

LOCATION MAP SCALE: NTS M-9-Z

SUBDIVISION DATA

GROSS ACREAGE 3.7442 AC
ZONE ATLAS NO. M-9-Z
NO. OF EXISTING TRACTS/LOTS 1 TRACT/26 LOTS
NO. OF TRACTS/LOTS CREATED 33 LOTS
DATE OF SURVEY OCTOBER, 2017
MILES OF FULL WIDTH STREETS CREATED 0.13 MILES
AREA OF PUBLIC RIGHT-OF-WAY DEDICATED 0.7154 AC

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS, PUBLIC RIGHT-OF-WAYS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED 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(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER'S ACKNOWLEDGMENT:

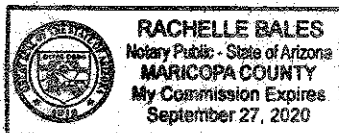
OWNER: Vuelo, LLC

Mrs. Janie Rowe, Manager 12/24/17
DATE

STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS 26th DAY OF Dec, 2017, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Mrs. Janie Rowe, Manager, Vuelo, LLC.

Notary Public, My Commission Expires 9/27/2020



LEGAL DESCRIPTION

A TRACT OF LAND 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 BEING ALL OF LOTS 1-P1 THROUGH 26-P1, TRACT A, TOGETHER WITH SAGE RANCH COURT RIGHT-OF-WAY OF SAGE RANCH SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAGE RANCH, FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON OCTOBER 31, 2006, IN VOLUME 2006C, PAGE 337 BEING 3.7442 ACRES MORE OR LESS.

PURPOSE OF PLAT

1. TO SUBDIVIDE LOTS 1-P1 THROUGH 26-P1, TRACT A, WITH SAGE RANCH COURT RIGHT-OF-WAY OF SAGE RANCH SUBDIVISION, INTO 33 RESIDENTIAL LOTS AS SHOWN HEREON.
2. DEDICATE PUBLIC STREET RIGHT-OF-WAY AS SHOWN HEREON.
3. VACATE EASEMENTS AND RIGHT-OF-WAY AS SHOWN HEREON.
4. GRANT NEW EASEMENTS AS SHOWN HEREON.

NOTES

1. BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES ARE FIELD AND RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS OF RECORD ENTITLED:
PLAT FOR "SAGE RANCH" (10-31-2006, 2006C-337)
PLAT FOR "WESTGATE HEIGHTS ADDITION UNIT NO. 2 BLOCK 63" (06-16-72, D5-26)
PLAT FOR "SUN SAGE HILLS" (06-25-99, 99C-162)
PLAT FOR "PARCELS A-1-A, A-1-B, A-1-C, A-1-D AND A-1-E TOWN OF ATRISCO GRANT, UNIT 7" (10-24-05, 2005C-352)
PLAT FOR "TRACT A, SNOW VISTA INVESTORS" (08-03-01, 2001C-225)
ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. FIELD SURVEY PERFORMED OCTOBER, 2017.
6. CITY OF ALBUQUERQUE, NEW MEXICO ZONE: R-LT
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
"DO NOT DISTURB"
"PLS # 7719"
7. ALL STREET CENTER LINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲
8. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

PRELIMINARY PLAT FOR
SAGE RANCH SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 33
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2017

PROJECT NUMBER:

APPLICATION NUMBER:

PLAT APPROVAL

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO Date

NEW MEXICO GAS COMPANY Date

QWEST CORPORATION D/B/A CENTURYLINK QC Date

COMCAST D/B/A XFINITY Date

CITY APPROVALS:
Loren N. Risenhoover P.S. 1/10/18
CITY SURVEYOR Date

REAL PROPERTY DIVISION Date

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION Date

ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY Date

PARKS AND RECREATION DEPARTMENT Date

AMAFCA Date

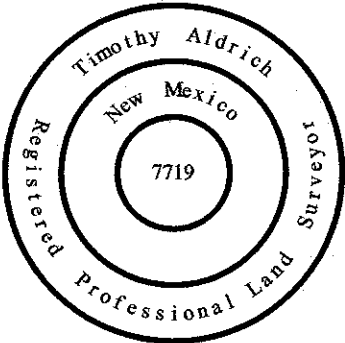
CITY ENGINEER Date

DRB CHAIRPERSON, PLANNING DEPARTMENT Date

SURVEYOR'S CERTIFICATION

"I, TIMOTHY ALDRICH, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Timothy Aldrich, P.S. NO. 7719 01/08/18
DATE



ALDRICH LAND
SURVEYING

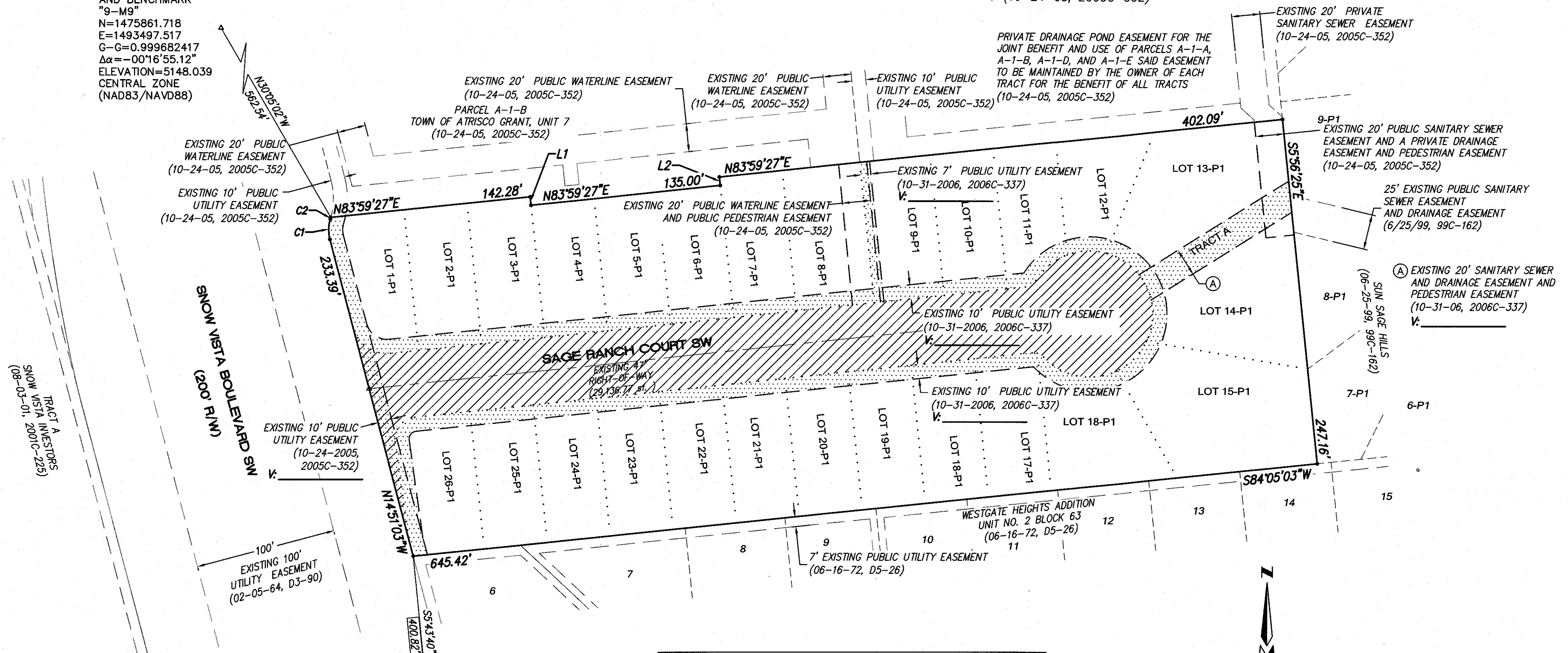
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

A17031 PRELIM PLAT.dwg	Drawn: SPS	Checked: TA	Sheet 1 of 3
Scale: AS SHOWN	Date: 11/7/2017	Job: A17031	

PRELIMINARY PLAT FOR
SAGE RANCH SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 33
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2017

PARCEL A-1-D
 TOWN OF ATRISCO GRANT, UNIT
 7 (10-24-05, 2005C-352)

ACS MONUMENT
 AND BENCHMARK
 "9-M9"
 N=1475861.718
 E=1493497.517
 G-G=0.999682417
 Δα=-00°16'55.12"
 ELEVATION=5148.039
 CENTRAL ZONE
 (NAD83/NAVD88)



LEGEND

LIMITS OF EXISTING EASEMENT VACATED BY THIS PLAT.

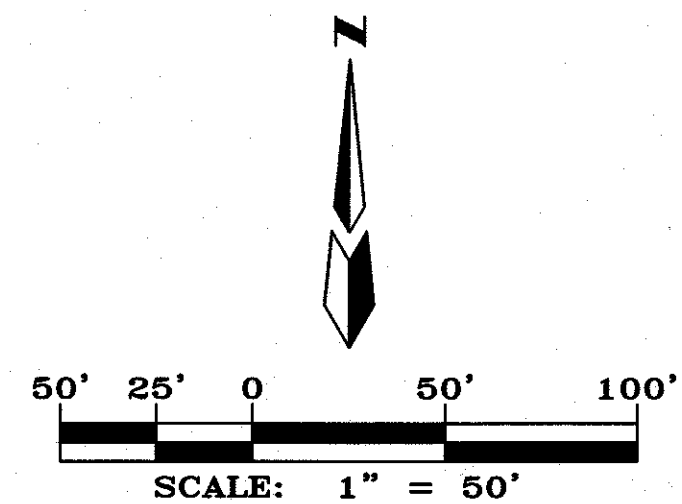
PROPERTY LINE ELIMINATED BY THIS PLAT.

LIMITS OF EXISTING RIGHT-OF-WAY VACATED BY THIS PLAT.

ACS MONUMENT
 AND BENCHMARK
 "11-M9"
 N=1474735.261
 E=1493878.618
 G-G=0.999682709
 Δα=-00°16'52.37"
 ELEVATION=5139.276
 CENTRAL ZONE
 (NAD83/NAVD88)

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	26.61'	14.78'	31°49'44"	N1°03'49"E	14.59'
C2	49.05'	1.10'	1°16'59"	N16°20'11"E	1.10'

Parcel Line Table		
Line #	Direction	Length
L1	S6°00'33"E	6.00
L2	N6°01'49"W	6.00



Timothy Aldrich
 01/17/18

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Professional Land Surveyor
 New Mexico
 7719

PUBLIC UTILITY EASEMENTS (PUE) shown on this plat are granted for the common and joint use of:

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

West for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend

services to customers of Grantee, including sufficient working area space for electric transformers, with 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), 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

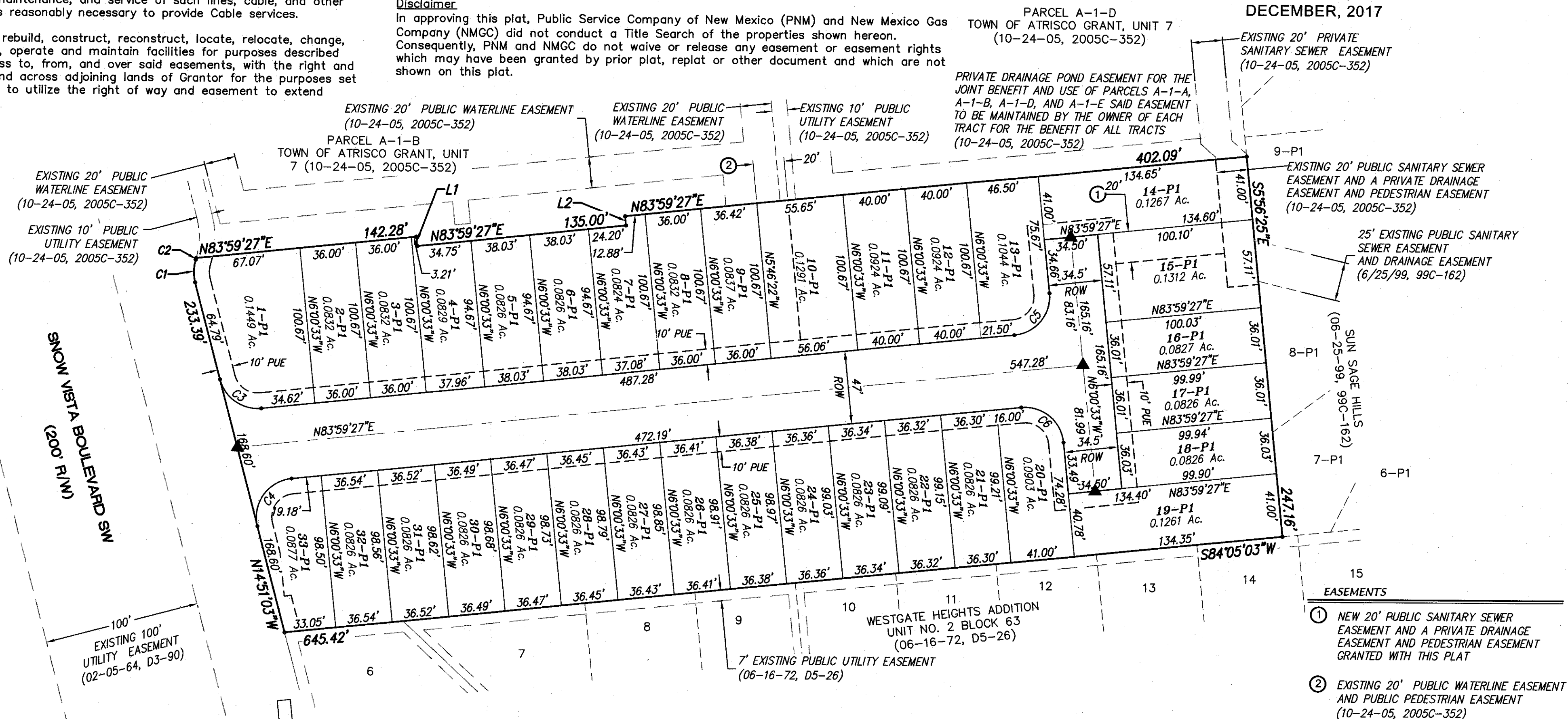
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PRELIMINARY PLAT FOR SAGE RANCH SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 33
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2017



ALL STREETS AND ROADS SHOWN
HEREON ARE HEREBY DEDICATED IN
FEE SIMPLE WITH WARRANTY
COVENANTS AS PUBLIC RIGHT-OF-WAY

LEGEND

- 21-P1 LOT NUMBER
- LOT 10 EXISTING LOT NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE
ON RIGHT-OF-WAY BLOCK CORNERS
(does not constitute any set corners)

ABBREVIATIONS

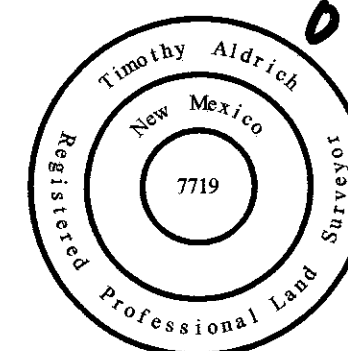
- 10' PUE = PUBLIC UTILITY EASEMENT
GRANTED BY THIS PLAT
(SEE PUE NOTE SHEET 1)
- ROW = PUBLIC RIGHT-OF-WAY

Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	26.61'	14.78'	31°49'44"	N1°03'49"E	14.59'
C2	49.05'	1.10'	1°16'59"	N16°20'11"E	1.10'
C3	25.00'	35.41'	81°09'21"	S55°25'52"E	32.52'
C4	25.00'	42.81'	98°06'43"	S34°56'05"W	37.77'
C5	25.00'	39.27'	90°00'00"	N38°59'27"E	35.36'
C6	25.00'	39.27'	90°00'00"	N51°00'33"W	35.36'

Parcel Line Table

Line #	Direction	Length
L1	S6°00'33"E	6.00
L2	N6°01'49"W	6.00



ALDRICH LAND
SURVEYING

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