



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2020-004595
Application No. SD-2022-0031

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 9/21/2022 HEARING DATE OF DEFERRAL: _____

SUBMITTAL DESCRIPTION: Final modified Plat to reflect all notes
request for final approval

CONTACT NAME: Juanita Garcia

TELEPHONE: 5053628903 EMAIL: jag@jagpauz.com

**PLAT OF
ALBUQUERQUE RANCH ESTATES, UNIT II
LOCATED 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**

DRB NO. : PR-2020-004595
APPLICATION NO. SD-2022-00126

UTILITY APPROVALS:

<i>RAT</i>	08/26/2022
PNM-ELECTRIC SERVICES	DATE
<i>WJ EST</i>	8/26/2022
NEW MEXICO GAS COMPANY	DATE
<i>Natalia Antonio</i>	8/26/22
CENTURY LINK	DATE
<i>Mika Montano</i>	08/26/2022
COMCAST	DATE

CITY APPROVALS:

<i>Loren M. Rioshopper P.S.</i>	8/11/2022
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
<i>SPR</i>	8/19/2022
A.M.P.C.A.	DATE
CITY ENGINEER/HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



Ferro & Company
ENGINEERING | SURVEYING
3201 4TH STREET NW, SUITE B
ALBUQUERQUE, NM 87107
PH 505.352.8930
www.ferrocompany.com

PROJECT NO. 21001

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 IN 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

ACKNOWLEDGEMENT:

STATE OF New Mexico) SS.
COUNTY OF Bernalillo)
ON THIS 21st 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: 11/28/2023
John C. Benavidez
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY
CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE 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

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, 4-A, 5-A, TRACT A-1, ALBUQUERQUE RANCH
ESTATES, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO
COUNTY, NEW MEXICO ON NOVEMBER 26, 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 3/4" REBAR FOUND FOR THE NORTHWEST CORNER OF
THE HEREN 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 3/4" ALUMINUM
DISC FOUND FOR THE ACS MONUMENT 3-E23 1995;
THENCE, S89°52'11"E, A DISTANCE OF 545.43 FEET TO A 3/4" 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, CONCIDING SAID RIGHT-OF-WAY THE FOLLOWING TWO
COURSES;

S06°22'40"W, A DISTANCE OF 112.40 FEET TO A 3/4" 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 3/4" 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 3/4" 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 3/4" 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°38'53"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.

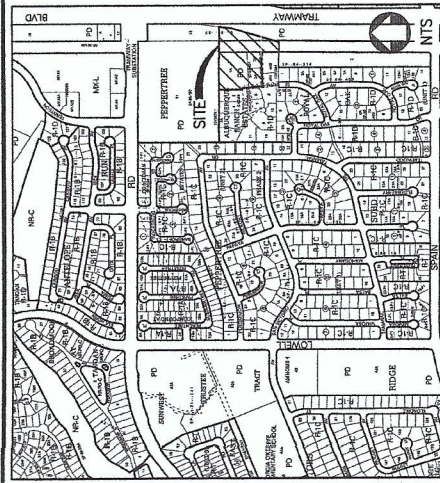
SOLAR NOTE:

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 ZONING RESTRICTIONS FROM BEING
INSTALLED OR BUILT OR RECONSTRUCTED OR ERECTED 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 # _____
PROPERTY OWNER OF RECORD _____
BERNALILLO COUNTY
TREASURER'S OFFICE _____ DATE _____



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 12 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 0.9998626231.
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"
- ▲ 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-382)
- [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

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 AUGUST 2022

PROJECT NO. 21001



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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.

QUEST CORPORATION (B/D/B/A), CENTURY LINK, CC, 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, 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 SERVICES
 SHOWN ON PLAT.

DISCLAIMER:

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGCO),
 CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON.
 CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGCO), 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 # E2200022. NO FENCE, WALL, PLANTING, BUILDING OR
 OTHER OBSTRUCTION BE LOCATED OR CONSTRUCTED IN THE DRAINAGE EASEMENT.
 THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE, THESE 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 CITY MAINTENANCE
 WITHIN THIRTY (30) DAYS AFTER NOTICE OR WRITTEN NOTICE TO THE CITY, THE CITY MAY
 WITHIN THIRTY (30) DAYS AFTER NOTICE OF 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, OF MODIFY SAID DRAINAGE FACILITY.

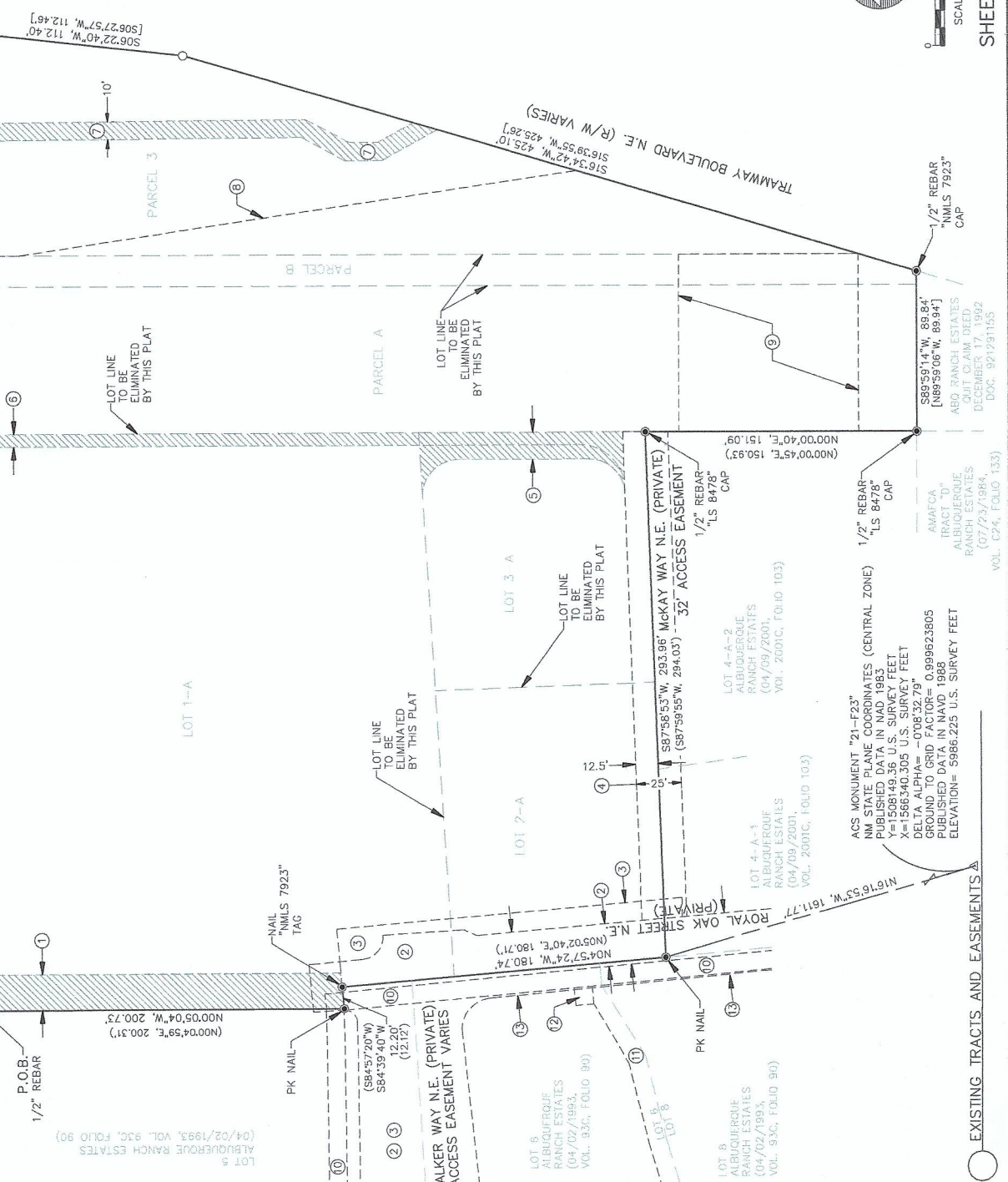
WAIVER NOTE:
 SIDEWALK WAIVER APPROVED ON DECEMBER 15, 2021
 PER PR-2020-004595/VA-2021-00216

**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**

ACS MONUMENT "3-E23"
NM STATE PLANE COORDINATES (CENTRAL ZONE)
PUBLISHED DATA IN NAD 1983
Y=1510789.397 U.S. SURVEY FEET
X=1566464.723 U.S. SURVEY FEET
DELTA ALPHA= -008.3279 0.009622870
PUBLISHED DATA IN NAD 1988
ELEVATION= 6008.561 U.S. SURVEY FEET

TRACT T-1
PEPPERTREE SUBDIVISION
(08/16/1995, VOL. 95C, FOLIO 303)

(S89°55'01"E, 321.577)
S89°52'11"E, 545.43'



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, 1987, 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 P.M. EASEMENT PER PROFESSIONAL CONTRACTING
SERVICES JOB #09-027, DATED 02-09.
- ⑨ DECLARATION OF RESTRICTIVE COVENANT
FILED: AUGUST 25, 2009, DOC. #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.



SCALE: 1" = 40'
0 40' 80'

PROJECT NO. 21001



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SHEET 3 OF 4

EXISTING TRACTS AND EASEMENTS

**PLAT OF
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2022

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 DATE= 07/23/1984
ELEVATION= 6009.561 U.S. SURVEY FEET

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

(S89°55'01"E, 321.57')
S89°52'11"E, 545.43'

77.00'

77.00'

77.00'

77.00'

77.00'

77.00'

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77.00'

77.00'

77.00'

(S06°22'40"W, 112.40')
(S06°27'57"W, 112.46')

255.89'

5/8" REBAR

(S89°55'01"E, 224.46')

178.57'

(S16°39'55"W, 425.10')

(S16°39'55"W, 425.10')

246.53'

(S89°59'20"W, 34.94')

(S89°59'20"W, 34.94')

(S89°59'20"W, 34.94')

(S89°59'20"W, 34.94')

(S89°59'20"W, 34.94')

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(S89°59'20"W, 34.94')

(S89°59'20"W, 34.94')

LOT 4
26,437 sq. ft.
0.607 Acres

LOT 3
10,780 sq. ft.
0.247 Acres

TRACT A
33,939 sq. ft.
0.779 Acres

LOT 7
11,400 sq. ft.
0.262 Acres

LOT 8
11,280 sq. ft.
0.259 Acres

LOT 9
11,537 sq. ft.
0.265 Acres

LOT 10
11,366 sq. ft.
0.261 Acres

TRACT B
8,169 sq. ft.
0.187 Acres

TRACT C
14,000 sq. ft.
0.320 Acres

LOT 5
30,127 sq. ft.
0.692 Acres

LOT 6
25,915 sq. ft.
0.595 Acres

ACS MONUMENT "21-F23"
NM STATE PLANE COORDINATES (CENTRAL ZONE)
PUBLISHED DATA IN NAD 1983
Y=1509149.36 U.S. SURVEY FEET
X=1566340.305 U.S. SURVEY FEET
DELTA ALPHA= -0°08'32.79"
GROUND TO GRID FACTOR= 0.999623805
PUBLISHED DATE= 04/02/1993
ELEVATION= 5968.225 U.S. SURVEY FEET

(N00°05'04"W, 200.31')

(N00°05'04"W, 200.31')

(N00°05'04"W, 200.31')

(N00°05'04"W, 200.31')

(N00°05'04"W, 200.31')

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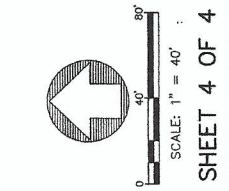
(N00°05'04"W, 200.31')

(N00°05'04"W, 200.31')

- NEW EASEMENTS:**
- 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.
 - TRACT "B" IS A PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT. EASEMENT TO BE MAINTAINED BY HOME OWNER'S ASSOCIATION.
 - 10' PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT. EASEMENT TO BE MAINTAINED BY HOME OWNER'S ASSOCIATION.
 - 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.
 - 5' X 5' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.

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"	S44°03'21"W	27.75
C7	30.39	20.00	87°03'42"	N48°29'16"W	27.55

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



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PROJECT NO. 21001