

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
 FEET OF FULL-WIDTH STREETS CREATED: 0.0974
 DATE OF SURVEY: MARCH 2005, FIELD VERIFIED MAY 2006

Disclosure Statement:

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

Notes:

1. MISC. DATA: ZONING RL7
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. SP NO. 2006303704.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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 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.

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



PRECISION SURVEYS, INC.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

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

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

JAY R. SCHNEIDER
 MANAGER
 FD SAGE MARKETPLACE, LLC.

DATE 7/28/06

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.

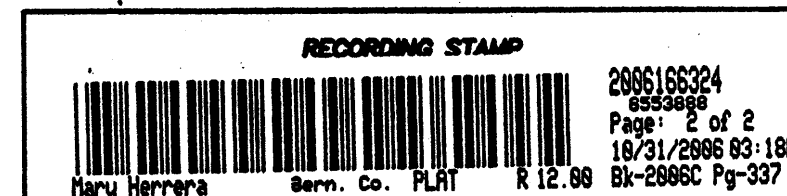
RAMONA ZAPUSTAS

Line Table

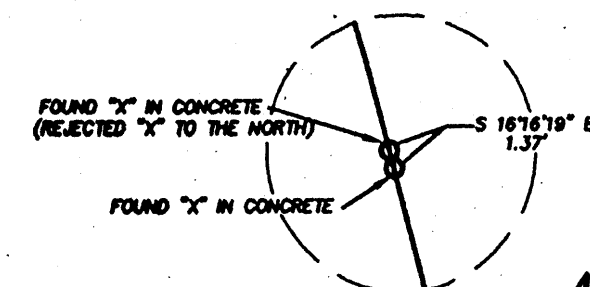
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 06°00'33" E | 6.00' |
| L2 | N 06°01'49" W | 6.00' |

Curve Table

| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | TANGENT | CHORD LENGTH | CHORD BEARING |
|-------|--------|------------|-------------|---------|--------------|---------------|
| C1 | 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 |



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



ACKNOWLEDGEMENT
STATE OF NM
COUNTY OF BERNALILLO
THIS INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 30th DAY OF
October, 2006 BY DAVID
H. RAYALLES
BY: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES 02-05-2008
DATE 10/30/06
SAGE RANCH HOMEOWNERS ASSOCIATION

