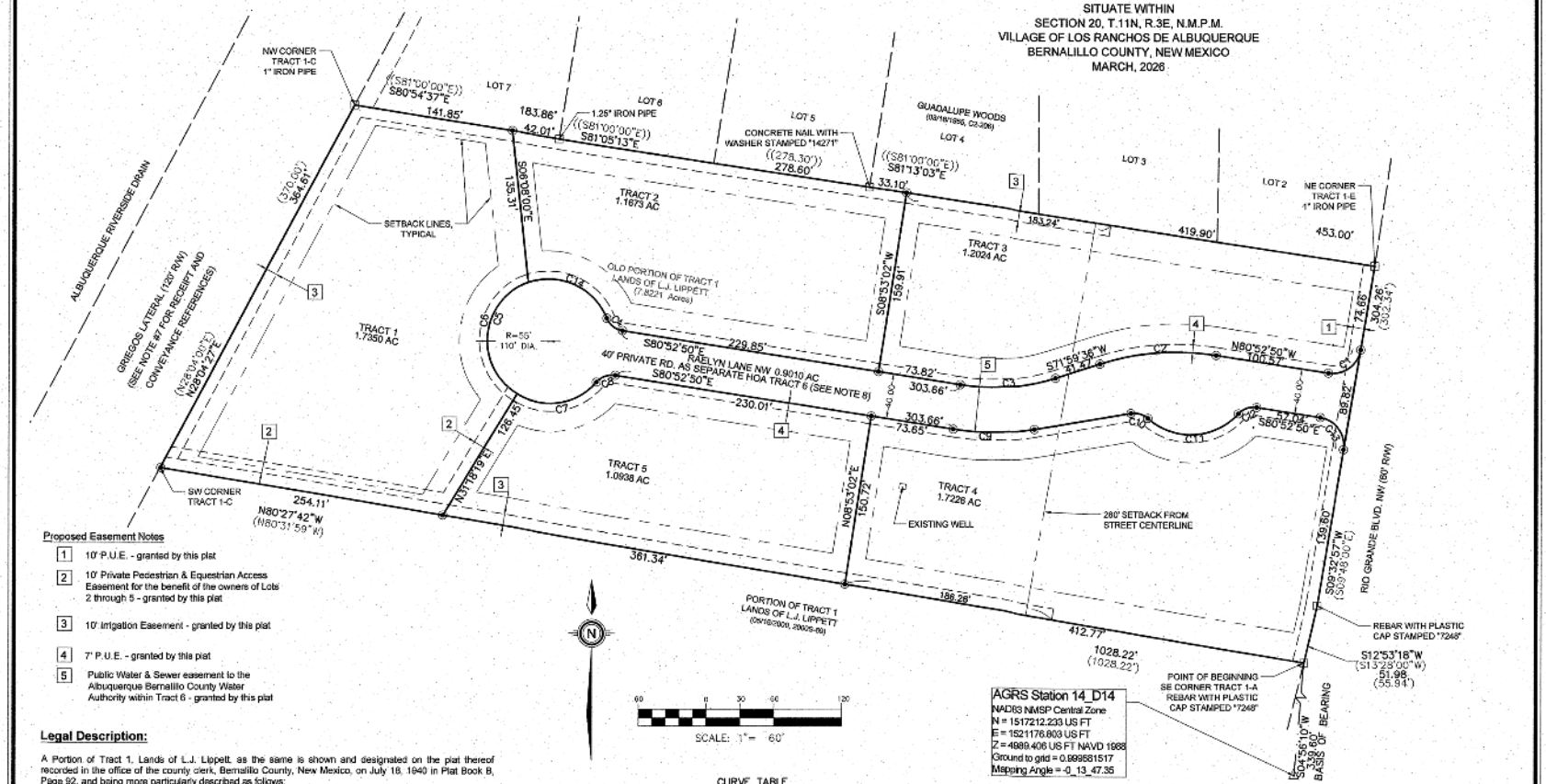
FINAL PLAT
TRACTS 1 THRU 6
CORAZON DE LOS RANCHOS

BEING A REPLAT OF A PORTION OF TRACT 1,
LANDS OF L.J. LIPPETT
SITUATE WITHIN
SECTION 20, T.11N, R.3E, N.M.P.M.
VILLAGE OF LOS RANCHOS DE ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2026



Proposed Easement Notes

1. 10' P.U.E. - granted by this plat
2. 10' Private Pedestrian & Equestrian Access Easement for the benefit of the owners of Lots 2 through 5 - granted by this plat
3. 10' Irrigation Easement - granted by this plat
4. 7' P.U.E. - granted by this plat
5. Public Water & Sewer easement to the Albuquerque Bernalillo County Water Authority within Tract 6 - granted by this plat

Legal Description:

A Portion of Tract 1, Lands of L.J. Lippett, as the same is shown and designated on the plat thereof recorded in the office of the county clerk, Bernalillo County, New Mexico, on July 18, 1940 in Plat Book B, Page 92, and being more particularly described as follows:

BEGINNING at the Southeast corner the property described herein, a point on the westerly right-of-way line of Rio Grande Boulevard N.W. and from whence Albuquerque Geodetic Reference Station 14_D14 bears S04°56'10"W, 339.60 feet;
RUNNING THENCE, leaving said westerly right-of-way line, N80°27'42"W, 1028.22 feet to the southwest corner, being a point on the easterly right-of-way line of the Griegos Lateral;
THENCE, along said right-of-way line of Griegos Lateral, N28°04'27"E, 364.61 feet to the northwest corner;
THENCE, leaving said right-of-way line, S80°54'37"E, 183.87 feet;
THENCE, S81°05'13"E, 278.60 feet;
THENCE, S81°13'03"E, 453.00 feet to the northeast corner, being a point on said westerly right-of-way line of Rio Grande Boulevard N.W.;
THENCE, along said right-of-way line, S09°32'57"W, 304.26 feet;
THENCE, continuing along said right-of-way line, S12°53'18"W, 51.98 feet to the southeast Corner and Point of Beginning of the property described herein.

Said property containing 7.8221 acres, more or less.

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	89°33'52"	39.08'	25.00'	N54°20'14"E	35.22'
C2	27°07'34"	104.16'	220.00'	S85°33'23"W	103.19'
C3	27°07'34"	85.22'	180.00'	N85°33'23"E	84.43'
C4	58°37'52"	18.42'	18.00'	S51°33'54"E	17.63'
C5	62°44'17"	60.22'	55.00'	S09°07'10"W	57.26'
C6	129°04'03"	123.90'	55.00'	S05°40'04"W	99.31'
C7	80°36'43"	77.41'	55.00'	N80°48'40"E	71.18'
C8	58°37'52"	18.42'	18.00'	S69°48'15"W	17.63'
C9	18°50'00"	72.32'	220.00'	N89°42'10"E	71.99'
C10	51°21'09"	16.13'	18.00'	N74°02'16"W	15.60'
C11	89°15'09"	88.79'	57.00'	N87°00'44"E	80.08'
C12	56°44'00"	17.82'	18.00'	S70°45'10"W	17.10'
C13	90°00'55"	39.28'	25.00'	N35°52'22"W	35.36'
C14	87°32'57"	84.04'	55.00'	N66°01'27"W	76.10'

AGRS Station 14_D14
NAD83 NMSP Central Zone
N = 1517212.233 US FT
E = 1521176.803 US FT
Z = 4989.406 US FT NAVD 1988
Ground to grid = 0.999581517
Mapping Angle = -0_13_47.35

Monument Legend

- Found Monument as noted.
- Set 5/8" Rebar w/Yellow Plastic Cap Stamped PATRICK PS12651
- Control Station

FINAL PLAT
Tracts 1 Thru 6
Corazon de Los Ranchos

DRN	NKO
CHK	JAK
SCALE	1"=60'
DATE	2/18/2026
SURV	JMS
DRWN	DKS
JOB NO.	N579-03

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