



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

<b>SUBDIVISIONS</b>	<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)	<b>MISCELLANEOUS APPLICATIONS</b>	<input checked="" 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 checked="" 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)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<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**

Vacation of a Public Utility Easement and Vacation of 7' + a 15' Private access easements. To be heard with SD-2021-00111

**APPLICATION INFORMATION**

Applicant: 505 Solutions, LLC	Phone: (505) 362-8903
Address: 6012 Royal Oak ST NE	Email:
City: Albuquerque	State: NM
Professional/Agent (if any): Juanita Garcia - JAG Planning + Zoning	Zip: 87111
Address: P.O. Box 7857	Phone: 505 362 8903
City: Albuquerque	Email: jag@papandz.com
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	Block:	Unit:
Subdivision/Addition: Lands of A&B Ranch Estates ✓	MRGCD Map No.:	UPC Code: See List
Zone Atlas Page(s): E-22 of A&B Academy	Existing Zoning: R-1 D	Proposed Zoning: No change
# of Existing Lots: 6	# of Proposed Lots: 11	Total Area of Site (Acres): 4.650

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: Walkerway ST 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 / PR-2020-004595 / PS-2020-00101 / RZ-2021-00002

Signature: Juanita Garcia	Date: 6/23/2021
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

Meeting Date:	Fee Total:
Staff Signature:	Date:
	Project #



**FORM V: Vacations of Easements or Right-of-way- DRB**

Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.

VACATION OF RIGHT-OF-WAY – DRB

VACATION OF RIGHT-OF-WAY – COUNCIL

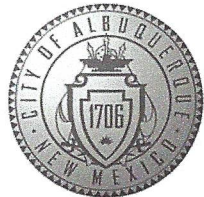
- Interpreter Needed for Meeting? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be 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 V 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 of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s) (7 copies, folded)  
*Not required for City owned public right-of-way.*
- Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- If easements, list number to be vacated \_\_\_\_\_
- Square footage to be vacated (see IDO Section 14-16-6-6(M)) \_\_\_\_\_
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)
  - Office of Neighborhood Coordination neighborhood meeting inquiry response
  - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
  - Sign Posting Agreement - IDO Section 14-16-6-6(K)(4) is satisfied

VACATION OF PRIVATE EASEMENT

VACATION OF PUBLIC EASEMENT

- Interpreter Needed for Meeting? 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](mailto: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 V 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 of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s) (7 copies, folded)
- Drawing showing the easement to be vacated (7 copies, not to exceed 8.5" by 11")
- List number to be vacated Notes 1, 5 + 6 on sheet 2
- Proof of Pre-Application meeting PS - 2021 - 00019

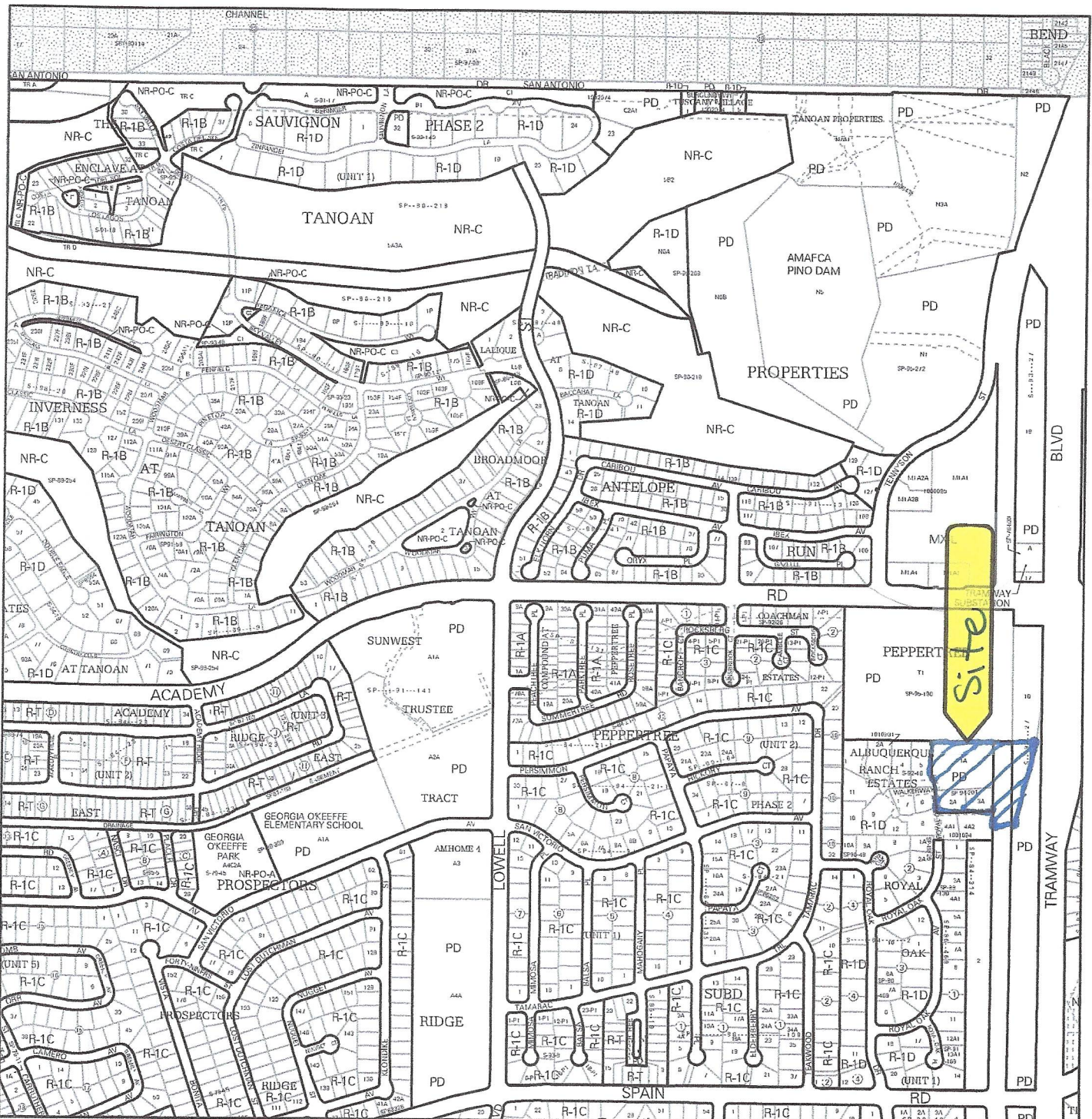
The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

<p><i>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, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <u>Juanita Garcia</u></p>	<p>Date: <u>6/23/2021</u></p>
<p>Printed Name: <u>Juanita Garcia</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Case Numbers: _____</p>	<p>Project Number: _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

Albuquerque Ranch Estates UPC Numbers

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

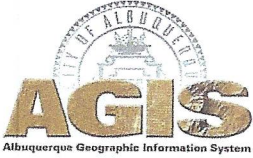




For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas

### May 2018



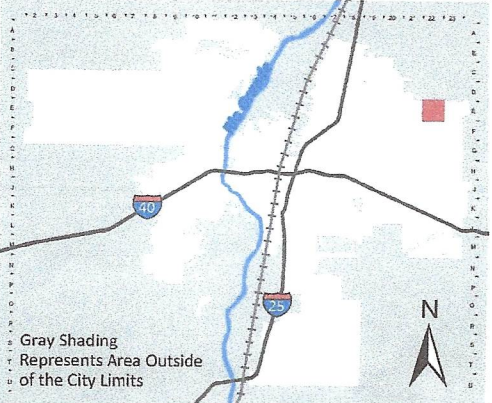
Albuquerque Geographic Information System

**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**

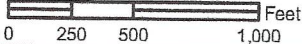
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



Gray Shading Represents Area Outside of the City Limits

N





0 250 500 1,000 Feet





## LETTER OF AUTHORIZATION

**Subject Property: Parcels A & B and Parcels 1 & 3, Lands of Albuquerque Ranch Estates and Lands of Albuquerque, containing approximately 4.650 acres**

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Subdivision matters associated with this property.

<u><i>Rachel Bevan, RN, BSN</i></u>	<u>1/31/21</u>
505 Solutions, LLC – Rachel Bevan	Date





June 23, 2021

Ms. Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque, Planning Department  
600 2<sup>nd</sup> 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 and approval of a Vacation of a 20' wide Public Utility Easement, a 7' wide Private Access Easement and a 15' wide Access Easement to be heard with a Major Subdivision Plat that is scheduled to be heard on June 30, 2021 (SD-2021-00111). 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, with two Tracts A & B, Albuquerque Ranch Estates, Unit II containing approximately 4.650 acres.** The proposed subdivision is located within a gated community. The requests are as follows:

- a. **Vacation of a 7' wide Access Easement:** The existing subdivision plat contains a 7' wide access easement along the east side of existing Lot 1-A (As shown on sheet 2 of 3). The easement does not provide access to any adjacent properties and is no longer necessary. This request meets Section 6-6(M)(3)(a) of the Integrated Development Ordinance (IDO), which states that "The public welfare does not require that the easement, private way, or public right-of-way be retained." In addition, the request meets Section 6-6(M)(3)(b) of the IDO since there is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. The applicant is proposing a 10' private access easement that will lead to adjacent pedestrian trails.
  
- b. **Vacation of a 15' wide Access Easement** The existing subdivision plat contains a 15' wide access easement along the east side of existing Lot 3-A (As shown on sheet 2 of 3). The easement does not provide access to any adjacent properties and is no longer necessary. This request meets Section 6-6(M)(3)(a) of the Integrated Development



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Ordinance (IDO), which states that “The public welfare does not require that the easement, private way, or public right-of-way be retained.” In addition, the request meets Section 6-6(M)(3)(b) of the IDO since there is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. The applicant is proposing a 10’ private access easement that will lead to adjacent pedestrian trails.

- c. **Vacation of a Public Utility Easement:** The existing subdivision plat contains a 20’ wide Public Waterline Easement along the west side of Lot 1-A (As shown on sheet 2 of 3) that is also no longer necessary. This request meets Section 6-6(M)(3)(a) of the Integrated Development Ordinance (IDO), which states that “The public welfare does not require that the easement, private way, or public right-of-way be retained.” In addition, the request meets Section 6-6(M)(3)(b) of the IDO since there is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. The property owner intends on placing private utility easements throughout the site, as needed.

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

Sincerely,



Juanita Garcia

Principal

JAG Planning and Zoning, LLC



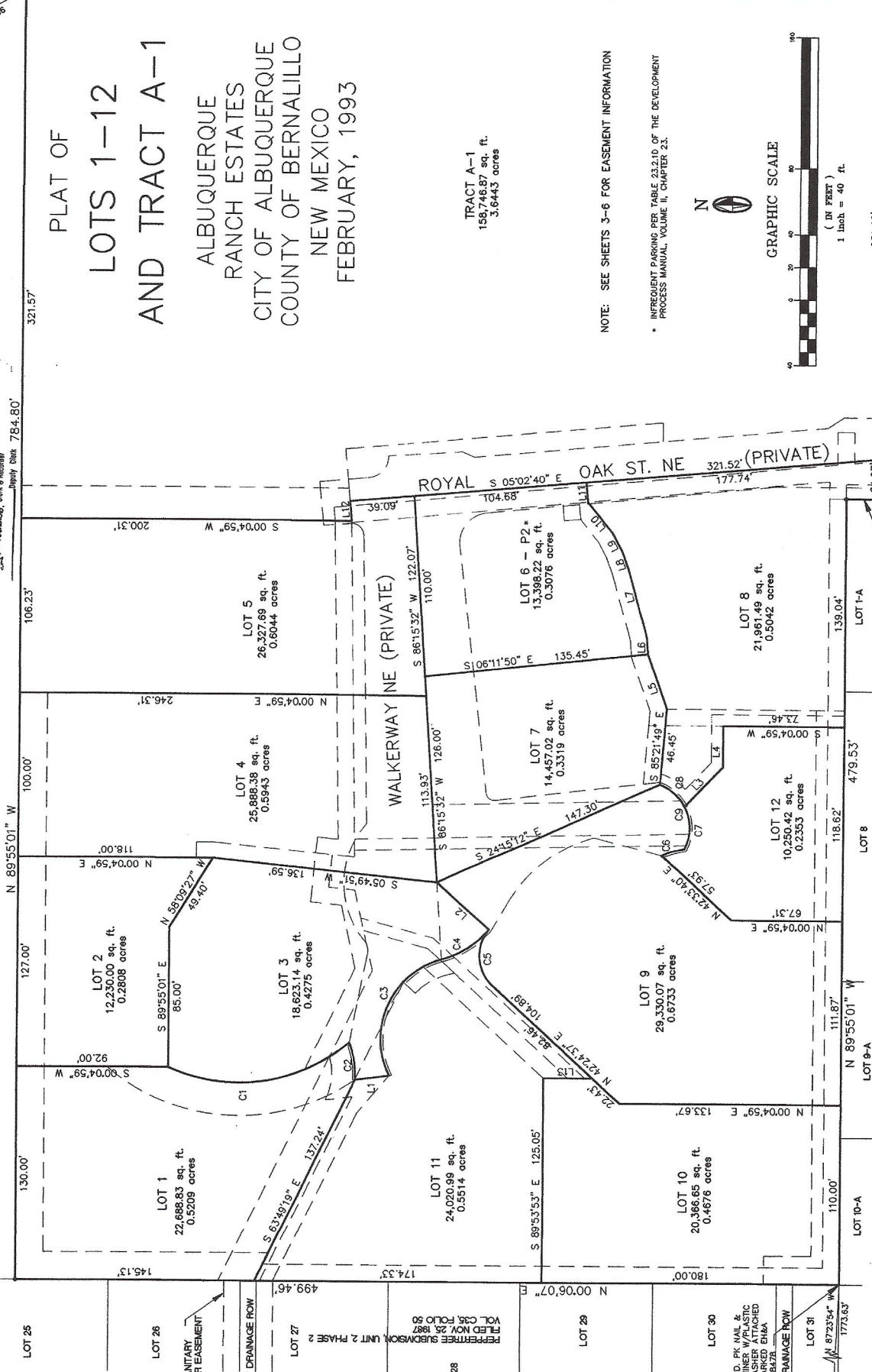




State of New Mexico )  
County of Bernalillo ) SS  
This instrument was filed for record on  
10 APR 02 1993  
at 10:17 AM in Recorder's Office  
of records in said County File # 93-000000-90  
A.C.S. Brass Cap  
X=424431.28  
Y=1512773.86  
G-ZONE=0.988199  
(CENTRAL ZONE)  
NAD 1983

93038711

TRACT T  
PEPPER TREE SUBDIVISION  
FILED NOV. 13, 1985  
VOL. C28, FOLIO 166



NOTE: SEE SHEETS 3-6 FOR EASEMENT INFORMATION

\* INFREQUENT PARKING PER TABLE 23.2.10 OF THE DEVELOPMENT PROCESS MANUAL, VOLUME II, CHAPTER 23.



GRAPHIC SCALE  
1 Inch = 40 ft.

ALB RANCH ESTATES  
FILED JULY 23, 1984  
VOL. C24, FOLIO 133

LINE	DIRECTION	DISTANCE
L7	S 74°40'58" W	43.53
L8	N 62°33'00" E	17.30
L9	N 62°33'00" E	17.30
L10	N 51°13'00" E	23.89
L11	N 84°57'20" E	12.24
L12	N 84°57'20" E	12.19
L13	N 00°04'59" E	29.70

ROYAL OAK UNIT 1, BLOCK 1  
FILED NOV. 20, 1985  
VOL. C28, FOLIO 173

LINE	DIRECTION	DISTANCE
L1	N 07°11'30" W	20.72
L2	N 41°45'59" E	42.73
L3	S 48°28'49" E	45.39
L4	S 89°55'01" E	25.37
L5	N 89°55'01" E	25.37
L6	N 86°15'32" E	10.00

ROYAL OAK UNIT 1, BLOCK 2  
FILED JAN. 22, 1988  
VOL. C33, FOLIO 144

CHORD	BEARING	DELTA
10.96'	S 07°35'33" E	64.74°53'
77.92'	N 65°00'00" W	17.73°50'
77.92'	N 65°00'00" W	17.73°50'
33.89'	S 32°50'51" E	34.53°00'
34.52'	S 85°04'10" W	87.19°07'
14.35'	N 89°55'01" E	17.99°09'
14.35'	N 89°55'01" E	17.99°09'
20.00'	N 41°48'11" E	41.97°44'
41.80'	N 89°10'03" E	95.59°42'

FILED FEB. 28, 1990  
VOL. C30, FOLIO 56

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	104.13'	105.67'	65.31'	110.96'	S 07°35'33" E	64.74°53'
C2	50.02'	105.67'	65.31'	110.96'	S 07°35'33" E	64.74°53'
C3	50.02'	68.32'	60.85'	77.92'	N 65°00'00" W	17.73°50'
C4	56.55'	34.42'	17.76'	33.89'	S 32°50'51" E	34.53°00'
C5	25.00'	36.10'	14.35'	14.35'	S 85°04'10" W	87.19°07'
C6	28.19'	28.78'	14.35'	14.35'	N 89°55'01" E	17.99°09'
C7	28.19'	20.44'	10.89'	10.89'	N 41°48'11" E	41.97°44'
C8	28.19'	47.24'	31.31'	41.80'	N 89°10'03" E	95.59°42'

FILED FEB. 28, 1990  
VOL. C30, FOLIO 56

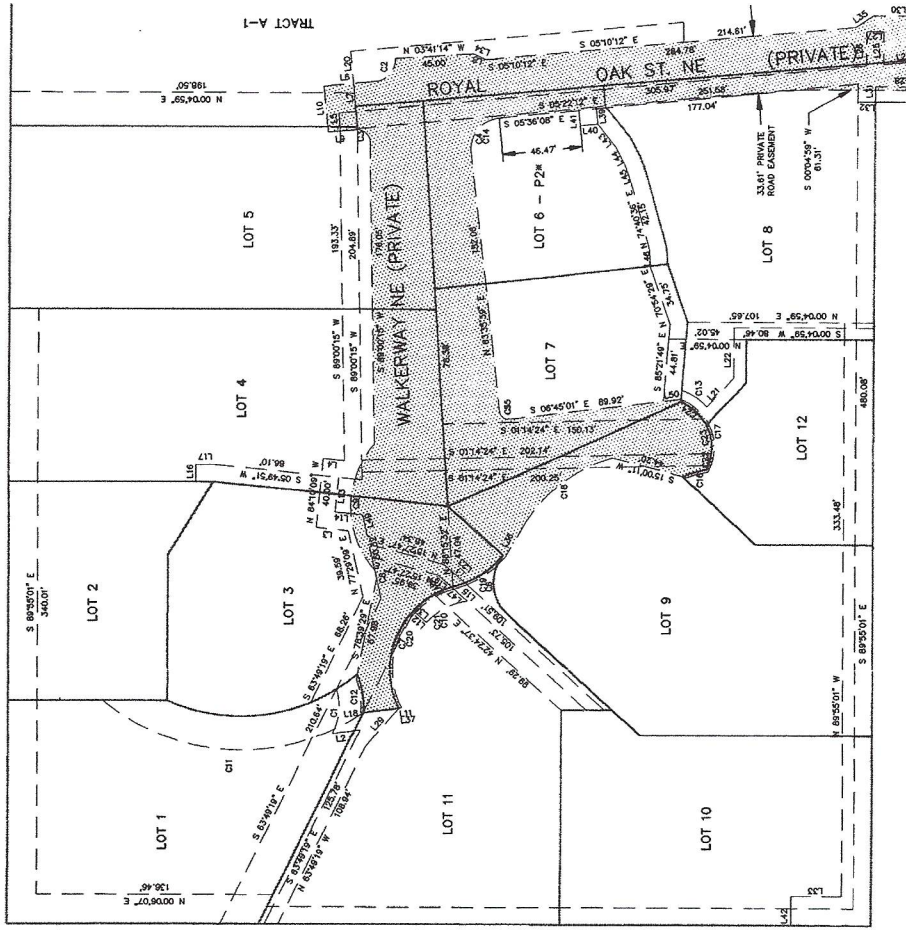
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	104.13'	105.67'	65.31'	110.96'	S 07°35'33" E	64.74°53'
C2	50.02'	105.67'	65.31'	110.96'	S 07°35'33" E	64.74°53'
C3	50.02'	68.32'	60.85'	77.92'	N 65°00'00" W	17.73°50'
C4	56.55'	34.42'	17.76'	33.89'	S 32°50'51" E	34.53°00'
C5	25.00'	36.10'	14.35'	14.35'	S 85°04'10" W	87.19°07'
C6	28.19'	28.78'	14.35'	14.35'	N 89°55'01" E	17.99°09'
C7	28.19'	20.44'	10.89'	10.89'	N 41°48'11" E	41.97°44'
C8	28.19'	47.24'	31.31'	41.80'	N 89°10'03" E	95.59°42'



93033711

PLAT OF  
LOTS 1-12  
AND TRACT A-1  
ALBUQUERQUE  
RANCH ESTATES  
CITY OF ALBUQUERQUE  
COUNTY OF BERNALILLO  
NEW MEXICO  
FEBRUARY, 1993

State of New Mexico ) SS  
County of Bernalillo )  
This instrument was filed for record on  
170 APR 02 1993  
of records of said County File # 93-C  
J. J. Alvarado, Clerk & Recorder  
Dorothy Clark



PRIVATE ROAD EASEMENT

LINE	DIRECTION	DISTANCE
L1	N 82°50'01" E	340.00'
L2	S 89°50'01" E	340.00'
L3	N 00°04'59" E	100.00'
L4	S 00°04'59" E	100.00'
L5	N 00°04'59" E	100.00'
L6	S 00°04'59" E	100.00'
L7	N 00°04'59" E	100.00'
L8	S 00°04'59" E	100.00'
L9	N 00°04'59" E	100.00'
L10	S 00°04'59" E	100.00'
L11	N 00°04'59" E	100.00'
L12	S 00°04'59" E	100.00'
L13	N 00°04'59" E	100.00'
L14	S 00°04'59" E	100.00'
L15	N 00°04'59" E	100.00'
L16	S 00°04'59" E	100.00'
L17	N 00°04'59" E	100.00'
L18	S 00°04'59" E	100.00'
L19	N 00°04'59" E	100.00'
L20	S 00°04'59" E	100.00'
L21	N 00°04'59" E	100.00'
L22	S 00°04'59" E	100.00'
L23	N 00°04'59" E	100.00'
L24	S 00°04'59" E	100.00'
L25	N 00°04'59" E	100.00'
L26	S 00°04'59" E	100.00'

LINE	BEARING	LENGTH
C1	S 89°50'01" E	340.00'
C2	S 89°50'01" E	340.00'
C3	S 89°50'01" E	340.00'
C4	S 89°50'01" E	340.00'
C5	S 89°50'01" E	340.00'
C6	S 89°50'01" E	340.00'
C7	S 89°50'01" E	340.00'
C8	S 89°50'01" E	340.00'
C9	S 89°50'01" E	340.00'
C10	S 89°50'01" E	340.00'
C11	S 89°50'01" E	340.00'
C12	S 89°50'01" E	340.00'
C13	S 89°50'01" E	340.00'
C14	S 89°50'01" E	340.00'
C15	S 89°50'01" E	340.00'
C16	S 89°50'01" E	340.00'
C17	S 89°50'01" E	340.00'
C18	S 89°50'01" E	340.00'
C19	S 89°50'01" E	340.00'
C20	S 89°50'01" E	340.00'
C21	S 89°50'01" E	340.00'
C22	S 89°50'01" E	340.00'
C23	S 89°50'01" E	340.00'
C24	S 89°50'01" E	340.00'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DATA
C1	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C2	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C3	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C4	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C5	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C6	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C7	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C8	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C9	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C10	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C11	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C12	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C13	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C14	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C15	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C16	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C17	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C18	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C19	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C20	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C21	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C22	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C23	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'
C24	100.00'	31.42'	31.42'	31.42'	S 89°50'01" E	407.75'

LEGEND

- PRIVATE ROAD EASEMENT
- PUBLIC UTILITY EASEMENT
- PRIVATE UTILITY EASEMENT
- PRIVATE ACCESS & UTILITY EASEMENT
- CITY WATER & SANITARY SEWER EASEMENT
- PRIVATE DRAINAGE EASEMENT
- CITY WATER EASEMENT



NOTES:  
 ACCESS EASEMENTS SHALL BE USED FOR THE PERFORMANCE OF:  
 1. PRIVATE STORM WATER DRAINAGE, VEHICULAR AND PEDESTRIAN EASEMENTS SHALL MAINTAIN RESPONSIBILITY OF ACCESS. SECONDARY MAINTENANCE OF ALL ACCESS EASEMENTS RESTS WITH THE OWNER OF THE LOT INCUMBERED BY THE EASEMENT.  
 2. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO BE MAINTAINED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.



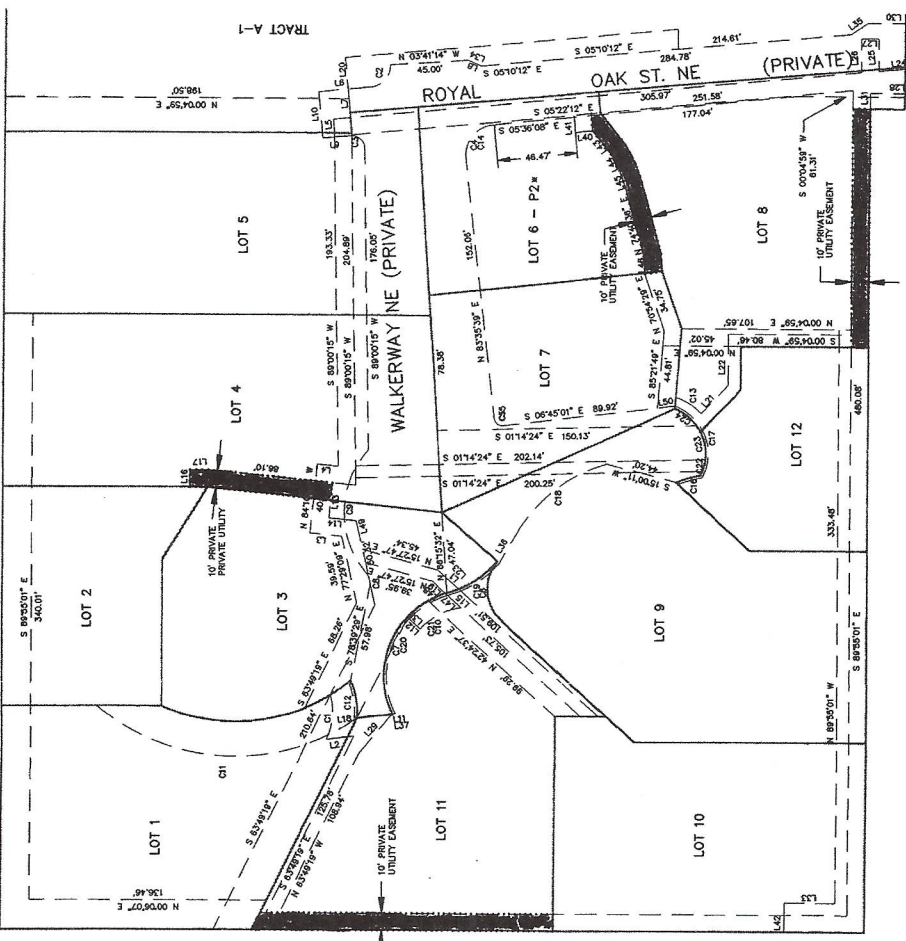
PLAT OF  
**LOTS 1-12  
 AND TRACT A-1**  
 ALBUQUERQUE  
 RANCH ESTATES  
 CITY OF ALBUQUERQUE  
 COUNTY OF BERNALILLO  
 NEW MEXICO  
 FEBRUARY, 1993

98038711

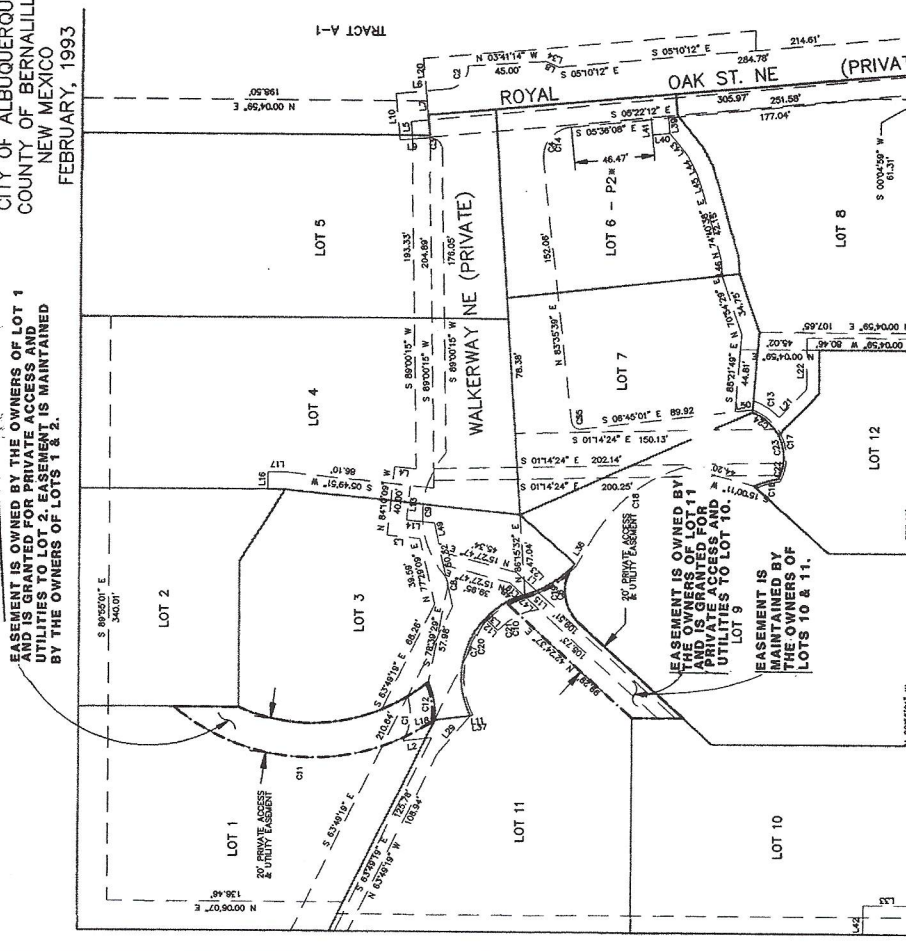
State of New Mexico 1 SS  
 This instrument was filed for record on  
 4/10 APR 02 2003  
 at the office of the County Clerk & Recorder  
 in the County of Bernalillo, New Mexico  
 by  
 [Signature]  
 County Clerk

EASEMENT IS OWNED BY THE OWNERS OF LOT 1  
 AND IS GRANTED FOR PRIVATE ACCESS AND  
 UTILITIES TO LOT 2. EASEMENT IS MAINTAINED  
 BY THE OWNERS OF LOTS 1 & 2.

EASEMENT IS OWNED BY THE OWNERS OF LOT 1  
 AND IS GRANTED FOR PRIVATE ACCESS AND  
 UTILITIES TO LOT 10.  
 EASEMENT IS MAINTAINED BY  
 THE OWNERS OF  
 LOTS 10 & 11.



PRIVATE UTILITY EASEMENT

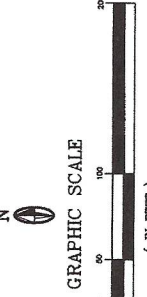


PRIVATE ACCESS & UTILITY EASEMENT

LINE	DIRECTION	DISTANCE	CURVE	RADIUS	LENGTH	AREA	PERCENT	BEARING	DETAILED
1	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
2	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
3	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
4	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
5	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
6	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
7	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
8	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
9	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
10	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
11	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
12	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
13	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
14	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
15	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
16	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
17	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
18	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
19	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
20	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
21	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
22	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
23	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
24	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
25	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
26	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
27	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
28	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
29	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
30	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
31	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
32	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
33	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
34	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
35	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
36	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
37	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
38	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
39	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
40	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
41	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
42	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
43	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
44	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
45	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
46	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
47	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
48	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
49	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00
50	S 00°00'00" E	10.00			10.00	0.00	0.00	S 00°00'00" E	10.00

LEGEND

[Symbol]	PRIVATE ROAD EASEMENT
[Symbol]	PUBLIC UTILITY EASEMENT
[Symbol]	PRIVATE UTILITY EASEMENT
[Symbol]	PRIVATE ACCESS & UTILITY EASEMENT
[Symbol]	CITY WATER & SANITARY SEWER EASEMENT
[Symbol]	PRIVATE DRAINAGE EASEMENT
[Symbol]	CITY WATER EASEMENT



NOTES:  
 1. ALL ACCESS EASEMENTS SHALL BE USED FOR CONFORMANCE OF PRIVATE STORM WATER DRAINAGE, VEHICULAR AND PEDESTRIAN EASEMENTS RIGHTS WITH THE HOMEOWNERS ASSOCIATION WITH THE OWNER OF THE LOT ENCUMBERED BY THE EASEMENT.  
 2. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.





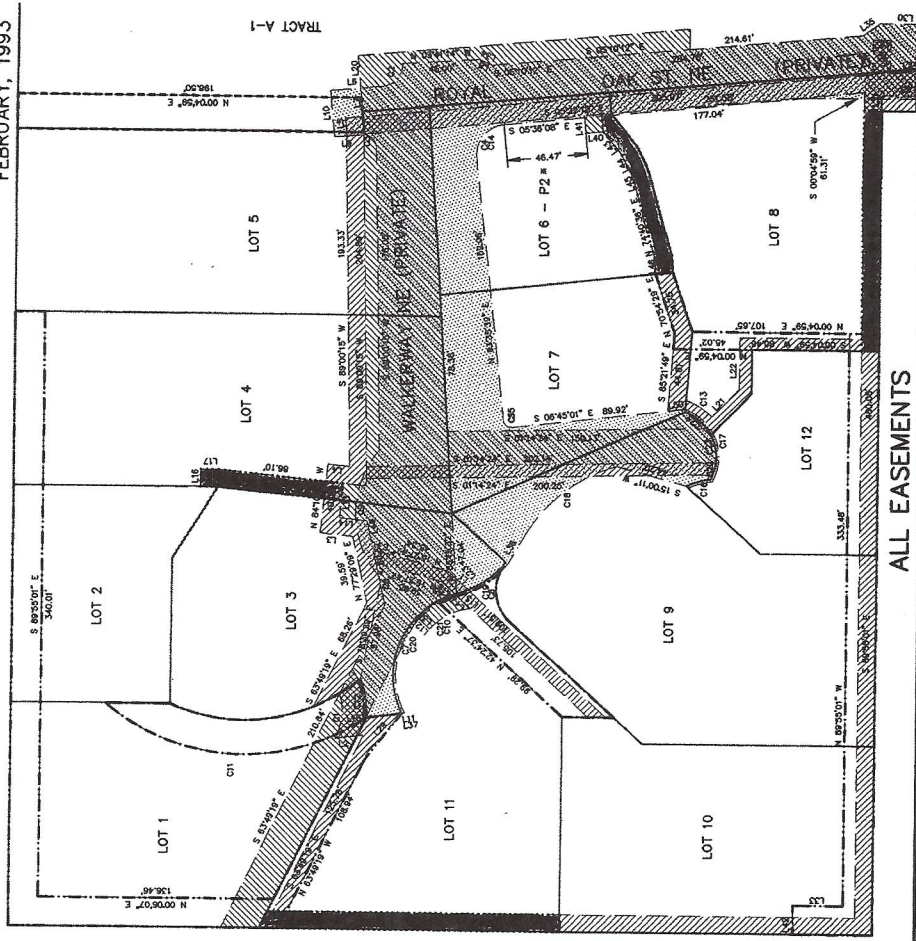


PLAT OF  
LOTS 1-12  
AND TRACT A-1  
ALBUQUERQUE  
RANCH ESTATES  
CITY OF ALBUQUERQUE  
COUNTY OF BERNALILLO  
NEW MEXICO  
FEBRUARY, 1993

93038711

State of New Mexico } SS  
County of Bernalillo }  
This instrument was filed for records on

APR 02 1993  
of records at said County Clerk  
Albuquerque, New Mexico  
County Clerk



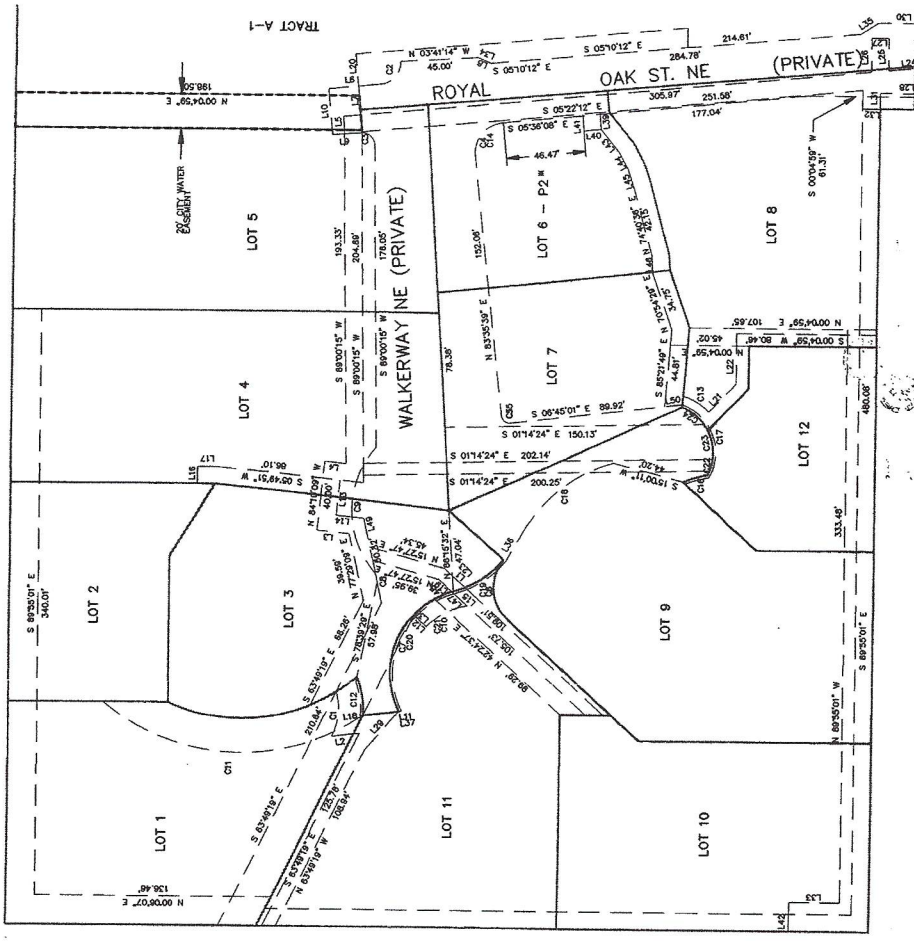
**LEGEND**

- PRIVATE ROAD EASEMENT
- PUBLIC UTILITY EASEMENT
- PRIVATE UTILITY EASEMENT
- PRIVATE ACCESS & UTILITY EASEMENT
- CITY WATER & SANITARY SEWER EASEMENT
- PRIVATE DRAINAGE EASEMENT
- CITY WATER EASEMENT

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 50 ft.

**NOTES**

- ACCESS EASEMENTS SHALL BE USED FOR CONFORMANCE OF PRIVATE STORM WATER DRAINAGE, VEHICULAR AND PEDESTRIAN ACCESS, AND UTILITY ACCESS. THE CITY OF ALBUQUERQUE SHALL MAINTAIN AND BE RESPONSIBLE FOR THE SECONDARY MAINTENANCE OF ALL ACCESS EASEMENTS RESTS WITH THE OWNER OF THE LOT DEDICATED BY THE EASEMENT.
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY THE CITY OF ALBUQUERQUE WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.



**CITY WATER EASEMENT**

LINE	DIRECTION	DISTANCE	CURVE	CD	FACTOR	LENGTH	TANGENT	CHORD	BEARING	AREA
1	S 89°50'01" E	340.00								
2	N 00°00'07" E	136.46								
3	S 89°50'01" E	340.00								
4	N 00°00'07" E	136.46								
5	S 89°50'01" E	340.00								
6	N 00°00'07" E	136.46								
7	S 89°50'01" E	340.00								
8	N 00°00'07" E	136.46								
9	S 89°50'01" E	340.00								
10	N 00°00'07" E	136.46								
11	S 89°50'01" E	340.00								
12	N 00°00'07" E	136.46								
13	S 89°50'01" E	340.00								
14	N 00°00'07" E	136.46								
15	S 89°50'01" E	340.00								
16	N 00°00'07" E	136.46								
17	S 89°50'01" E	340.00								
18	N 00°00'07" E	136.46								
19	S 89°50'01" E	340.00								
20	N 00°00'07" E	136.46								
21	S 89°50'01" E	340.00								
22	N 00°00'07" E	136.46								
23	S 89°50'01" E	340.00								
24	N 00°00'07" E	136.46								
25	S 89°50'01" E	340.00								
26	N 00°00'07" E	136.46								
27	S 89°50'01" E	340.00								
28	N 00°00'07" E	136.46								
29	S 89°50'01" E	340.00								
30	N 00°00'07" E	136.46								
31	S 89°50'01" E	340.00								
32	N 00°00'07" E	136.46								
33	S 89°50'01" E	340.00								
34	N 00°00'07" E	136.46								
35	S 89°50'01" E	340.00								
36	N 00°00'07" E	136.46								
37	S 89°50'01" E	340.00								
38	N 00°00'07" E	136.46								
39	S 89°50'01" E	340.00								
40	N 00°00'07" E	136.46								
41	S 89°50'01" E	340.00								
42	N 00°00'07" E	136.46								
43	S 89°50'01" E	340.00								
44	N 00°00'07" E	136.46								
45	S 89°50'01" E	340.00								
46	N 00°00'07" E	136.46								
47	S 89°50'01" E	340.00								
48	N 00°00'07" E	136.46								
49	S 89°50'01" E	340.00								
50	N 00°00'07" E	136.46								
51	S 89°50'01" E	340.00								
52	N 00°00'07" E	136.46								
53	S 89°50'01" E	340.00								
54	N 00°00'07" E	136.46								
55	S 89°50'01" E	340.00								
56	N 00°00'07" E	136.46								
57	S 89°50'01" E	340.00								
58	N 00°00'07" E	136.46								
59	S 89°50'01" E	340.00								
60	N 00°00'07" E	136.46								
61	S 89°50'01" E	340.00								
62	N 00°00'07" E	136.46								
63	S 89°50'01" E	340.00								
64	N 00°00'07" E	136.46								
65	S 89°50'01" E	340.00								
66	N 00°00'07" E	136.46								
67	S 89°50'01" E	340.00								
68	N 00°00'07" E	136.46								
69	S 89°50'01" E	340.00								
70	N 00°00'07" E	136.46								
71	S 89°50'01" E	340.00								
72	N 00°00'07" E	136.46								
73	S 89°50'01" E	340.00								
74	N 00°00'07" E	136.46								
75	S 89°50'01" E	340.00								
76	N 00°00'07" E	136.46								
77	S 89°50'01" E	340.00								
78	N 00°00'07" E	136.46								
79	S 89°50'01" E	340.00								
80	N 00°00'07" E	136.46								
81	S 89°50'01" E	340.00								
82	N 00°00'07" E	136.46								
83	S 89°50'01" E	340.00								
84	N 00°00'07" E	136.46								
85	S 89°50'01" E	340.00								
86	N 00°00'07" E	136.46								
87	S 89°50'01" E	340.00								
88	N 00°00'07" E	136.46								
89	S 89°50'01" E	340.00								
90	N 00°00'07" E	136.46								
91	S 89°50'01" E	340.00								
92	N 00°00'07" E	136.46								
93	S 89°50'01" E	340.00								
94	N 00°00'07" E	136.46								
95	S 89°50'01" E	340.00								
96	N 00°00'07" E	136.46								
97	S 89°50'01" E	340.00								
98	N 00°00'07" E	136.46								
99	S 89°50'01" E	340.00								
100	N 00°00'07" E	136.46								



94139305 PLAT OF

LOTS 1-A, 2-A, 3-A, & 4-A,  
TRACT A-1

ALBUQUERQUE  
RANCH ESTATES

CITY OF ALBUQUERQUE  
COUNTY OF BERNALILLO  
NEW MEXICO  
OCTOBER 1994

State of New Mexico } SS  
County of Bernalillo }  
City of Albuquerque }  
I hereby certify that the above is a true and correct copy of the original as recorded in my office on this 28th day of October, 1994.  
Notary Public

THIS IS TO CERTIFY THAT THIS IS THE CORRECT COPY OF THE ORIGINAL AS RECORDED IN MY OFFICE ON THIS 28th DAY OF OCTOBER, 1994.  
Notary Public

NOTES ON ACCESS EASEMENTS AND UTILITY SERVICE:

- All Easements, restrictions and prior conditions of the previous plat, "LOTS 1-4, TRACT A-1, ALBUQUERQUE RANCH ESTATES, filed July 07, 1994, Volume 94C, folio 230 are not affected by this plat.
- All access easements shall be used for conveyance of private storm water drainage, vehicular and pedestrian traffic. Primary maintenance responsibility of access easements rests with the Homeowners Association. Secondary maintenance of all access easements rests with the Owner of the lot encumbered by the easement.
- City of Albuquerque water and sanitary sewer service to the referenced property must be verified and coordinated with the Public Works Department, City of Albuquerque.

DESCRIPTION

A Tract of land situate in Projected Section 27, Township 11 North, Range 4 East, New Mexico Principle Meridian within the Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, being all of Tract A-1, Albuquerque Ranch Estates, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on July 07, 1994, Volume 94C, Folio 230.

OWNER'S FREE CONSENT AND DEDICATION:

The subdivision herein described is with the free consent and in accordance with the desires of the undersigned owner and/or proprietor thereof.

OWNERS (Tract A-1):

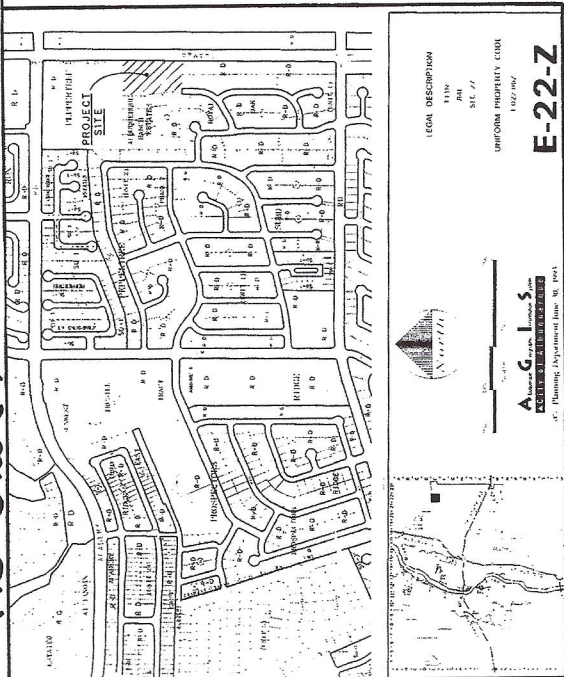
Horace F. McKay, Jr. and Emyra K. McKay  
Date: Sept 17, 1994

STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on Oct. 17, 1994,  
by Horace F. McKay and Emyra K. McKay.

Margaret O. McKeown  
Notary Public

My commission expires: Sept 12, 1998



PURPOSE OF PLAT

- To adjust the lot line between Lots 1, 2 and 3 to conform with an existing improvement (curb and gutter).
- To correct a drafting typo on the lot line between Lots 3 and 4.

PLAT DATA

- DRB Case No. 94-311
- Zone Atlas Index No. E-22
- Number of Tracts created: 0

SURVEY NOTES

- Bearings are New Mexico State Plane grid bearings (Central Zone).
- Distances are ground distances.
- Date of Survey: October, 1994.
- All points marked with an open circle are found 5/8 inch rebar w/ cap stamped "LS 8478".
- All easements of record are shown.
- Unless otherwise noted, all interior lot corners are a 5/8 inch rebar w/ yellow plastic cap "LS 8478". All interior corners will be set within one calendar year or plat recordation date to comply with the Minimum Standards for Land Surveying in New Mexico and the City of Albuquerque Subdivision Ordinance requirements for survey monumentation.
- Surveyor's Certification applies only to those elements of the plat which are set forth in the "Engineering and Surveying Practice Act", and "Minimum Standards for Land Surveying in New Mexico", February 2, 1994.
- Boundary based on plat of record "Lots 1, 12 and Tract A-1, Albuquerque Ranch Estates", filed 4-2-93, in Volume 93C, Folio 90.
- No easements or right-of-way is dedicated or granted by this plat.
- Easements and restrictions shown on this replat are as shown on the previous plat "LOTS 1-4, TRACT A-1, ALBUQUERQUE RANCH ESTATES", filed July 07, 1994 in Volume 94C, folio 230.
- Net acreage for the individual lots shown hereon are gross acreage less easements.

APPROVED AND ACCEPTED BY: SP-94-201

Jack Clark 10-25-94 Date  
Planning Director, City of Albuquerque

John Flynn 10-25-94 Date  
City Engineer, Division of Albuquerque

Frank J. Lopez 10-25-94 Date  
Albuquerque Metropolitan Arroyo Flood Control Authority

Richard Davis 10-25-94 Date  
Traffic Division, City of Albuquerque

Robert W. Kane 10-26-94 Date  
Water Utilities Division, City of Albuquerque

B. Smith 10/25/94 Date  
Parks and Recreation Department, City of Albuquerque

Neil Clark 10.17.94 Date  
City Surveyor, City of Albuquerque

Debbie J. Cordeiro 10/28/94 Date  
County Treasurer, Bernalillo County

SURVEYOR'S CERTIFICATION

I, Bernard W. Seitz, Jr., do hereby certify specifically and only to the owners, Horace F. McKay, Jr. and Emyra K. McKay, a field survey, under my supervision, was made on the ground using the normal standard of care of Professional Land Surveyors practicing in the State of New Mexico on this date. The field survey was made for the purpose of replat. All notes shown hereon are a part of this certification and this map accurately depicts the results of said survey. I further certify that this plat meets the minimum requirements for surveys and monumentation of the City of Albuquerque and the Minimum Standards for Surveying in New Mexico, February 2, 1994."

Bernard W. Seitz, Jr. 10-17-94 Date  
Professional Land Surveyor, NMPS No. 8478



JOHN: 94-450  
CREAT: SWS  
FILED: MKC  
DATE: 10-24

PROFESSIONAL  
CONTRACTING  
Surveying - Technical - Planning  
Service  
11200 MONTGOMERY NE - ALBUQUERQUE, N.M.  
85020-2869



94139305

PLAT OF

LOTS 1-A, 2-A, 3-A, & 4-A,  
TRACT A-1

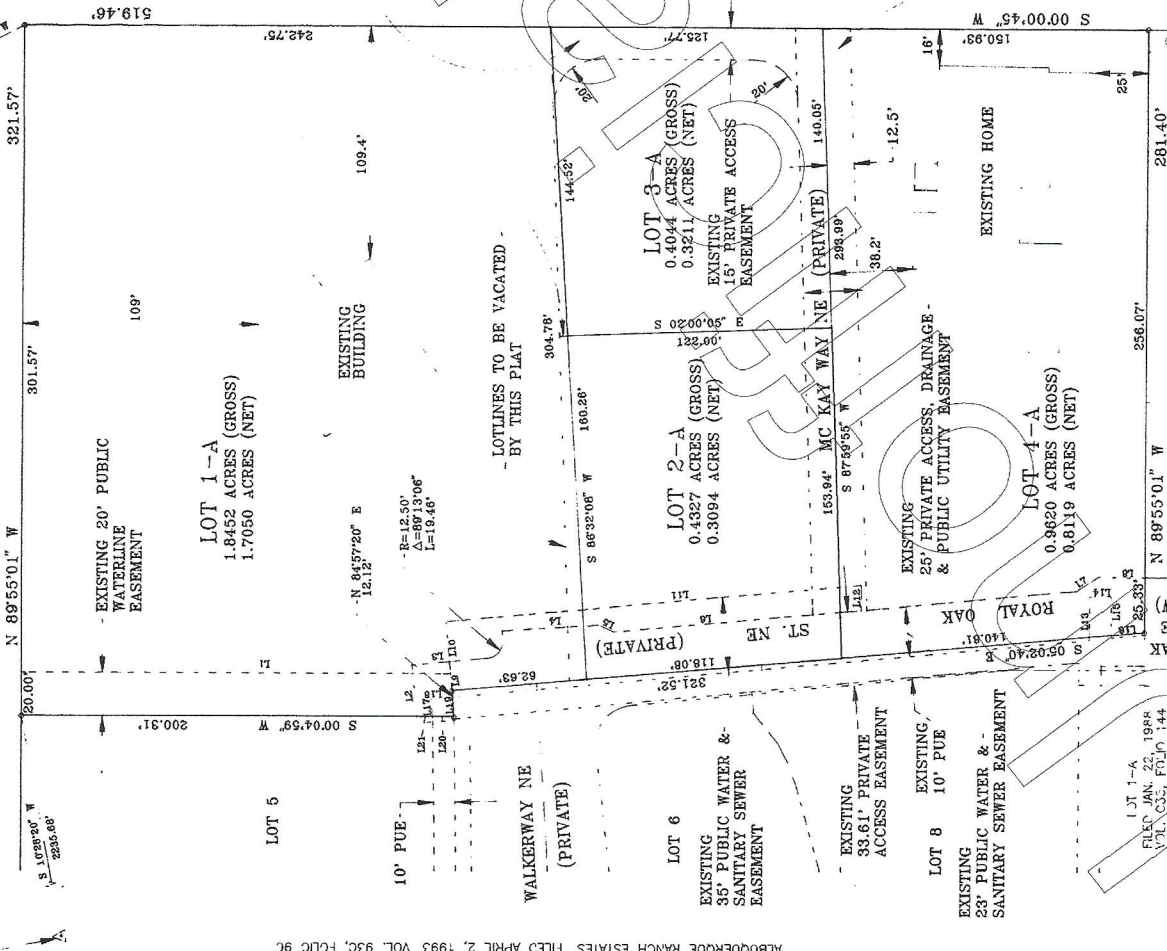
ALBUQUERQUE  
RANCH ESTATES  
CITY OF ALBUQUERQUE  
COUNTY OF BERNALILLO  
NEW MEXICO  
OCTOBER 1994

State of New Mexico )  
County of Bernalillo ) SS  
This instrument was filed for record on  
NOV 28 2004  
Recorded in  
Book 10089 Page 302  
of records of said County Rec. 302  
Alisa J. [Signature] Clerk & Recorder  
Liberty Clerk

A.C.S. BRASS CMP  
X=424441.88  
Y=1512773.86  
G=50.0000199  
(CENTRAL ZONE)  
NAD 1987

TRACT 1  
P.C.P. ENTITIES CORPORATION  
FILED JULY 23, 1984  
VOL. 228, P. 16

A.C.S. BRASS CMP  
X=423378.14  
Y=1509982.78  
G=50.0000199  
(CENTRAL ZONE)  
NAD 1987



LINE SEGMENT	BEARING	DISTANCE
L1	S 00° 04' 59" W	198.50'
L2	S 84° 30' 55" W	24.01'
L3	N 05° 29' 19" W	29.98'
L4	N 03° 41' 14" W	45.00'
L5	N 24° 04' 00" E	8.00'
L6	S 05° 10' 12" E	214.61'
L7	N 34° 02' 59" W	11.92'
L8	N 00° 04' 59" E	21.55'
L9	S 84° 57' 20" W	12.23'
L10	S 84° 49' 48" W	20.00'
L11	S 05° 10' 12" E	192.84'
L12	N 89° 55' 01" W	11.55'
L13	N 89° 55' 01" W	18.60'
L14	N 00° 04' 59" E	10.00'
L15	N 89° 55' 01" W	17.71'
L16	S 05° 02' 40" E	15.39'
L17	S 84° 57' 20" W	8.61'
L18	N 05° 22' 12" W	10.00'
L19	N 84° 57' 20" W	9.09'
L20	S 00° 04' 59" W	10.04'
L21	S 00° 04' 59" W	7.14'



EASEMENT IS OWNED AND MAINTAINED BY THE OWNERS OF LOTS 2-A, 3-A & 4-A, AND IS FOR PRIVATE ACCESS TO LOTS 1-A, 2-A, 3-A & 4-A, AND PUBLIC UTILITIES TO LOTS 2-A, 3-A & 4-A.

ALBUQUERQUE RANCH ESTATES FILED APRIL 2, 1993 VOL. 930, FOLIO 96

JPS  
PROFESSIONAL SURVEYING SERVICES  
Surveying • Technical • Planning Services  
11500 MONTGOMERY NE - ALBUQUERQUE, NM 87031-2620  
Phone 505-265-2620

JOB NO.: 94-196  
OFFICE: BWS  
DRAFT: BWS  
FILED: MFC  
DATE: 1/6/94

ALBUQUERQUE RANCH ESTATES  
FILED JULY 23, 1984  
VOL. 224, P. 133

ROYAL OAK UNIT 1 BLOCK 1  
FILED MAY 20, 1985  
VOL. 228, FOLIO 172

LOT 1-A  
FILED JAN. 22, 1984  
VOL. 232, FOLIO 144

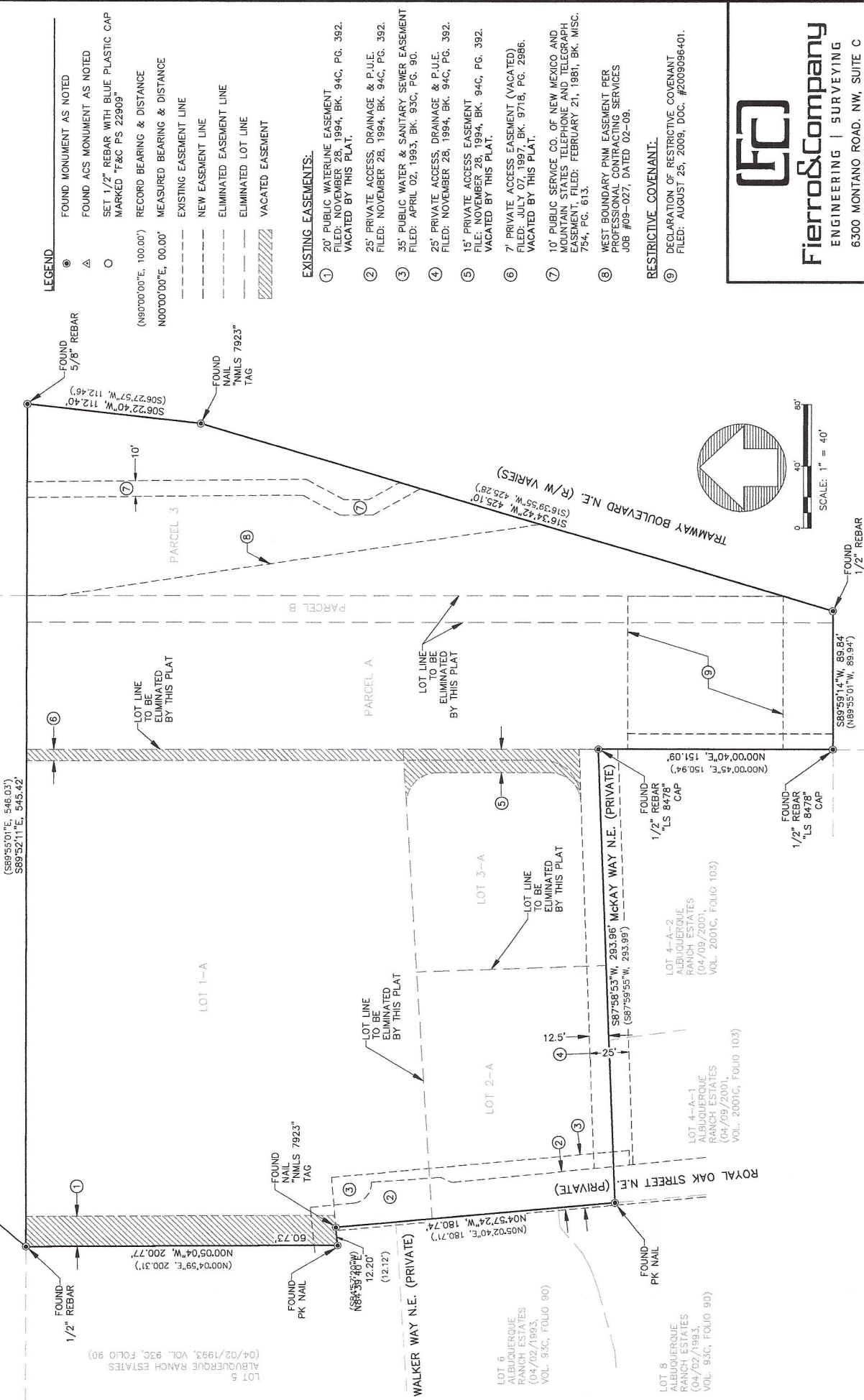




PRELIMINARY PLAT OF  
**ALBUQUERQUE RANCH ESTATES, UNIT II**  
 WITHIN THE ELENA GALLEGOS GRANT  
 PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY 2021

ACS MONUMENT "3-E23"  
 NW 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 1988  
 ELEVATION= 6009.561 U.S. SURVEY FEET

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



**LEGEND**

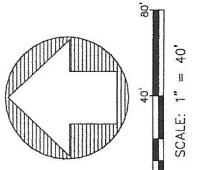
- FOUND MONUMENT AS NOTED
- ▲ FOUND ACS MONUMENT AS NOTED
- SET 1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22809"
- RECORD BEARING & DISTANCE (N60°00'00"E, 100.00')
- MEASURED BEARING & DISTANCE (N00°00'00"E, 00.00')
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- ELIMINATED EASEMENT LINE
- ELIMINATED 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 FILED: NOVEMBER 28, 1994, BK. 94C, PG. 392. VACATED BY THIS PLAT.
- ⑥ 7' PRIVATE ACCESS EASEMENT (VACATED) FILED: JULY 07, 1997, BK. 97B, PG. 2986. VACATED BY THIS PLAT.
- 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 02-08.

**RESTRICTIVE COVENANTS:**

- ⑨ DECLARATION OF RESTRICTIVE COVENANT FILED: AUGUST 25, 2009, DOC. #2009096401.

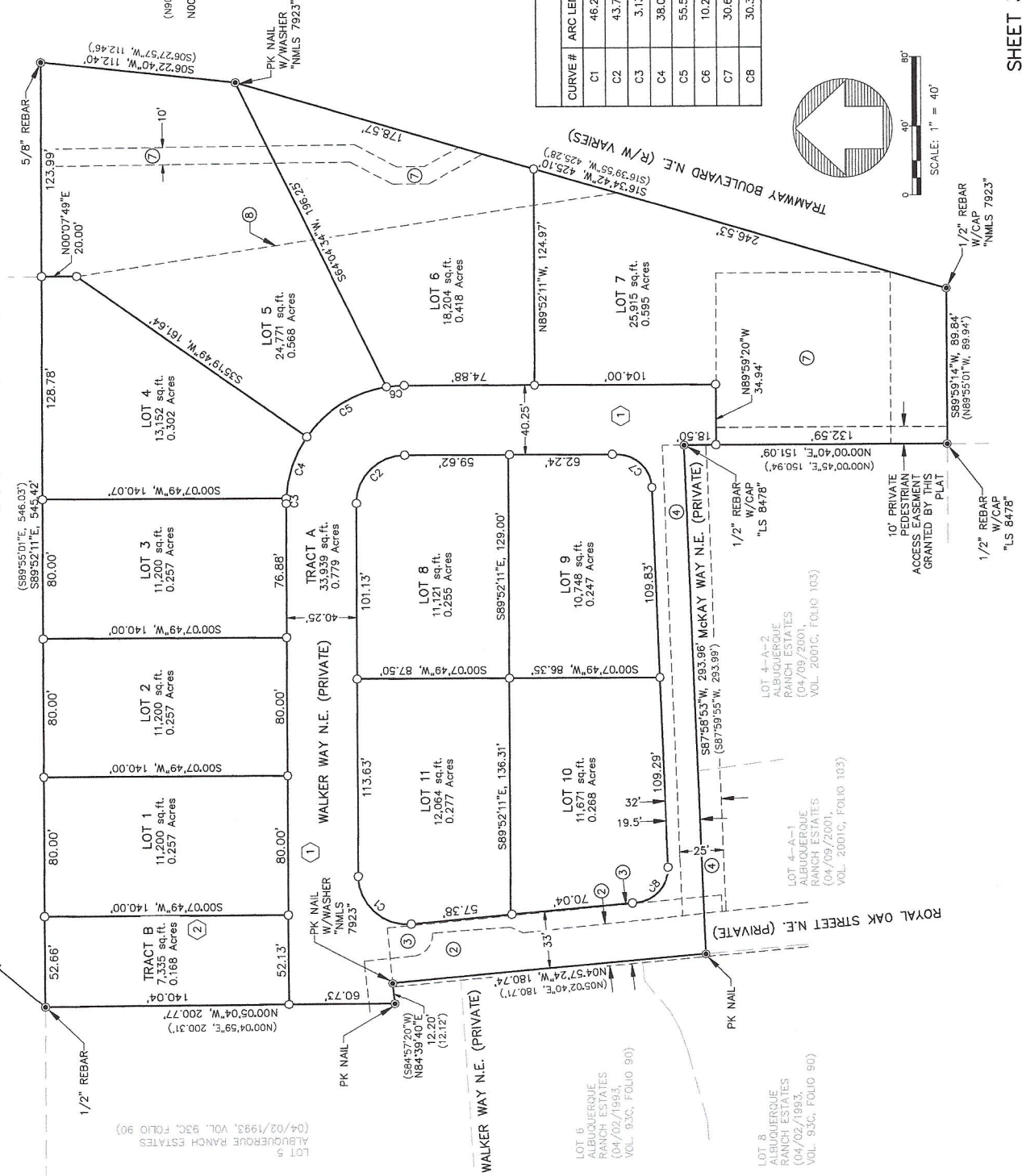


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**PRELIMINARY PLAT OF  
ALBUQUERQUE RANCH ESTATES, UNIT II  
WITHIN THE ELENA GALEGOS GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY 2021**

ACS MONUMENT "3-E23"  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
PUBLISHED DATA IN NAD 1983  
Y=1510769.397 U.S. SURVEY FEET  
X=1564644.723 U.S. SURVEY FEET  
DELTA ALPHA=-008.3279  
GRAND TO GRID NAD 1983  
GROUNDED NAD 1983  
ELEVATION= 6009.561 U.S. SURVEY FEET

TRACT T-1  
PEPPERREE SUBDIVISION  
(06/16/1995, VOL. 93C, FOLIO 305)



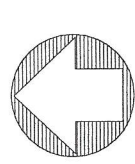
- LEGEND**
- FOUND MONUMENT AS NOTED
  - ▲ FOUND ACS MONUMENT AS NOTED
  - SET 1/2" REBAR WITH BLUE PLASTIC CAP MARKED "T&C PS 22909"
  - (N90°00'00"E, 100.00') MEASURED BEARING & DISTANCE
  - N00°00'00"E, 00.00' MEASURED BEARING & DISTANCE
  - EXISTING EASEMENT LINE
  - NEW EASEMENT LINE
  - ELIMINATED EASEMENT LINE
  - ELIMINATED LOT LINE

**NEW EASEMENTS:**

- ① TRACT "A" IS A PRIVATE ACCESS & PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- ② TRACT "B" IS A PRIVATE DRAINAGE 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	3.13	68.13	2°37'45"	S88°33'18"E	3.13
C4	38.07	68.13	32°01'12"	S71°13'50"E	37.58
C5	55.58	68.13	46°44'40"	S31°50'53"E	54.05
C6	10.23	68.13	8°36'23"	S04°10'22"E	10.22
C7	30.87	20.00	87°51'04"	S44°03'21"W	27.75
C8	30.39	20.00	87°03'42"	N48°29'16"W	27.55



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**PRELIMINARY 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  
MAY 2021**

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=-0.0083279  
GROUND TO GRID FACTOR=0.999622670  
ELEVATION DATA IN MSL  
ELEVATION= 6009.561 U.S. SURVEY FEET

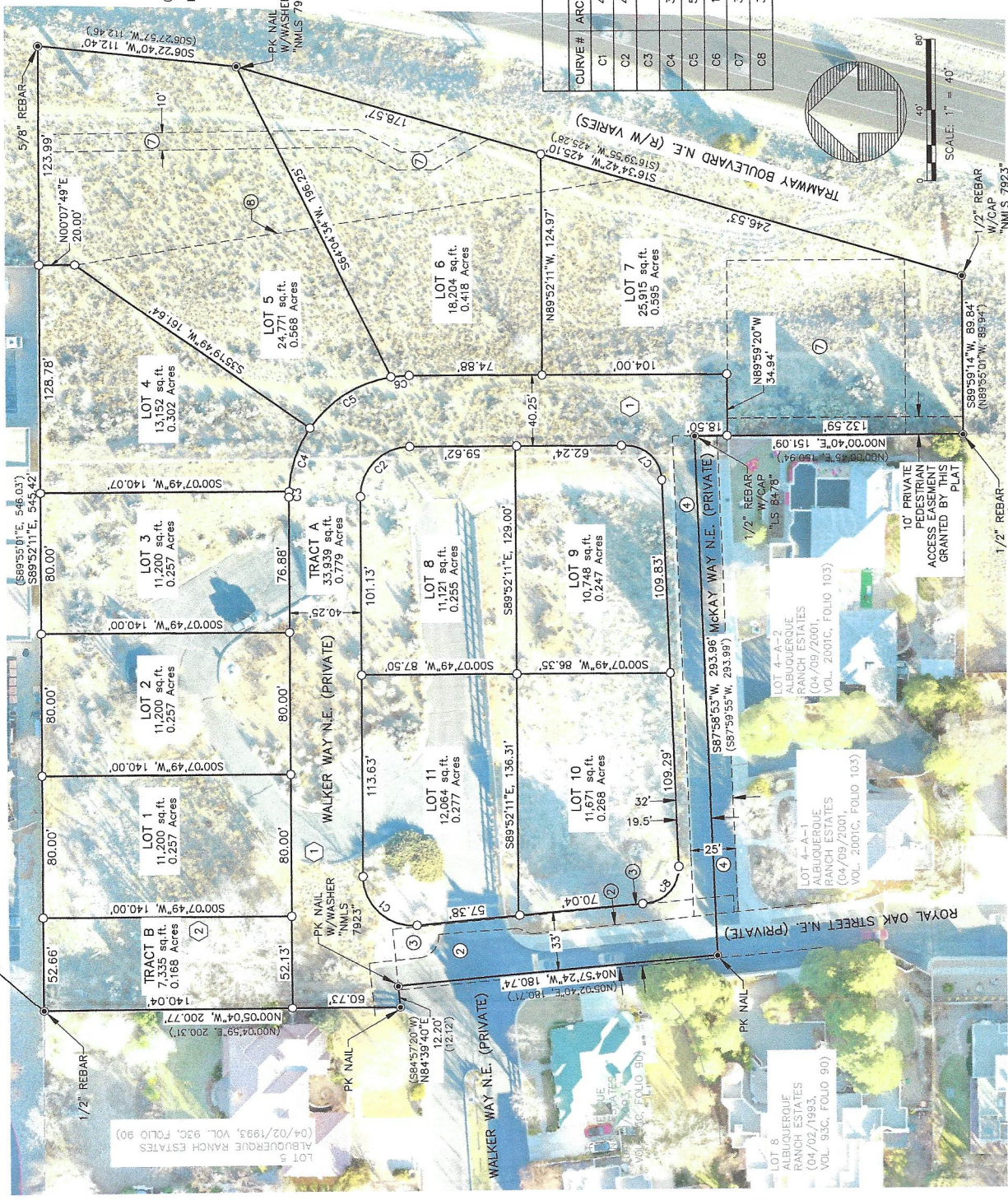
TRACT I-1  
PEPPER TREE SUBDIVISION  
(06/16/1995, VOL. 95C, FOLIO 30A)

- 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:**

- ① TRACT "A" IS A PRIVATE ACCESS & PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- ② TRACT "B" IS A PRIVATE DRAINAGE 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	38.42
C3	3.13	68.13	2°37'45"	S88°33'18"E	3.13
C4	38.07	68.13	32°01'12"	S71°13'50"E	37.58
C5	55.58	68.13	46°44'40"	S31°50'53"E	54.05
C6	10.23	68.13	8°56'23"	S04°10'22"E	10.22
C7	30.67	20.00	87°51'04"	S44°03'21"W	27.75
C8	30.39	20.00	87°03'42"	N48°29'16"W	27.55



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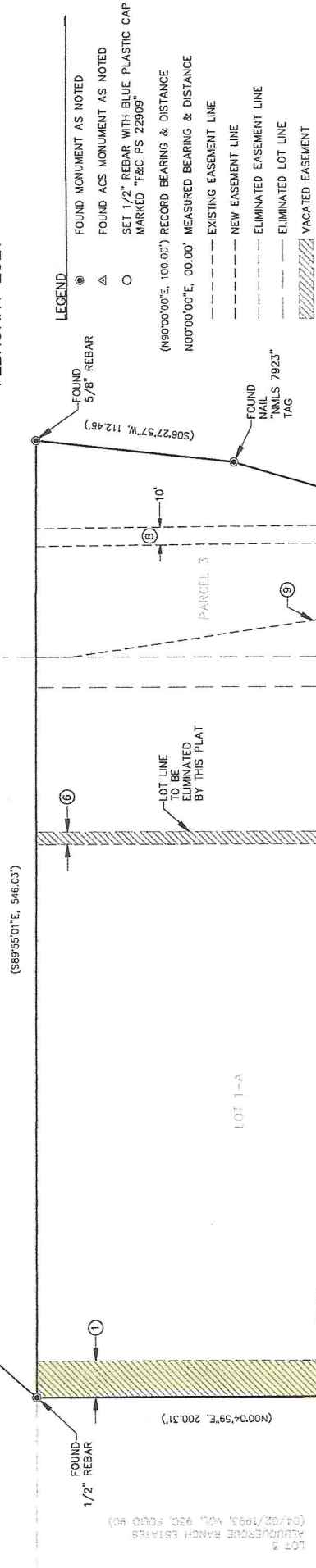
# VACATION OF PUBLIC UTILITY EASEMENT EXHIBIT

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

ACS MONUMENT "5-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=+08:32:79 0.998622670  
 DELTA BETA=-04:14:10 0.888  
 PUBLISHED DATA IN NAD 1983  
 ELEVATION= 6009.561 U.S. SURVEY FEET

TRACT T-1  
 REPLETTURE SURVEY  
 (05/16/1985, VOL. 954, FOLI 303)

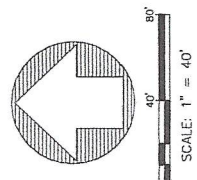
(S89°55'01"E, 546.03')



- LEGEND**
- FOUND MONUMENT AS NOTED
  - ▲ FOUND ACS MONUMENT AS NOTED
  - SET 1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"
  - (N60°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 FILED: NOVEMBER 28, 1994, BK. 94C, PG. 392.
- 6 7' PRIVATE ACCESS EASEMENT (VACATED) FILED: JULY 07, 1997, BK. 971B, PG. 2986. VACATED BY THIS PLAT.
- 7 DECLARATION OF RESTRICTIVE COVENANT FILED: AUGUST 25, 2009, DOC. #2009096401.
- 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 PINK EASEMENT PER PROFESSIONAL CONTRACTING SERVICES JOB #09-027, DATED 02-09.



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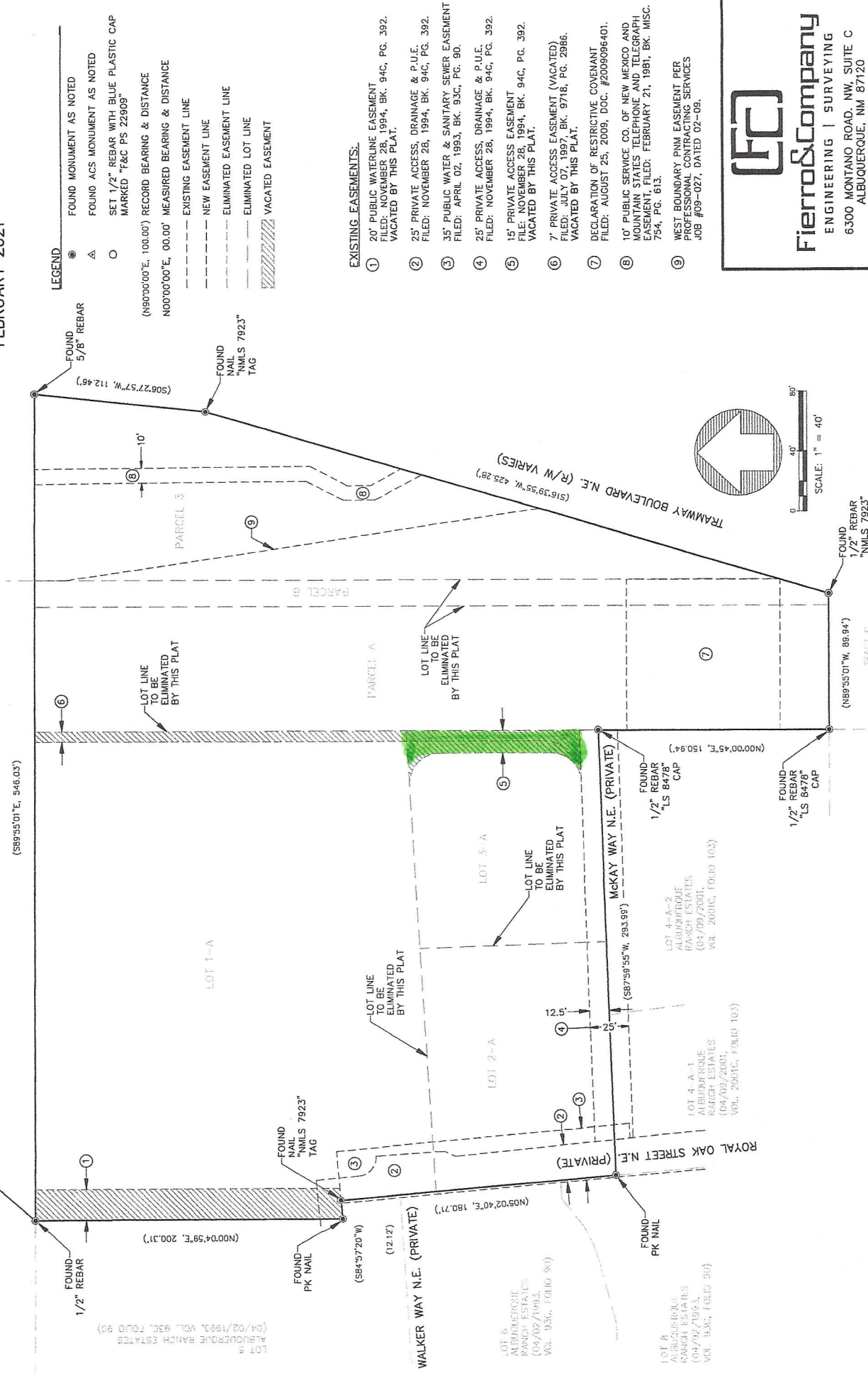


# 15 FOOT WIDE ACCESS EASEMENT EXHIBIT

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

ACS MONUMENT "3-E23"  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 PUBLISHED DATA IN NAD 1983  
 X=1589572.3 U.S. SURVEY FEET  
 Y=107832.79 U.S. SURVEY FEET  
 DELTA ALPHA= 0.00832 79"  
 GROUND TO GRID FACTOR= 0.999622670  
 PUBLISHED DATA IN NAVD 1988  
 ELEVATION= 6009.561 U.S. SURVEY FEET

TRACT T-1  
 PEPPERREE SUBDIVISION  
 (08/16/1994, VOL. 878, FOLD 163)



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
- 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 FILED: NOVEMBER 28, 1994, BK. 94C, PG. 392. VACATED BY THIS PLAT.
- ⑥ 7' PRIVATE ACCESS EASEMENT (VACATED) FILED: JULY 01, 1997, BK. 9718, PG. 2866. VACATED BY THIS PLAT.
- ⑦ DECLARATION OF RESTRICTIVE COVENANT FILED: AUGUST 25, 2009, DOC. #2009096401.
- ⑧ 10' PUBLIC SERVICE CO. OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH EASEMENT, FILED: FEBRUARY 21, 1991, BK. MISC. 794, PG. 613.
- ⑨ WEST BOUNDARY PNM EASEMENT PER PROFESSIONAL CONTRACTING SERVICES JOB #09-027, DATED 02-09.

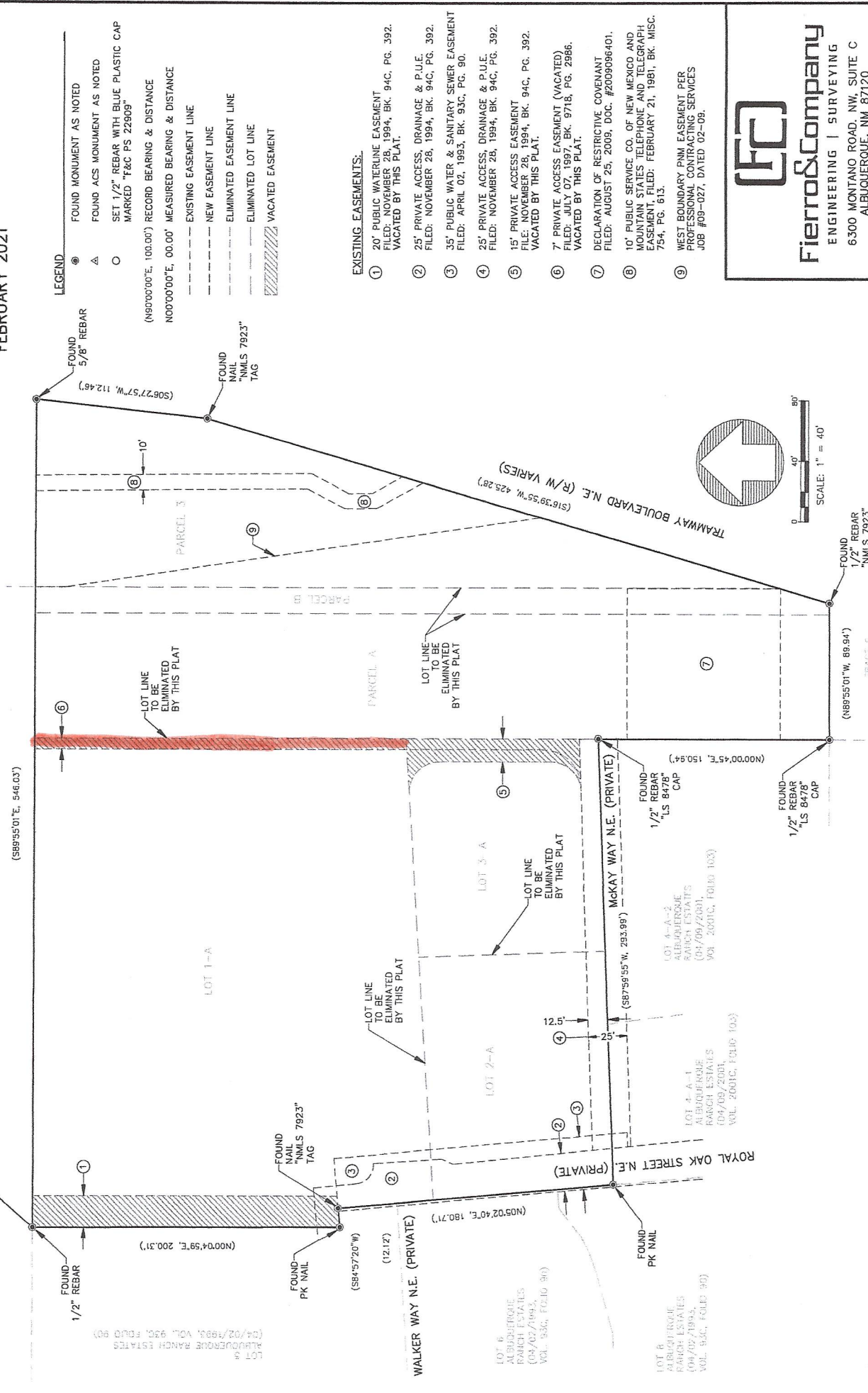
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# 7 FOOT WIDE ACCESS EASEMENT EXHIBIT

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

ACS MONUMENT "3-E23"  
 NAD STATE PLANE COORDINATES (CENTRAL ZONE)  
 Y=1510769.397 U.S. SURVEY FEET  
 X=1506464.723 U.S. SURVEY FEET  
 DELTA ALPHA = -0.083279"  
 GROUND TO GRID FACTOR = 0.999622670  
 PUBLISHED DATA IN NAVD 1988  
 ELEVATION = 6009.561 U.S. SURVEY FEET

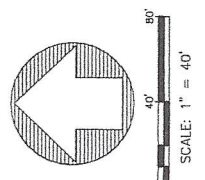
TRACT T-1  
 PEPPERREE SUBDIVISION  
 (08/16/1996, VOL. 94C, FOLIIO 305)



- 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
  - ▨ 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 FILED: NOVEMBER 28, 1994, BK. 94C, PG. 392. VACATED BY THIS PLAT.
- 6 7' PRIVATE ACCESS EASEMENT (VACATED) FILED: JULY 07, 1997, BK. 971B, PG. 2986. VACATED BY THIS PLAT.
- 7 DECLARATION OF RESTRICTIVE COVENANT FILED: AUGUST 25, 2008, DOC. #20090986401.
- 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.M. EASEMENT PER PROFESSIONAL CONTRACTING SERVICES JOB #09-027, DATED 02-08.



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