

Subdivision Data:

ZONE SUBDIVISION ACREAGE: 13.9574 ACRES  
ZONE ATLAS INDEX NO: M-9-Z  
NO. OF PARCELS CREATED: 5  
NO. OF LOTS CREATED: 0  
MILES OF FULL-WIDTH STREETS CREATED: 0  
DATE OF SURVEY: MARCH 2005

PARCEL  
A-1-A ZONING C-1 (SC)  
A-1-B SU-1 FOR C-1 WITH DRIVE THRU PHARMACY  
A-1-C R-LT  
A-1-D C-1 (SC)  
A-1-E C-1 (SC)

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO PARCELS INTO FIVE NEW PARCELS GRANT EASEMENTS AND DEDICATE RIGHT OF WAY.

Notes:

1. MISC. DATA: ZONING C-1 (SC) AND R-3
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. SP NO. 2005320460.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. CABLECAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, BENEFIT, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA, SPACE FOR ELECTRIC TRANSFORMERS, AND OTHER SAID EASEMENTS, 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), NO OIL, CONCRETE OR WOOD FOOT, 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 NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS AS INSTALLED SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.  
IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Legal Description

A CERTAIN PARCEL OF LAND SITUATE IN SECTION 33, T10N., R2E., N.M.P.M., BEING A PORTION OF PARCEL "A", UNIT NO. 7 TOWN OF ATRISCO GRANT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 1, 1983 IN BOOK C-22, PAGE 12.

TOGETHER WITH

PARCEL LETTERED A-ONE (A-1) OF THE CORRECTION BULK LAND PLAT OF THE TOWN OF ATRISCO GRANT UNIT 7, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE RECORD PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, JANUARY 12, 2005, IN FILE BOOK 2005C, FOLIO 80, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE BEARINGS (CENTRAL ZONE - NORTH AMERICAN DATUM OF 1927) AND GROUND DISTANCES ( US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF SNOW VISTA BOULEVARD, S.W. MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993", FROM BEARS S 18°43'51" E, A DISTANCE OF 1,913.40 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID EAST RIGHT OF WAY LINE, N 14°31'03" W, A DISTANCE OF 662.15 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 126.18 FEET, A DELTA ANGLE OF 80°14'49", AND A CHORD BEARING OF N 30°50'46" E, A DISTANCE OF 120.45 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF SAGE ROAD, S.W.;

THENCE N 05°44'30" W, A DISTANCE OF 232 FEET TO A POINT;

THENCE N 75°09'32" E, A DISTANCE OF 230.86 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 819.86 FEET, AN ARC LENGTH OF 338.67 FEET, A DELTA ANGLE OF 23°40'03", AND A CHORD BEARING OF N 83°19'30" E, A DISTANCE OF 336.27 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 810.26 FEET, AN ARC LENGTH OF 145.94 FEET, A DELTA ANGLE OF 10°18'45", AND A CHORD BEARING OF N 56°38'51" E, A DISTANCE OF 145.64 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 05°56'25" E, A DISTANCE OF 1,009.63 FEET TO THE SOUTHEAST CORNER OF SAID TRACT MARKED BY A FOUND REBAR WITH CAP "LS 7710";

THENCE S 84°05'03" W, A DISTANCE OF 645.42 FEET TO THE POINT OF BEGINNING CONTAINING 13.9574 ACRES (602,985 SQUARE FEET) MORE OR LESS, NOW COMPRISING PARCELS A-1-A, A-1-B, A-1-C, A-1-D AND A-1-E TOWN OF ATRISCO GRANT, UNIT 7.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL, POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUTS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ADDITIONAL STREET RIGHT OF WAY FOR SAGE ROAD, S.W. AND SNOW VISTA BOULEVARD, S.W. SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

FD SAGE MARKETPLACE, LLC  
JAY R. SCHNEIDER MANAGER

DATE

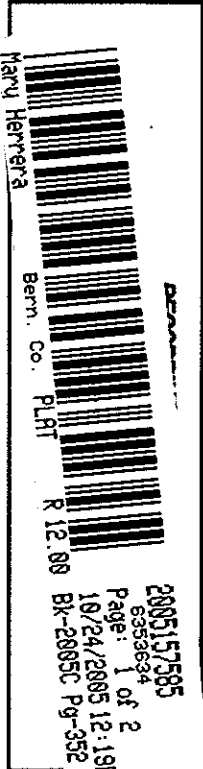
Acknowledgment

STATE OF COLORADO SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF September 2005 BY

FD SAGE MARKETPLACE, LLC, JAY R. SCHNEIDER MANAGER

By Julie A. McElwain Notary Public  
NOTARY PUBLIC



Plat of  
Parcels A-1-A, A-1-B,  
A-1-C, A-1-D and A-1-E  
Town of Atrisco Grant, Unit 7  
Albuquerque, Bernalillo County, New Mexico  
September 2005

Project No. 1003991

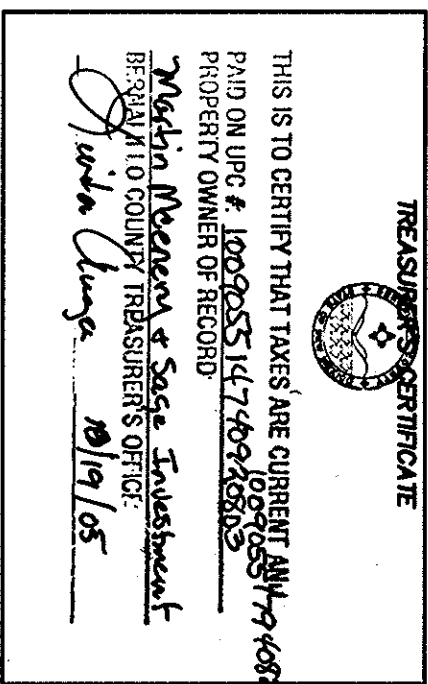
Application No. 05 DRB-01384

Utility Approvals

PNM ELECTRIC SERVICES  
Larry B. Medrano 10-5-05  
DATE  
PNM GAS SERVICES  
Larry B. Medrano 10-5-05  
DATE  
QWEST CORPORATION  
Larry B. Medrano 10-5-05  
DATE  
CITY OF ALBUQUERQUE  
Larry B. Medrano 10-5-05  
DATE

City Approvals

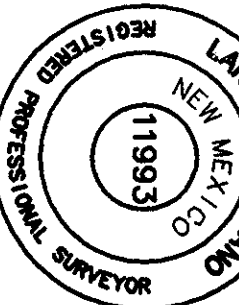
CITY SURVEYOR  
Larry B. Medrano 10-10-05  
DATE  
TRANSPORTATION DEPARTMENT  
Larry B. Medrano 9-7-05  
DATE  
WATER UTILITIES DEPARTMENT  
Larry B. Medrano 9-7-05  
DATE  
PARKS AND RECREATION DEPARTMENT  
Larry B. Medrano 9-7-05  
DATE  
AMFCA  
Larry B. Medrano 10-11-05  
DATE  
CITY ENGINEER  
Larry B. Medrano 10-17-05  
DATE  
DRB CHAIRPERSON, PLANNING DEPARTMENT  
Larry B. Medrano 10-17-05  
DATE



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 10/19/05  
LARRY W. MEDRANO  
M.P.S. No. 11993  
DATE



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700  
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

