



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major - Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST
 Replat 6 existing lots into 11 lots, create 2 tracts, grant easements as shown, vacate private access easements as shown

APPLICATION INFORMATION		
Applicant: 505 Solutions LLC	Phone: 505-948-4115	
Address: 46 Road 4275	Email: rachelbevans06@gmail.com	
City: Navajo Dam	State: NM	Zip: 87059
Professional/Agent (if any): JAG Planning: Zoning Juanita Garcia	Phone: 505-362-8903	
Address: P.O. Box 7857	Email: jagejagpand2.com	
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site: Property Owner	List all owners: 505 Solutions LLC	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Parcels A & B and Parcels 1 & 3 (See Attached)	Block:	Unit:
Subdivision/Addition: Lands of Albuquerque Ranch Estates and Lands - 11 Academy Academy	MRGCD Map No.:	UPC Code: Sec List
Zone Atlas Page(s): E-22	Existing Zoning: PD	Proposed Zoning:
# of Existing Lots: 6	# of Proposed Lots: 11	Total Area of Site (Acres): 4.650

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: West of Tramway Blvd NE	Between: Spain Rd NE	and: Academy Rd NE.

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
DRB-92-342 PS-2020-0001 PA# 20-187

Signature: Juanita Garcia	Date: 2/2/2021
Printed Name: Juanita Garcia	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2021-00019	SK	\$50			

Meeting Date: February 10, 2021	Fee Total: \$50
Staff Signature: Vanessa A Segura	Date: 2/2/21 Project # PR-2020-004595

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing? NO if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request
 - Scale drawing of the proposed subdivision plat (7 copies, folded)
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Proposed Final Plat (7 copies, 24" x 36" folded)
 - Design elevations & cross sections of perimeter walls (3 copies)
 - Copy of recorded IIA
 - Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
 - Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
 - Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
 - Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
 - Proposed Infrastructure List, if applicable
 - Required notice with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
 - Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
 - Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: <u>Juanita Garcia</u>	Date: <u>2/2/2021</u>
Printed Name: <u>Juanita Garcia</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number: <u>PR-2020-004595</u>	Case Numbers: <u>PS-2021-00019</u>
Staff Signature: <u>Vanessa A Segura</u>	
Date: <u>2/2/21</u>	

Albuquerque Ranch Estates UPC Numbers

1. 102206251315740162
2. 102206249915740161
3. 102306210120530112
4. 102206252016040160
5. 102206250617640163



February 2, 2021

Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Ms. Wolfley and members of the Development Review Board:

JAG Planning & Zoning, agent for 505 Solutions, LLC, respectfully requests your review of a sketch plat.

The property owner intends to create eleven (11) lots and two (2) tracts from six lots. The owner also intends on granting a private easement and public utility easement and vacate private access easement as shown on the plat. The current legal description is **Parcels A & B and Parcels 1 & 3, Lands of Albuquerque Ranch Estates and Lands of Albuquerque Academy (See Attached ALTA/NSPS Land Title Survey), containing approximately 4.650 acres** and the new legal descriptions will be **Lots 1-11 and Tracts A & B, Albuquerque Ranch Estates, Unit II, containing approximately 4.650 acres.**

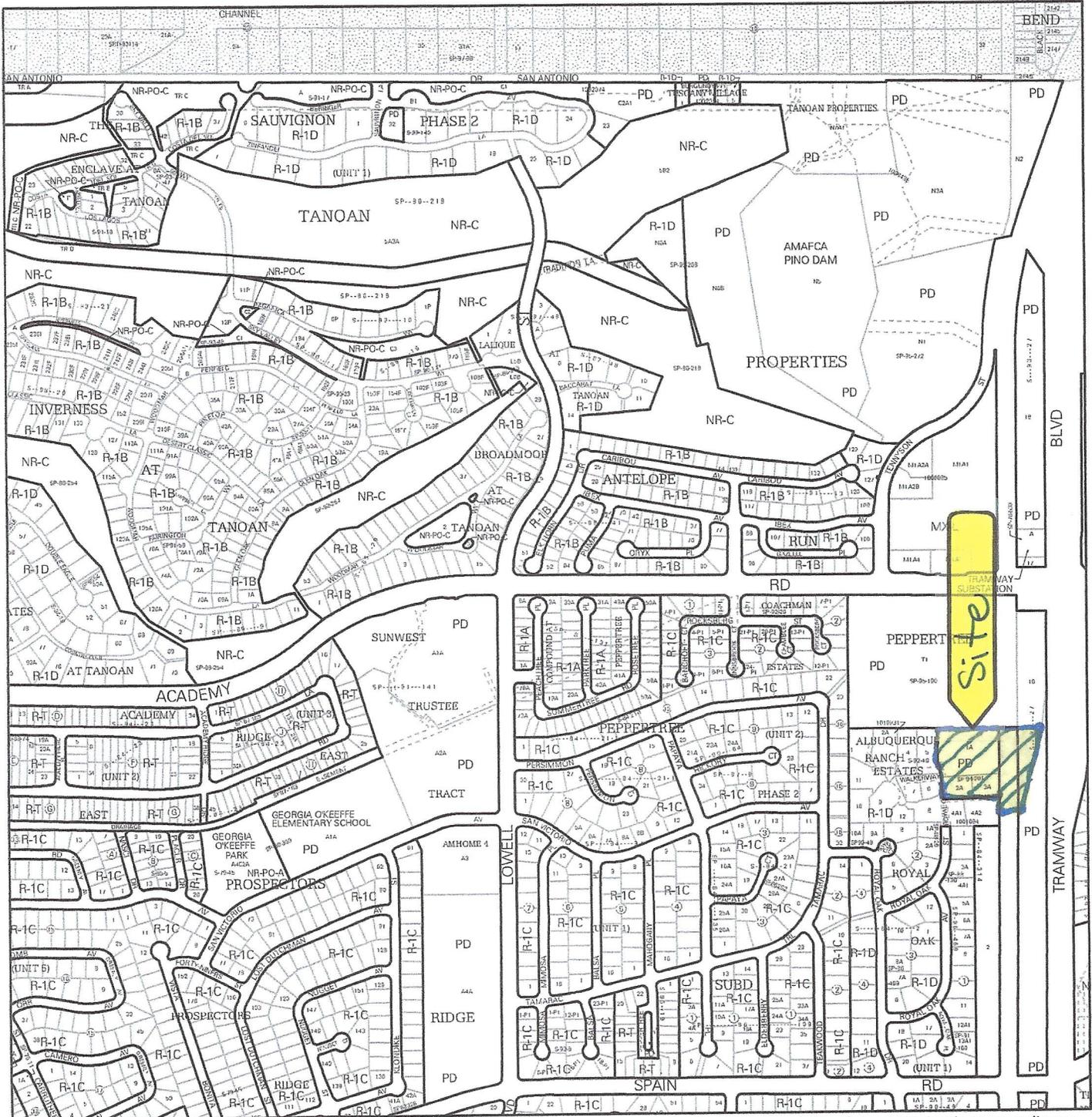
The property is zoned PD (Planned Development). The site does not have an approved site plan and an application for a zone map amendment (RZ-2021-00002) from PD to R-1D is currently in the process with the Environmental Planning Commission.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

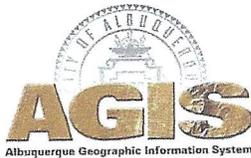
Juanita Garcia
Principal

JAG Planning and Zoning, LLC



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

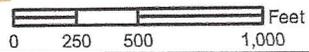


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
E-22-Z

- Easement
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Escarpment
 Petroglyph National Monument
 Gray Shading Represents Area Outside of the City Limits



0 250 500 1,000 Feet



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

SUBMISSION DATA

1. DRB NO. _____
2. ZONE ATLAS MAP NO. E-22; ZONING: PD.
3. GROSS SUBDIVISION ACREAGE: 4.650 ACRES.
4. TOTAL NUMBER OF LOTS CREATED: ELEVEN (11) LOTS.
5. TOTAL NUMBER OF TRACTS CREATED: TWO (2) TRACTS.
6. DATE OF SURVEY: DECEMBER 2020
7. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
7. THIS PLAT SHOWS ALL PLOTTABLE EASEMENTS OF RECORD.

ELUCORSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO REPLAT SIX EXISTING LOTS INTO ELEVEN NEW LOTS, TO CREATE TWO TRACTS, GRANT A PRIVATE ACCESS & EASEMENT, GRANT DRAINAGE EASEMENT, GRANT 10' EASEMENT FOR ACCESS, EASEMENT, AND VACATE PRIVATE ACCESS 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. FOOT).
3. THIS SURVEY IS BASED UPON THE PLAT OF TANOAN PROPERTIES RECORDED IN DOCUMENT NO. 2012078341 OF THE RECORDS OF BERNALILLO COUNTY CLERKS OFFICE RECORDED ON AUGUST 02, 2012. RECORD BEARING AND DISTANCES ARE SHOWN ON THIS PLAT.
4. 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, THAT, OR ENDING AGREEMENT, DEED, EASEMENT, OR OTHER INSTRUMENT, SHALL BE SUBJECT TO A DEED RESTRICTION, SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.
5. GRID TO GROUND SCALE FACTOR USED IS 0.9998627560 AS PUBLISHED BY ACS MONUMENT "5-022".
6. DATA IN PARENTHESES IS RECORD OBTAINED FROM PLAT OF TANOAN PROPERTIES, RECORDED AUGUST 02, 2012, IN BOOK 2012C, PAGE 87.

DESCRIPTION
LOTS 1-A, 2-A & 3-A, OF THE PLAT OF TRACT A-1 ALBUQUERQUE RANCH ESTATES SITUATE WITHIN SECTION 27, T. 11 N., R. 4 E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SPECIFICALLY DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 28, 1994 IN PLAT BOOK 94C, PAGE 342.
THIS TRACT CONTAINS 4.650 ACRES (202,545 SQ. FT.) MORE OR LESS.

FREE CONSENT

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING, "PLAT OF LOTS 13 THRU 23, ALBUQUERQUE RANCH ESTATES, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND 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 PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____
PAT MELLOY, MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF _____)
COUNTY OF _____)
ON THIS _____ DAY OF _____, 2021, BEFORE ME

PERSONALLY APPEARED _____
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: _____

NOTARY PUBLIC

**SKETCH PLAT OF
ALBUQUERQUE RANCH ESTATES, UNIT II
WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.,
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2021**

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____
NEW MEXICO GAS COMPANY _____ DATE _____
CENTURY LINK _____ DATE _____
COMCAST _____ DATE _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____
REAL PROPERTY DIVISION _____ DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
A.B.C.W.U.A. _____ DATE _____
PARKS AND RECREATION DEPARTMENT _____ DATE _____
A.M.A.F.C.A. _____ DATE _____
CITY ENGINEER/HYDROLOGY _____ DATE _____
CODE ENFORCEMENT _____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYOR'S CERTIFICATION
I, ROBERT J. FERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF A CAREFULLY CONDUCTED SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NEW MEXICO AND THAT I AM A MEMBER OF THE PROFESSIONAL SURVEYORS AND ENGINEERS AND MEXICO STATE BOARD OF REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS. I HAVE MET THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE STATE OF NEW MEXICO SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



ROBERT J. FERRO, N.M.P.S. No. 22909

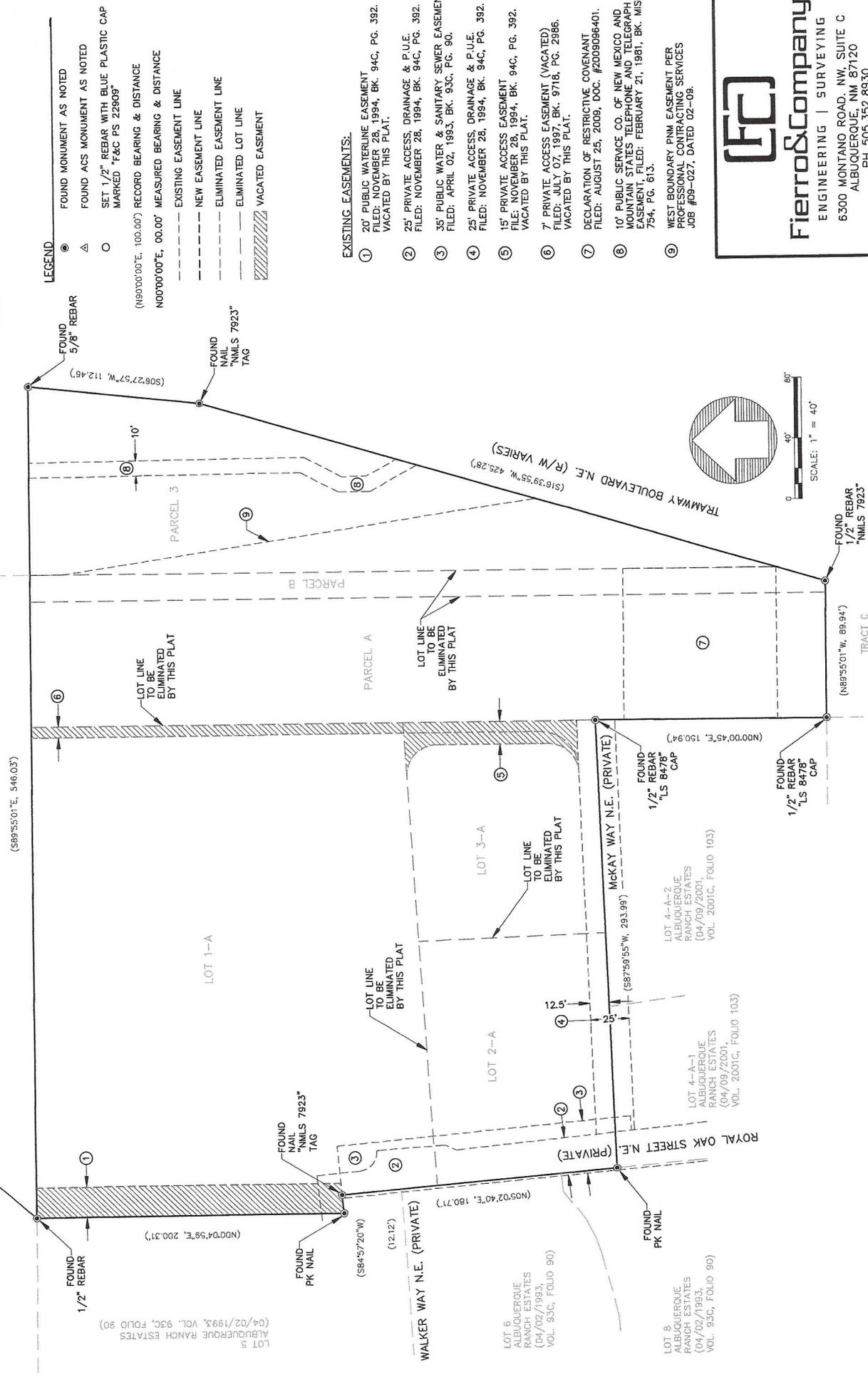
Date _____

Fierro & Company
ENGINEERING | SURVEYING
6300 MONTANO ROAD, NW, SUITE C
ALBUQUERQUE, NM 87120
PH 505.352.8930
www.fierrocompany.com

SKETCH PLAT OF
ALBUQUERQUE RANCH ESTATES, UNIT II
 WITHIN THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.,
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 FEBRUARY 2021

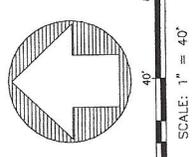
ACS MONUMENT "3-E23"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
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 X=1586464.723 U.S. SURVEY FEET
 Y=1586464.723 U.S. SURVEY FEET
 DELTA ALPHA=-0°08'32.78"
 GROUND TO GRID FACTOR= 0.999622570
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 6009.561 U.S. SURVEY FEET

TRACT T-1
 PEPPER TREE SUBDIVISION
 (08/15/1995, VOL. 95C, FOLIO 305)



- LEGEND**
- FOUND MONUMENT AS NOTED
 - △ FOUND ACS MONUMENT AS NOTED
 - SET 1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"
 - (N80°00'00"E, 100.00') RECORD BEARING & DISTANCE
 - N00°00'00"E, 00.00' MEASURED BEARING & DISTANCE
 - EXISTING EASEMENT LINE
 - NEW EASEMENT LINE
 - ELIMINATED EASEMENT LINE
 - ELIMINATED LOT LINE
 - /// VACATED EASEMENT

- EXISTING EASEMENTS:**
- 1 20' PUBLIC WATERLINE EASEMENT
FILED: NOVEMBER 28, 1994, BK. 94C, PG. 392.
VACATED BY THIS PLAT.
 - 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
FILE: NOVEMBER 28, 1994, BK. 94C, PG. 392.
VACATED BY THIS PLAT.
 - 6 7' PRIVATE ACCESS EASEMENT (VACATED)
FILE: JULY 07, 1997, BK. 9718, PG. 2886.
VACATED BY THIS PLAT.
 - 7 DECLARATION OF RESTRICTIVE COVENANT
FILED: AUGUST 25, 2008, DOC. #2008086401.
 - 8 10' PUBLIC SERVICE CO. OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH EASEMENT, FILED: FEBRUARY 21, 1981, BK. MISC. 754, PG. 613.
 - 9 WEST BOUNDARY P.M. EASEMENT PER PROFESSIONAL CONTRACTING SERVICES JOB #09-027, DATED 02-08.

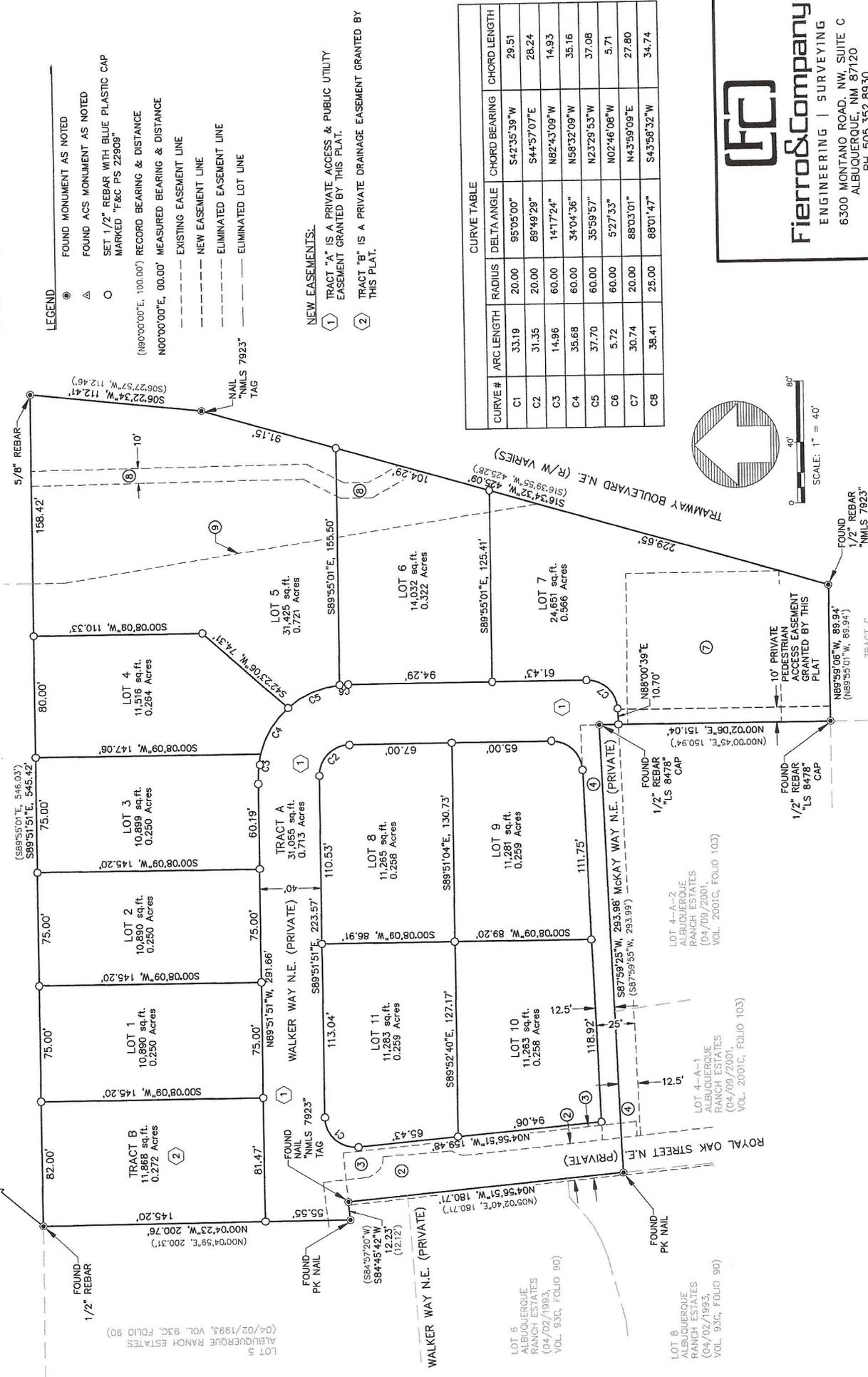


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SKETCH PLAT OF
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 PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2021

ACS MONUMENT "3-E23"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 X=1510789.393 U.S. SURVEY FEET
 Y=1510789.393 U.S. SURVEY FEET
 TRACT A TO 11
 GROUND TO GRID FACTOR= 0.999622670
 PUBLISHED DATA IN NAD 1983
 ELEVATION= 6009.561 U.S. SURVEY FEET

TRACT 1-11
 PEPPER TREE SUBDIVISION
 (08/16/1995, VOL. 95C, FOLIO 305)



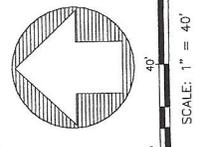
LEGEND

- 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
- (N00°00'00"E, 00.00') MEASURED BEARING & DISTANCE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- ELIMINATED EASEMENT LINE
- ELIMINATED LOT LINE

NEW EASEMENTS:

- TRACT "A" IS A PRIVATE ACCESS & PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- TRACT "B" IS A PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT.

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.19	20.00	95°05'00"	S42°35'39"W	29.51
C2	31.35	20.00	89°49'29"	S44°57'07"E	28.24
C3	14.96	60.00	141°7'24"	N82°43'09"W	14.93
C4	35.68	60.00	34°04'36"	N58°32'09"W	35.16
C5	37.70	60.00	35°59'57"	N23°29'53"W	37.08
C6	5.72	60.00	52°7'33"	N02°46'08"W	5.71
C7	30.74	20.00	88°03'01"	N43°50'09"E	27.80
C8	38.41	25.00	88°01'47"	S43°58'32"W	34.74



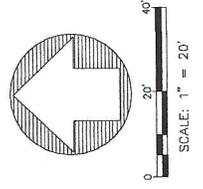
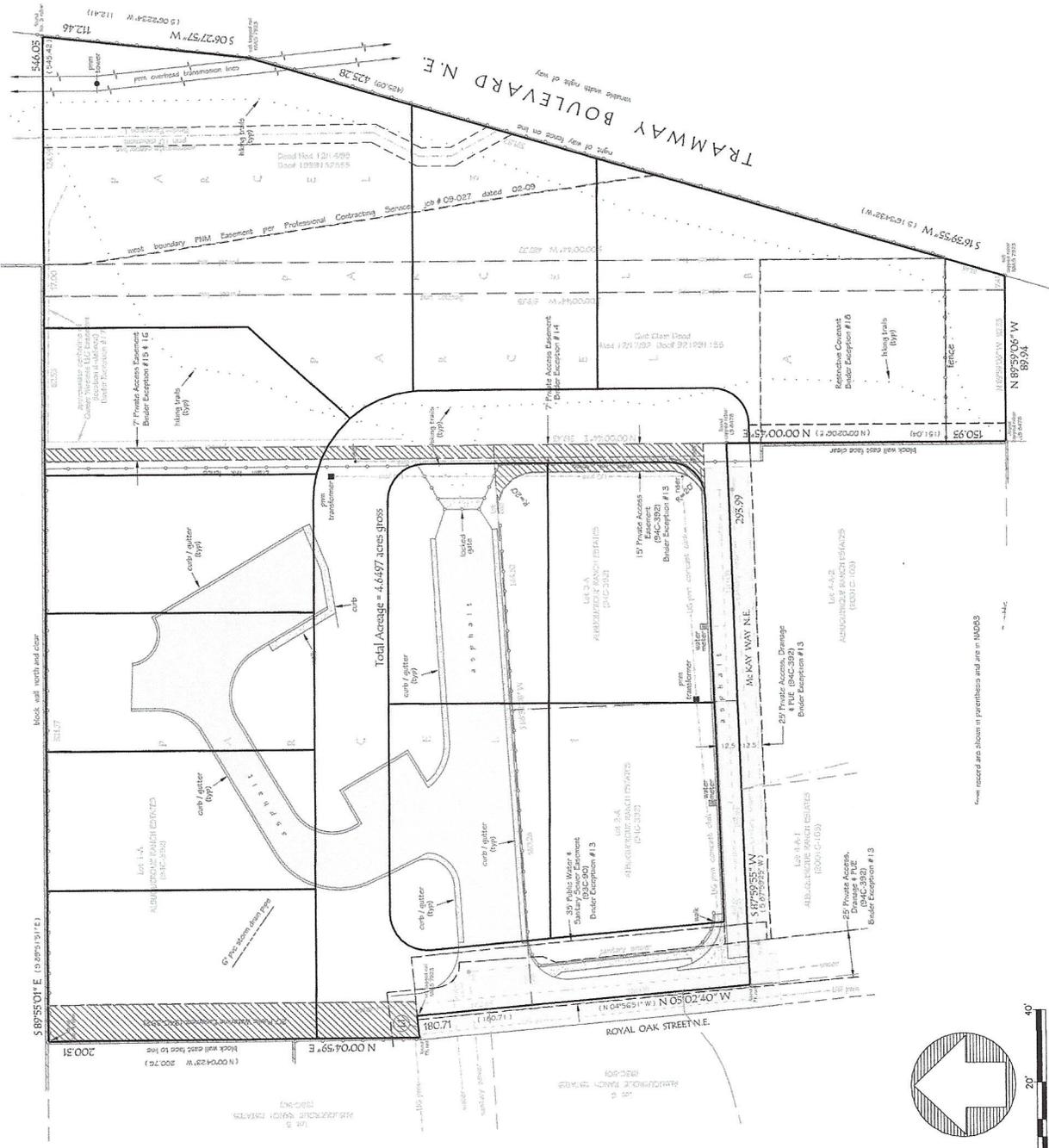
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2021

EXISTING INFRASTRUCTURE PER
 PRELIMINARY A.L.T.A.
 DATED SEPTEMBER 15, 2020



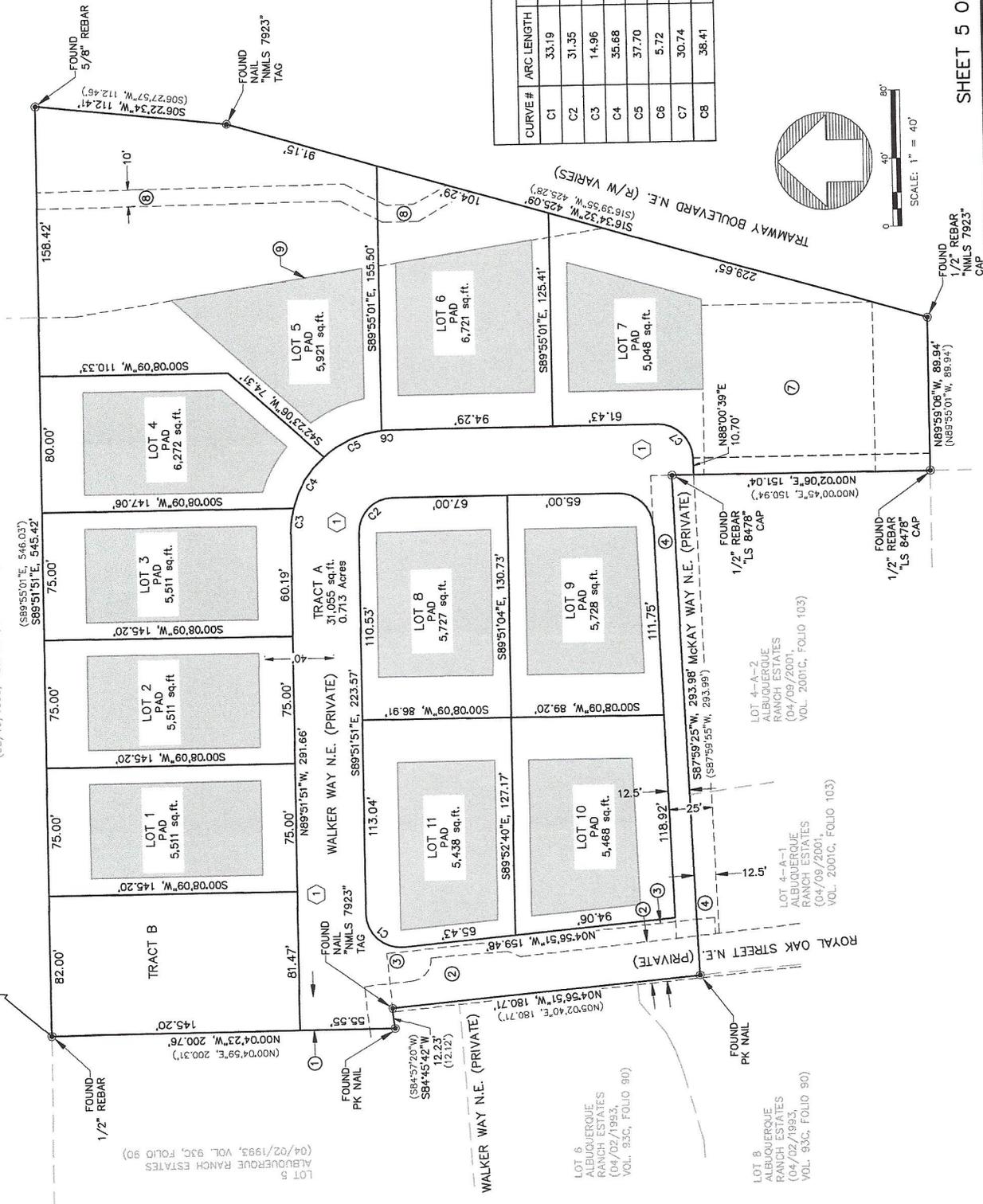
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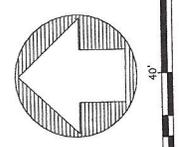
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 PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
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 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2021

ACS MONUMENT "3-EZ3"
 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 NAD 1983
 ELEVATION= 6008.361 U.S. SURVEY FEET

TRACT I-1
 PEPPER TREE SUBDIVISION
 (08/16/1995, VOL. 95C, FOLIO 305)
 (S89°55'01"E, 546.03')
 S89°51'51"E, 545.42'



CURVE #	ARC LENGTH	RADIUS	CURVE TABLE		CHORD LENGTH
			DELTA ANGLE	CHORD BEARING	
C1	33.19	20.00	95°05'00"	S42°35'39"W	29.51
C2	31.35	20.00	89°49'29"	S44°57'07"E	28.24
C3	14.96	60.00	141°7'24"	N82°43'09"W	14.93
C4	35.68	60.00	34°04'38"	N58°32'09"W	35.16
C5	37.70	60.00	35°59'57"	N23°29'53"W	37.08
C6	5.72	60.00	52°7'33"	N02°46'08"W	5.71
C7	30.74	20.00	88°03'01"	N43°59'09"E	27.80
C8	38.41	25.00	88°01'47"	S43°58'32"W	34.74



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SKETCH PLAT OF
ALBUQUERQUE RANCH ESTATES, UNIT II
 WITHIN THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2021



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