

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



SUBDIVISION DATA

1. ZONE ATLAS MAP NO. E-22.
2. GROSS SUBDIVISION ACREAGE: 1.287 ACRES.
3. TOTAL NUMBER OF EXISTING LOTS/TRACTS: 2
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: 1
5. DATE OF SURVEY: DECEMBER 2025.
6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO REPLAT TWO (2) EXISTING LOTS/TRACTS INTO ONE (1) NEW LOT.

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 PROPRIETORS 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"

(N90°00'00"E, 100.00') RECORD BEARING & DISTANCE PER DOCUMENT 2022086259
RECORD BEARING & DISTANCE EQUALS MEASURED.

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

- EXISTING EASEMENT LINE
- ELIMINATED LOT LINE

LEGAL DESCRIPTION

LOTS NUMBERED FIVE (5) AND SIX (6), 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, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 22, 2022, IN PLAT BOOK 2022C, PAGE 105 AS DOCUMENT NO. 2022086259

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 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 PRIVILEGED 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 POOL 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, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, 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 PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), DO NOT WAVE OR RELEASE ANY EASEMENTS OR ANY EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

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.

PLAT OF
LOT 5-A
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
APRIL 2026

FREE CONSENT

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING,

"PLAT OF LOTS 5-A, 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 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 FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

Owner: KENNETH P. GOLDBLUM AND KATHRYN GOLDBLUM
REVOCABLE TRUST

By: KENNETH P. GOLDBLUM AND KATHRYN GOLDBLUM
Title: CO-TRUSTEES

Kenneth P. Goldblum
KENNETH P. GOLDBLUM

Kathryn Goldblum
KATHRYN GOLDBLUM

ACKNOWLEDGEMENT:

STATE OF New Mexico)

)SS.

COUNTY OF Bernalillo)

ON THIS 18 DAY OF April, 2026, BEFORE ME

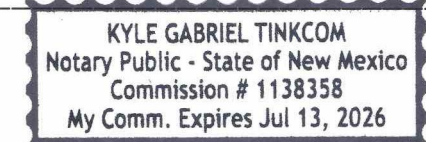
PERSONALLY APPEARED Kenneth P. Goldblum + Kathryn Goldblum

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: 7-13-2026

[Signature]
NOTARY PUBLIC

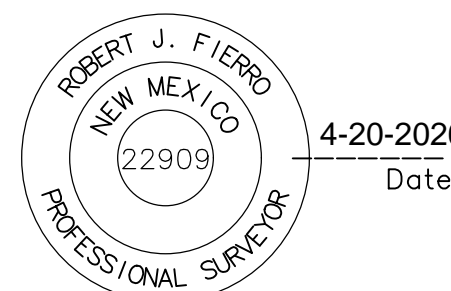


NOTARY PUBLIC

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



PROJECT NO. : _____

APPLICATION NO. : _____

DHO APPROVAL DATE: _____

UTILITY APPROVALS:

[Signature] 04/16/2026

PNM ELECTRIC SERVICES DATE

Scott Kerr 04/17/2026

NEW MEXICO GAS COMPANY DATE

Thomas McClaffin 4/20/2026

CENTURY LINK DATE

Mike Montus 04/17/2026

COMCAST DATE

CITY APPROVALS:

Loran N. Risenhoover P.S. 4/10/2026
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

A.B.C.W.U.A. DATE

PARKS & RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

HYDROLOGY DATE

CODE ENFORCEMENT DATE

PLANNING DEPARTMENT DATE

CITY ENGINEER DATE

TREASURER'S OFFICE CERTIFICATION

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY
TREASURER'S OFFICE _____
DATE



Fierro & Company
ENGINEERING | SURVEYING

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PLAT OF
LOT 5-A
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
 APRIL 2026

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

LOT 4
 ALBUQUERQUE
 RANCH ESTATES
 OCTOBER 19, 2022
 DOC. 2022093046

ACS MONUMENT "3-E23"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1510769.397 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

⑥ TRACT A
 ALBUQUERQUE
 RANCH ESTATES

$\Delta=27^{\circ}00'00''$
 $R=68.13'$
 $L=32.10'$
 $ChB=N13^{\circ}22'11''W$
 $ChL=31.81'$

LOT 7
 ALBUQUERQUE
 RANCH ESTATES

LOT 8
 ALBUQUERQUE
 RANCH ESTATES

LOT 5-A
 56,042 sq.ft.
 1.287 Acres

LOT LINE
 ELIMINATED

MELLOY WAY N.E. (PRIVATE)
 40.25' EASEMENT

N 00°07'49" E, 178.87'

MCKAY WAY N.E. (PRIVATE)
 32' ACCESS EASEMENT

S 89°59'20" E
 34.94'

LOT 4-A-2
 ALBUQUERQUE
 RANCH ESTATES
 (04/09/2001,
 VOL. 2001C, FOLIO 103)

N 00°00'40" E, 132.59'

ABQ RANCH ESTATES
 QUIT CLAIM DEED
 DECEMBER 17, 1992
 DOC. 921291155

AMAFCA
 TRACT "D"
 ALBUQUERQUE
 RANCH ESTATES
 (07/23/1984,
 VOL. C24, FOLIO 133)

ACS MONUMENT "21-F23"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1508149.36 U.S. SURVEY FEET
 X=1566340.305 U.S. SURVEY FEET
 DELTA ALPHA= -0°08'33.51"
 GROUND TO GRID FACTOR= 0.999623805
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 5986.225 U.S. SURVEY FEET

TRAMWAY BOULEVARD N.E. (R/W VARIES)

N 04°50'55" E
 698.03'

S 06°22'40" W, 112.40'

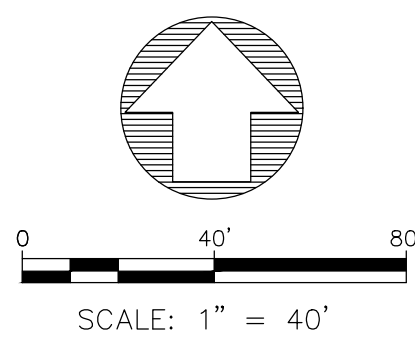
S 16°34'42" W, 425.10'

S 89°59'14" W, 89.84'

S 02°46'46" E
 1408.07'

EXISTING EASEMENTS:

- ① WEST BOUNDARY PNM EASEMENT PER PROFESSIONAL CONTRACTING SERVICES JOB #09-027, DATED 02-09.
- ② DECLARATION OF RESTRICTIVE COVENANT FILED: AUGUST 25, 2009, DOC. #2009096401.
- ③ 10' PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT. EASEMENT TO BE MAINTAINED BY HOME OWNER'S ASSOCIATION. FILED: SEPTEMBER 22, 2022, DOC. #2022086259.
- ④ 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT. FILED: SEPTEMBER 22, 2022, DOC. #2022086259.
- ⑤ 5' X 5' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT. FILED: SEPTEMBER 22, 2022, DOC. #2022086259.
- ⑥ TRACT "A" PRIVATE ACCESS, PRIVATE DRAINAGE, AND PUBLIC WATER AND SEWER EASEMENT. FILED: SEPTEMBER 22, 2022, DOC. #2022086259.



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