



\* SKETCH PLAT REVIEW

### SUBDIVISION

- ☐ Major subdivision action
- ☐ Minor subdivision action
- ☐ Vacation
- ☐ Variance (Non-Zoning)

### SITE DEVELOPMENT PLAN

- ☐ for Subdivision
- ☐ for Building Permit
- ☐ Administrative Amendment (AA)
- ☐ Administrative Approval (DRT, URT, etc.)
- ☐ IP Master Development Plan
- ☐ Cert. of Appropriateness (LUCC)

### STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

### Supplemental Form (SF)

### S Z ZONING & PLANNING

- ☐ Annexation
- ☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ☐ Adoption of Rank 2 or 3 Plan or similar
- ☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

### D A APPEAL / PROTEST of...

- ☐ Street Name Change (Local & Collector)
- ☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICATION INFORMATION:

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: BOKAY CONSTRUCTION INC. PHONE: 440-2080

ADDRESS: 5160 SAN FRANCISCO NE FAX: 875-1723

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: RICK@BOKAYCONST.COM

Proprietary interest in site: AGENT FOR CONTRACT PURCHASE List all owners: VUELLO, LLC

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW AND COMMENT FOR PROPOSED 33 LOT SUBDIVISION.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

### SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. LOTS 1-PI THROUGH 26-PI Block: N/A Unit: N/A

Subdiv/Addn/TBKA: SAGE RANCH

Existing Zoning: R-LT Proposed zoning: R-T MRGCD Map No. \_\_\_\_\_

Zone Atlas page(s): M-9 UPC Code: \_\_\_\_\_

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): \_\_\_\_\_

PROJECT # 1003991 ; 06 DRB-01513

### CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? NO

No. of existing lots: 26 No. of proposed lots: 33 Total site area (acres): 3.7442

LOCATION OF PROPERTY BY STREETS: On or Near: SNOW VISTA BLVD. SW

Between: SAGE ROAD S.W. and BENAVIDES AVE. SW

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐ Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 8/25/17

(Print Name) RICK SQUIRES Applicant: ☒ Agent: ☐

### FOR OFFICIAL USE ONLY

Revised: 11/2014

#### ☐ INTERNAL ROUTING

- ☐ All checklists are complete
- ☐ All fees have been collected
- ☐ All case #s are assigned
- ☐ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers

17DRB - 70232

Action

3K

S.F.

\_\_\_\_\_

Fees

\$ 50.00

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Total

\$ 50.00

Hearing date September 13, 2017

[Signature]  
8-29-17  
Staff signature & Date

Project # 1003991

FORM P(3): SITE DEVELOPMENT PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)**

**Maximum Size: 24" x 36"**

- ☒ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ☒ Zone Atlas map with the entire property(ies) clearly outlined
- ☒ Letter briefly describing, explaining, and justifying the request
- ☒ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)**

**Maximum Size: 24" x 36"**

- \_\_\_ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- \_\_\_ Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Copy of the document delegating approval authority to the DRB
- \_\_\_ Completed Site Plan for Subdivision Checklist
- \_\_\_ Infrastructure List, if relevant to the site plan
- \_\_\_ Fee (see schedule)
- \_\_\_ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

**(DRB17)**

**Maximum Size: 24" x 36"**

- \_\_\_ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center (SC): Certificate of No Effect or Approval
- \_\_\_ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- \_\_\_ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies**
- \_\_\_ Solid Waste Management Department signature on Site Plan
- \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Copy of the document delegating approval authority to the DRB
- \_\_\_ Infrastructure List, if relevant to the site plan
- \_\_\_ Completed Site Plan for Building Permit Checklist
- \_\_\_ Copy of Site Plan with Fire Marshal's stamp
- \_\_\_ Fee (see schedule)
- \_\_\_ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

☐ **AMEND SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)**

**Maximum Size: 24" x 36"**

☐ **AMEND SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**(DRB02)**

**Maximum Size: 24" x 36"**

- \_\_\_ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- \_\_\_ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
- \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Infrastructure List, if relevant to the site plan
- \_\_\_ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- \_\_\_ Fee (see schedule)
- \_\_\_ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

☐ **FINAL SIGN-OFF, EPC-APPROVED SDP FOR BUILDING PERMIT (DRB05)**

**Maximum Size: 24" x 36"**

☐ **FINAL SIGN-OFF, EPC-APPROVED SDP FOR SUBDIVISION**

**(DRB06)**

**Maximum Size: 24" x 36"**

- \_\_\_ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- \_\_\_ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- \_\_\_ Solid Waste Management Department signature on Site Plan for Building Permit
- \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
- \_\_\_ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
- \_\_\_ Infrastructure List, if relevant to the site plan
- \_\_\_ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- \_\_\_ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

RICK SQUIRES

Applicant name (print)

[Signature]

Applicant signature / date



Form revised November 2010

- ☐ Checklists complete
- ☐ Fees collected
- ☐ Case #s assigned
- ☐ Related #s listed

Application case numbers

17DRB- 70232

Project #: 1003991

8-25-17  
Planner signature / date

## **BOKAY CONSTRUCTION, INC.**

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5160 San Francisco Dr. NE  
Albuquerque, New Mexico 87109

Telephone (505) 899-9656  
Fax (505) 875-1723

8-25-2017

Mr. Jack Cloud  
Chair--Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> street NW  
Albuquerque, NM 87102

**RE: Sketch Plat review  
Sage Ranch subdivision**

Dear Mr. Cloud:

Bokay Construction Inc. is requesting a review of the enclosed sketch plat for a new residential subdivision. The site is located south of Sage Road SW and east of Snow Vista Blvd. SW. The existing site zoning designation is R-LT. The property is currently platted with 26 lots under the R-LT zone. We have submitted a request to the EPC for a zone change to R-T. We propose to develop the property into approximately 33 lots sized at approximately 36' x 100'. All lots shall have the minimum 36' lot width and the minimum 3600 square feet, as required in the R-T zone.

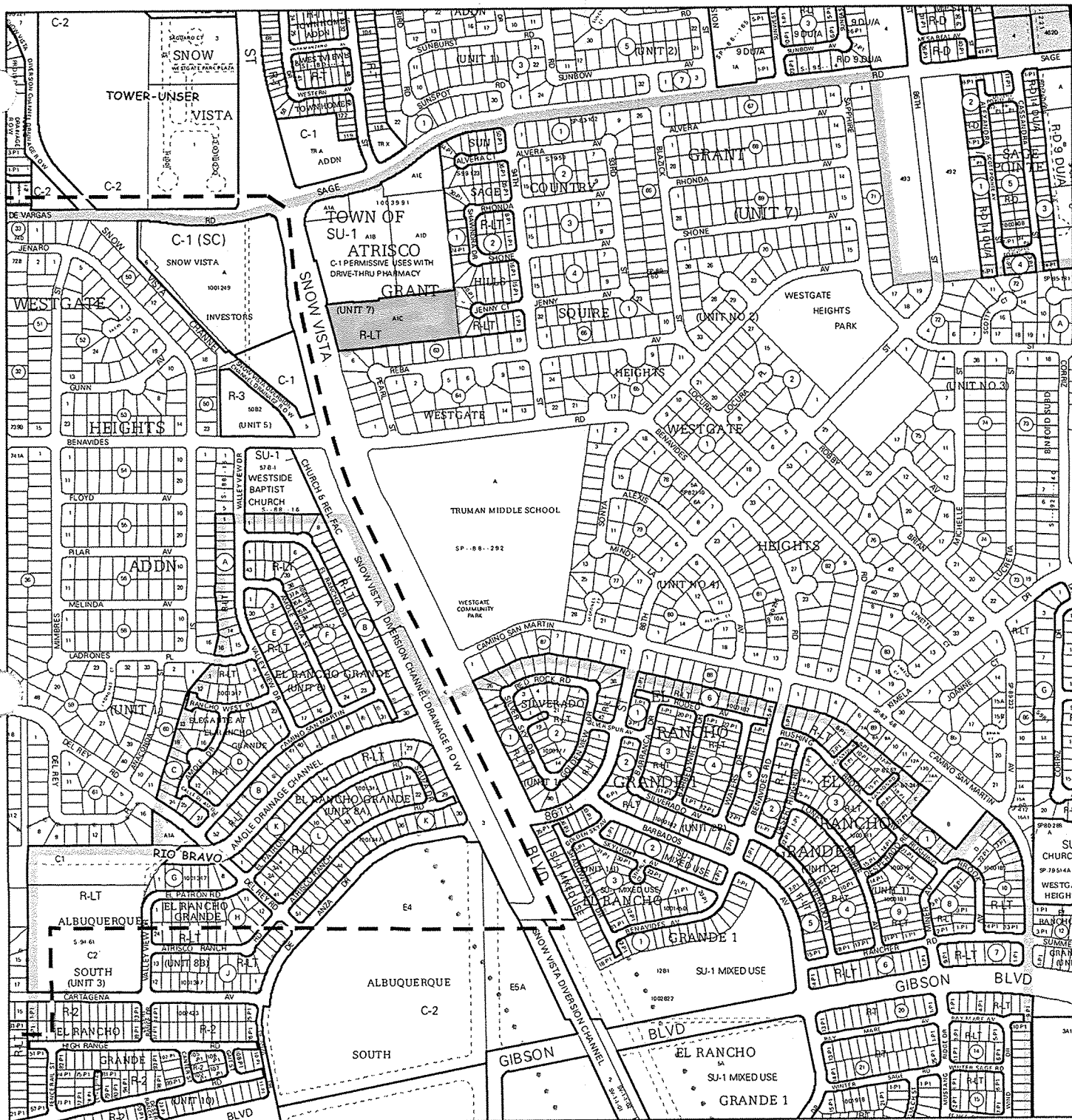
The proposed development is consistent with the development patterns of the area. We feel the proposed subdivision meets the city standards for subdivisions.

Should you have any questions regarding this matter, please do not hesitate to call me at 450-4616, or you can also contact me by email at [bo@bokayconst.com](mailto:bo@bokayconst.com)

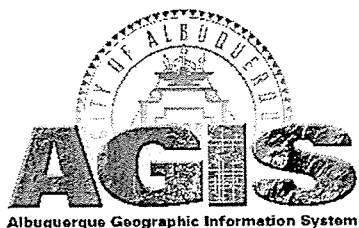
Sincerely,



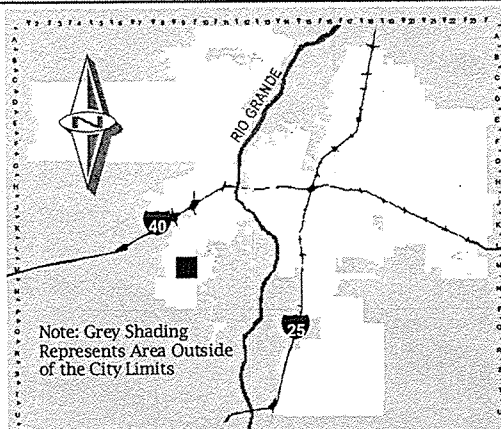
Bo K. Johnson, PE  
President  
Bokay Construction Inc.



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 10/25/2006



Zone Atlas Page:

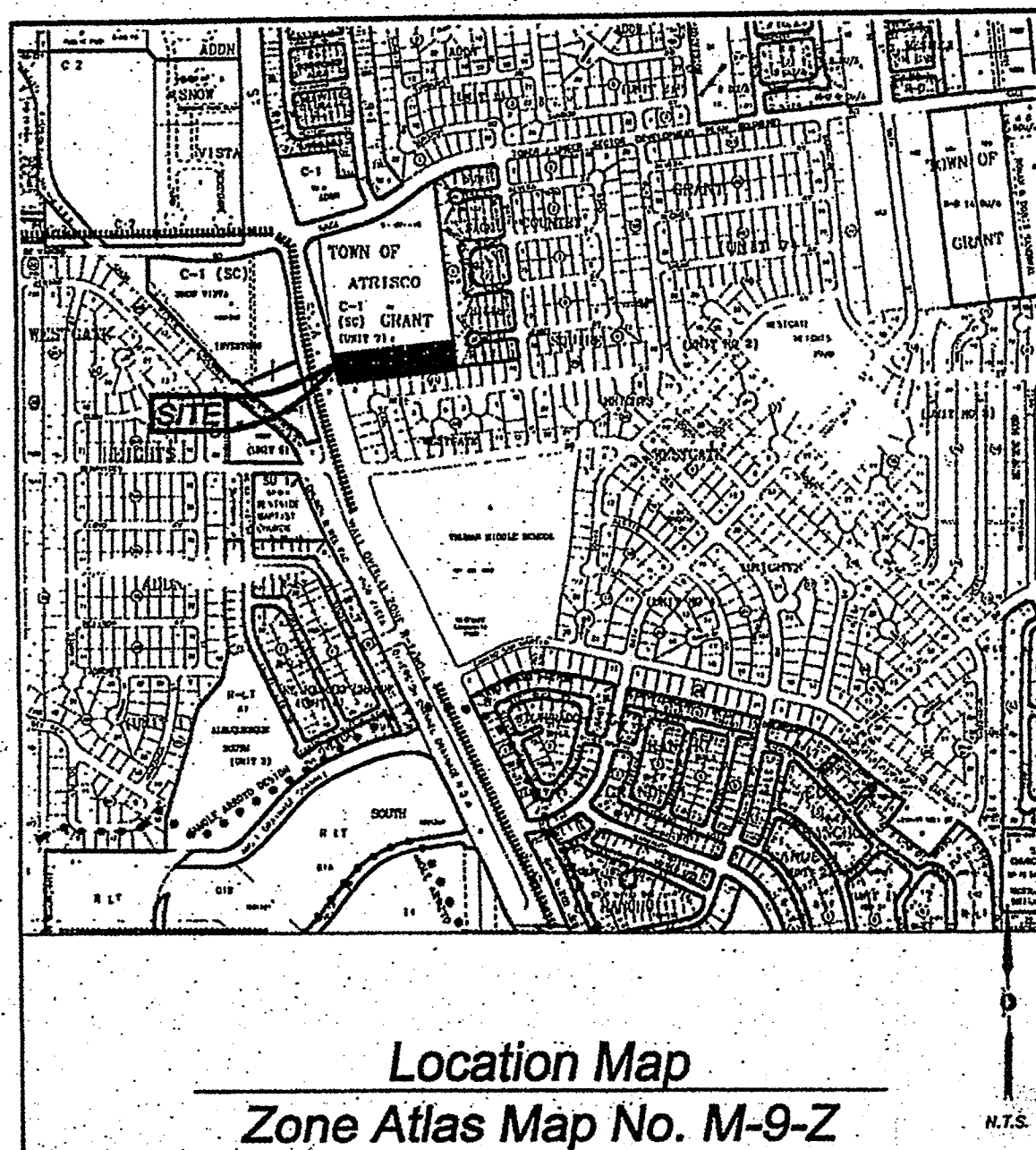
**M-09-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet





### 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:

- MISC. DATA: ZONING RL1
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- 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.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2006303704

### Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

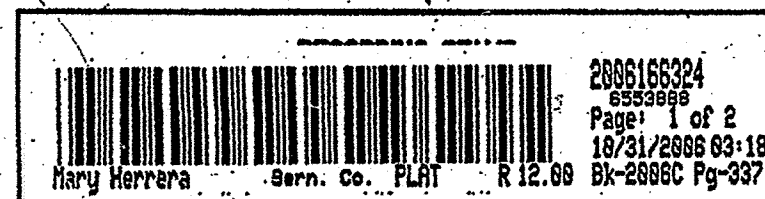
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- 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.
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- 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.
- 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.

### 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

PNM ELECTRIC SERVICES	DATE 8-24-06
PNM GAS SERVICES	DATE 9/27/06
QWEST CORPORATION	DATE 11/14/06
COMCAST	DATE

### City Approvals

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

### TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT OF SAGE RANCH, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO, PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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, WAS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 31, 2006.

### 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  
 DATE 7/24/06



PRECISION SURVEYS, INC.

### 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.

7/28/06  
 DATE

### Acknowledgment

STATE OF ARIZONA) SS  
 COUNTY OF MARICOPA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF JULY 2006.

LineTable

LINE	BEARING	DISTANCE
L1	S 08°03'33" 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 08°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 08°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
C14	10.00'	5.40'	30°57'56"	2.77'	5.34'	S 59°00'56" 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

RECORDING STAMP



# Plat of Sage Ranch

Albuquerque, Bernalillo County, New Mexico  
July 2006

FOUND "X" IN CONCRETE  
(REJECTED "X" TO THE NORTH)

FOUND "X" IN CONCRETE

SAGE RANCH HOMEOWNERS ASSOCIATION

DATE

Detail "B"

## ACKNOWLEDGEMENT

STATE OF NM  
COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 30 DAY OF

October 2006 BY DAVID

H. BERNALILLO

BY: NOTARY PUBLIC

CYNTHIA LOUISE ABEYCA-P1  
08-05-2008

08-05-2008

A.C.S. MONUMENT "7-19"  
C.O.A. BRASS CAP  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1927)  
PUBLISHED DATA  
X=32,972.14  
Y=1,472,346.71  
EL=5175.735 (NGVD 29)  
GROUND TO GRID FACTOR=0.99967727  
DELTA ALPHA ANGLE=-0°16'56"

EXISTING 20' PUBLIC WATERLINE EASEMENT  
(10/24/05, 2005C-352)

PARCEL A-1-B  
Town of Atrisco Grant, Unit 7  
(10/24/05, 2005C-352)

FOUND NO. 4 REBAR WITH PINK  
PLASTIC CAP "PS 11993"

EXISTING 20' PRIVATE SANITARY SEWER EASEMENT  
FOR THE BENEFIT OF PARCELS A-1-B  
AND A-1-D TO BE MAINTAINED BY SAME  
(10/24/05, 2005C-352)

PARCEL A-1-D  
Town of Atrisco Grant, Unit 7  
(10/24/05, 2005C-352)

FOUND NO. 5 REBAR WITH PINK  
PLASTIC CAP "PS 11993"

EXISTING 20' PUBLIC SANITARY SEWER EASEMENT  
GRANTED TO CITY OF ALBUQUERQUE AND A PRIVATE  
DRAINAGE EASEMENT AND A PEDESTRIAN EASEMENT  
FOR THE BENEFIT OF ALL PARCELS TO BE MAINTAINED  
BY SAME. (10/24/05, 2005C-352)

EXISTING 20' PUBLIC SANITARY SEWER  
AND DRAINAGE EASEMENT  
(8/25/99, 99C-162)

20' SANITARY SEWER AND DRAINAGE  
EASEMENT TO BE GRANTED BY THIS  
PLAT TO BE MAINTAINED BY CITY OF  
ALBUQUERQUE AND PEDESTRIAN EASEMENT

Lot 13-P1

AREA=0.1901 ACRES±

8,280 SQ. FT.±

Lot 12-P1

AREA=0.0913 ACRES±

3,975 SQ. FT.±

Lot 11-P1

AREA=0.0661 ACRES±

2,880 SQ. FT.±

Lot 10-P1

AREA=0.1040 ACRES±

4,530 SQ. FT.±

Lot 9-P1

AREA=0.1162 ACRES±

5,060 SQ. FT.±

Lot 8-P1

AREA=0.1028 ACRES±

4,522 SQ. FT.±

Lot 7-P1

AREA=0.1038 ACRES±

4,522 SQ. FT.±

Lot 6-P1

AREA=0.0978 ACRES±

4,260 SQ. FT.±

Lot 5-P1

AREA=0.0978 ACRES±

4,260 SQ. FT.±

Lot 4-P1

AREA=0.0978 ACRES±

4,260 SQ. FT.±

Lot 3-P1

AREA=0.1040 ACRES±

4,530 SQ. FT.±

Lot 2-P1

AREA=0.1040 ACRES±

4,530 SQ. FT.±

Lot 1-P1

AREA=0.108 ACRES±

4,620 SQ. FT.±

Sage Ranch Court, S.W.  
TO BE DEDICATED BY PLAT

Snow Vista Boulevard, S.W.  
(200' R.O.W.)

Point of Beginning

A.C.S. MONUMENT "2-19"  
C.O.A. BRASS CAP  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1927)  
PUBLISHED DATA  
X=35,420.50  
Y=1,472,257.74  
EL=5133.970 (NGVD 29)  
GROUND TO GRID FACTOR=0.99967887  
DELTA ALPHA ANGLE=-0°16'47"

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=35,489.45  
Y=1,471,822.67  
EL=5118.370 (NGVD 29)  
GROUND TO GRID FACTOR=0.99967921  
DELTA ALPHA ANGLE=-0°16'42"

REBA AVENUE, S.W.  
(50' ROW)

## 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

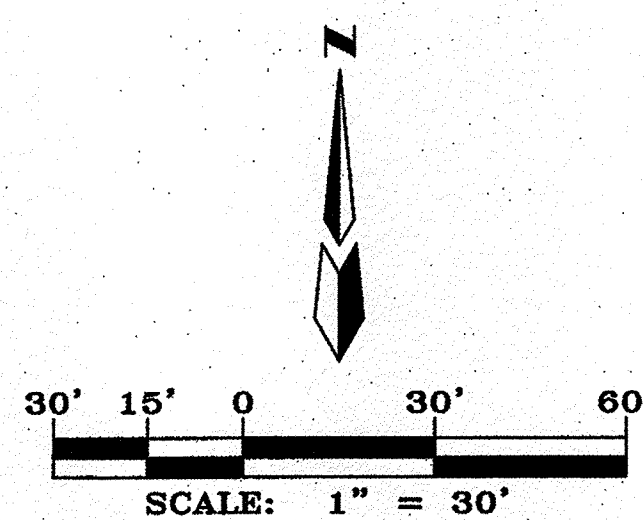
Detail "A"

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 858 5700

SCALE: 1"=40'





SAGE RANCH			
SKETCH			
			
MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS			
P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539			
Designed: dmg	Drawn: SPS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 30'	Date: 5/9/2017	Job: A17031	