

### 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 RLT
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.

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. 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.

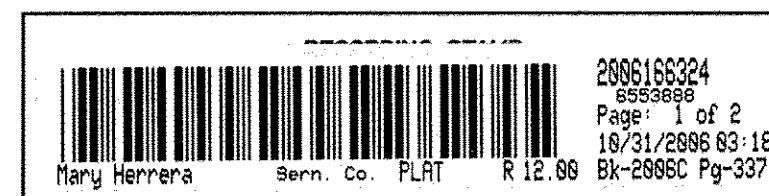
INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, 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 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/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEAR 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



## Plat of Sage Ranch

Albuquerque, Bernalillo County, New Mexico  
July 2006

Project No. 1003991

Application No. 06 DRB-01513

### Utility Approvals

Lead N. Mate	8-24-06
PNM ELECTRIC SERVICES	DATE
Lead N. Mate	8-24-06
PNM GAS SERVICES	DATE
David Belch	9/27/06
QWEST CORPORATION	DATE
Jonie Babin	9-14-06
COMCAST	DATE

### City Approvals

City Surveyor	8/15/06
DATE	
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	10-25-06
DATE	
William G. Pralich	10/31/06
WATER UTILITY DEPARTMENT	DATE
Christina Sandoval	10/25/06
PARKS AND RECREATION DEPARTMENT	DATE
Bradley D. Bingham	10/25/06
AMAFCA	DATE
Bradley D. Bingham	10/25/06
CITY ENGINEER	DATE
Andrew C. Price	10/31/06
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

### TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPG: 100105517410820800  
PROPERTY OWNED BY:  
Sage Investment LLC  
BERNALILLO CO  
Capital Temple 1931/06

### 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  
N.M.P.S. No. 11993  
7/24/06  
DATE



PRECISION SURVEYS, INC.

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

### 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.

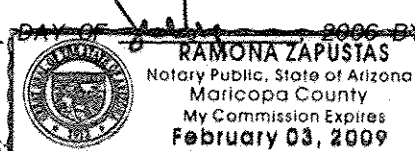
JAY R. SCHNEIDER  
MANAGER  
FD SAGE MARKETPLACE, LLC.

### Acknowledgment

STATE OF ARIZONA) SS  
COUNTY OF MARICOPA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF July, 2006 BY  
JAY R. SCHNEIDER MANAGER, FD SAGE MARKETPLACE, LLC

BY Ramona Zapustas  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



LineTable

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	26.61'	14.78'	31°49'49"	7.59'	14.59'	N 01°03'51" E
C2	49.05'	1.10'	01°17'05"	0.55'	1.10'	S 16°20'13" W
C3	25.00'	35.41'	81°09'30"	21.41'	32.52'	N 55°25'48" W
C4	10.00'	9.16'	52°28'34"	4.93'	8.84'	S 57°45'10" W
C5	45.00'	223.80'	284°57'09"	34.56'	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'	N 87°08'59" E
C8	45.00'	28.37'	36°07'29"	14.68'	27.90'	S 56°43'31" E
C9	45.00'	20.30'	25°51'02"	10.33'	20.13'	S 25°44'16" E
C10	45.00'	30.35'	38°38'29"	15.78'	29.78'	S 06°30'30" W
C11	45.00'	30.35'	38°38'29"	15.78'	29.78'	S 45°08'59" W
C12	45.00'	56.55'	71°59'48"	32.69'	52.90'	N 79°31'53" W
C13	10.00'	9.16'	52°28'34"	4.93'	8.84'	S 69°46'16" E
C14	15.50'	24.91'	92°04'02"	16.07'	22.31'	N 37°57'26" E
C15	10.00'	3.75'	21°30'39"	1.90'	3.73'	S 85°15'14" E
C16	15.50'	24.91'	92°04'02"	16.07'	22.31'	N 37°57'26" E

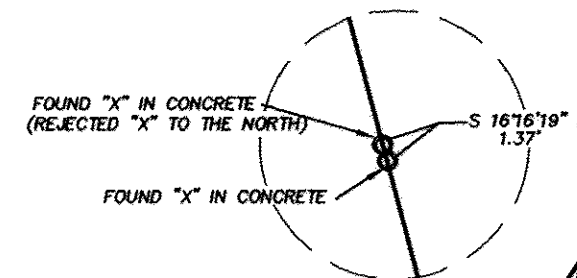
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# Plat of Sage Ranch

Albuquerque, Bernalillo County, New Mexico  
July 2006



SAGE RANCH HOMEOWNERS ASSOCIATION  
DATE 10/30/06

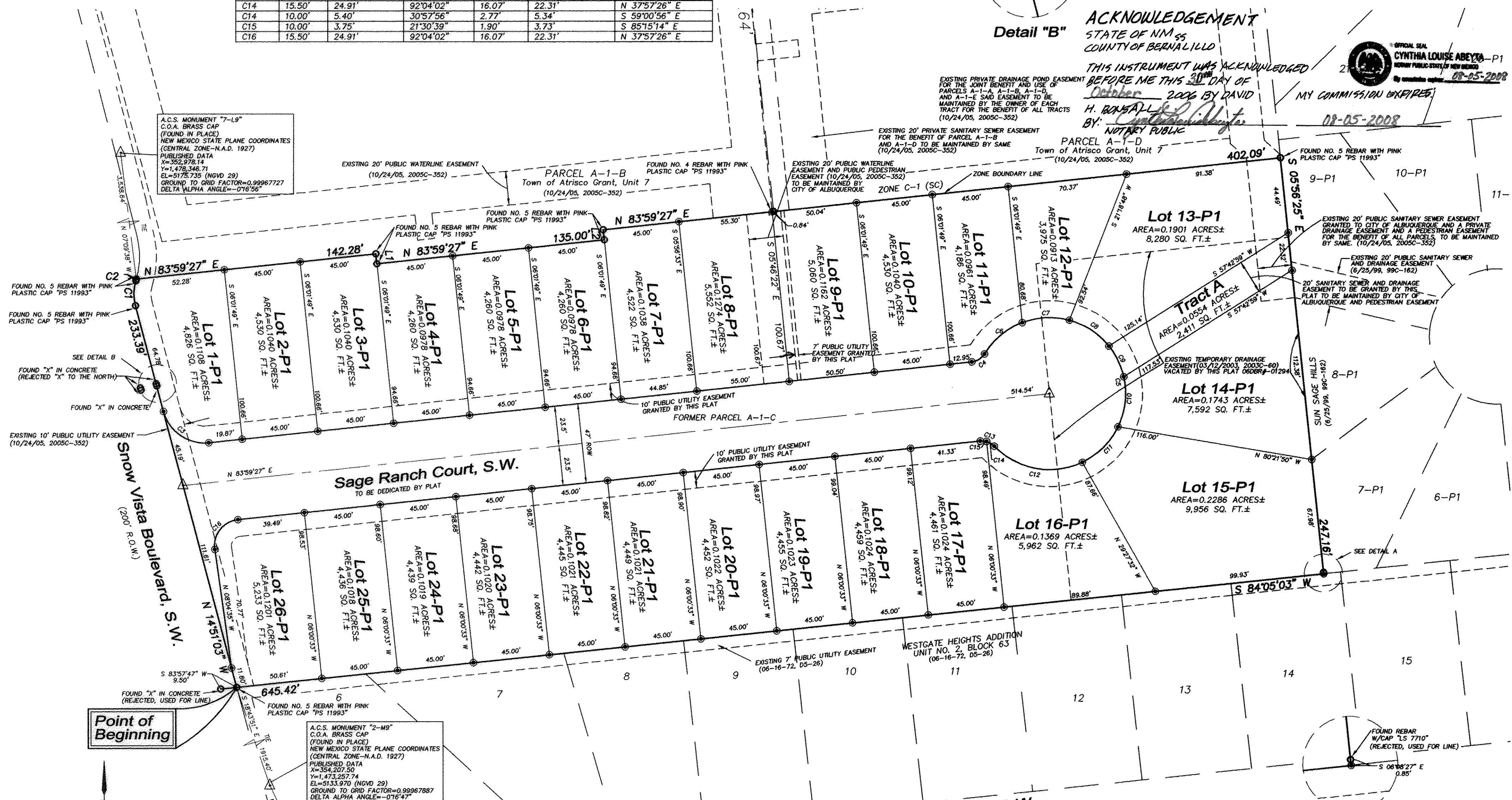
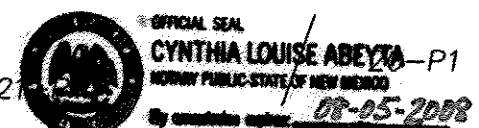
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## ACKNOWLEDGEMENT

STATE OF NM  
COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS 30<sup>th</sup> DAY OF  
October 2006 BY DAVID  
H. BOKSA, L.L.C.  
NOTARY PUBLIC

MY COMMISSION EXPIRES  
08-05-2008



Point of Beginning

A.C.S. MONUMENT "2-M9"  
C.O.A. BRASS CAP  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1927)  
PUBLISHED DATA  
X=354,899.45  
Y=1,471,922.67  
EL=5118.370 (NGVD 29)  
GROUND TO GRID FACTOR=0.99967887  
DELTA ALPHA ANGLE=-076°47'

A.C.S. MONUMENT "TRANS"  
C.O.A. BRASS CAP  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1927)  
PUBLISHED DATA  
X=354,899.45  
Y=1,471,922.67  
EL=5118.370 (NGVD 29)  
GROUND TO GRID FACTOR=0.99967921  
DELTA ALPHA ANGLE=-076°42'

## Legend

- N 90°00'00" E RECORD BEARINGS AND DISTANCES  
MATCH MEASURED BEARINGS AND DISTANCES
- FOUND REBAR WITH CAP AS NOTED
- NO. 4 REBAR WITH YELLOW PLASTIC CAP  
"PS 11993" SET THIS SURVEY
- △ ALUMINUM CENTERLINE MONUMENT "PS 11993"  
SET THIS SURVEY

Detail "A"



PRECISION SURVEYS, INC.

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

Sheet 2 of 2

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