

Location Map

Zone Atlas Map No. M-9-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 3.7442 ACRES
ZONE ATLAS INDEX NO.: M-9-Z
NO. OF TRACTS CREATED: 1
NO. OF LOTS CREATED: 26
MILES OF FULL-WIDTH STREETS CREATED: 0.0974
DATE OF SURVEY: MARCH 2005, FIELD VERIFIED MAY 2006

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE PARCEL INTO ONE NEW TRACT AND 26 NEW LOTS, TO GRANT EASEMENTS TO DEDICATE RIGHT OF WAY AND VACATE EASEMENT.

Notes:

1. MISC. DATA: ZONING RL7
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. 2006303704.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

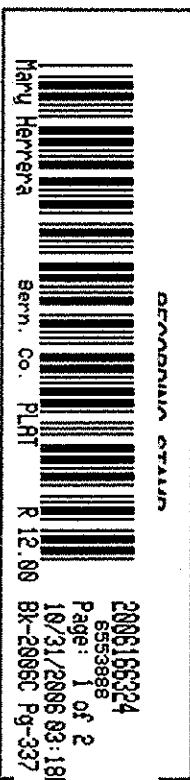
1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. ONEST 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. COMCAST 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, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUGGESTED WORK AREAS, SPACES, AND BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL, SHED, OR OTHER SUBSTRUCTURE, HOT TUB, CONCRETE OR WOOD POOL, DECKING, OR OTHER STRUCTURE SHALL BE ERECTED 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 TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO, PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF PARCEL A-1-C, TOWN OF ATRISCO GRANT, UNIT 7, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 24, 2005, IN MAP BOOK 2005C, PAGE 352, CONTAINING 3.7442 ACRES, MORE OR LESS, NOW COMPRISING TRACTS A AND B A AND B AND LOTS 1 THROUGH 26, INCLUSIVE, SAGE RANCH SUBDIVISION



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, CONDUITS, 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 IN FEE SIMPLE 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 STREET RIGHT OF WAY FOR SAGE RANCH COURT, S.W. SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

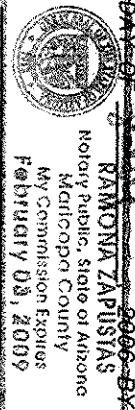
JAY R. SCHNEIDER 10/26/06
MANAGER 7/24/06
FD SAGE MARKETPLACE, LLC.
DATE

Acknowledgment

STATE OF ARIZONA) SS
COUNTY OF MARICOPA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23
JAY R. SCHNEIDER MANAGER, FD SAGE MARKETPLACE, LLC

2006 MY COMMISSION EXPIRES
NOTARY PUBLIC



Plat of
Sage Ranch
Albuquerque, Bernalillo County, New Mexico
July 2006

Project No. 1003991

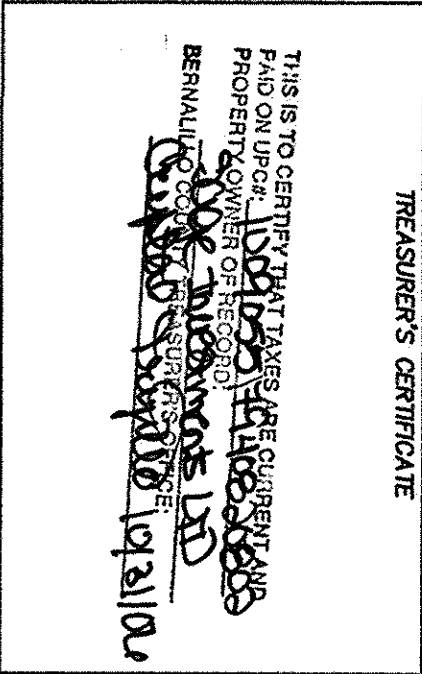
Application No. 06 DRB-01513

Utility Approvals

PNM ELECTRIC SERVICES David A. Mante DATE 8-24-06
PNM GAS SERVICES David A. Mante DATE 8-24-06
ONEST CORPORATION David A. Mante DATE 8-24-06
COMCAST David A. Mante DATE 8-24-06

City Approvals

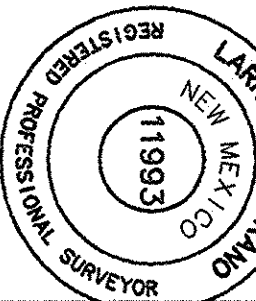
CITY SURVEYOR David A. Mante DATE 8/15/06
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT David A. Mante DATE 10-25-06
WATER UTILITY DEPARTMENT David A. Mante DATE 10-31-06
PARKS AND RECREATION DEPARTMENT David A. Mante DATE 10-25/06
AMFCA David A. Mante DATE 10/25/06
CITY ENGINEER David A. Mante DATE 10/25/06
DRB CHAIRPERSON, PLANNING DEPARTMENT David A. Mante DATE 10/25/06



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 7/24/06
LARRY W. MEDRANO
M.P.S. No. 11993
DATE



PRECISION SURVEYS, INC.

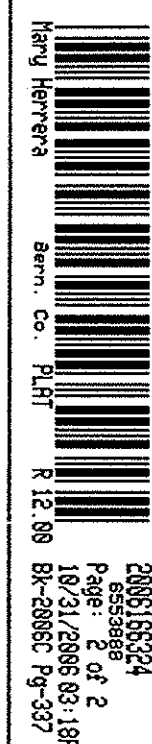
8414AD JEFFERSON ST., N.E. PHONE 505 866 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 866 7800

Line Table

LINE	BEARING	DISTANCE
L1	S 06°00'33" E	6.00'
L2	N 06°01'49" W	6.00'

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	28.61'	14.78'	31°49'49"	7.59'	14.59'	N 01°03'51" E
C2	49.05'	1.10'	01°17'05"	0.56'	1.10'	S 16°20'13" W
C3	25.00'	35.41'	81°09'30"	21.41'	35.32'	N 55°29'48" W
C4	10.00'	9.16'	52°28'34"	4.93'	8.84'	S 57°45'10" W
C5	45.00'	223.80'	284°37'09"	34.36'	54.82'	S 06°00'33" E
C6	45.00'	29.51'	37°34'22"	15.31'	28.98'	N 50°18'04" E
C7	45.00'	28.37'	36°07'29"	14.68'	27.90'	S 56°43'31" E
C8	45.00'	20.30'	25°51'02"	10.33'	20.13'	S 25°44'16" E
C9	45.00'	30.35'	38°58'29"	15.78'	29.78'	S 45°08'50" W
C10	45.00'	56.55'	52°28'34"	32.59'	52.90'	N 79°15'53" W
C11	45.00'	56.55'	52°28'34"	32.59'	52.90'	S 69°46'16" E
C12	10.00'	9.16'	52°28'34"	4.93'	8.84'	N 37°57'26" E
C13	10.00'	9.16'	52°28'34"	4.93'	8.84'	S 59°00'56" E
C14	10.00'	9.16'	52°28'34"	4.93'	8.84'	S 85°15'14" E
C15	10.00'	9.16'	52°28'34"	4.93'	8.84'	N 37°57'26" E
C16	15.50'	24.91'	92°04'02"	16.07'	22.31'	N 37°57'26" E

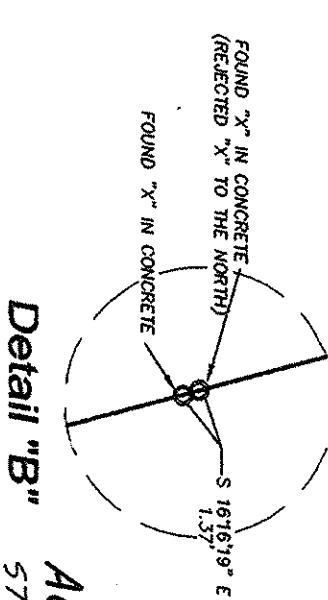


Plat of
Sage Ranch
Albuquerque, Bernalillo County, New Mexico
July 2006

SAGE RANCH HOMEOWNERS ASSOCIATION
DATE

ACKNOWLEDGEMENT
STATE OF NM
COUNTY OF BERNALILLO

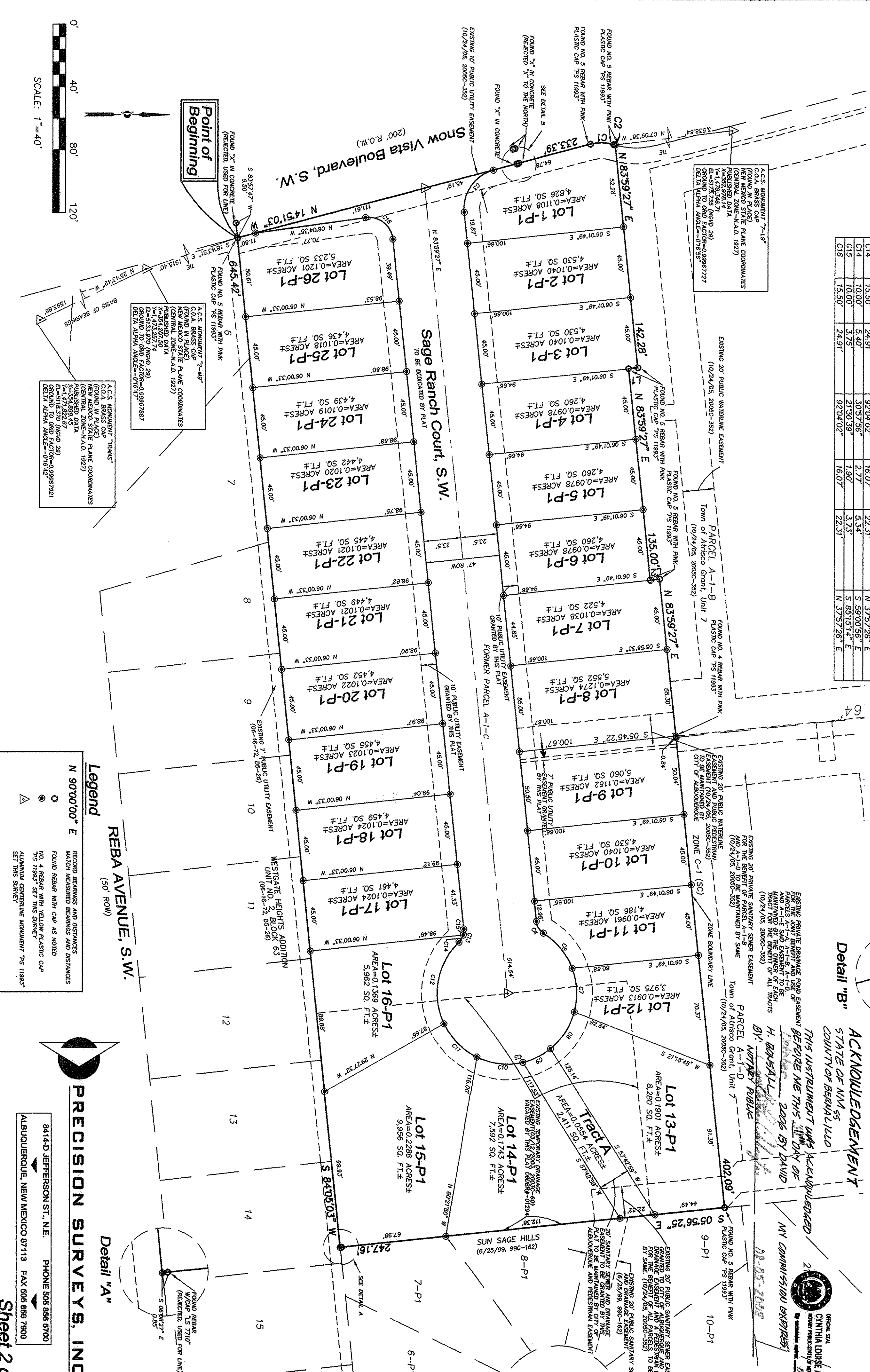
THIS INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 11th DAY OF
JULY 2006 BY DAVID
H. BARNALL
BY: NOTARY PUBLIC
MY COMMISSION EXPIRES
11-05-2008



Detail "B"

Detail "A" showing a circular feature with a center point and radius, and a bearing of S 06°00'33" E.

Detail "A"



PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 556 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 866 7800