIS TRACT, ALSO BEING THE NORTHWEST CORNER OF LOT 4-A OF SAID ALBUQUERQUE RANCH ESTATES;

THENCE, N04°57'24"W, A DISTANCE OF 180.74 FEET TO A PK NAIL WITH WASHER FOUND FOR A CORNER OF THIS TRACT;

THENCE, S84°39'40"W, A DISTANCE OF 12.20 FEET TO A PK NAIL WITH WASHER FOUND FOR A CORNER OF THIS TRACT;

THENCE, N00°05'04"W, A DISTANCE OF 200.73 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 4.649 ACRES (202,519 SQ. FT.) MORE OR LESS.

**SOLAR NOTE:**

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "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 ERRECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.

**TREASURER'S OFFICE CERTIFICATION**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # *del parula*  
PROPERTY OWNER OF RECORD *S05 Solutions LLC*  
BERNALILLO COUNTY, TREASURER'S OFFICE *Brandi Zamora* 9-22-22  
DATE

PLAT OF  
**ALBUQUERQUE RANCH ESTATES, UNIT II**  
WITHIN THE ELENA GALLEGOS GRANT  
PROJECTED SECTIONS 26 AND 27  
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST 2022

**FREE CONSENT**

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING, "PLAT OF ALBUQUERQUE RANCH ESTATES, UNIT II", WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

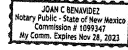
Owner: 505 SOLUTIONS, LLC  
By: RACHEL BEVAN  
Title: MANAGING MEMBER  
*Rachel Bevan*  
RACHEL BEVAN

**ACKNOWLEDGMENT:**

STATE OF *New Mexico*  
COUNTY OF *Bernalillo*  
ON THIS *21<sup>st</sup>* DAY OF *August* 2022, BEFORE ME

PERSONALLY APPEARED *Rachel Bevan*  
KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.  
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: *11/08/2023*  
*John C. Brundley*  
NOTARY PUBLIC



DOC# 2022086259  
R/1/2/2022 8:26:00 AM  
NEW MEXICO PROFESSIONAL SURVEYOR

**SURVEYOR'S CERTIFICATION**

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT ACCURATELY MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Robert J. Fierro*  
ROBERT J. FIERRO, N.M.P.S. No. 22909



*8-26-2022*  
Date

DRB NO. : PR-2020-004595

APPLICATION NO. *SD-2022-00126*

**UTILITY APPROVALS:**

<i>RJA</i>	08/26/2022
PNM-ELECTRIC SERVICES	DATE
<i>JH</i>	8/26/2022
NEW MEXICO GAS COMPANY	DATE
<i>Natalia Antonia</i>	8/26/22
CENTURY LINK	DATE
<i>Mike Morice</i>	08/28/2022
COMCAST	DATE

**CITY APPROVALS:**

<i>Loan A. Rinchoover P.S.</i>	8/11/2022
CITY SURVEYOR	DATE
<i>Ernest Amaya</i>	Sep 21, 2022
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Andre Houle</i>	Sep 21, 2022
CITY ENGINEER	DATE
<i>Cheryl Sumbrell</i>	Sep 21, 2022
PARKS AND RECREATION DEPARTMENT	DATE
<i>A.P.</i>	8/29/2022
A.M. OF C.A.	DATE
<i>Renee C. Brissett</i>	Sep 21, 2022
CITY ENGINEER/HYDROLOGY	DATE
<i>JH</i>	Sep 21, 2022
CODE ENFORCEMENT	DATE
<i>Ernest</i>	Sep 21, 2022
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

PROJECT NO. 21001



**Fierro & Company**  
ENGINEERING | SURVEYING  
3201 4TH STREET NW, SUITE B  
ALBUQUERQUE, NM 87107  
PH 505.352.8930  
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PLAT OF  
**ALBUQUERQUE RANCH ESTATES, UNIT II**  
 WITHIN THE ELENA GALLEGOS GRANT  
 PROJECTED SECTIONS 26 AND 27  
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST 2022

Doc# 2022066299  
 PLAT OF ALBUQUERQUE RANCH ESTATES, UNIT II, WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTIONS 26 AND 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

**UTILITY NOTES:**

**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 THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT AND 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 SERVICE.

**QWEST CORPORATION/ B D/B/A/ CENTURY LINK QC,** FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

**COMCAST,** FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO 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 EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 NATURAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DWCKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

**DISCLAIMER:**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

**FLOOD NOTE:**

THIS PROPERTY LIES WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS PER FLOOD INSURANCE RATE MAP NUMBER 35001C0163H.

**DRAINAGE EASEMENT LANGUAGE FOR SUBDIVISION PLAT**

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT WITH ENGINEER'S STAMP DATE 4-21-2022 AND THE GRADING AND DRAINAGE PLAN WITH ENGINEER'S STAMP DATE 4-21-2022 WHICH REPORT AND PLANS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER FILE # 2220002. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

**WAIVER NOTE:**

SIDEWALK WAIVER APPROVED ON DECEMBER 15, 2021  
 PER PR-2020-004595/VA-2021-00216

PROJECT NO. 21001



**Fierro & Company**  
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 CITY OF ALBUQUERQUE  
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 AUGUST 2022

**EXISTING EASEMENTS:**

- ① 20' PUBLIC WATERLINE EASEMENT  
 FILED: NOVEMBER 28, 1994, BK. 94C, PG. 392.  
 VACATED BY THIS PLAT.  
 VACATION ACTION SD-2021-00124.
- ② 25' PRIVATE ACCESS, DRAINAGE & P.U.E.  
 FILED: NOVEMBER 28, 1994, BK. 94C, PG. 392.
- ③ 35' PUBLIC WATER & SANITARY SEWER EASEMENT  
 FILED: APRIL 02, 1993, BK. 93C, PG. 90.
- ④ 25' PRIVATE ACCESS, DRAINAGE & P.U.E.  
 FILED: NOVEMBER 28, 1994, BK. 94C, PG. 392.
- ⑤ 15' PRIVATE ACCESS EASEMENT  
 FILED: NOVEMBER 28, 1994, BK. 94C, PG. 392.  
 VACATED BY THIS PLAT.  
 VACATION ACTION SD-2021-00123
- ⑥ 7' PRIVATE ACCESS EASEMENT (VACATED)  
 FILED: JULY 07, 1997, BK. 9718, PG. 2986.  
 VACATED BY THIS PLAT.  
 VACATION ACTION SD-2021-00122
- ⑦ 10' PUBLIC SERVICE CO. OF NEW MEXICO AND  
 MOUNTAIN STATES TELEPHONE AND TELEGRAPH  
 EASEMENT, FILED: FEBRUARY 21, 1981, BK. MISC. 754, PG. 613.
- ⑧ WEST BOUNDARY PNM EASEMENT PER PROFESSIONAL CONTRACTING  
 SERVICES JOB #09-027, DATED 02-09.
- ⑨ DECLARATION OF RESTRICTIVE COVENANT  
 FILED: AUGUST 25, 2009, D.O.C. #2009096401.
- ⑩ 10' PUBLIC UTILITY EASEMENT  
 FILED: APRIL 02, 1993, BK. 93C, PG. 90.
- ⑪ 10' PRIVATE UTILITY EASEMENT  
 FILED: APRIL 02, 1993, BK. 93C, PG. 90.
- ⑫ 10' X 10 CITY WATER & SANITARY SEWER EASEMENT  
 FILED: APRIL 02, 1993, BK. 93C, PG. 90.
- ⑬ 33.61' PRIVATE ROAD EASEMENT  
 FILED: APRIL 02, 1993, BK. 93C, PG. 90.

DOC# 2822886259  
 PLAT# 202208 26 & 27  
 PROJECT# 21001  
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 BERNALILLO COUNTY, NEW MEXICO

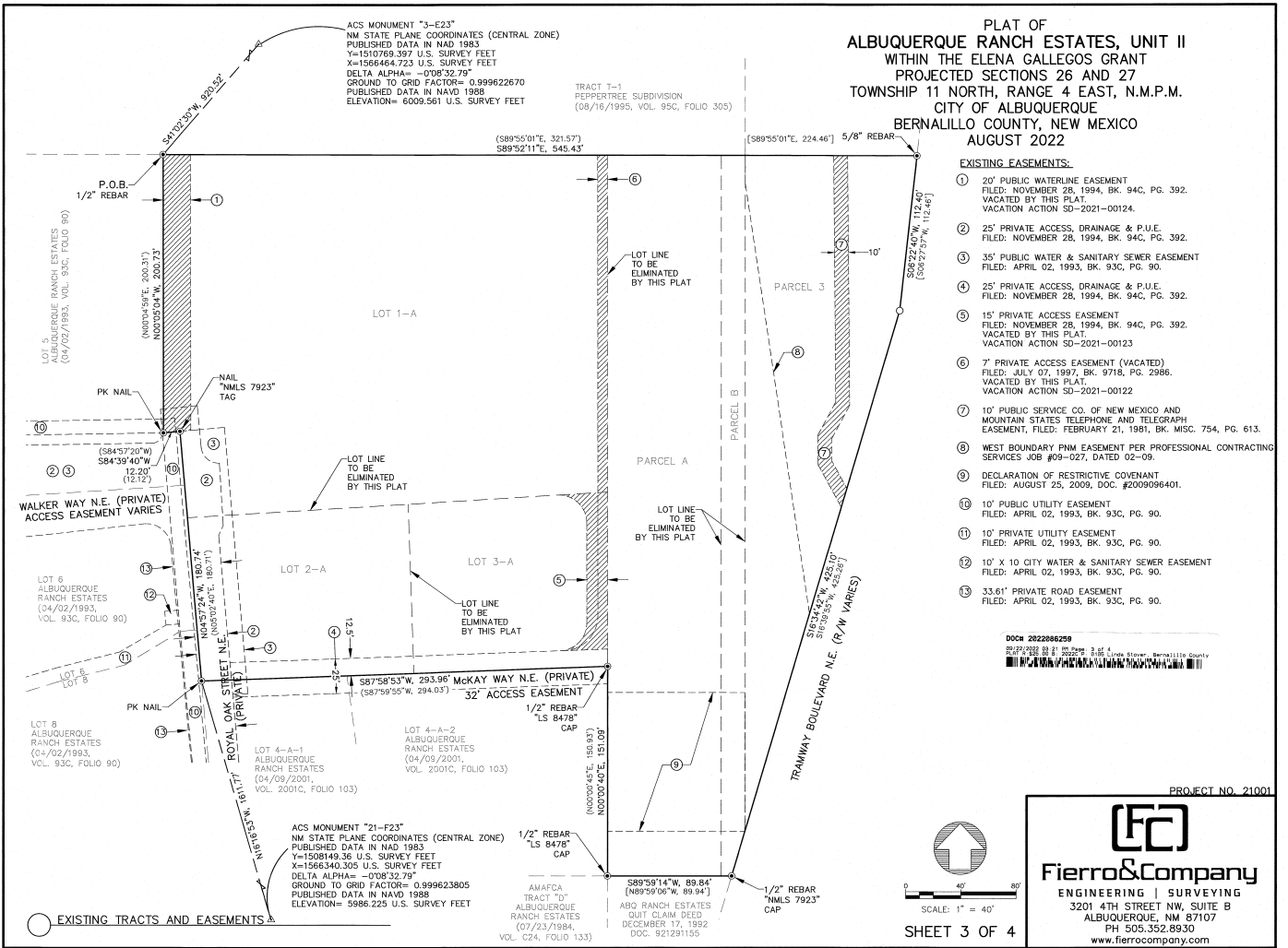
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SCALE: 1" = 40'  
 SHEET 3 OF 4



TRACT T-1  
 PEPPERTREE SUBDIVISION  
 (08/16/1995, VOL. 95C, FOLIO 305)

ACS MONUMENT "3-E23"  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 PUBLISHED DATA IN NAD 1983  
 Y=1510769.957 U.S. SURVEY FEET  
 X=1566464.723 U.S. SURVEY FEET  
 DELTA ALPHA= -0°08'32.79"  
 GROUND TO GRID FACTOR= 0.999622670  
 PUBLISHED DATA IN NAVD 1988  
 ELEVATION= 6009.561 U.S. SURVEY FEET

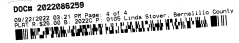
ACS MONUMENT "21-F23"  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 PUBLISHED DATA IN NAD 1983  
 Y=1506149.36 U.S. SURVEY FEET  
 X=1566340.305 U.S. SURVEY FEET  
 DELTA ALPHA= -0°08'32.79"  
 GROUND TO GRID FACTOR= 0.999623805  
 PUBLISHED DATA IN NAVD 1988  
 ELEVATION= 5986.225 U.S. SURVEY FEET

AMAFCA  
 TRACT "D"  
 ALBUQUERQUE  
 RANCH ESTATES  
 (07/23/1994,  
 VOL. C24, FOLIO 133)

ABQ RANCH ESTATES  
 QUIT CLAIM DEED  
 DECEMBER 17, 1992  
 D.O.C. 921291155

EXISTING TRACTS AND EASEMENTS

PLAT OF  
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 AUGUST 2022



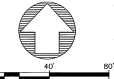
**NEW EASEMENTS:**

- ① TRACT "A" IS A PRIVATE ACCESS, PRIVATE DRAINAGE, AND PUBLIC WATER AND SEWER EASEMENT GRANTED BY THIS PLAT. EASEMENT TO BE MAINTAINED BY HOME OWNER'S ASSOCIATION.
- ② TRACT "B" IS A PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT. EASEMENT TO BE MAINTAINED BY HOME OWNER'S ASSOCIATION.
- ③ 10' PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT. EASEMENT TO BE MAINTAINED BY HOME OWNER'S ASSOCIATION.
- ④ 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.
- ⑤ 5' X 5' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	46.26	27.87	95°05'14"	N42°35'12"E	41.13
C2	43.79	27.87	90°00'00"	S44°52'11"E	39.42
C3	75.40	48.00	90°00'00"	S44°52'11"E	67.88
C4	74.91	68.13	63°00'00"	N58°22'11"W	71.19
C5	32.10	68.13	27°00'00"	N13°22'11"W	31.81
C6	30.67	20.00	87°51'04"	S4°03'21"W	27.75
C7	30.39	20.00	87°03'42"	N48°29'16"W	27.55

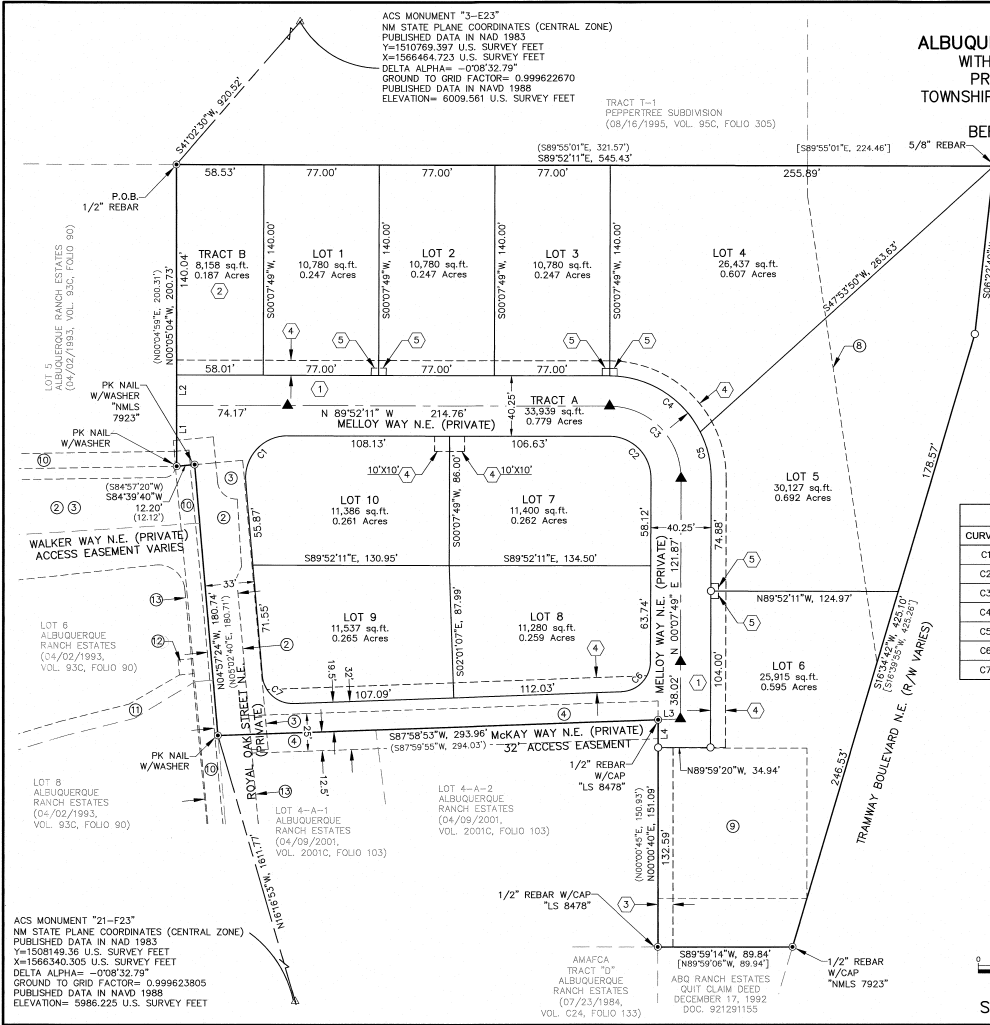
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°05'04"W	40.60
L2	N00°05'04"W	20.13
L3	S87°58'53"W	14.87
L4	N00°00'40"E	18.50

PROJECT NO. 21001



SCALE: 1" = 40'  
 SHEET 4 OF 4

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 PUBLISHED DATA IN NAVD 1988  
 ELEVATION= 6009.561 U.S. SURVEY FEET

TRACT T-1  
 PEPPER TREE SUBDIVISION  
 (08/16/1995, VOL. 95C, FOLIO 305)

ACS MONUMENT "21-F23"  
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 X=1566340.305 U.S. SURVEY FEET  
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AMAFCA  
 TRACT "D"  
 ALBUQUERQUE  
 RANCH ESTATES  
 (07/23/1984,  
 VOL. C24, FOLIO 133)

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