

### Subdivision Data:

CROSS 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.

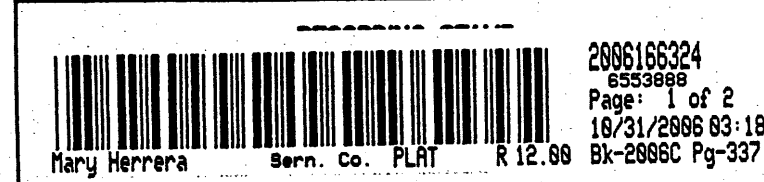
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

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.

### 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

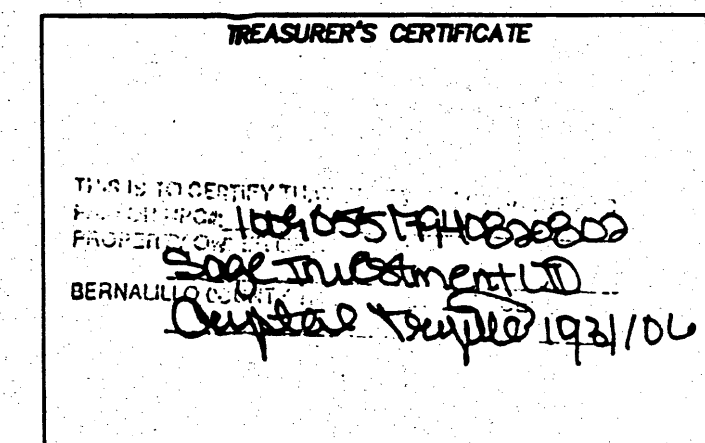
Application No. 06 DRB-01513

### Utility Approvals

PNM ELECTRIC SERVICES	DATE
<i>Lead N. Mate</i>	8-24-06
PNM GAS SERVICES	DATE
<i>Lead N. Mate</i>	8-24-06
QWEST CORPORATION	DATE
<i>David Belch</i>	9/27/06
COMCAST	DATE
<i>John Blum</i>	9/14/06

### City Approvals

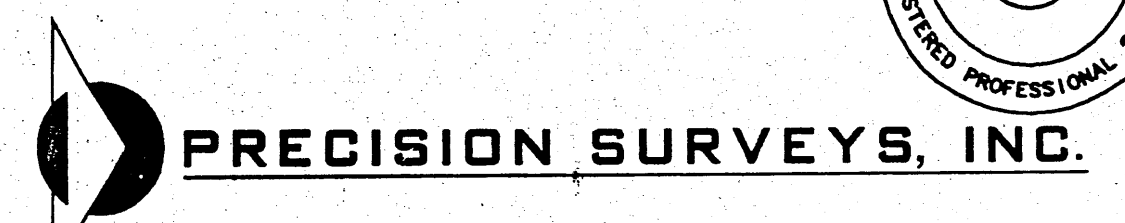
CITY SURVEYOR	DATE
<i>John B. Fort</i>	8/15/06
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
<i>William G. Males</i>	10-25-06
WATER UTILITY DEPARTMENT	DATE
<i>Christina Sandoval</i>	10/25/06
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley d. Bingham</i>	10/25/06
AMAFCA	DATE
<i>Bradley d. Bingham</i>	10/25/06
CITY ENGINEER	DATE
<i>Andrew Chace</i>	10/31/06
DRB CHAIRPERSON, PLANNING DEPARTMENT	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* 7/24/06  
 LARRY W. MEDRANO  
 N.M.P.S. No. 11993



### 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* 7/28/06  
 JAY R. SCHNEIDER  
 MANAGER  
 FD SAGE MARKETPLACE, LLC.

### Acknowledgment

STATE OF ARIZONA) SS  
 COUNTY OF MARICOPA)  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF July, 2006 BY  
 JAY R. SCHNEIDER, MANAGER, FD SAGE MARKETPLACE, LLC.

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'	5.40'	30°57'56"	2.77'	5.34'	S 59°00'56" E
C16	15.50'	24.91'	92°04'02"	16.07'	22.31'	S 85°15'14" E
C17	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

10/30/06  
DATE

Detail "B"

## ACKNOWLEDGEMENT

STATE OF NM  
COUNTY OF BERNALILLOTHIS INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS 30<sup>th</sup> DAY OF  
October 2006 BY DAVIDH. BERNALILLO  
BY: [Signature]

MY COMMISSION EXPIRES

08-05-2008

CYNTHIA LOUISE ABEY  
NOTARY PUBLIC STATE OF NEW MEXICO  
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=352,978.14  
Y=1,478,346.71  
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' PUBLIC WATERLINE  
EASEMENT AND PUBLIC PEDESTRIAN  
EASEMENT (10/24/05, 2005C-352)  
TO BE MAINTAINED BY THE OWNER OF EACH  
TRACT FOR THE BENEFIT OF ALL TRACTS  
(10/24/05, 2005C-352)

EXISTING 20' PRIVATE SANITARY SEWER EASEMENT  
FOR THE JOINT BENEFIT AND USE OF  
PARCELS A-1-A, A-1-B, A-1-C  
AND A-1-D SAID EASEMENT TO BE  
MAINTAINED BY THE OWNER OF EACH  
TRACT FOR THE BENEFIT OF ALL TRACTS  
(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"

9-P1 10-P1

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

EXISTING TEMPORARY DRAINAGE  
EASEMENT (03/12/2003, 2003C-60)  
VACATED BY THIS PLAT 0608P-01294

Lot 13-P1  
AREA=0.1901 ACRES±  
8,280 SQ. FT.±

Lot 12-P1  
AREA=0.0912 ACRES±  
3,975 SQ. FT.±

Lot 11-P1  
AREA=0.0981 ACRES±  
4,186 SQ. FT.±

Lot 10-P1  
AREA=0.1040 ACRES±  
4,530 SQ. FT.±

Lot 9-P1  
AREA=0.1182 ACRES±  
5,080 SQ. FT.±

Lot 8-P1  
AREA=0.1274 ACRES±  
5,552 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±  
4,826 SQ. FT.±

Lot 14-P1  
AREA=0.1743 ACRES±  
7,592 SQ. FT.±

Lot 15-P1  
AREA=0.2286 ACRES±  
9,956 SQ. FT.±

Lot 16-P1  
AREA=0.1369 ACRES±  
5,962 SQ. FT.±

Lot 17-P1  
AREA=0.1024 ACRES±  
4,491 SQ. FT.±

Lot 18-P1  
AREA=0.1024 ACRES±  
4,491 SQ. FT.±

Lot 19-P1  
AREA=0.1023 ACRES±  
4,455 SQ. FT.±

Lot 20-P1  
AREA=0.1022 ACRES±  
4,452 SQ. FT.±

Lot 21-P1  
AREA=0.1021 ACRES±  
4,449 SQ. FT.±

Lot 22-P1  
AREA=0.1021 ACRES±  
4,445 SQ. FT.±

Lot 23-P1  
AREA=0.1019 ACRES±  
4,439 SQ. FT.±

Lot 24-P1  
AREA=0.1019 ACRES±  
4,439 SQ. FT.±

Lot 25-P1  
AREA=0.1018 ACRES±  
4,436 SQ. FT.±

Lot 26-P1  
AREA=0.1201 ACRES±  
5,233 SQ. FT.±

Lot 27-P1  
AREA=0.1201 ACRES±  
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Lot 28-P1  
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Lot 40-P1  
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Lot 41-P1  
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Lot 42-P1  
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5,233 SQ. FT.±

Lot 114-P1  
AREA=0.1201 ACRES±  
5,233 SQ. FT.±

Lot 115-P1  
AREA=0.1201 ACRES±  
5,233 SQ. FT.±

Lot 116-P1  
AREA=0.1201 ACRES±  
5,233 SQ. FT.±

Lot 117-P1  
AREA=0.1201 ACRES±  
5,233 SQ. FT.±

Lot 118-P1  
AREA=0.1201 ACRES±  
5,233 SQ. FT.±

Lot 119-P1  
AREA=0.1201 ACRES±  
5,233 SQ. FT.±

Lot 120-P1  
AREA=0.1201 ACRES±  
5,233 SQ. FT.±

Lot 121-P1  
AREA=0.1201 ACRES±  
5,233 SQ. FT.±

Lot 122-P1  
AREA=0.1201 ACRES±  
5,233 SQ. FT.±

Lot 123-P1  
AREA=0.1201 ACRES±  
5,233 SQ. FT.±

Lot 124-P1  
AREA=0.1201 ACRES±  
5,233 SQ. FT.±



RECORDING STAMP

Plat of  
**Tract "A-1"**  
**Sage Ranch**  
Albuquerque, Bernalillo County, New Mexico  
February 2010

Project No. \_\_\_\_\_

Application No. **10 DRB-**

**Utility Approvals**

<i>Forwards Rigel</i>	<b>2-25-10</b>
DATE	
<i>M-16</i>	<b>3/2/2010</b>
DATE	
NEW MEXICO GAS COMPANY	<b>3/3/10</b>
DATE	
QUEST TELECOMMUNICATIONS	<b>2-26-10</b>
DATE	
COMCAST	

**City Approvals**

<i>M.B. Tal</i>	<b>2-16-10</b>
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
<i>Allan Dutton</i>	<b>02/24/10</b>
A.B.C.W.U.A.	DATE
<i>Christina Dandora</i>	<b>2/24/10</b>
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley L. Bingham</i>	<b>2/24/10</b>
AMAFCA	DATE
<i>Bradley L. Bingham</i>	<b>2/24/10</b>
CITY ENGINEER	DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURER'S CERTIFICATE

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND 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 THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY 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.

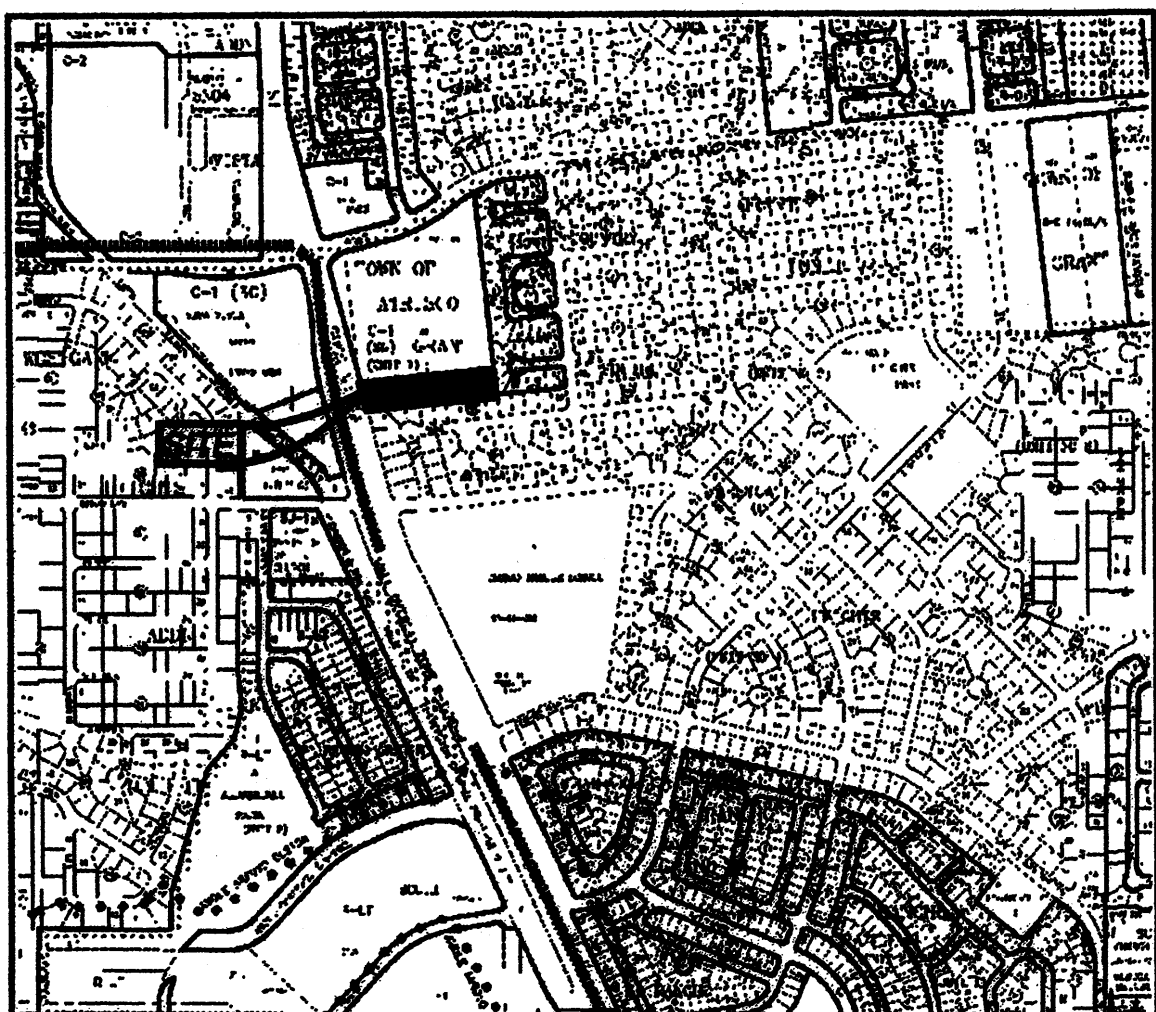


*Larry W. Medrano* **02/15/2010**  
LARRY W. MEDRANO  
N.M.P.S. No. 11993  
DATE

**PRECISION SURVEYS, INC.**

OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
Albuquerque, NM 87199

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX



**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: 0  
MILES OF FULL-WIDTH STREETS CREATED: 0  
DATE OF SURVEY: MARCH 2006, FIELD VERIFIED JANUARY 2010

**Disclosure Statement:**

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING ONE TRACT AND 26 LOTS, INTO ONE NEW TRACT AND TO VACATE EASEMENTS.

**Notes:**

- MISC. DATA: ZONING RL7
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- 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. 2010041846

**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 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.
- 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.
- QUEST 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.

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 OR NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM OR NEW MEXICO GAS COMPANY DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH THEY 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 TRACT A, LOTS 1 THROUGH 26 AND SAGE RANCH COURT SW, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 31, 2006, IN MAP BOOK 2006C, PAGE 337, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF SNOW VISTA BOULEVARD, SW, FROM WHENCE A TIE TO A FOUND A.G.R.S. MONUMENT "TRANS" BEARS S 21°54'34" E, A DISTANCE OF 3902.77 FEET;

THENCE FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE N 14°31'03" W, A DISTANCE OF 233.39 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 26.61 FEET, AN ARC LENGTH OF 14.78 FEET, A DELTA ANGLE OF 31°49'40", A CHORD BEARING OF N 01°03'52" E, AND A CHORD LENGTH OF 14.99 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A FOUND NO. 4 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 49.05 FEET, AN ARC LENGTH OF 1.10 FEET, A DELTA ANGLE OF 1°17'05", A CHORD BEARING OF N 16°20'13" E, AND A CHORD LENGTH OF 1.10 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NO. 4 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE N 83°59'27" E, A DISTANCE OF 142.28 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE S 06°00'33" E, A DISTANCE OF 6.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE N 83°59'27" E, A DISTANCE OF 135.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE N 06°01'49" W, A DISTANCE OF 6.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE N 83°59'27" E, A DISTANCE OF 402.09 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 05°56'25" E, A DISTANCE OF 247.16 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 84°05'03" W, A DISTANCE OF 645.42 FEET TO THE POINT OF BEGINNING, CONTAINING 3.7442 ACRES (163,069 SQUARE FEET), MORE OR LESS, NOW COMPRISING TRACT A-1, SAGE RANCH SUBDIVISION.

**Free Consent**

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.

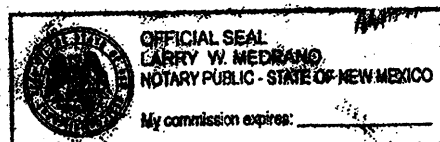
*Gordon Rowe* **2/15/10**  
GORDON ROWE  
CO-MANAGER  
VUELLO, LLC  
DATE

**Acknowledgment**

STATE OF NEW MEXICO) SS  
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS **15TH** DAY OF **FEB.** 2010 BY  
GORDON ROWE CO-MANAGER, VUELLO, LLC

*Larry W. Medrano* MY COMMISSION EXPIRES: **11/19/2012**  
NOTARY PUBLIC





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: 0  
MILES OF FULL-WIDTH STREETS CREATED: 0  
DATE OF SURVEY: MARCH 2005, FIELD VERIFIED JANUARY 2010

### Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING ONE TRACT AND 26 LOTS, INTO ONE NEW TRACT AND TO VACATE EASEMENTS.

### Notes:

1. MISC. DATA: ZONING RLT
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
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. 2010041846

### 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 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. 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.
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 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 OR NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM OR NEW MEXICO GAS COMPANY DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH THEY MAY BE ENTITLED.

RECORDING STAMP

## Plat of Tract "A-1" Sage Ranch

Albuquerque, Bernalillo County, New Mexico  
August 2010

Project No. \_\_\_\_\_

Application No. 10 DRB-

### Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE

### City Approvals

CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURER'S CERTIFICATE

### Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND 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 THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY 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.

### 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 TRACT A, LOTS 1 THROUGH 26 AND SAGE RANCH COURT SW, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 31, 2006, IN MAP BOOK 2006C, PAGE 337, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF SNOW VISTA BOULEVARD, SW, FROM WHENCE A TIE TO A FOUND A.G.R.S. MONUMENT "TRANS" BEARS S 21°54'34" E, A DISTANCE OF 3502.77 FEET;

THENCE FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE N 14°51'03" W, A DISTANCE OF 233.39 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 26.61 FEET, AN ARC LENGTH OF 14.78 FEET, A DELTA ANGLE OF 31°49'49", A CHORD BEARING OF N 01°03'52" E, AND A CHORD LENGTH OF 14.59 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A FOUND NO. 4 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 49.05 FEET, AN ARC LENGTH OF 1.10 FEET, A DELTA ANGLE OF 1°17'05", A CHORD BEARING OF N 18°20'13" E, AND A CHORD LENGTH OF 1.10 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NO. 4 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE N 83°59'27" E, A DISTANCE OF 142.28 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE S 08°00'33" E, A DISTANCE OF 6.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE N 83°59'27" E, A DISTANCE OF 135.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE N 06°01'49" W, A DISTANCE OF 6.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE N 83°59'27" E, A DISTANCE OF 402.09 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 05°56'25" E, A DISTANCE OF 247.16 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 84°05'03" W, A DISTANCE OF 645.42 FEET TO THE POINT OF BEGINNING, CONTAINING 3.7442 ACRES (163,099 SQUARE FEET), MORE OR LESS, NOW COMPRISING TRACT A-1, SAGE RANCH SUBDIVISION.

### Free Consent

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.

*Gordon Rowe*  
GORDON ROWE  
CO-MANAGER  
VUELLO, LLC

8/10/10  
DATE

### Acknowledgment

STATE OF NEW MEXICO) SS  
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF Aug, 2010 BY GORDON ROWE CO-MANAGER, VUELLO, LLC

BY *Jamie Rowe* MY COMMISSION EXPIRES: 4-15-12  
NOTARY PUBLIC

**PRECISION  
SURVEYS, INC.**

OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
Albuquerque, NM 87199

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

Sheet 1 of 2

101004P



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

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	26.61'	14.78'	7.59°	31°49'48" N	01°03'51" W	14.59'
C2	49.05'	1.10'	0.55°	117°05'	N 16°20'13" E	1.10'
C3	25.00'	35.41'	21.41°	81°09'30" S	55°25'48" E	32.52'
C4	10.00'	9.16'	4.93°	52°28'34" N	57°45'10" E	8.84'
C5	45.00'	223.80'	34.56°	264°57'09" N	06°00'33" W	54.82'
C6	10.00'	9.16'	4.93°	52°28'34" N	69°46'16" W	8.84'
C7	15.50'	24.91'	16.07°	92°04'02" S	37°57'26" W	22.31'

**RECORDING STAMP**



N 90°00'00" E

RECORD BEARINGS AND DISTANCES  
MATCH MEASURED BEARINGS AND DISTANCES

○

●

FOUND REBAR WITH CAP AS NOTED

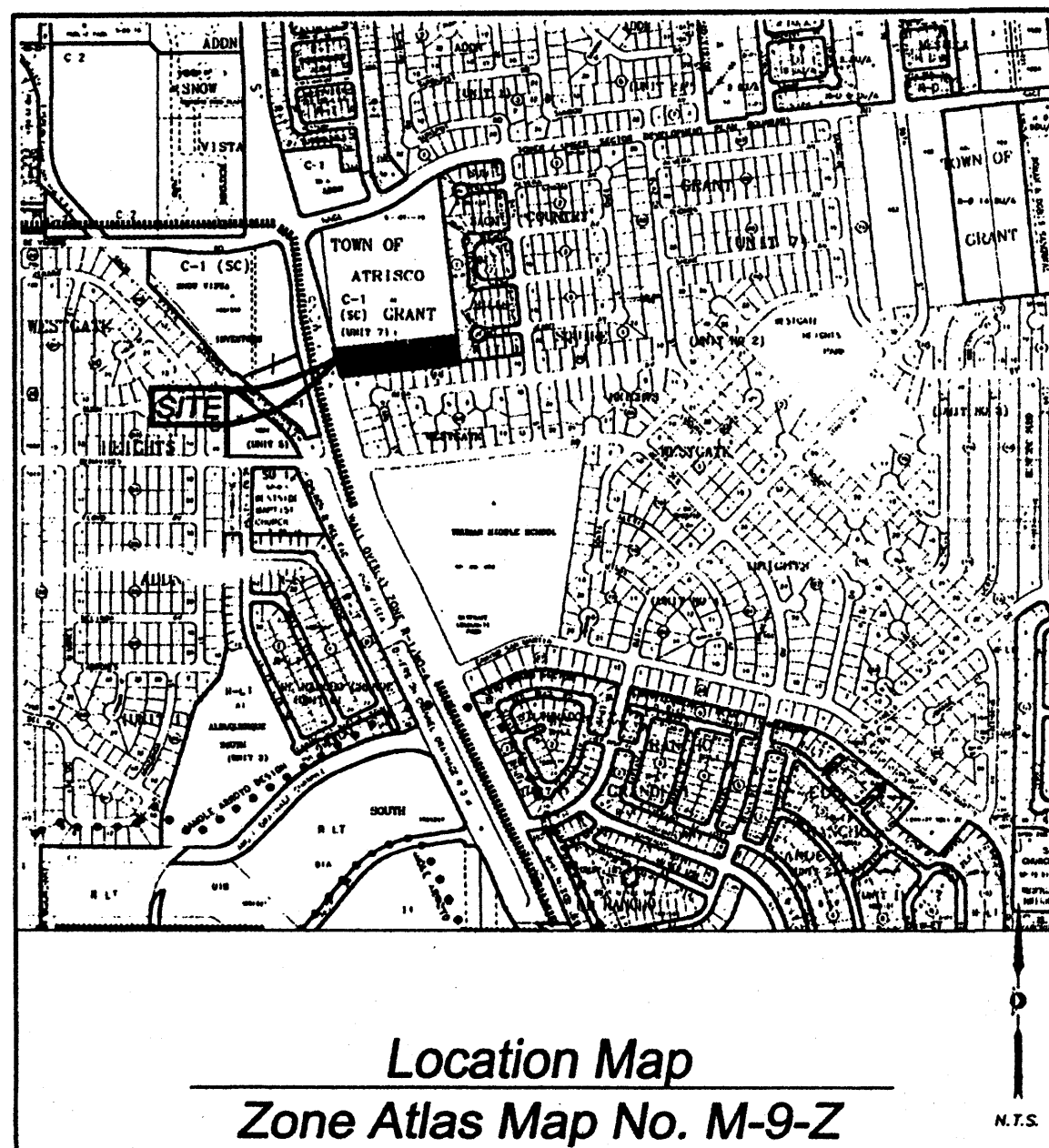
NO. 4 REBAR WITH YELLOW PLASTIC CAP  
"PS 11993" SET THIS SURVEY

△

FOUND ALUMINUM AGRS MONUMENT  
AS DESIGNATED

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

0045



### 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 RL1
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.

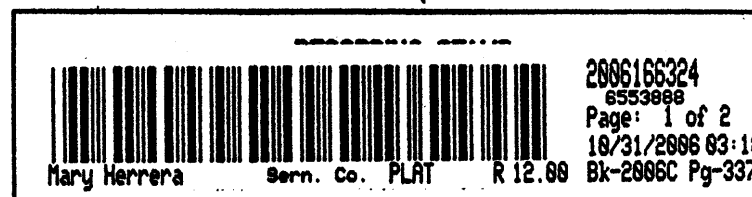
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

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.

### 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	8-24-06
PNM GAS SERVICES	8-24-06
QWEST CORPORATION	9/27/06
COMCAST	9/14/06

### City Approvals

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

### TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE 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.

### 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.

### 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.

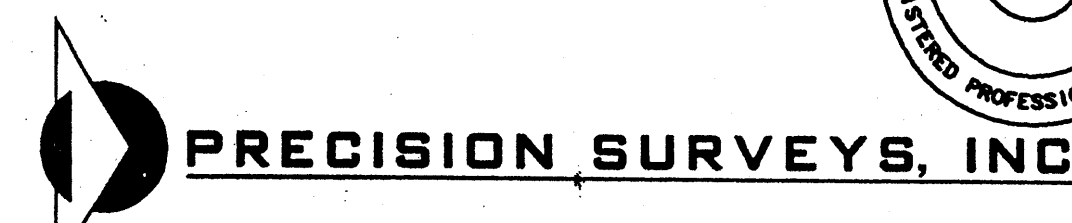
JAY R. SCHNEIDER  
MANAGER  
FD SAGE MARKETPLACE, LLC.

DATE

### Acknowledgment

STATE OF ARIZONA) SS  
COUNTY OF MARICOPA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd day of July, 2006, BY JAY R. SCHNEIDER, MANAGER, FD SAGE MARKETPLACE, LLC.





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'	5.40'	30°57'56"	2.77'	5.34'	S 59°00'56" E
C16	15.50'	24.91'	92°04'02"	16.07'	22.31'	N 37°57'26" E

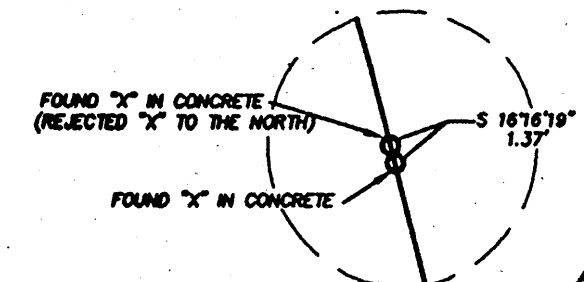
RECORDING STAMP



2006186324  
Page: 2 of 2  
18/31/2006 03:18P  
BK-2898C Pg-337

# Plat of Sage Ranch

Albuquerque, Bernalillo County, New Mexico  
July 2006



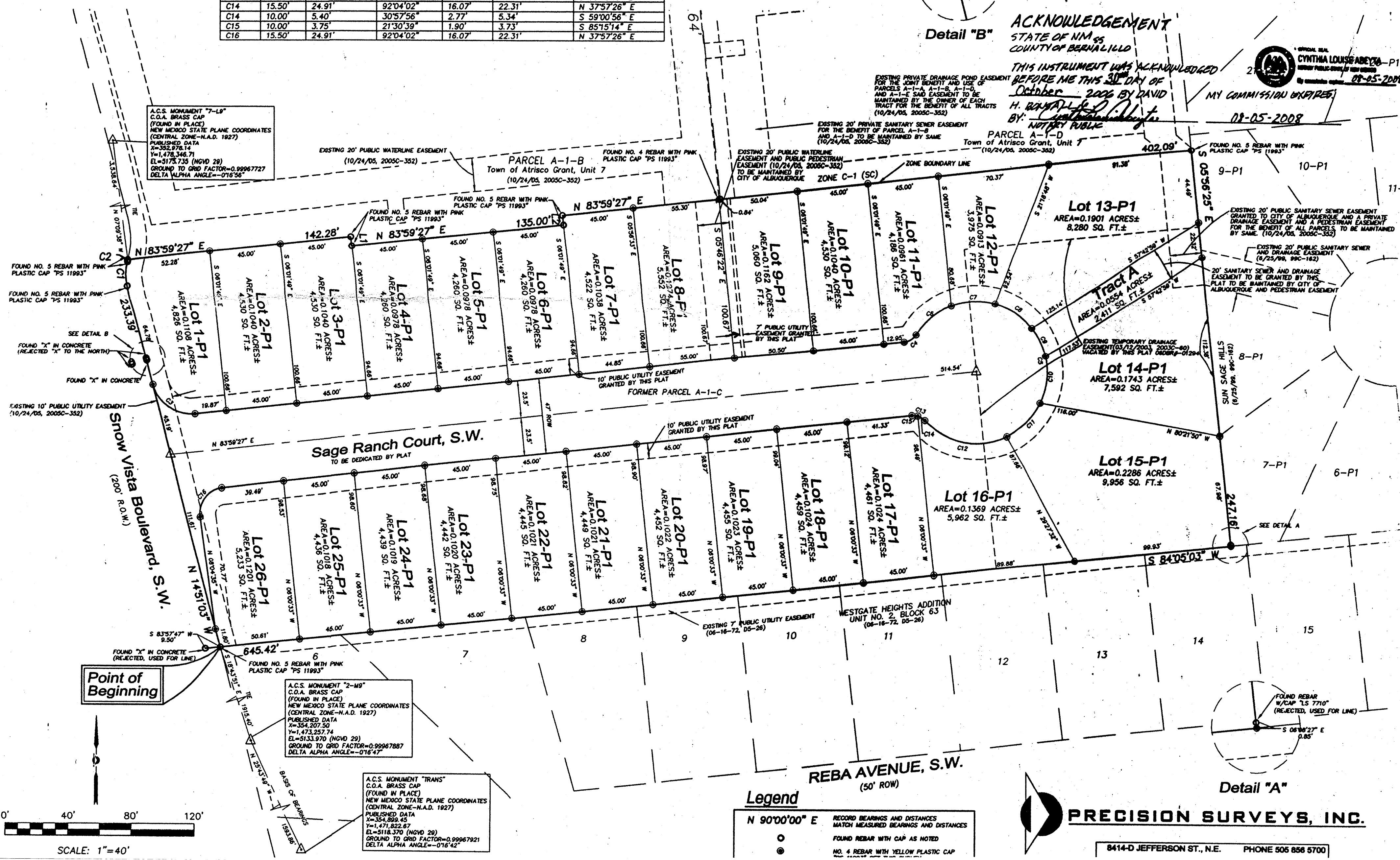
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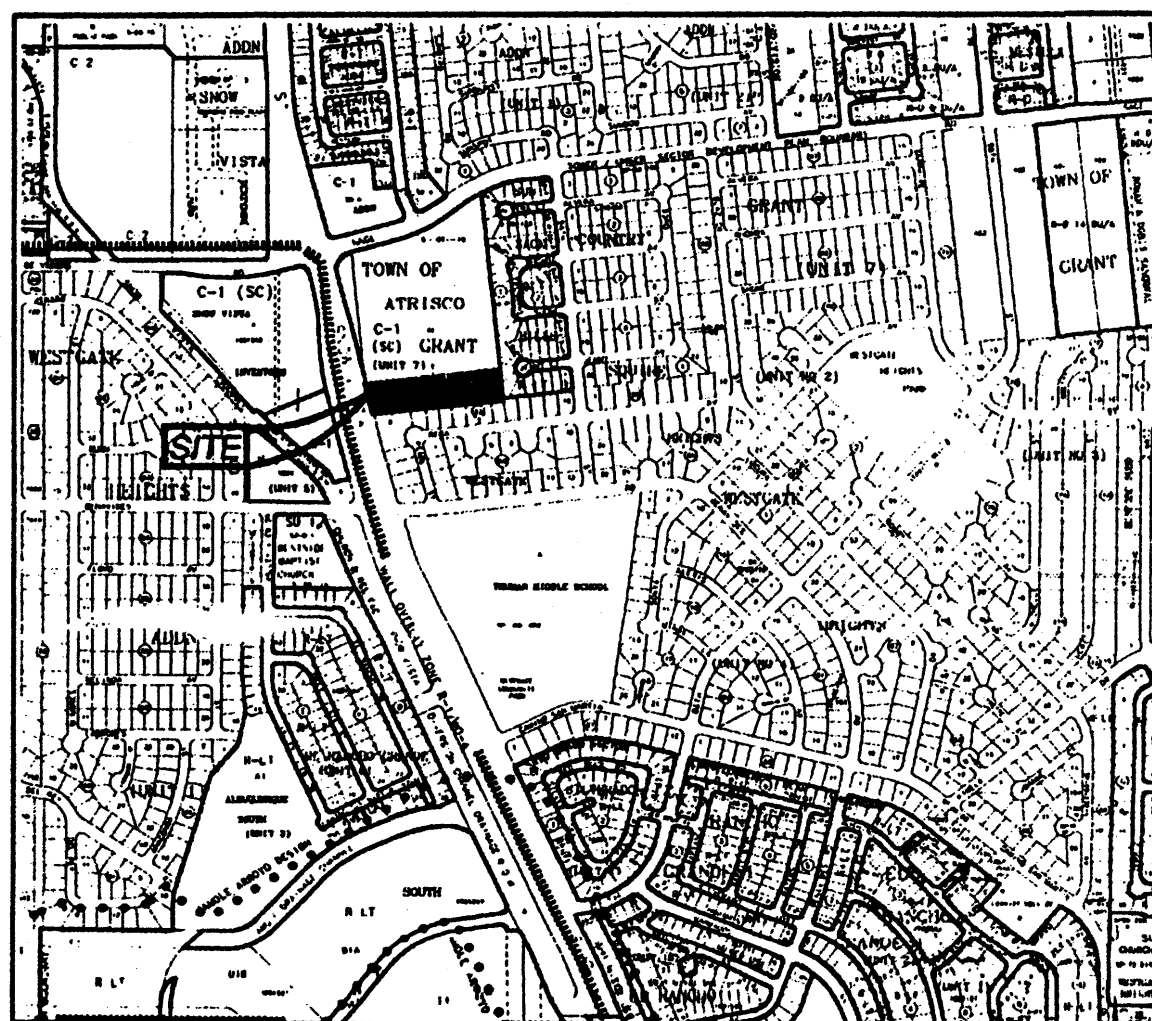
## ACKNOWLEDGEMENT

STATE OF NM  
COUNTY OF BERNALILLO  
THIS INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS 30<sup>th</sup> DAY OF  
October, 2006 BY DAVID  
H. BERNALILLO  
BY: *[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES  
08-05-2008

CYNTHIA LOUISE ABEY-P1  
08-05-2008





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:

- 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 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.

### 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	8-24-06
PNM GAS SERVICES	8-24-06
QWEST CORPORATION	9/27/06
COMCAST	9/14/06

### City Approvals

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

### TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT  
PLAT NO. 1003991-060800  
SAGE RANCH  
BERNALILLO COUNTY  
NEW MEXICO  
OCTOBER 19, 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  
7/24/06  
DATE



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, by JAY R. SCHNEIDER, MANAGER, FD SAGE MARKETPLACE, LLC, and RAMONA TAPISTAR.



LineTable

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

Curve Table

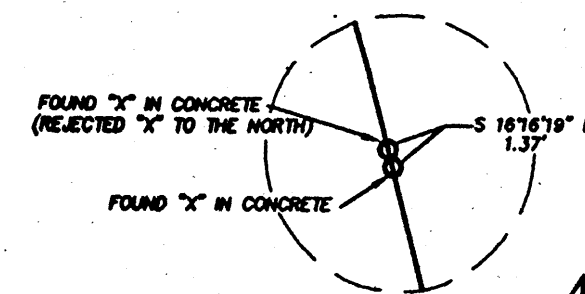
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	26.61'	14.78'	31°49'49"	7.59'	14.59'	N 01°03'51" E
C2	49.05'	1.10'	01°17'05"	0.55'	1.10'	S 16°20'13" W
C3	25.00'	35.41'	81°09'30"	21.41'	32.52'	N 55°25'48" W
C4	10.00'	9.16'	52°28'34"	4.93'	8.84'	S 57°45'10" W
C5	45.00'	223.80'	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
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

SAGE RANCH HOMEOWNERS ASSOCIATION

10/30/06  
DATE

## ACKNOWLEDGEMENT

STATE OF NM  
COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 30th DAY OF

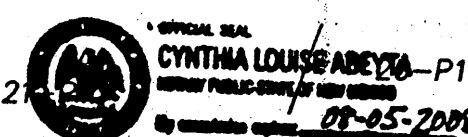
October 2006 BY DAVID

H. RAYALLES

BY: NOTARY PUBLIC

MY COMMISSION EXPIRES

08-05-2008



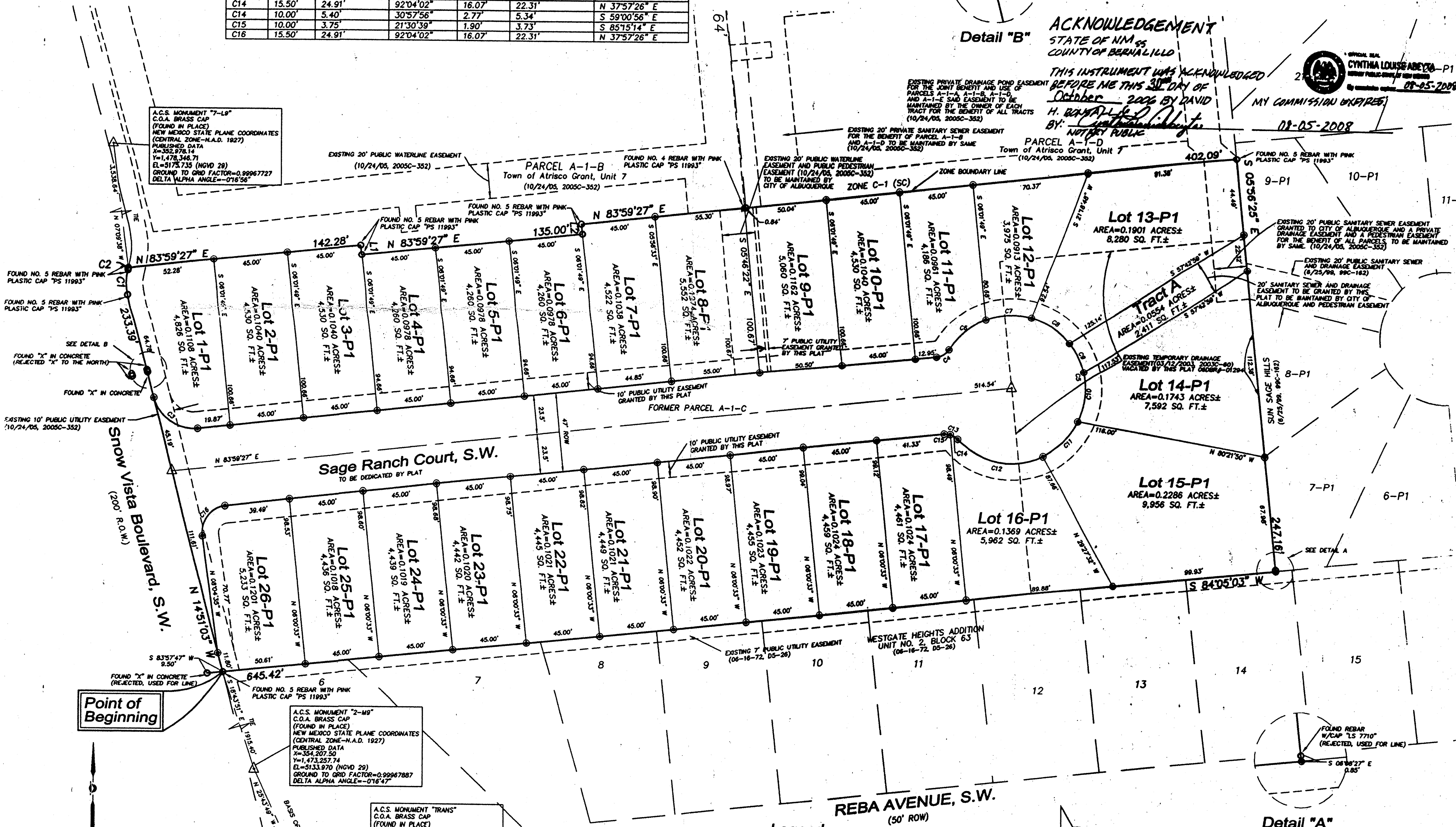
A.C.S. MONUMENT "7-18"  
C.O.A. BRASS CAP  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1927)  
PUBLISHED DATA  
X=352,878.14  
Y=1,478,346.71  
E=5175.735 (NGVD 29)  
GROUND TO GRID FACTOR=0.99967727  
DELTA ALPHA ANGLE=-0°16'56"

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)

EXISTING 20' PRIVATE SANITARY SEWER EASEMENT  
FOR THE BENEFIT OF PARCEL A-1-B  
AND A-1-E SAID EASEMENT TO BE  
MAINTAINED BY THE OWNER OF EACH  
TRACT FOR THE BENEFIT OF ALL TRACTS  
(10/24/05, 2005C-352)

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



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=354,207.50  
Y=1,473,257.74  
E=5133.970 (NGVD 29)  
GROUND TO GRID FACTOR=0.99967887  
DELTA ALPHA ANGLE=-0°16'47"

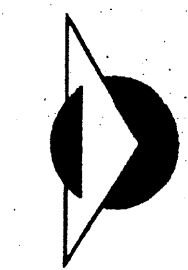
A.C.S. MONUMENT "TRANS"  
C.O.A. BRASS CAP  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1927)  
PUBLISHED DATA  
X=354,899.45  
Y=1,471,822.67  
E=5118.370 (NGVD 29)  
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DELTA ALPHA ANGLE=-0°16'42"

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

## Legend

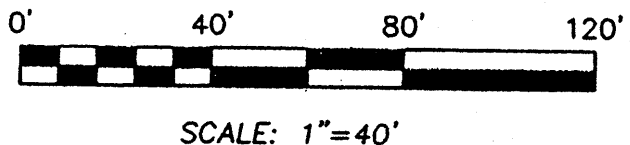
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MATCH MEASURED BEARINGS AND DISTANCES
- FOUND REBAR WITH CAP AS NOTED
- NO. 4 REBAR WITH YELLOW PLASTIC CAP

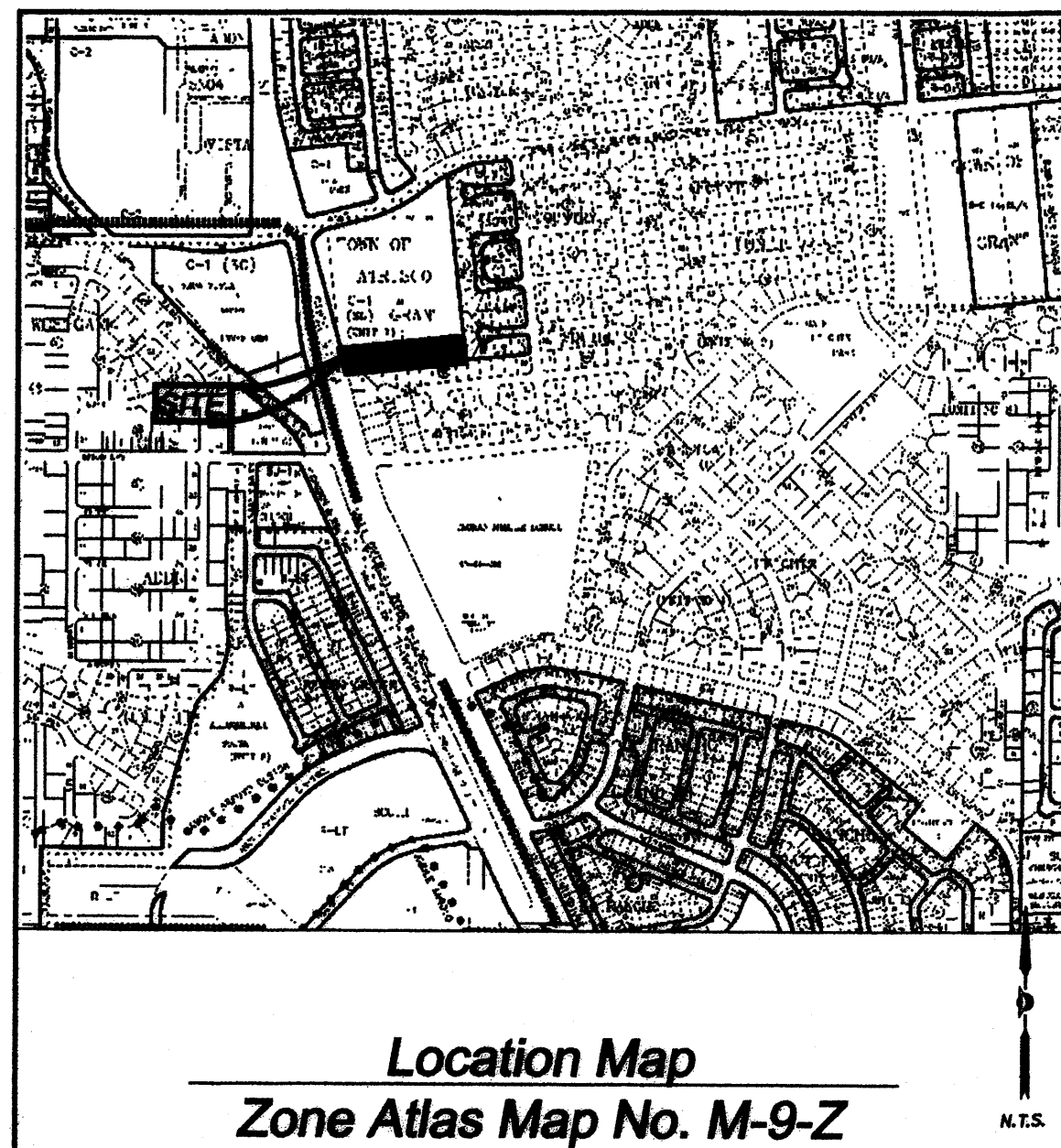
Detail "A"



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700





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: 0  
MILES OF FULL-WIDTH STREETS CREATED: 0  
DATE OF SURVEY: MARCH 2005, FIELD VERIFIED JANUARY 2010

### Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING ONE TRACT AND 26 LOTS, INTO ONE NEW TRACT AND TO VACATE EASEMENTS.

### Notes:

1. MISC. DATA: ZONING RL1
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
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. 2010041646

### 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 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. 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.
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/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 OR NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM OR NEW MEXICO GAS COMPANY DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH THEY MAY BE ENTITLED.

RECORDING STAMP

### 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 TRACT A, LOTS 1 THROUGH 26 AND SAGE RANCH COURT SW, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 31, 2006, IN MAP BOOK 2006C, PAGE 337, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF SNOW VISTA BOULEVARD, SW, FROM WHENCE A TIE TO A FOUND A.G.R.S. MONUMENT "TRANS" BEARS S 21°34'34" E, A DISTANCE OF 3502.77 FEET;

THENCE FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE N 14°51'03" W, A DISTANCE OF 233.39 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 26.61 FEET, AN ARC LENGTH OF 14.78 FEET, A DELTA ANGLE OF 31°49'49", A CHORD BEARING OF N 01°03'52" E, AND A CHORD LENGTH OF 14.59 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A FOUND NO. 4 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 49.05 FEET, AN ARC LENGTH OF 1.10 FEET, A DELTA ANGLE OF 117°09", A CHORD BEARING OF N 18°20'13" E, AND A CHORD LENGTH OF 1.10 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NO. 4 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE N 83°59'27" E, A DISTANCE OF 142.28 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE S 06°00'33" E, A DISTANCE OF 6.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE N 83°59'27" E, A DISTANCE OF 135.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE N 08°01'49" W, A DISTANCE OF 6.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE N 83°59'27" E, A DISTANCE OF 402.09 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 05°56'25" E, A DISTANCE OF 247.16 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 84°05'03" W, A DISTANCE OF 845.42 FEET TO THE POINT OF BEGINNING, CONTAINING 3.7442 ACRES (163,099 SQUARE FEET), MORE OR LESS, NOW COMPRISING TRACT A-1, SAGE RANCH SUBDIVISION.

### Free Consent

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.

*Gordon Rowe*  
GORDON ROWE  
CO-MANAGER  
VUELLO, LLC

2/15/10  
DATE

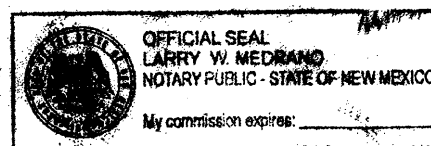
### Acknowledgment

STATE OF NEW MEXICO) SS  
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>TH</sup> DAY OF FEB. 2010 BY  
GORDON ROWE CO-MANAGER, VUELLO, LLC

*Debra M. Medrano*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/13/2012



## Plat of Tract "A-1" Sage Ranch

Albuquerque, Bernalillo County, New Mexico  
February 2010

Project No. \_\_\_\_\_

Application No. 10 DRB-

### Utility Approvals

<i>Gerardo Rangel</i>	2-25-10
PNM	DATE
<i>M. A. [Signature]</i>	3/2/2010
NEW MEXICO GAS COMPANY	DATE
<i>Debra M. Medrano</i>	3/3/10
QWEST TELECOMMUNICATIONS	DATE
<i>Robert M. [Signature]</i>	2-26-10
COMCAST	DATE

### City Approvals

<i>W. B. [Signature]</i>	2-16-10
CITY SURVEYOR	DATE

REAL PROPERTY DIVISION	DATE
------------------------	------

ENVIRONMENTAL HEALTH DEPARTMENT	DATE
---------------------------------	------

TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
--	------

<i>Alan D. [Signature]</i>	02/24/10
A.B.C.W.U.A.	DATE

<i>Christian Sandoval</i>	2/24/10
PARKS AND RECREATION DEPARTMENT	DATE

<i>Bradley L. Bingham</i>	2/24/10
AMAFCA	DATE

<i>Bradley L. Bingham</i>	2/24/10
CITY ENGINEER	DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURER'S CERTIFICATE

### Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND 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 THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY 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* 02/15/2010  
LARRY W. MEDRANO  
N.M.P.S. No. 11993  
DATE



**PRECISION  
SURVEYS, INC.**

OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
Albuquerque, NM 87199

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX





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: 0  
MILES OF FULL-WIDTH STREETS CREATED: 0  
DATE OF SURVEY: MARCH 2005, FIELD VERIFIED JANUARY 2010

### Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING ONE TRACT AND 26 LOTS, INTO ONE NEW TRACT AND TO VACATE EASEMENTS.

### Notes:

- MISC. DATA: ZONING RL7
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- 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. 2010041646

### 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 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.
- 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.
- 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.
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IN APPROVING THIS PLAT, PNM OR NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM OR NEW MEXICO GAS COMPANY DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH THEY MAY BE ENTITLED.

RECORDING STAMP

## Plat of Tract "A-1" Sage Ranch

Albuquerque, Bernalillo County, New Mexico  
August 2010

Project No. \_\_\_\_\_

Application No. 10 DRB-

### Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE

### City Approvals

CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURER'S CERTIFICATE

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### Legal Description

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THENCE FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE N 14°51'03" W, A DISTANCE OF 233.39 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

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THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 49.05 FEET, AN ARC LENGTH OF 1.10 FEET, A DELTA ANGLE OF 1°17'05", A CHORD BEARING OF N 16°20'13" E, AND A CHORD LENGTH OF 1.10 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NO. 4 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE N 83°59'27" E, A DISTANCE OF 142.28 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE S 06°00'33" E, A DISTANCE OF 6.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE N 83°59'27" E, A DISTANCE OF 135.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

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### Free Consent

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

*Gordon Rowe*  
GORDON ROWE  
CO-MANAGER  
VUELLO, LLC

8/10/10  
DATE

### Acknowledgment

STATE OF NEW MEXICO) SS  
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF Aug, 2010 BY  
GORDON ROWE CO-MANAGER, VUELLO, LLC

By *Jamie Rowe* MY COMMISSION EXPIRES: 4-15-12  
NOTARY PUBLIC

*Larry W. Medrano*  
LARRY W. MEDRANO  
N.M.P.S. No. 11993

8/10/10  
DATE

**PRECISION**  
SURVEYS, INC.

OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
Albuquerque, NM 87199

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

LineTable

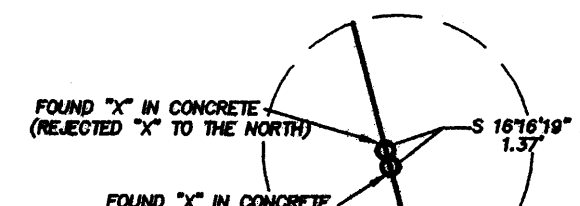
LINE	BEARING	DISTANCE
L1	S 06°00'33" E	6.00'
L2	N 06°01'49" W	6.00'

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	26.61'	14.78'	7.59°	31°49'49" S	01°03'51" W	14.59'
C2	49.05'	1.10'	0.55°	1°17'05" S	16°20'13" E	1.10'
C3	25.00'	35.41'	21.41°	81°09'30" S	55°25'48" E	32.52'
C4	10.00'	9.16'	4.93°	52°28'34" S	57°45'10" E	8.84'
C5	45.00'	223.80'	34.56°	284°57'09" S	06°00'33" W	54.82'
C6	10.00'	9.16'	4.93°	52°28'34" S	69°46'16" W	8.84'
C7	15.50'	24.91'	16.07°	92°04'02" S	37°57'26" W	22.31'

RECORDING STAMP

Plat of  
**Tract "A-1"**  
**Sage Ranch**  
 Albuquerque, Bernalillo County, New Mexico  
 August 2010



Detail "B"

EXISTING PRIVATE DRAINAGE POND EASEMENT FOR THE JOINT BENEFIT AND USE OF PARCELS A-1-A, A-1-B, A-1-D, AND A-1-E SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH TRACT FOR THE BENEFIT OF ALL TRACTS (10/24/05, 2005C-352)

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

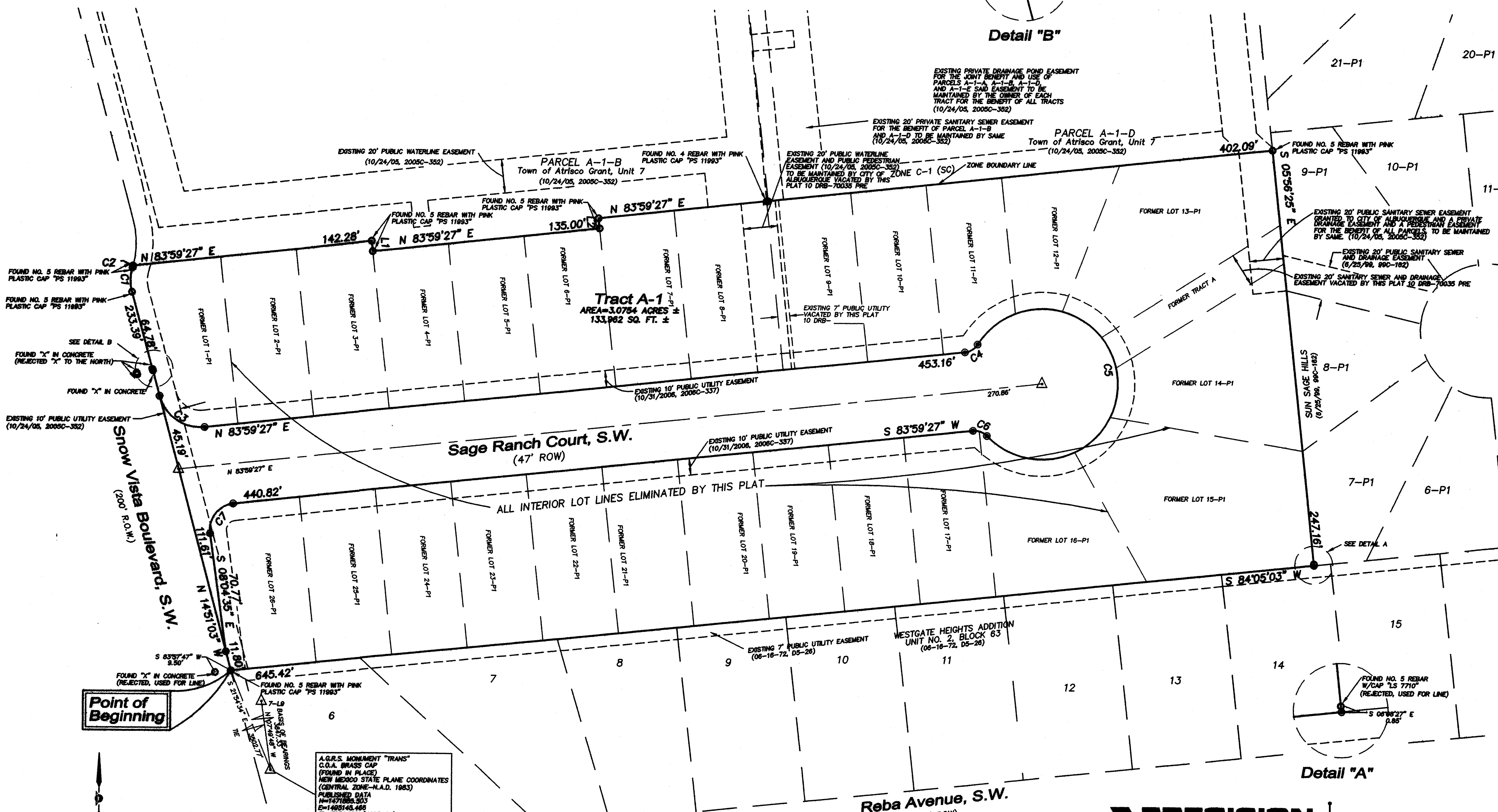
PARCEL A-1-D  
 Town of Atrisco Grant, Unit 7  
 (10/24/05, 2005C-352)

EXISTING 20' PUBLIC WATERLINE EASEMENT AND PUBLIC PEDESTRIAN EASEMENT (10/24/05, 2005C-352) TO BE MAINTAINED BY CITY OF ALBUQUERQUE VACATED BY THIS PLAT TO DRB-70035 PRE

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

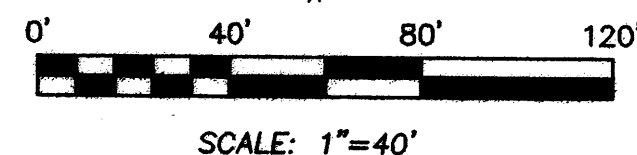
PARCEL A-1-B  
 Town of Atrisco Grant, Unit 7  
 (10/24/05, 2005C-352)

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



Point of Beginning

A.G.R.S. MONUMENT "TRANS"  
 C.O.A. BRASS CAP  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 PUBLISHED DATA  
 N=1471880.303  
 E=1450148.465  
 EL=5121.000 (NAVD 88)  
 GROUND TO GRID FACTOR=0.99963154  
 DELTA ALPHA ANGLE=-0°16'43.33"



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
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

**PRECISION**  
 SURVEYS, INC.

OFFICE LOCATION:  
 5571 Midway Park Place, NE  
 Albuquerque, NM 87109  
 MAILING ADDRESS:  
 PO Box 90636  
 Albuquerque, NM 87199

966.442.8011 TOLL FREE  
 505.856.5700 PHONE  
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Sheet 2 of 2

101004P



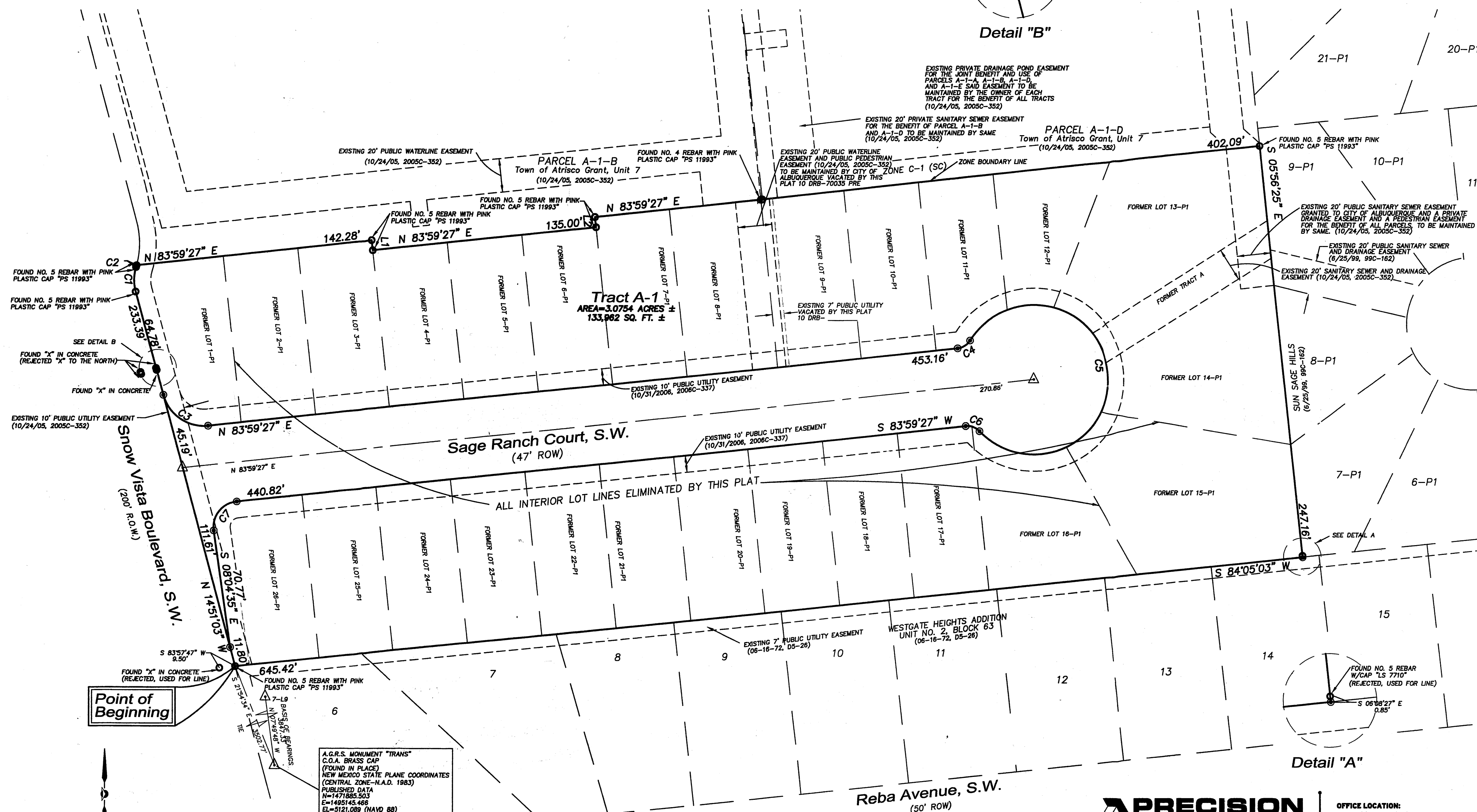


LINE	BEARING	DISTANCE
L1	S 06°00'33" E	6.00'
L2	N 06°01'49" W	6.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	26.00'	14.78'	7.58°	31.44'49" S	S 01°03'51" W	14.59'
C2	49.05'	11.07'	0.85°	117.05" S	M 16°20'13" E	1.10'
C3	25.00'	35.41'	21.41°	81.09'30" S	S 68°25'48" E	32.52'
C4	10.00'	9.16'	4.93°	52.28'34" S	S 57°45'10" E	8.84'
C5	45.00'	223.80'	34.56°	284.57'09" S	N 06°00'33" W	54.82'
C6	10.00'	9.16'	4.93°	52.28'34" S	N 69°46'16" W	8.84'
C7	15.50'	24.91'	16.07°	92.04'02" S	S 37°57'26" W	22.31'

# RECORDING STAMP

*Albuquerque, Bernalillo County, New Mexico*  
*August 2010*



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 1993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



**PRECISION  
SURVEYS, INC.**

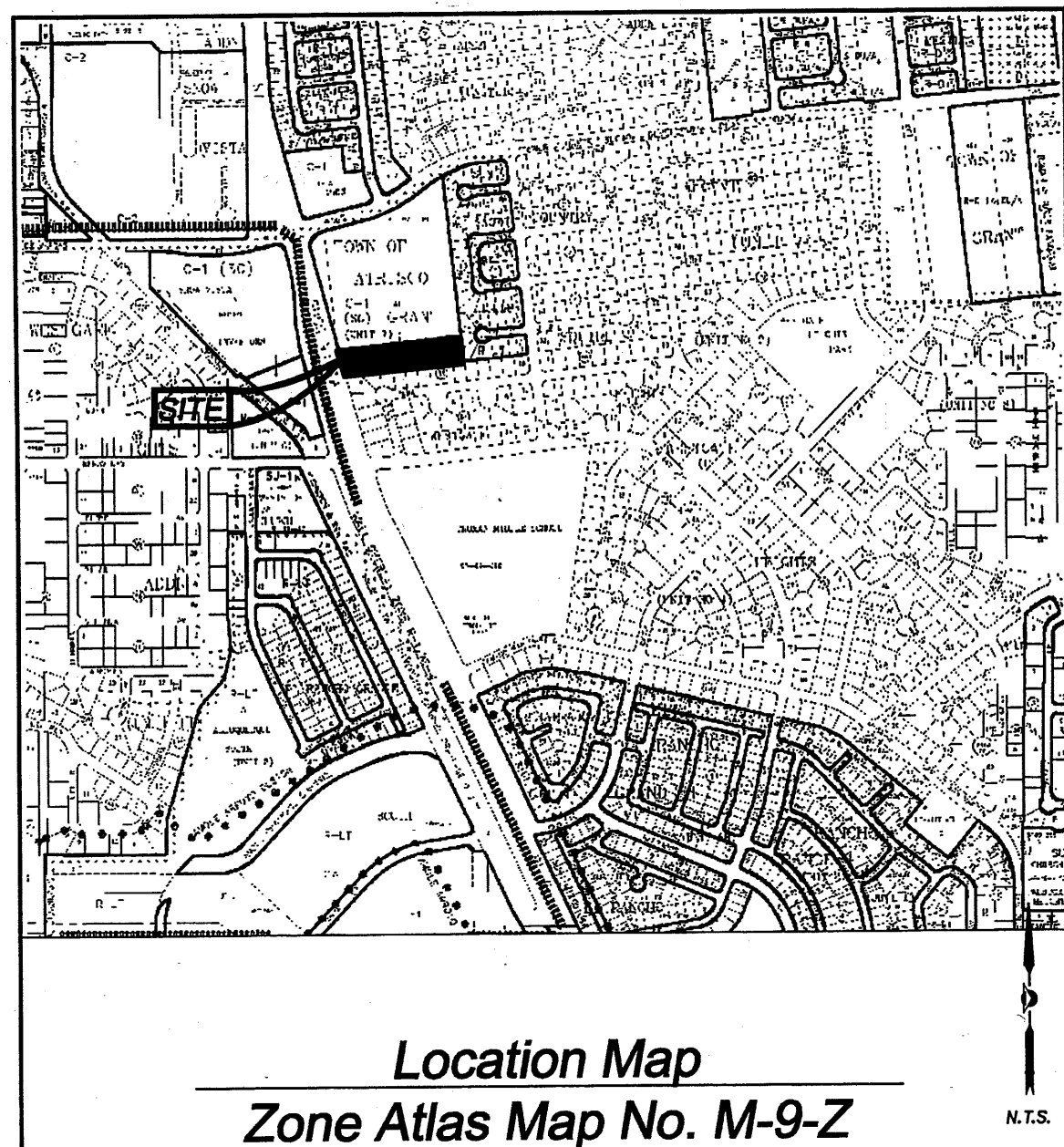
**OFFICE LOCATION:**  
5571 Midway Park Place, NE  
Albuquerque, NM 87109

**MAILING ADDRESS:**  
PO Box 90636  
Albuquerque, NM 87199

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

Sheet 2 of 2





### Subdivision Data:

GROSS SUBDIVISION ACREAGE: 3.7442 ACRES±  
ZONE ATLAS INDEX NO: M-9-Z  
NO. OF TRACTS CREATED: 0  
NO. OF LOTS CREATED: 0  
MILES OF FULL-WIDTH STREETS CREATED: 0  
DATE OF SURVEY: MARCH 2005, FIELD VERIFIED JANUARY 2010

### Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO VACATE SAGE RANCH COURT, S.W. AND TO CONSOLIDATE THE EXISTING ONE TRACT AND 26 LOTS, AND VACATED RIGHT OF WAY INTO ONE NEW TRACT AND TO VACATE EASEMENTS.

### Notes:

1. MISC. DATA: ZONING RLT
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
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. 2010041646

### 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 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. 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.
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/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 OR NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM OR NEW MEXICO GAS COMPANY DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH THEY MAY BE ENTITLED.

RECORDING STAMP

## Plat of Tract "A-1" Sage Ranch

Albuquerque, Bernalillo County, New Mexico  
February 2010

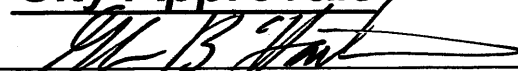
Project No. 1003991

Application No. 10 DRB-

### Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE

### City Approvals

 CITY SURVEYOR	<u>2-16-10</u> DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURER'S CERTIFICATE

### Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND 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 THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY 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.

### 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 TRACT A, LOTS 1 THROUGH 26 AND SAGE RANCH COURT SW, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 31, 2006, IN MAP BOOK 2006C, PAGE 337, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COODINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF SNOW VISTA BOULEVARD, SW, FROM WHENCE A TIE TO A FOUND A.G.R.S. MONUMENT "TRANS" BEARS S 21°54'34" E, A DISTANCE OF 3502.77 FEET;

THENCE FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE N 14°31'03" W, A DISTANCE OF 233.39 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 26.61 FEET, AN ARC LENGTH OF 14.78 FEET, A DELTA ANGLE OF 31°49'49", A CHORD BEARING OF N 01°03'52" E, AND A CHORD LENGTH OF 14.59 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A FOUND NO. 4 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 49.05 FEET, AN ARC LENGTH OF 1.10 FEET, A DELTA ANGLE OF 1°17'05", A CHORD BEARING OF N 16°20'13" E, AND A CHORD LENGTH OF 1.10 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NO. 4 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE N 83°59'27" E, A DISTANCE OF 142.28 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE S 08°00'33" E, A DISTANCE OF 6.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE N 83°59'27" E, A DISTANCE OF 135.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE N 06°01'49" W, A DISTANCE OF 6.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE N 83°59'27" E, A DISTANCE OF 402.09 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "PS 11993";


THENCE S 05°56'25" E, A DISTANCE OF 247.16 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 84°05'03" W, A DISTANCE OF 645.42 FEET TO THE POINT OF BEGINNING, CONTAINING 3.7442 ACRES (163,099 SQUARE FEET), MORE OR LESS, NOW COMPRISING TRACT A-1, SAGE RANCH SUBDIVISION.

### Free Consent

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.

  
GORDON ROWE  
CO-MANAGER  
VUELLO, LLC

2/15/10  
DATE

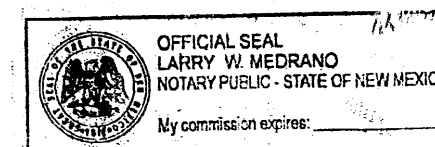
### Acknowledgment


STATE OF NEW MEXICO) SS  
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>TH</sup> DAY OF FEB., 2010 BY  
GORDON ROWE CO-MANAGER, VUELLO, LLC

  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/13/2012



  
LARRY W. MEDRANO  
N.M.P.S. No. 11993  
DATE

**PRECISION  
SURVEYS, INC.**

OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
Albuquerque, NM 87199

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

## LineTable

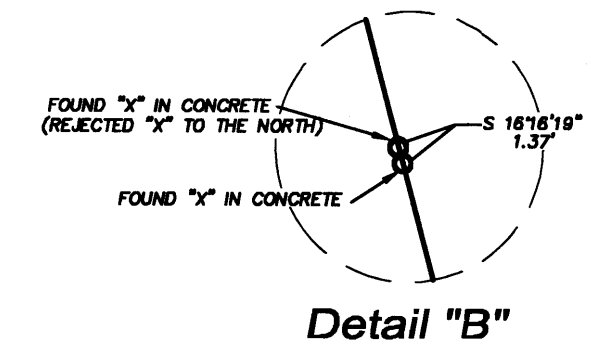
LINE	BEARING	DISTANCE
L1	S 06°00'33" E	6.00'
L2	N 06°01'49" W	6.00'

## 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'	N 16°20'13" E

## RECORDING STAMP

Plat of

Tract "A-1"  
Sage RanchAlbuquerque, Bernalillo County, New Mexico  
February 2010

EXISTING PRIVATE DRAINAGE POND EASEMENT FOR THE JOINT BENEFIT AND USE OF PARCELS A-1-A, A-1-B, A-1-D, AND A-1-E SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH TRACT FOR THE BENEFIT OF ALL TRACTS (10/24/05, 2005C-352)

EXISTING 20' PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF PARCEL 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)

EXISTING 20' PUBLIC WATERLINE EASEMENT AND PUBLIC PEDESTRIAN EASEMENT (10/24/05, 2005C-352) TO BE MAINTAINED BY CITY OF ALBUQUERQUE VACATED BY THIS PLAT TO DRB-70035 PRE

ZONE BOUNDARY LINE

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

9-P1 10-P1 11-P1

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 (6/25/99, 99C-182)

EXISTING 20' SANITARY SEWER AND DRAINAGE EASEMENT VACATED BY THIS PLAT TO DRB-70035 PRE

FORMER LOT 13-P1

FORMER LOT 12-P1

FORMER LOT 11-P1

FORMER LOT 10-P1

FORMER LOT 9-P1

FORMER LOT 8-P1

FORMER LOT 7-P1

FORMER LOT 6-P1

FORMER LOT 5-P1

FORMER LOT 4-P1

FORMER LOT 3-P1

FORMER LOT 2-P1

FORMER LOT 1-P1

FORMER LOT 14-P1

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FORMER LOT 222-P1

FORMER LOT 223-P1

FORMER LOT 224-P1

FORMER LOT 225-P1

FORMER LOT 226-P1

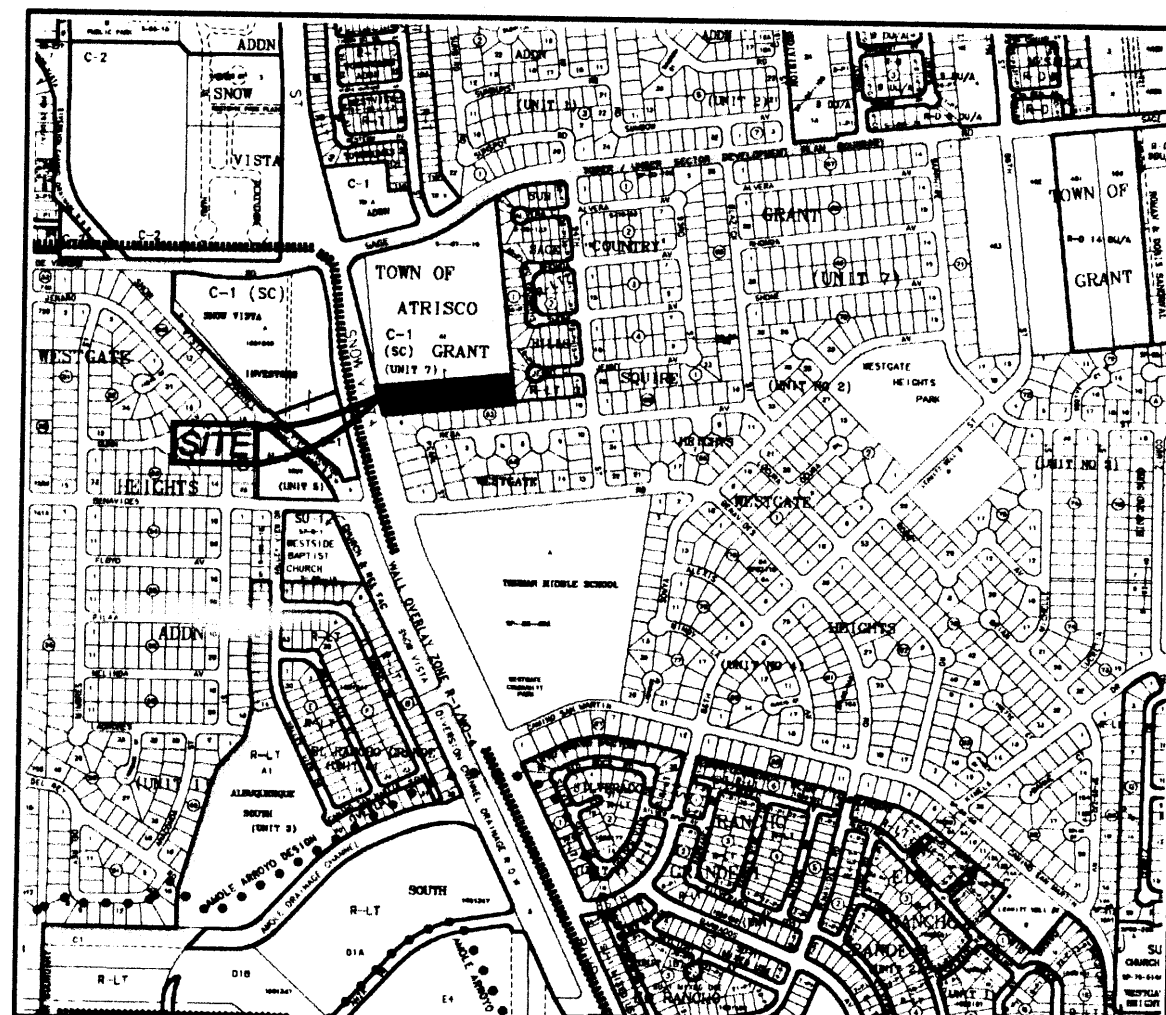
FORMER LOT 227-P1

FORMER LOT 228-P1

FORMER LOT 229-P1

FORMER LOT 230-P1





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 RL1
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.

### 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 8-24-06
QWEST CORPORATION	DATE 9-27-06
COMCAST	DATE 9-14-06

### 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 NO. 1003991-06 DRB-01513, SAGE RANCH SUBDIVISION, BERNALILLO COUNTY, NEW MEXICO, WAS FILED FOR RECORD ON 7/24/06.

### 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  
DATE 7/24/06



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700

### 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)  
COUNTY OF MARICOPA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th day of July, 2006 BY  
JAY R. SCHNEIDER MANAGER, FD SAGE MARKETPLACE, LLC



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	5.40	30°57'56"	2.77'	5.34'	S 59°00'56" E
C16	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 2006FOUND "X" IN CONCRETE  
(REJECTED "X" TO THE NORTH)

FOUND "X" IN CONCRETE

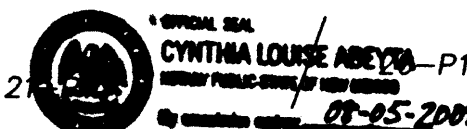
Detail "B"

## ACKNOWLEDGEMENT

STATE OF NM, SS  
COUNTY OF BERNALILLOTHIS INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS 30<sup>TH</sup> DAY OFOctober 2006 BY DAVID  
H. BERNALILLOBY: *[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES

08-05-2008

EXISTING PRIVATE DRAINAGE POND EASEMENT  
FOR THE JOINT BENEFIT AND USE OF  
PARCELS A-1-A, A-1-B, A-1-C,  
AND A-1-D SAID EASEMENT TO BE  
MAINTAINED BY THE OWNER OF EACH  
TRACT FOR THE BENEFIT OF ALL TRACTS  
(10/24/05, 2005C-352)EXISTING 20' PRIVATE SANITARY SEWER EASEMENT  
FOR THE BENEFIT OF PARCEL 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)

ZONE C-1 (SC)

ZONE BOUNDARY LINE

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=0.0961 ACRES±

4,186 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=0.1038 ACRES±

4,522 SQ. FT.±

Lot 7-P1

AREA=0.0978 ACRES±

4,260 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=0.1040 ACRES±

4,530 SQ. FT.±

Lot 3-P1

AREA=0.1040 ACRES±

4,530 SQ. FT.±

Lot 2-P1

AREA=0.1108 ACRES±

4,826 SQ. FT.±

Lot 1-P1

AREA=0.1108 ACRES±

4,826 SQ. FT.±

Lot 15-P1

AREA=0.2286 ACRES±

9,956 SQ. FT.±

Lot 16-P1

AREA=0.1369 ACRES±

5,962 SQ. FT.±

Lot 17-P1

AREA=0.1024 ACRES±

4,461 SQ. FT.±

Lot 18-P1

AREA=0.1024 ACRES±

4,459 SQ. FT.±

Lot 19-P1

AREA=0.1023 ACRES±

4,455 SQ. FT.±

Lot 20-P1

AREA=0.1022 ACRES±

4,452 SQ. FT.±

Lot 21-P1

AREA=0.1021 ACRES±

4,449 SQ. FT.±

Lot 22-P1

AREA=0.1021 ACRES±

4,445 SQ. FT.±

Lot 23-P1

AREA=0.1020 ACRES±

4,442 SQ. FT.±

Lot 24-P1

AREA=0.1019 ACRES±

4,439 SQ. FT.±

Lot 25-P1

AREA=0.1018 ACRES±

4,436 SQ. FT.±

Lot 26-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 27-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 28-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 29-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 30-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 31-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 32-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 33-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 34-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 35-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 36-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 37-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 38-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 39-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 40-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 41-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 42-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 43-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 44-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 45-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 46-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 47-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 48-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 49-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 50-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 51-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 52-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 53-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 54-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 55-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 56-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 57-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 58-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 59-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 60-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 61-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 62-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 63-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 64-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 65-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 66-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 67-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 68-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 69-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 70-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 71-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 72-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 73-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 74-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 75-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 76-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 77-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 78-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 79-P1

AREA=0.1201 ACRES±

5,233 SQ. FT.±

Lot 80-P1

AREA=0.1201 ACRES±

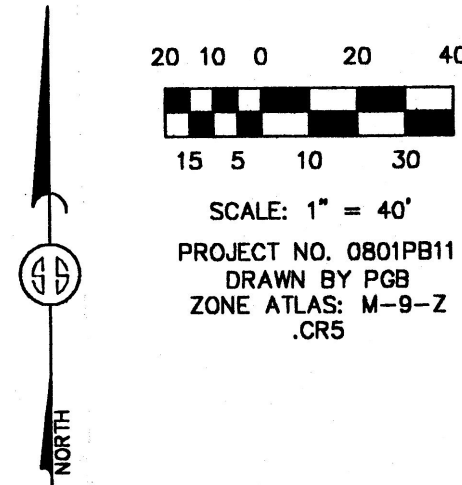
5,233 SQ. FT.±

Lot 81-P1

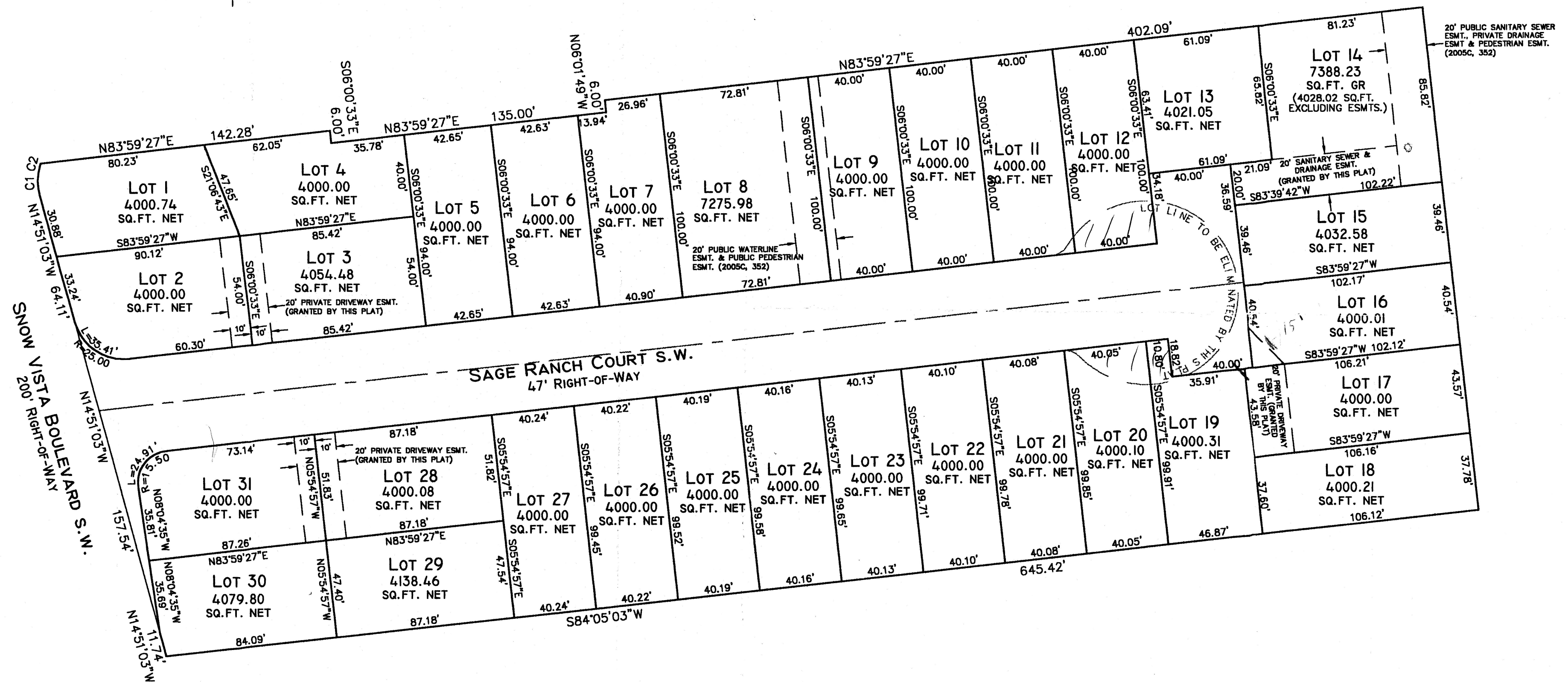
AREA=0



**SKETCH PLAT OF  
LOTS 1 THROUGH 31  
SAGE RANCH  
PROJECTED SECTION 33, T. 10 N., R. 2 E., N.M.P.M.  
TOWN OF ATRISCO GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY 2008  
SHEET 2 OF 2**



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	14.78'	26.61'
C2	1.09'	49.05'



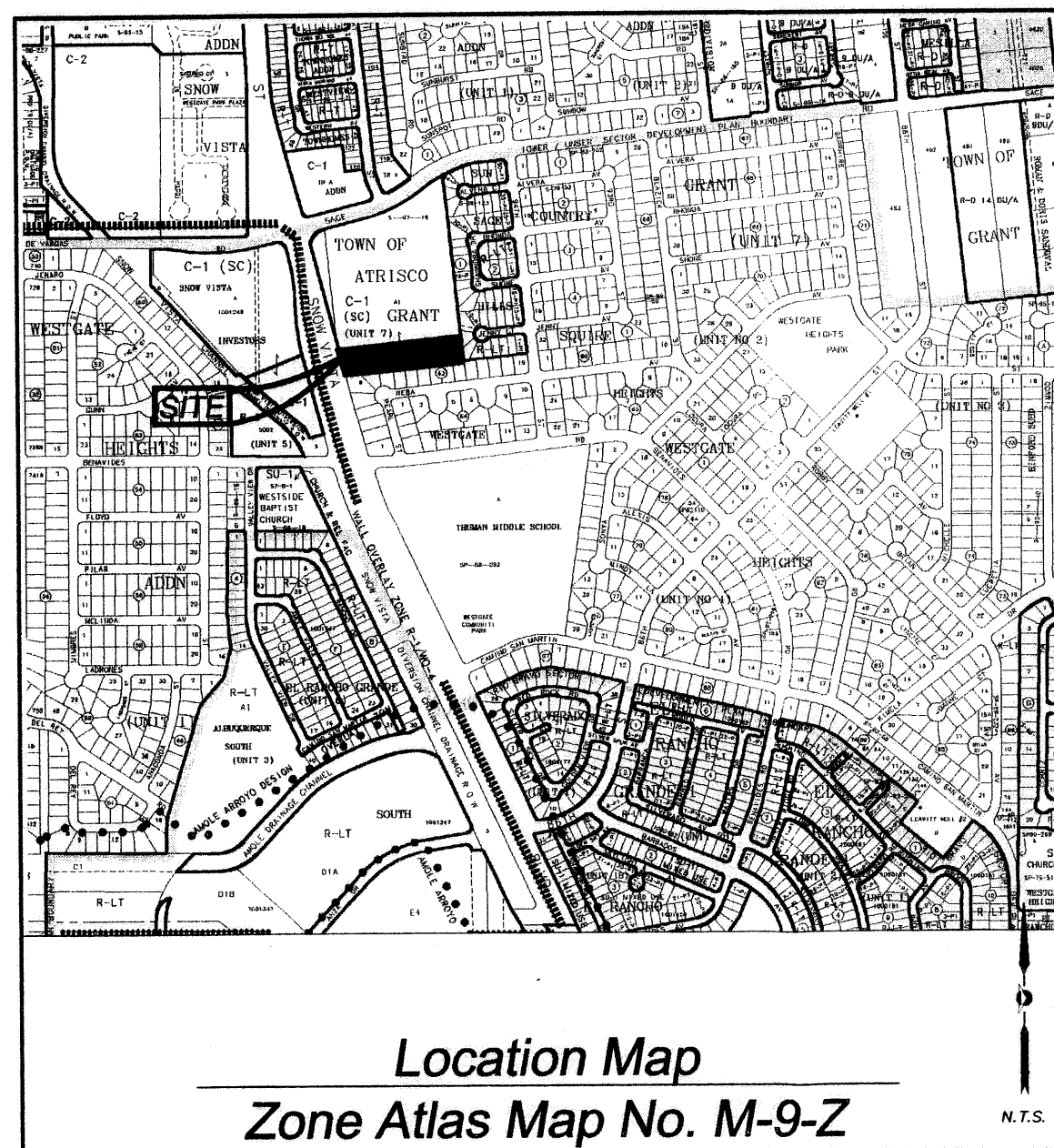
**SURVEYS SOUTHWEST LTD.**

333 LOMAS BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO  
87102

PHONE: (505) 998-0303  
FAX: (505) 998-0306

**T10N R2E SEC. 33**

0801PB11



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 3.7442 ACRES±  
ZONE ATLAS INDEX NO: M-9-Z  
NO. OF TRACTS CREATED: 2  
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 TWO NEW TRACTS 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/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.

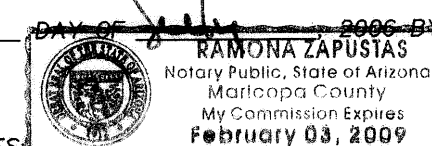
SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE STREET RIGHT OF WAY FOR SAGE RANCH COURT, S.W. SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Acknowledgment

STATE OF ARIZONA) SS  
COUNTY OF MARICOPA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF JULY, 2006 BY  
JAY R. SCHNEIDER MANAGER, FD SAGE MARKETPLACE, LLC

BY Ramona Zapustas MY COMMISSION EXPIRES  
NOTARY PUBLIC



RECORDING STAMP

Plat of  
**Sage Ranch**  
Albuquerque, Bernalillo County, New Mexico  
**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
ON 10/25/06

Project No. 1003991

Application No. 06 DRB-

Utility Approvals

<u>Land 9. Mante</u>	8-24-06
PNM ELECTRIC SERVICES	DATE
<u>Land 9. Mante</u>	8-24-06
PNM GAS SERVICES	DATE
<u>Land 9. Mante</u>	9/27/06
QWEST CORPORATION	DATE
<u>Land 9. Mante</u>	9-14-06
COMCAST	DATE

City Approvals

<u>Land 9. Mante</u>	8/15/06
CITY SURVEYOR	DATE

TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
--	------

WATER UTILITY DEPARTMENT	DATE
--------------------------	------

PARKS AND RECREATION DEPARTMENT	DATE
---------------------------------	------

AMAFCA	DATE
--------	------

CITY ENGINEER	DATE
---------------	------

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
--------------------------------------	------

TREASURER'S CERTIFICATE

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  
N.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



LineTable

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

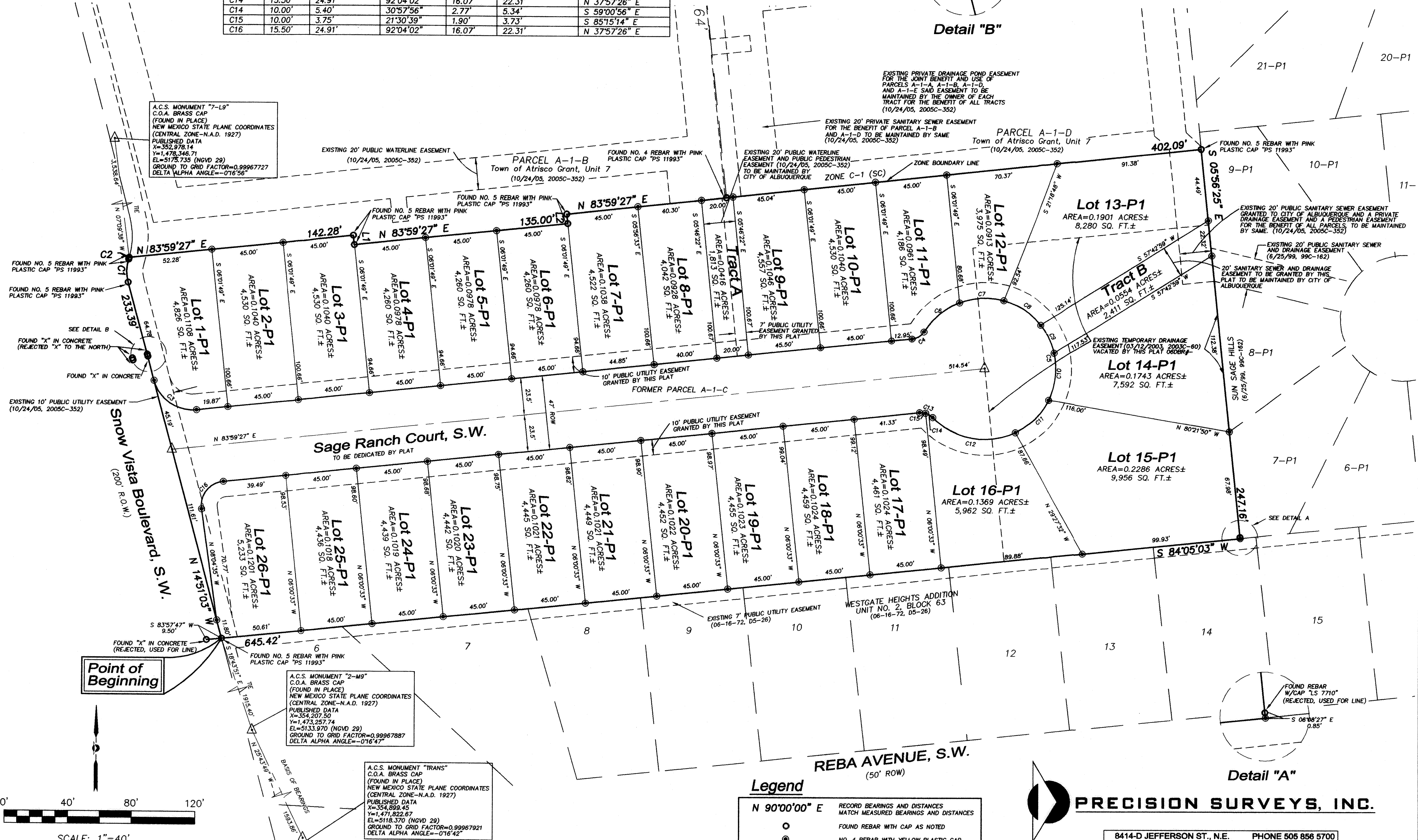
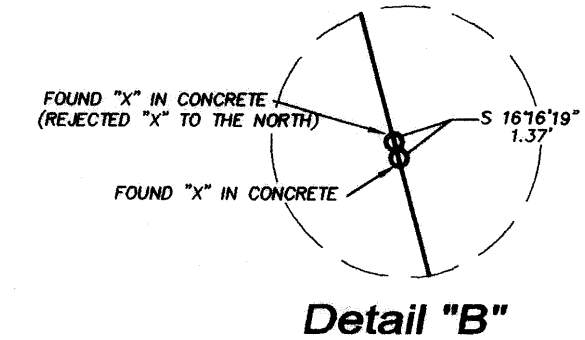
Curve Table

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 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
C15	10.00'	5.40'	30°57'56"	2.77'	5.34'	S 59°00'56" E
C16	15.50'	24.91'	92°04'02"	16.07'	22.31'	N 37°57'26" E

RECORDING STAMP

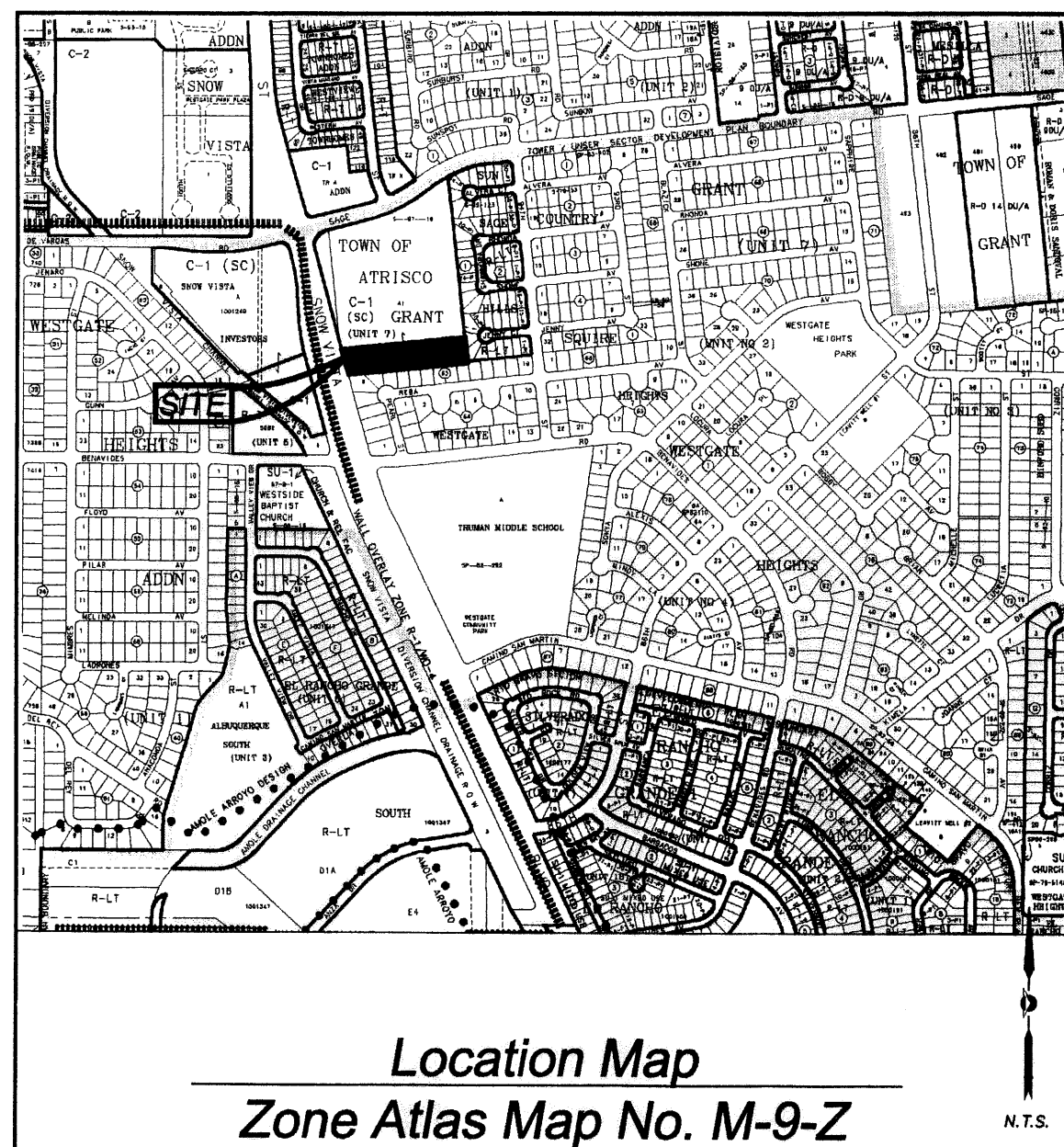
# Plat of Sage Ranch

Albuquerque, Bernalillo County, New Mexico  
July 2006





PRELIMINARY PLAT  
APPROVED BY DRB  
ON 9/13/06



**Zoning Data:**  
CURRENT ZONING: R-3

**Notes:**

- UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHOWN THUS SHALL BE MARKED BY A #4 REBAR W/YELLOW PLASTIC CAP STAMPED PS "11993".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, PS "11993".
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS. (CENTRAL ZONE-NAD 1927)
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- 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.
- MINIMUM LOT SIZE 4000 SF; MINIMUM LOT WIDTH 40'

APPROVED FOR MONUMENTATION AND STREET NAMES

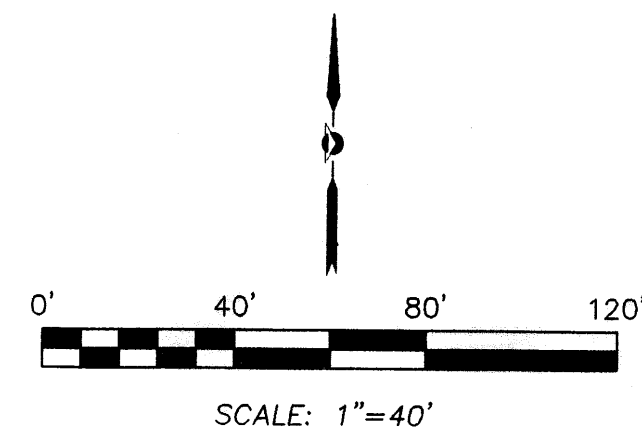
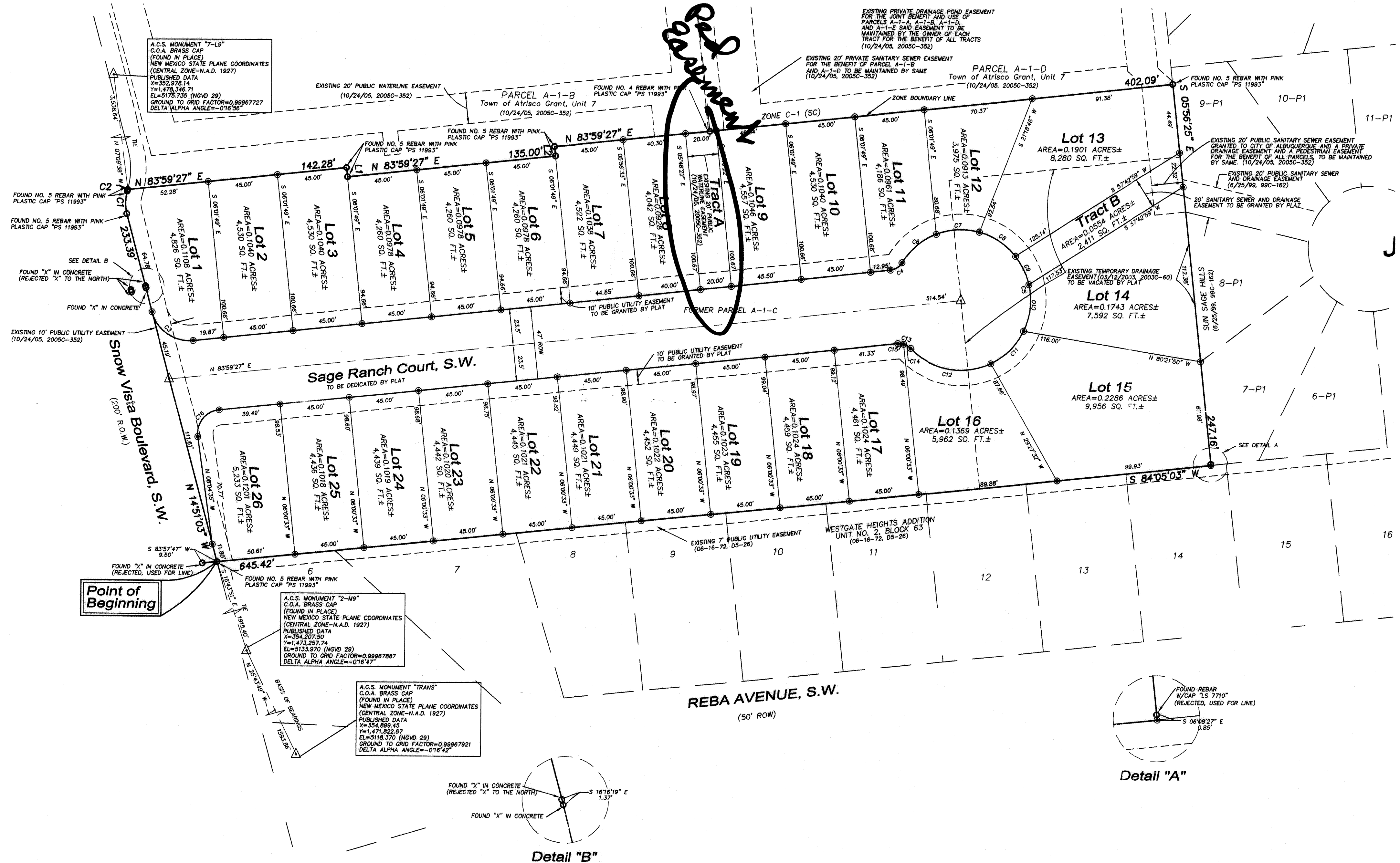
CITY SURVEYOR  
DATE 8-17-06

**Owner's Signature:**

DATE 7/25/06  
JAY R. SCHNEIDER  
MANAGER  
FD SAGE MARKETPLACE, LLC.

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 BEARING
C1	26.61'	31.49' 49"	7.59°	14.59'	N 01°03'51" E
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C11	45.00'	30.35'	38°38'29"	15.78'	S 45°08'59" W
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C15	10.00'	3.75'	30°57'56"	2.77'	S 59°00'56" E
C16	15.50'	24.91'	92°04'02"	16.07'	N 37°57'26" E



**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, TO COMPRISE OF TRACTS A AND B AND LOTS 1 THROUGH 26, INCLUSIVE, SAGE RANCH SUBDIVISION

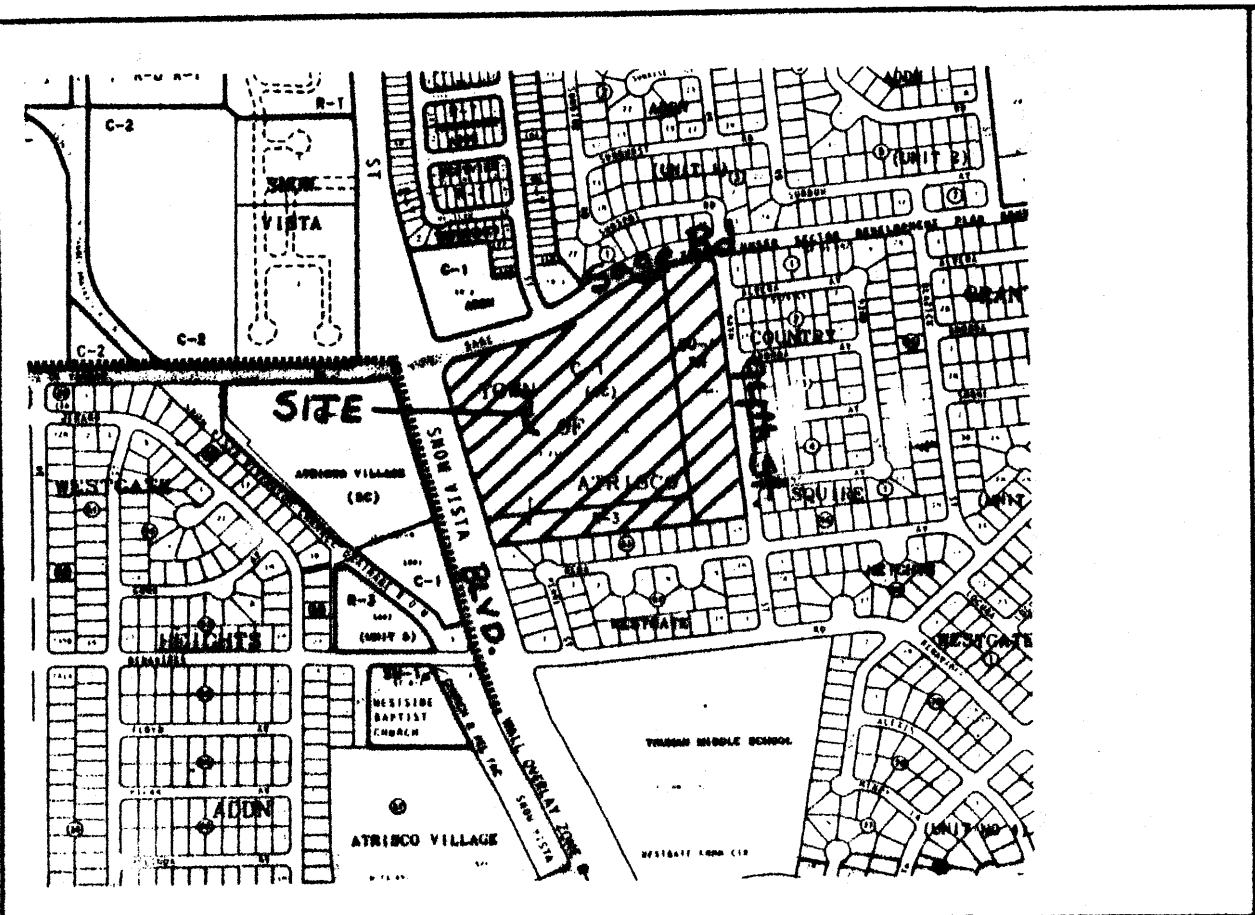
**Legend**

- DENOTES POINT FOUND AND USED AS SHOWN
- POINT SET BY THIS SURVEY - REBAR WITH CAP PS "11993"
- CENTERLINE (IN LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND SHALL CONSIST OF A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, SURVEY MARKED, DO NOT DISTURB, PS "11993"
- LOT LINE TO BE ELIMINATED BY PLAT.

**PRECISION SURVEYS, INC.**

8414-D JEFFERSON ST., N.E. PHONE 505 858 5700  
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7900





## LEGAL DESCRIPTION

A certain tract of land 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 A PORTION OF PARCEL A, TOWN OF ATRISCO GRANT, UNIT 7 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 1, 1983 in Volume C22, Folio 12 together with A PORTION OF TRACT 503, TOWN OF ATRISCO GRANT, UNIT 7 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944 in Volume D, Folio 117 and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract, said point being common with the northeast corner of an UNPLATTED TRACT and further being on the southerly right-of-way line of Sage Road S.W. from whence the Albuquerque Control Survey Monument "1-M9" bears S 77°10'21" W, 430.87 feet;

THENCE along said southerly right-of-way line N 75°03'56" E, 230.88 feet to a point of curvature;

THENCE continuing 338.67 feet along a curve to the left, whose radius is 819.86 feet through a central angle of 23°40'05" and whose chord bears N 63°13'54" E, 336.27 feet to a point of reverse curvature;

THENCE continuing 297.60 feet along a curve to the right, whose radius is 810.26 feet through a central angle of 21°02'38" and whose chord bears N 61°55'11" E, 295.93 feet to a point on curve;

THENCE continuing 68.13 feet along a curve to the right, whose radius is 643.21 feet through a central angle of 06°04'08" and whose chord bears N 80°54'37" E, 68.10 feet to a point of tangency;

THENCE continuing N 83°56'41" E, 136.24 feet to the northeast corner, said point being the intersection of said southerly right-of-way line of Sage Road S.W. and the westerly right-of-way line of 94th Street S.W.;

THENCE leaving said southerly right-of-way line S 06°03'19" E, 1057.49 feet along said westerly right-of-way line to the southeast corner, said point being common with the northeast corner of WESTGATE HEIGHTS ADDITION, BLOCK 63 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 16, 1972 in Volume D5, Folio 26;

THENCE leaving said westerly right-of-way line S 83°59'27" W, 995.06 feet along a line common with the northerly line of said WESTGATE HEIGHTS ADDITION, BLOCK 63 to the southwest corner, said point being common with the northwest corner of said WESTGATE HEIGHTS ADDITION, BLOCK 63 and further being on the easterly right-of-way line of Snow Vista Boulevard S.W.;

THENCE along said easterly right-of-way line N 14°56'38" W, 184.20 feet to a point, said point being common with a point on said UNPLATTED TRACT;

THENCE leaving said easterly right-of-way line N 05°50'15" W, 605.56 feet along a line common with the easterly line of said UNPLATTED TRACT to the point of beginning and containing 21.7734 acres more or less.

## NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone). Bearings and distances in parenthesis are record.

2. Basis of boundary are the following plats of record entitled:

- PLAT OF "WESTGATE HEIGHTS ADDITION", (06-16-72, D5-26)
- PLAT OF "COUNTRY SQUIRE", (07-10-80, C17-16)
- PLAT OF "COUNTRY SQUIRE", (05-03-83, C21-56)
- PLAT OF "SUNSET WEST, UNIT 1", (02-05-80, C16-67)
- PLAT OF "WESTVIEW TOWNHOME ADDITION", (07-03-80, C17-06)
- PLAT OF "TOWN OF ATRISCO GRANT, UNIT 7", (09-01-83, C22-12)
- PLAT OF "TOWN OF ATRISCO GRANT, UNIT 7", (12-05-44, D-117)

all being records of Bernalillo County, New Mexico.

3. Field Survey performed May, 1996.

4. These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, dated December 13, 1929, recorded in Book 112, Page 290, said easement amended by a MODIFICATION EASEMENT, dated January 31, 1973, recorded in Book Misc. 298, Page 635, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT dated December 26, 1974, recorded in Book Misc. 575, Page 928, all being records of Bernalillo County, New Mexico.

5. Title Report: First American Title Company, No. 106725LC

6. The owner shall satisfy the requirements of the Park Dedication and Development Ordinance prior to the issuance of building permits for any residential use on Parcel A-1.

## 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 (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 10-02-96  
TIMOTHY ALDRICH, P.S. No. 7719

PURPOSE OF CORRECTION  
TO CORRECT PARCEL ACREAGE  
AND SQUARE FOOTAGE

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
THIS INSTRUMENT WAS FILED FOR RECORD ON  
11-27-97  
AT 11:57 AM  
IN BOOK 96  
OF RECORDS OF SAID COUNTY, PAGE 81  
Judy Woodward, Clerk & Recorder  
Deputy Clerk

CORRECTION BULK LAND PLAT OF  
TOWN OF ATRISCO GRANT  
UNIT 7  
PARCELS A-1 & A-2  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 33  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 1996

## APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

Planning Director, City of Albuquerque, N.M. 9-19-97  
City Engineer, City of Albuquerque, N.M. 2-25-97  
Albuquerque Metropolitan Arroyo Flood Control Authority 2-25-97  
Transportation Development, City of Albuquerque, N.M. 2-25-97  
City Development Division, City of Albuquerque, N.M. 2-25-97  
Parks Design and Development, City of Albuquerque, N.M. 2-25-97  
City Surveyor, City of Albuquerque, N.M. 100896  
N/A  
Property Management, City of Albuquerque, N.M. Date

N/A  
PNM GAS Date  
N/A  
U.S. West Telecommunications Date  
N/A  
PNM ELECTRIC  
N/A  
Jones Interconnect, Inc. Mary Herrera Bernal Co. PLAT R 12.88 Bk-2883C Pg-89

S.97.19

DRB 95-356

TOWN OF ATRISCO GRANT  
UNIT 7  
PARCELS A-1 & A-2

D. MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS & SURVEYORS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 345-2010

Designed: Drawn: BJB Checked: ALS Sheet 1 of 2  
Scale: 1"=100' Date: 9/96 Job: 96075

## LOCATION MAP

ZONE ATLAS MAP M-9

SCALE: NONE

## SUBDIVISION DATA

PLAT CASE NOS. DRB 95-356 S V.  
GROSS ACREAGE 21.7734  
ZONE ATLAS NO. M-9  
NO. OF EXISTING TRACTS/LOTS 1 TRACT  
NO. OF TRACTS/LOTS CREATED 2 TRACTS  
NO. OF TRACTS/LOTS ELIMINATED 2 TRACT  
MILES OF FULL WIDTH STREETS CREATED 0  
AREA DEDICATED TO CITY OF ALBUQUERQUE 0  
DATE OF SURVEY 5/96  
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER: 96093014340531

## PURPOSE OF PLAT

- SUBDIVIDE A PORTION OF PARCEL 'A' AND TRACT 503, TOWN OF ATRISCO GRANT, UNIT 7, INTO 2 PARCELS.

## FREE CONSENT AND DEDICATION

The parcel 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 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.

OWN: MARTIN S. KLEIN, General Partner  
Sage Investments, Inc., a N.M. Limited Partnership

## OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } ss  
This instrument was acknowledged before me on Tuesday, October 1, 1996  
by V. H. H. 9/5/99  
NOTA PUBLIC MY COMMISSION EXPIRES

CORRECTION BULK LAND PLAT OF  
TOWN OF ATRISCO GRANT  
UNIT 7  
PARCELS A-1, ~~A-2 AND A-3~~  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 33  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 1996

~~07020000~~

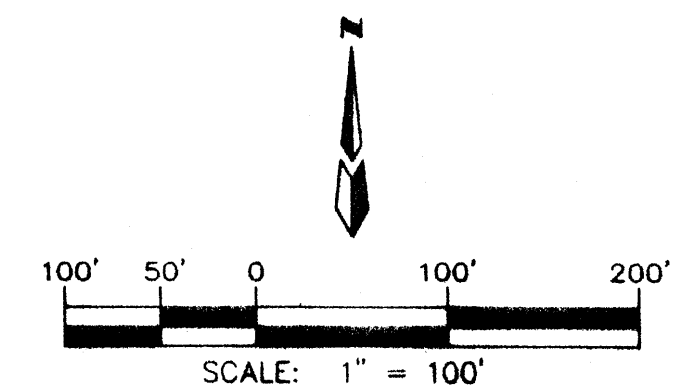
FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWERAGE UTILITIES; STREETS AND/OR IMPROVEMENTS; PARKS AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

~~State of New Mexico ) SS  
County of Bernalillo  
This instrument was filed for record on  
11<sup>th</sup> MAY 1987 at \_\_\_\_\_ o'clock \_\_\_\_\_ P.M.  
of records of said County File # 81  
Judy Woodward, Clerk & Recorder  
\_\_\_\_\_  
Deputy Clerk~~

Mary Herrera Bern. Co. PLAT R 12.00



TOWN OF ATRISCO GRANT  
UNIT 7  
~~PARCELS A-1, A-2 AND A-3~~

**dmg** D. MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS & SURVEYORS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 345-2010

Designed:	Drawn: BJG	Checked: ALS	Sheet 2 of 2
Scale: 1"=100'	Date: 9/96	Job: 96075	

