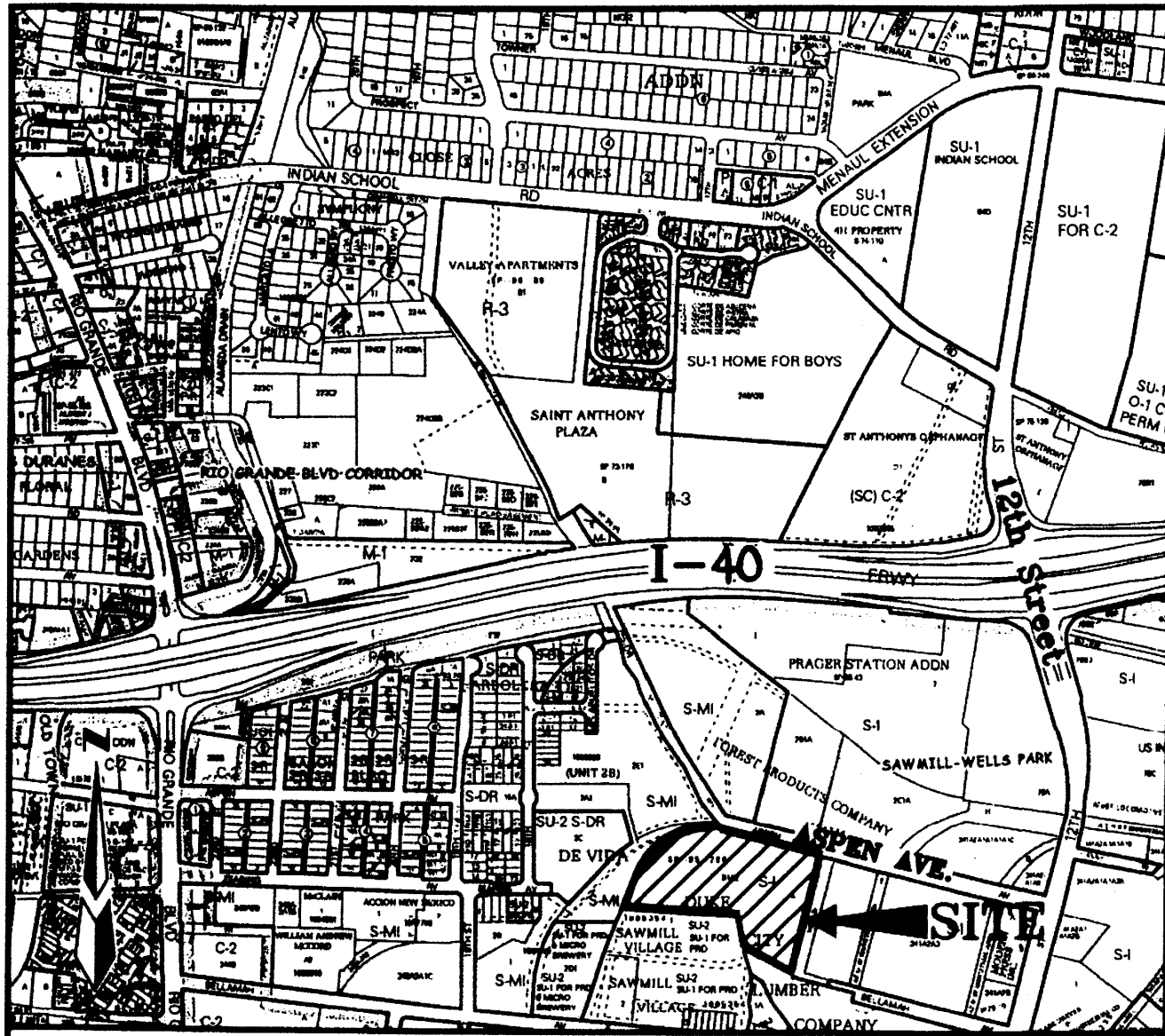


**PLAT FOR
SAWMILL CROSSING UNIT 1
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2013**



VICINITY MAP NO SCALE ZONE ATLAS: H-13

SUBDIVISION DATA

GROSS ACREAGE 6.9323 Acres
 ZONE ATLAS NO. H-13-Z
 NO. OF EXISTING LOTS 1
 NO. OF LOTS/TRACTS CREATED 27 LOTS & 3 TRACTS
 NO. OF TRACTS ELIMINATED 1
 MILES OF FULL WIDTH STREETS CREATED 0.1071 MILES
 AREA DEDICATED TO CITY OF ALBUQUERQUE 0.6388 Acres
 DATE OF SURVEY JANUARY, 2012

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants 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, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

SAWMILL CROSSING LLC, Owner Lot B-1-A-2, Duke City Lumber Company Addition
 Keith Cheshire, Managing Member

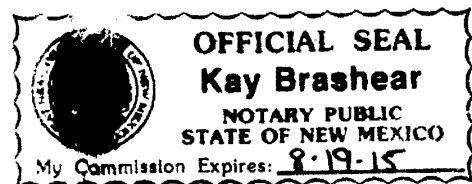
[Signature] 1/16/14
 Keith Cheshire, Managing Member Date

OWNER'S ACKNOWLEDGMENT:

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO ss

This instrument was acknowledged before me on January 16, 14
 By Keith Cheshire, Managing Member of Sawmill Crossing LLC, a New Mexico Limited Liability Company on behalf of said Company

[Signature] 8-19-15
 NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION:

A tract of land situate within the Town of Albuquerque Grant, projected Section 7, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOT B-1-A-2, DUKE CITY LUMBER COMPANY ADDITION, 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 15, 1995 in Volume 95C, Folio 451, and containing 6.9323 acres more or less.

PURPOSE OF PLAT:

1. Subdivide Lot B-1-A-2, Duke City Lumber Company Addition into twenty seven (27) Residential lots and three (3) tracts.
2. Dedicated Right-Of-Way and grant easements as shown hereon in this plat.
3. Vacate easements as shown hereon in this plat.

TABLE OF CONTENTS:

- SHEET 1 COVER SHEET
- SHEET 2 EXISTING CONDITIONS AND EASEMENTS
- SHEET 3 FINAL PLAT GEOMETRY
- SHEET 4 CURVE, LINE TABLES AND PUE NOTES

NOTES:

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
4. BASIS OF BOUNDARY IS FROM THE PLAT OF RECORD ENTITLED:

"DUKE CITY LUMBER COMPANY ADDITION", (12-15-1995, 95C-451)
 "DUKE CITY LUMBER COMPANY ADDITION", (05-17-1996, 96C-204)
 "DUKE CITY LUMBER COMPANY ADDITION", (09-17-1990, 90C-222)
 "DUKE CITY LUMBER COMPANY ADDITION", (04-04-1978, D8-102)
 "DUKE CITY LUMBER COMPANY ADDITION", (12-22-1971, D4-177)
 "SAWMILL VILLAGE", (08-23-2010, 2010C-103)
 "LANDS OF FOREST PRODUCTS CO.", (05-25-1990, 90C-135)
 "LANDS OF FOREST PRODUCTS CO.", (02-11-2010, 2010C-19)
 "ARBOLERA DE VIDA UNIT 2B", (04-14-2008, 2008C-70)
 "SPECIAL WARRANTY DEED", (02-28-1992, 199217638)
 "LANDS OF OTTO SCHEER", (Dated 09-09-1943)
 "INDUSTRIAL PROPERTY & LEAD TRACK", (Dated 04-28-1947)

ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

5. FIELD SURVEY PERFORMED IN JANUARY, 2012.
6. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X AND ZONE X (AREAS PROTECTED BY DIKES AND LEVEES), AS SHOWN ON PANEL 331 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED SEPTEMBER 26, 2008.
7. AS NECESSARY, EACH REAR YARD SHALL CONTAIN A PRIVATE DRAINAGE EASEMENT TO CONVEY REAR YARD RUNOFF FROM ADJOINING LOTS. SIDE YARDS THAT ARE NOT PART OF AN ATTACHED DWELLING SHALL ALSO CONTAIN A PRIVATE DRAINAGE EASEMENT TO CONVEY REAR YARDS FLOWS TO THE STREET.
8. TRACT B SHALL CONTAIN A 3-FOOT PRIVATE DRAINAGE EASEMENT ALONG THE REAR YARD BOUNDARY OF LOT 67 FOR THE BENEFIT OF LOTS 68 AND 69.
9. SIDEWALK CULVERTS AT THE STREET AND OTHER IMPROVEMENTS WITHIN PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) WHO BENEFIT FROM THE EASEMENTS.
10. **SOLAR NOTE:** NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1009046

Application Number: 14 PRB-7093D

PLAT APPROVAL

Utility Approvals:

[Signature] 1-31-14
 ENM Electric Services Date
[Signature] 1/31/2014
 New Mexico Gas Company Date
[Signature] 2-2-14
 Qwest Corp d/b/a CenturyLink BC Date
[Signature] 1/31/14
 Comcast Date

City Approvals:

[Signature] 1-31-14
 City Surveyor Date
 OK 3-10-14
 Real Property Division Date
 OK 3-10-14
 Environmental Health Department Date
[Signature] 02-26-14
 Traffic Engineering, Transportation Division Date
[Signature] 02-26-14
 Albuquerque Bernalillo Water Utility Authority Date
[Signature] 02-26-14
 Parks and Recreation Department Date
[Signature] 3-3-14
 AMAFCA Date
[Signature] 3-3-14
 City Engineer Date
[Signature] 3-10-14
 DRP Chairperson, Planning Department Date

SURVEYOR'S CERTIFICATION:

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

[Signature] 01/22/14
 Timothy Aldrich, P.S. No. 7719 Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON MPC # 1012059360240210
 PROPERTY OWNER OF RECORD:
 Sawmill Crossings LLC
 BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 2/16/14

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03/11/2014 11:24 AM Page 1 of 5
 CityPLAT R \$25.00 B: 2014C P 0015 M Toulous Olivere, Bernalillo Cou

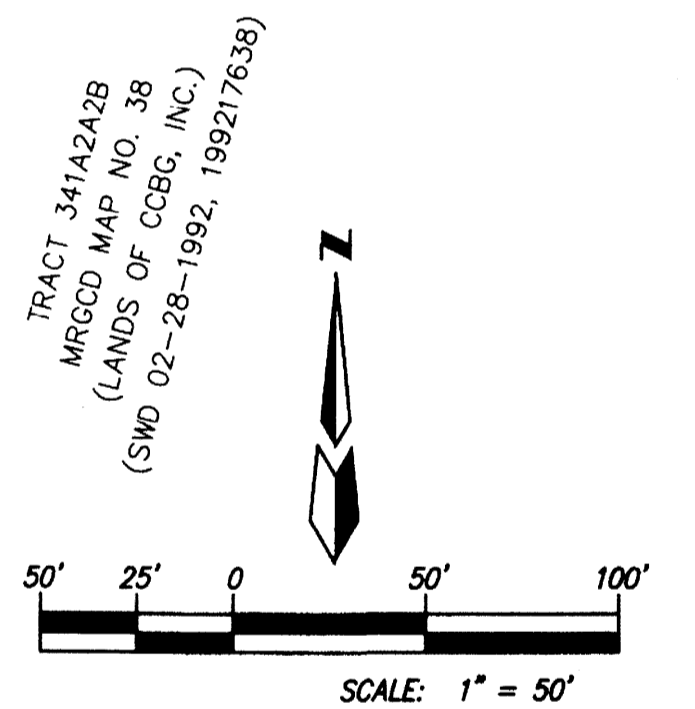
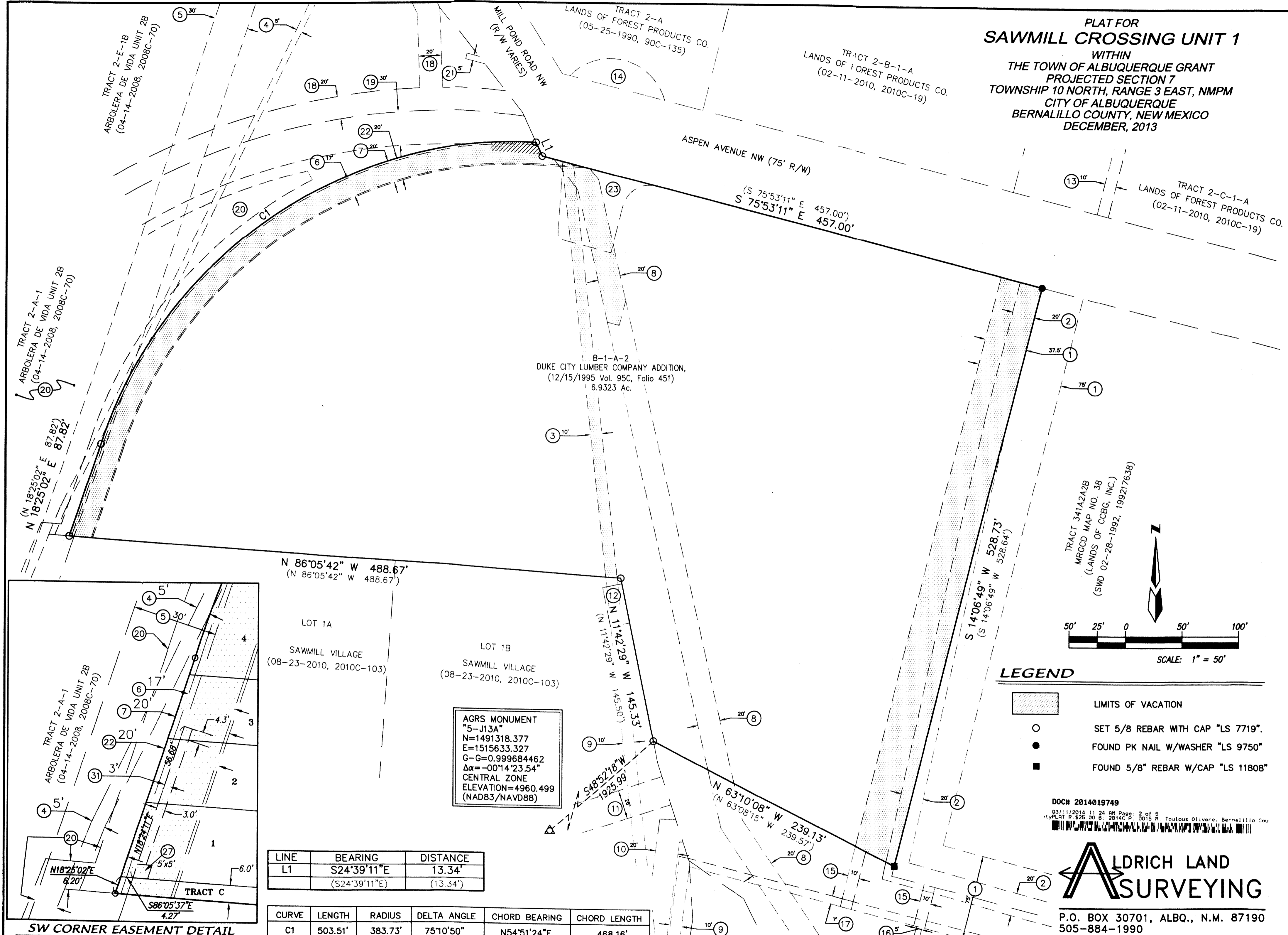


P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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Scale: AS SHOWN	Date: 12/17/2013	Job: A11047	

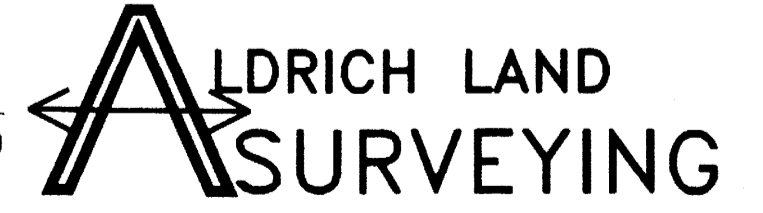
**PLAT FOR
SAWMILL CROSSING UNIT 1**

WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2013



- LEGEND**
- LIMITS OF VACATION
 - SET 5/8 REBAR WITH CAP "LS 7719".
 - FOUND PK NAIL W/WASHER "LS 9750"
 - FOUND 5/8" REBAR W/CAP "LS 11808"

DOC# 2014019749
03/11/2014 11:24 AM Page 2 of 5
PLAT R 525.00 B 2014C P 0015 H Toulouse Olivere, Bernalillo Cou



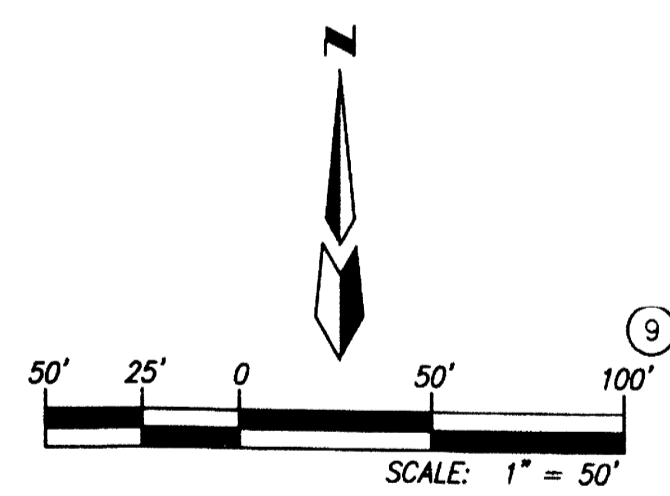
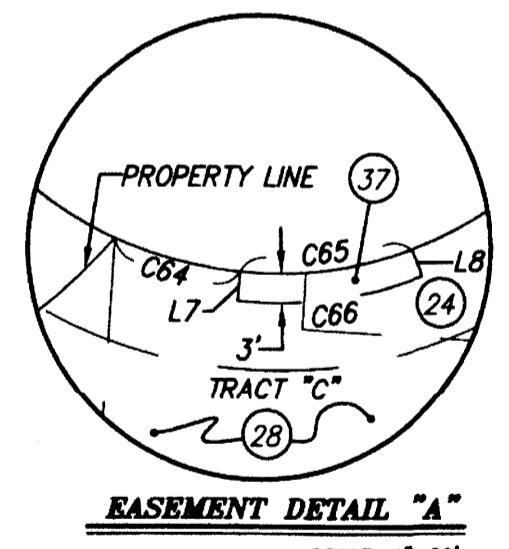
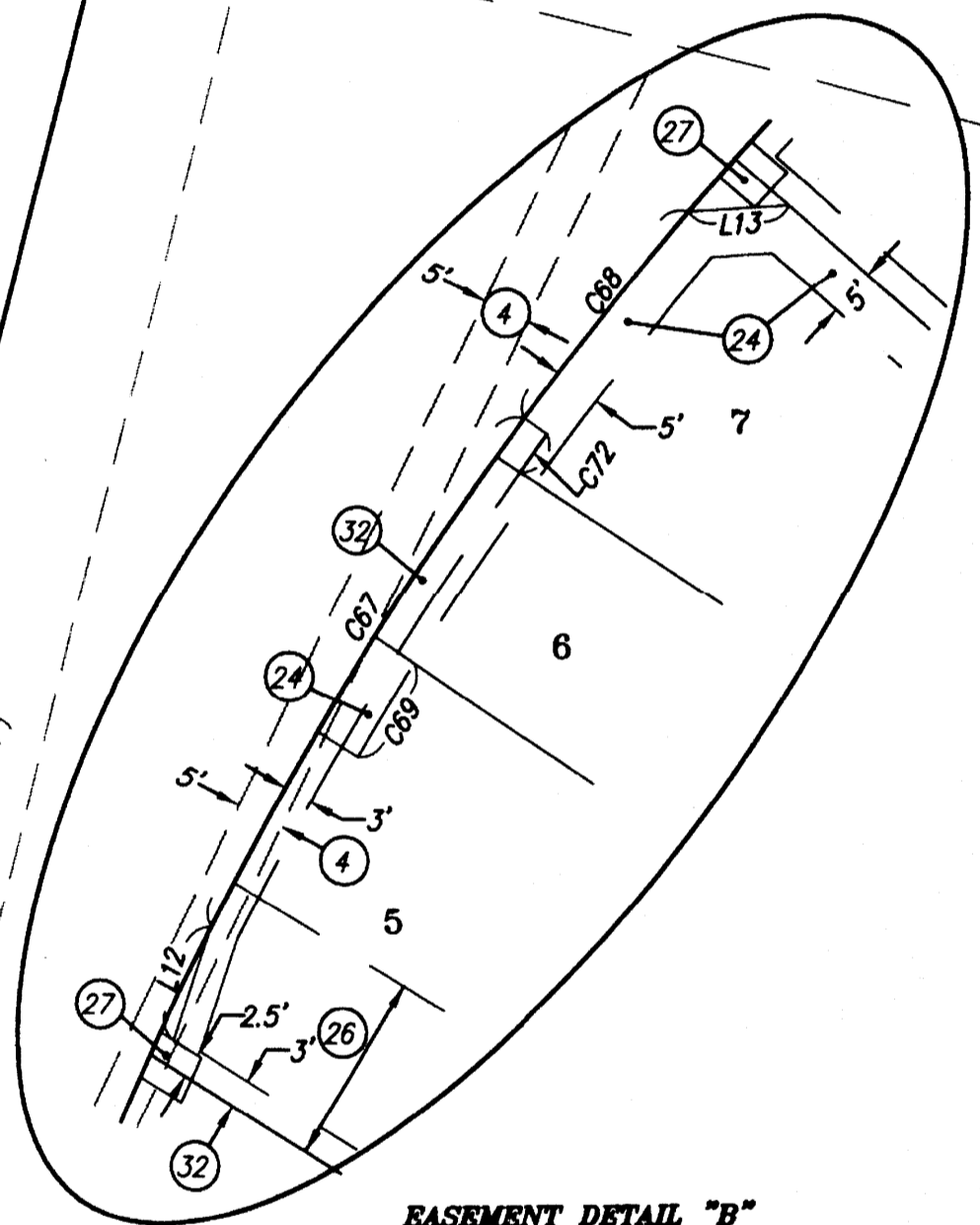
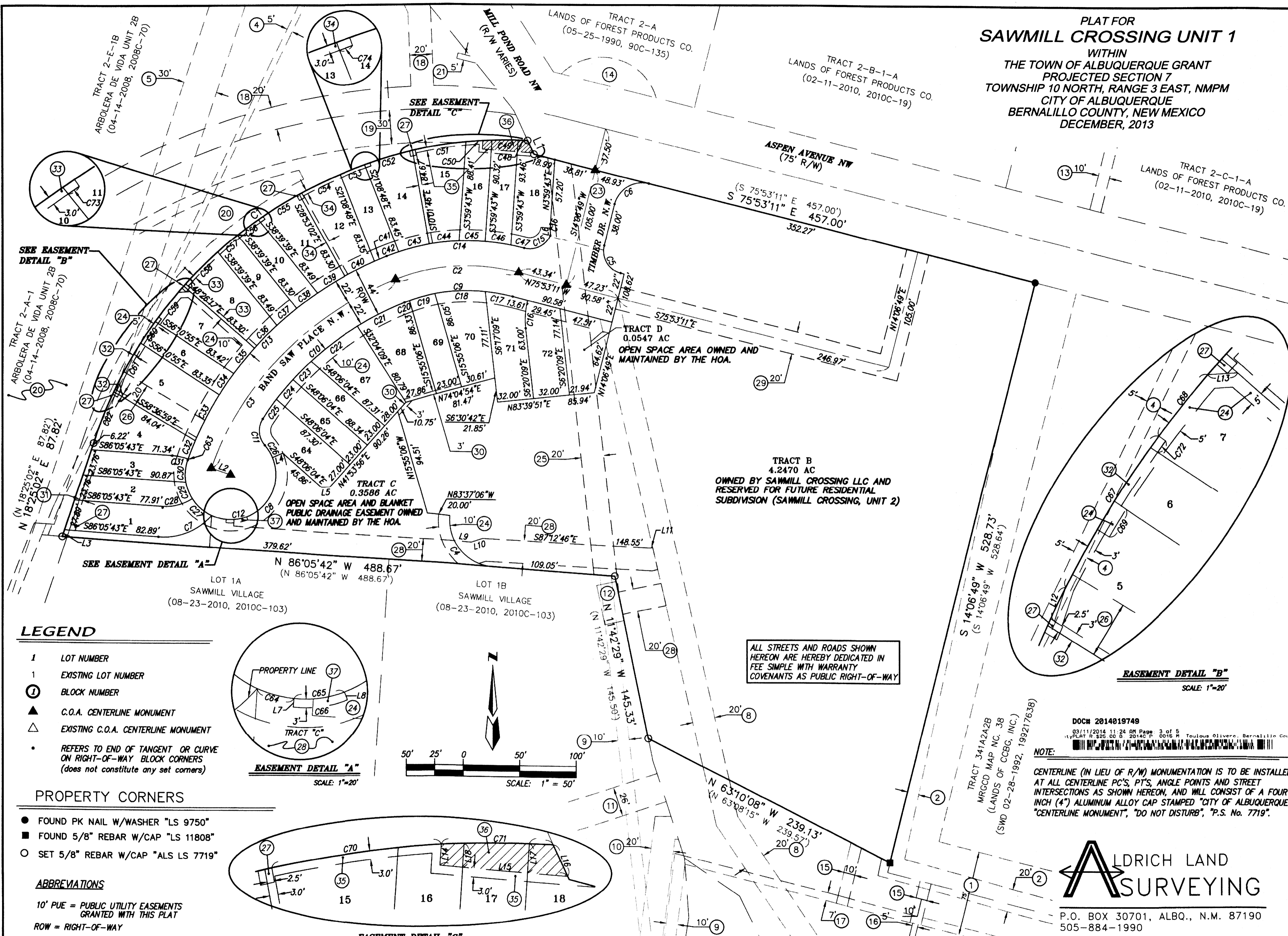
P.O. BOX 30701, ALBQ., N.M. 87190
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Scale: AS SHOWN	Date: 2/18/2014	Job: A11047	

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PLAT FOR SAWMILL CROSSING UNIT 1

WITHIN THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2013

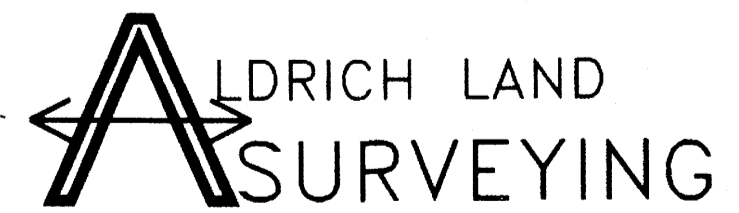


- LEGEND**
- 1 LOT NUMBER
 - 1 EXISTING LOT NUMBER
 - ① BLOCK NUMBER
 - ▲ C.O.A. CENTERLINE MONUMENT
 - △ EXISTING C.O.A. CENTERLINE MONUMENT
 - REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)

- PROPERTY CORNERS**
- FOUND PK NAIL W/WASHER "LS 9750"
 - FOUND 5/8" REBAR W/CAP "LS 11808"
 - SET 5/8" REBAR W/CAP "ALS LS 7719"
- ABBREVIATIONS**
- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 - ROW = RIGHT-OF-WAY
 - C.O.A. = CITY OF ALBUQUERQUE

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

DOC# 2014019749
03/11/2014 11:24 AM Page 3 of 5
PLAT R 326.00 B 2014C P 0016 M Toulouse Olivero, Bernalillo Co., NM
NOTE:
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".



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

A11047 REVISED FP COVER UNIT1.dwg	Drawn: DER	Checked: ALS	Sheet 3 of 5
Scale: AS SHOWN	Date: 2/18/2014	Job: A11047	

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**PLAT FOR
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TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2013**

Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord Bearing	Chord Length
C2	110.68	180.00	57.15	35°13'50"	S86°29'54"W	108.94
C3	241.04	278.43	128.66	49°36'05"	S44°04'57"W	233.58
C4	64.56	40.00	41.77	92°28'36"	S39°51'24"E	57.78
C5	31.42	20.00	20.00	90°00'00"	S30°53'11"E	28.28
C6	39.20	25.00	24.93	89°49'45"	S59°01'42"W	35.30
C7	52.52	55.46	28.42	54°15'43"	N68°05'11"E	50.58
C8	95.97	40.00	102.76	137°27'49"	N46°03'57"E	74.55
C9	97.15	158.00	50.17	35°13'50"	S86°29'54"W	95.63
C10	165.05	256.43	85.50	36°52'40"	S50°26'39"W	162.21
C11	25.46	20.00	14.78	72°56'15"	S4°27'48"E	23.78
C12	167.70	40.00	-68.98	240°12'50"	N79°10'29"E	69.21
C13	260.08	300.43	138.82	49°36'05"	S44°04'57"W	252.04
C14	123.61	202.00	63.81	35°03'38"	S86°24'48"W	121.69
C15	28.08	20.00	16.91	80°26'13"	N63°43'30"E	25.83
C16	4.36	50.00	2.18	5°00'02"	S1°29'41"W	4.36
C17	24.62	158.00	12.34	8°55'45"	N80°21'03"W	24.60
C18	44.81	158.00	22.55	16°14'55"	S87°03'37"W	44.66
C19	23.02	158.00	11.53	8°20'55"	S74°45'43"W	23.00
C20	4.70	158.00	2.35	1°42'16"	S69°44'07"W	4.70
C21	46.47	256.43	23.30	10°23'01"	S63°41'29"W	46.41
C22	51.32	256.43	25.75	11°28'01"	S52°45'57"W	51.24
C23	23.03	256.43	11.52	5°08'45"	S44°27'34"W	23.02
C24	23.03	256.43	11.52	5°08'46"	S39°18'49"W	23.02
C25	21.19	256.43	10.60	4°44'07"	S34°22'23"W	21.19
C26	12.75	40.00	6.43	18°15'58"	N31°47'57"W	12.70
C27	22.75	40.00	11.69	32°35'13"	S48°54'32"E	22.44
C28	27.66	43.00	14.33	36°51'25"	N75°28'35"E	27.19
C29	16.01	40.00	8.11	22°55'52"	S21°09'00"E	15.90
C30	20.32	40.00	10.39	29°06'43"	S4°52'17"W	20.11
C31	14.35	52.00	7.22	15°49'01"	N78°11'12"W	14.31
C32	17.30	300.43	8.65	3°17'56"	S21°08'03"W	17.30
C33	46.36	300.43	23.22	8°50'26"	S27°12'15"W	46.31
C34	23.01	300.43	11.51	4°23'15"	S33°49'05"W	23.00
C35	29.10	300.43	14.56	5°33'01"	S38°47'13"W	29.09
C36	28.24	300.43	14.13	5°23'11"	S44°15'19"W	28.23
C37	23.02	300.43	11.52	4°23'26"	S49°08'38"W	23.02
C38	23.02	300.43	11.52	4°23'26"	S53°32'04"W	23.02
C39	28.24	300.43	14.13	5°23'11"	S58°25'23"W	28.23
C40	29.11	300.43	14.56	5°33'03"	S63°53'30"W	29.09
C41	11.62	300.43	5.81	2°12'58"	S67°46'30"W	11.62
C42	11.39	202.00	5.70	3°13'50"	S70°29'54"W	11.39
C43	27.70	202.00	13.87	7°51'25"	S76°02'31"W	27.68
C44	26.39	202.00	13.22	7°29'12"	S83°42'50"W	26.38
C45	23.05	202.00	11.54	6°32'17"	N89°16'26"W	23.04
C46	23.05	202.00	11.54	6°32'17"	N82°44'09"W	23.04
C47	12.02	202.00	6.01	3°24'38"	N77°45'42"W	12.02
C48	8.41	383.73	4.21	1°15'22"	N88°10'51"W	8.41
C49	23.08	383.73	11.54	3°26'44"	S89°28'06"W	23.07
C50	23.23	383.73	11.62	3°28'06"	S86°00'41"W	23.23
C51	47.78	383.73	23.92	7°08'03"	S80°42'37"W	47.75
C52	43.98	383.73	22.01	6°34'00"	S73°51'35"W	43.95
C53	23.00	383.73	11.51	3°26'05"	S68°51'33"W	23.00
C54	40.36	383.73	20.20	6°01'32"	S64°07'44"W	40.34
C55	42.47	383.73	21.26	6°20'27"	S57°56'45"W	42.45

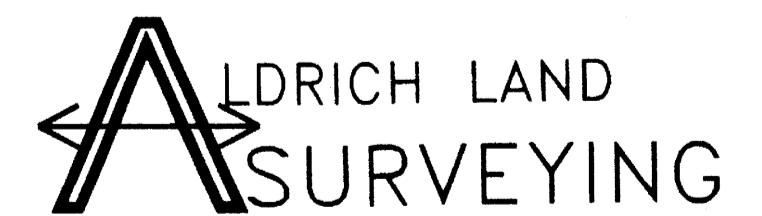
Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord Bearing	Chord Length
C56	23.01	383.73	11.51	3°26'11"	S53°03'26"W	23.01
C57	23.01	383.73	11.51	3°26'11"	S49°37'16"W	23.01
C58	42.47	383.73	21.26	6°20'27"	S44°43'57"W	42.45
C59	63.37	383.73	31.75	9°27'41"	S36°49'53"W	63.29
C60	63.37	383.73	31.75	9°27'41"	S36°49'53"W	63.29
C61	49.83	383.73	24.95	7°26'25"	S28°22'50"W	49.79
C62	49.52	383.73	24.80	7°23'39"	S20°57'48"W	49.49
C63	1.06	300.43	0.53	0°12'11"	S19°23'00"W	1.06
C64	13.46	40.00	6.80	19°17'08"	S74°50'43"E	13.40
C65	18.16	40.00	9.24	26°00'21"	N82°30'33"E	18.00
C66	19.52	43.00	9.93	26°00'21"	N82°30'33"E	19.35
C67	62.86	383.73	31.50	9°23'10"	S31°35'20"W	62.79
C68	27.93	383.73	13.97	4°10'11"	S38°22'00"W	27.92
C69	11.42	378.73	5.71	1°43'39"	S31°12'52"W	11.42
C70	60.45	383.73	30.29	9°01'32"	S82°01'47"W	60.39
C71	39.55	383.73	19.79	5°54'17"	S89°29'41"W	39.53
C72	4.87	380.73	2.44	0°43'59"	S35°54'56"W	4.87
C73	4.78	380.73	2.39	0°43'10"	S55°09'44"W	4.78
C74	4.87	380.73	2.44	0°43'59"	S70°57'24"W	4.87

Line Table		
LINE	BEARING	DISTANCE
L2	S70°43'06"E	18.00'
L3	N18°25'02"E	6.20'
L4	N67°20'02"E	9.94'
L5	N86°53'56"E	7.07'
L6	N1°00'20"W	5.90'
L7	N5°30'43"E	3.00'
L8	N20°29'38"W	3.00'
L9	S86°05'42"E	14.99'
L10	N71°24'18"E	10.66'
L11	N77°02'49"E	2.21'
L12	N18°24'11"E	12.57'
L13	N86°33'43"E	10.52'
L14	S3°59'43"W	7.56'
L15	S86°00'17"E	45.23'
L16	S24°39'11"E	12.15'
L17	S3°59'43"W	10.34'
L18	S3°59'43"W	8.52'

Lot Area Table	
LOT#	Area
1	0.0725 Ac.
2	0.0502 Ac.
3	0.0459 Ac.
4	0.0681 Ac.
5	0.0820 Ac.
6	0.0440 Ac.
7	0.0664 Ac.
8	0.0676 Ac.
9	0.0440 Ac.
10	0.0440 Ac.
11	0.0676 Ac.
12	0.0684 Ac.
13	0.0440 Ac.
14	0.0690 Ac.

Lot Area Table	
LOT#	Area
15	0.0731 Ac.
16	0.0471 Ac.
17	0.0465 Ac.
18	0.0654 Ac.
64	0.0653 Ac.
65	0.0465 Ac.
66	0.0465 Ac.
67	0.0764 Ac.
68	0.0757 Ac.
69	0.0457 Ac.
70	0.0708 Ac.
71	0.0704 Ac.
72	0.0602 Ac.

Tract Area Table	
Name	Area
Tract B	4.2470 Ac.
Tract C	0.3586 Ac.
Tract D	0.0547 Ac.
ROW	0.6388 Ac.



DOC# 2014019749

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 City: PLAT R 325 00 B 2014C P. 0015 N Toulous Olivero, Bernalillo Co.
 505-884-1990

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

A11047 REVISED FP COVER UNIT1.dwg	Drawn: DER	Checked: ALS	Sheet 4 of 5
Scale: AS SHOWN	Date: 2/18/2014	Job: A11047	

PLAT FOR
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TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2013

PUBLIC UTILITY EASEMENTS (PUE)

Shown on this plat are granted for the common and joint use of:

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

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

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

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

Disclaimer

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

EASEMENT KEYED NOTES:

- ① 75' RESERVED FOR PUBLIC UTILITIES BY VACATION ORDINANCE NO. 2425 (03-16-1965, BK. MISC 50, PG. 848-854) **(HATCHED PORTION VACATED WITH 13DRB-7051B)**
- ② 20' SANITARY SEWER EASEMENT BY VACATION ORDINANCE NO. 2425 (03-16-1965, BK. MISC 50, PG. 848-854)
- ③ 10' PNM EASEMENT (06-25-1968, BK. MISC 107, PG. 297-30)
10' PNM EASEMENT BY JUDGEMENT (06-25-1968, BK. MISC 107, PG. 301-304) **(HATCHED PORTION VACATED WITH 13DRB-7051B)**
- ④ 5' PNM EASEMENT (03-18-1950, BK. D135, PG. 547-549)
- ⑤ 30' COA PERMANENT UTILITY EASEMENT BY JUDGEMENT (04-09-1968, BK. MISC 99, PG. 776-780)
- ⑥ 17' RAILROAD EASEMENT (10-24-2003, BK. A67, PG. 4653) **(HATCHED PORTION VACATED WITH 13DRB-7051B)**
- ⑦ 20' NON-EXCLUSIVE RAILWAY EASEMENT (01-24-1980, BK. D113A, PG. 278-280) **(HATCHED PORTION VACATED WITH 13DRB-7051B)**
- ⑧ 20' COA PUBLIC WATERLINE EASEMENT CENTERED ON EXISTING WATERLINE. LOCATION IS APPROXIMATE (09-17-1990, 90C-222) **(HATCHED PORTION VACATED WITH 13DRB-7051B)**
- ⑨ 10' QWEST EASEMENT (08-06-2003, BK. A61, PG. 8569)
- ⑩ 20' COA PUBLIC WATERLINE EASEMENT (08-23-2010, 2010C-103)
- ⑪ 20' COA PUBLIC ACCESS EASEMENT MAINTAINED BY OWNERS OF SAWMILL VILLAGE (08-23-2010, 2010C-103)
- ⑫ 17.4' X 35' COA PUBLIC WATERLINE EASEMENT (08-23-2010, 2010C-103)
- ⑬ 10' PNM EASEMENT (01-07-1953, BK. D228, PG. 93-96)
- ⑭ COA PUBLIC TEMPORARY TURN-AROUND EASEMENT (05-25-1990, 90C-135)
- ⑮ 10' PUE (05-17-1996, 96C-204)
- ⑯ 5' PNM ANCHOR EASEMENT (05-17-1996, 96C-204)
- ⑰ 7' UTILITY EASEMENT (04-04-1978, D8-102)
- ⑱ 20' COA PUBLIC EMERGENCY ACCESS EASEMENT (10-06-2005, 2005C-325)
- ⑲ 30' BN & SF RAILWAY COMPANY EASEMENT (04-11-2005, 2005C-106)
- ⑳ COA PUBLIC DRAINAGE EASEMENT (04-11-2005, 2005C-106)
- ㉑ 10' PNM ANCHOR EASEMENT (04-11-2005, 2005C-106)
- ㉒ 20' RAILROAD TRACK EASEMENT (12-02-2003, BK. A63, PG. 5318) **(TO BE VACATED BY THIS PLAT)**
- ㉓ EXISTING PUBLIC ROADWAY EASEMENT (01-25-2013, DOC. #201300)
- ㉔ NEW 5' PUBLIC UTILITY EASEMENT, ALONG THE BACK OF LOTS 5 & 6 AND ALONG THE BACK & SIDE OF LOT 7, GRANTED WITH THIS PLAT. (SEE EASEMENT DETAIL "B" ON SHEET 3).
- ㉕ EXISTING 20' PNM EASEMENT (04-18-2013, DOC #2013043075)
- ㉖ NEW 20 FOOT PUBLIC SANITARY SEWER EASEMENT GRANTED TO ABCWUA WITH THIS PLAT.
- ㉗ NEW 5x5 FOOT WIDE LANDSCAPE EASEMENT GRANTED TO LOT 1 AND TO BE MAINTAINED BY UNDERLYING PROPERTY OWNER BY THIS PLAT.
- ㉘ NEW 20 FOOT PUBLIC WATER LINE EASEMENT GRANTED TO ABCWUA WITH THIS PLAT.
- ㉙ NEW 20 FOOT PUBLIC SANITARY SEWER EASEMENT GRANTED TO ABCWUA WITH THIS PLAT.
- ㉚ NEW 3 FOOT PRIVATE DRAINAGE EASEMENT GRANTED TO AND FOR THE BENEFIT OF LOTS 68 & 69 AND TRACT C BY THIS PLAT AND TO BE MAINTAINED BY UNDERLYING PROPERTY OWNERS.
- ㉛ NEW 3' PRIVATE DRAINAGE EASEMENT GRANTED TO AND FOR THE BENEFIT OF LOTS 1-4 WITH THIS PLAT AND TO BE MAINTAINED BY UNDERLYING PROPERTY OWNERS. (SEE EASEMENT DETAIL ON SHEET 2.)
- ㉜ NEW 3' PRIVATE DRAINAGE EASEMENT GRANTED TO AND FOR THE BENEFIT OF LOTS 5-7 WITH THIS PLAT AND TO BE MAINTAINED BY UNDERLYING PROPERTY OWNERS. (SEE EASEMENT DETAIL "B" ON SHEET 3.)
- ㉝ NEW 3' PRIVATE DRAINAGE EASEMENT GRANTED TO AND FOR THE BENEFIT OF LOTS 8-11 WITH THIS PLAT AND TO BE MAINTAINED BY UNDERLYING PROPERTY OWNERS.
- ㉞ NEW 3' PRIVATE DRAINAGE EASEMENT GRANTED TO AND FOR THE BENEFIT OF LOTS 12-14 WITH THIS PLAT AND TO BE MAINTAINED BY UNDERLYING PROPERTY OWNERS.
- ㉟ NEW 3' PRIVATE DRAINAGE EASEMENT GRANTED TO AND FOR THE BENEFIT OF LOTS 15-18 WITH THIS PLAT AND TO BE MAINTAINED BY UNDERLYING PROPERTY OWNERS. SEE EASEMENT DETAIL "C" ON SHEET 3.
- ㊱ NEW PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA WITH THIS PLAT. (WIDTH VARIES-SEE EASEMENT DETAIL "C" ON SHEET 3).
- ㊲ NEW 3' PUBLIC SIDEWALK EASEMENT GRANTED WITH THIS PLAT TO THE CITY OF ALBUQUERQUE. (SEE EASEMENT DETAIL "A" ON SHEET 3).

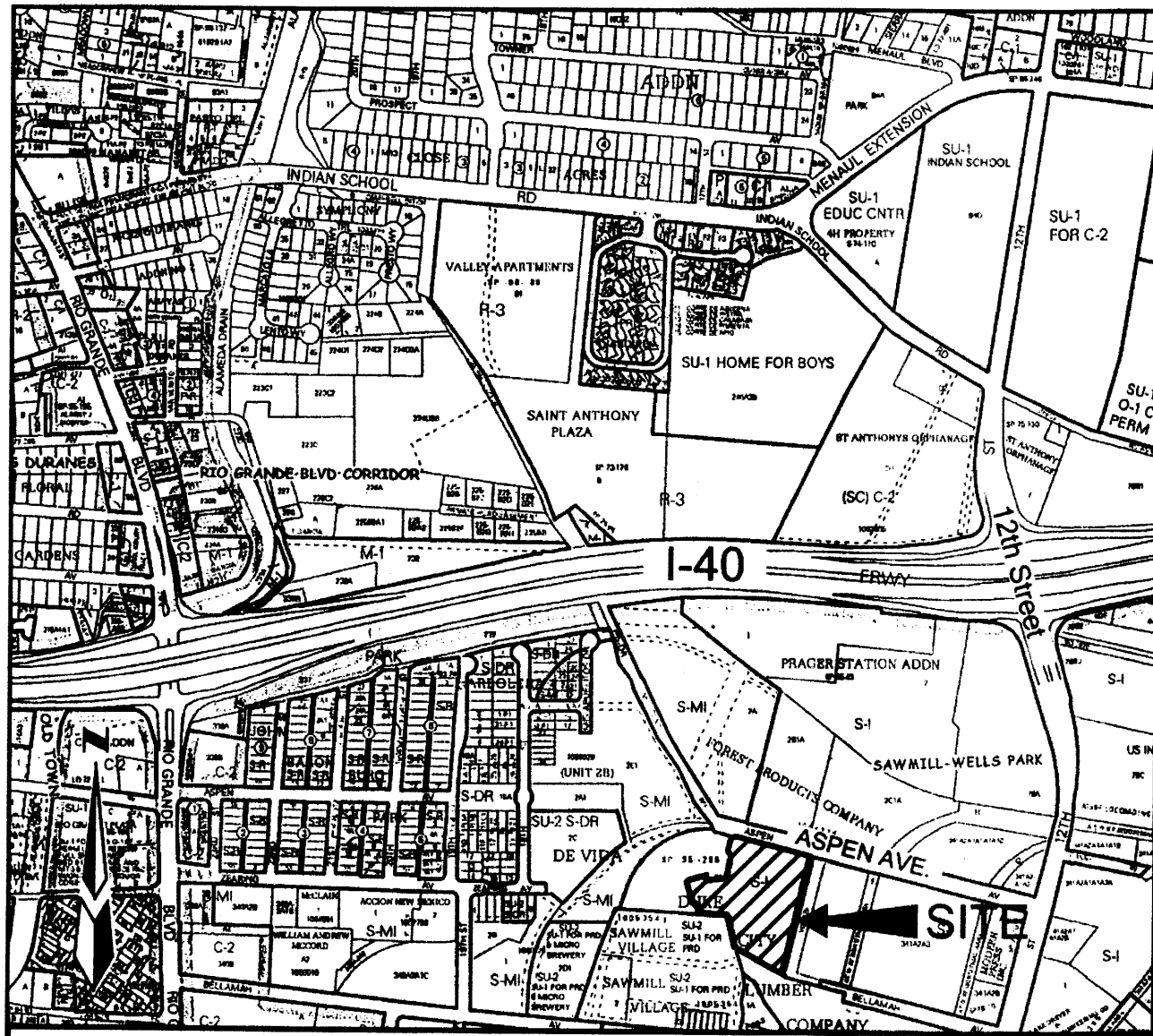
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P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

DOC# 2014019749
03/11/2014 11:24 AM Page 5 of 5
CityPLAT R \$25 00 B 2014C P 0015 M Toulouse Oliveira, Bernalillo Co
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	Date: 2/18/2014	Job: A11047	



VICINITY MAP NO SCALE ZONE ATLAS: H-13

SUBDIVISION DATA

GROSS ACREAGE	4.2470 Acres
ZONE ATLAS NO.	H-13-Z
NO. OF EXISTING TRACTS	1
NO. OF LOTS/TRACTS CREATED	53 LOTS & 2 TRACTS
NO. OF TRACTS ELIMINATED	1
MILES OF FULL WIDTH STREETS CREATED	0.1071 Miles
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.6388 Acres
DATE OF SURVEY	JANUARY, 2012

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants 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, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

SAWMILL CROSSING LLC, Owner Tract B, Sawmill Crossing, Unit 1
Keith Cheshire, Managing Member

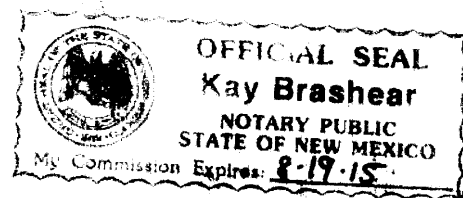
Keith Cheshire, Managing Member

OWNER'S ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF BERNALILLO ss

This instrument was acknowledged before me on March 13, 15
By Keith Cheshire, Managing Member of Sawmill Crossing LLC, a New Mexico Limited Liability Company on behalf of said Company

Kay Brashear 8-19-15
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION:

A tract of land situate within the Town of Albuquerque Grant, projected Section 7, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT B, SAWMILL CROSSING UNIT 1, 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 March 11, 2014 in Book 2014C, Page 0015, and containing 4.2470 acres more or less.

PURPOSE OF PLAT:

1. Subdivide TRACT B, SAWMILL CROSSING UNIT 1 into fifty three (53) Residential lots and two (2) tracts.
2. Dedicated Right-Of-Way and grant easements as shown hereon in this plat.
3. Vacate easements as shown hereon in this plat.

TABLE OF CONTENTS:

- SHEET 1 COVER SHEET
- SHEET 2 EXISTING CONDITIONS
- SHEET 3 EASEMENTS AND PUE NOTES
- SHEET 4 FINAL PLAT GEOMETRY
- SHEET 5 CURVE, LINE TABLES

NOTES:

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
4. BASIS OF BOUNDARY IS FROM THE PLAT OF RECORD ENTITLED:
"SAWMILL CROSSING UNIT 1", (3-11-2014, 2014C-0015)
"DUKE CITY LUMBER COMPANY ADDITION", (12-15-1995, 95C-451)
"DUKE CITY LUMBER COMPANY ADDITION", (05-17-1996, 96C-204)
"DUKE CITY LUMBER COMPANY ADDITION", (09-17-1990, 90C-222)
"DUKE CITY LUMBER COMPANY ADDITION", (04-04-1978, D8-102)
"DUKE CITY LUMBER COMPANY ADDITION", (12-22-1971, D4-177)
"SAWMILL VILLAGE", (08-23-2010, 2010C-103)
"LANDS OF FOREST PRODUCTS CO.", (05-25-1990, 90C-135)
"LANDS OF FOREST PRODUCTS CO.", (02-11-2010, 2010C-19)
"ARBOLERA DE VIDA UNIT 2B", (04-14-2008, 2008C-70)
"SPECIAL WARRANTY DEED", (02-28-1992, 199217638)
"LANDS OF OTTO SCHEER", (Dated 09-09-1943)
"INDUSTRIAL PROPERTY & LEAD TRACK", (Dated 04-28-1947)
ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. FIELD SURVEY PERFORMED IN JANUARY, 2012.
6. CITY OF ALBUQUERQUE, NEW MEXICO ZONE: S-1
7. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X AND ZONE X (AREAS PROTECTED BY DIKES AND LEVEES), AS SHOWN ON PANEL 331 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED SEPTEMBER 26, 2008.
8. AS SHOWN HEREON, EACH REAR YARD SHALL CONTAIN A PRIVATE DRAINAGE EASEMENT TO CONVEY REAR YARD RUNOFF FROM ADJOINING LOTS. SIDE YARDS THAT ARE NOT PART OF AN ATTACHED DWELLING SHALL ALSO CONTAIN A PRIVATE DRAINAGE EASEMENT TO CONVEY REAR YARDS FLOWS TO THE STREET.
9. SIDEWALK CULVERTS AT THE STREET AND OTHER IMPROVEMENTS WITHIN PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) WHO BENEFIT FROM THE EASEMENTS.
11. SOLAR NOTE: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

PLAT FOR
SAWMILL CROSSING UNIT 2
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2015

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1009046

Application Number: _____

PLAT APPROVAL _____

Utility Approvals:

PNM Electric Services _____ Date _____

New Mexico Gas Company _____ Date _____

CenturyLink QC _____ Date _____

XFINITY _____ Date _____

City Approvals:

Steven M. Reinhardt P.S. 3/16/15
City Surveyor Date

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

Albuquerque Bernalillo Water Utility Authority _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

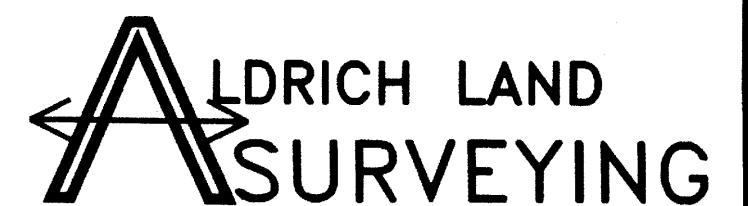
DRB Chairperson, Planning Department _____ Date _____

SURVEYOR'S CERTIFICATION:

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 03/13/2015
Timothy Aldrich P.S. No. 7719 Date

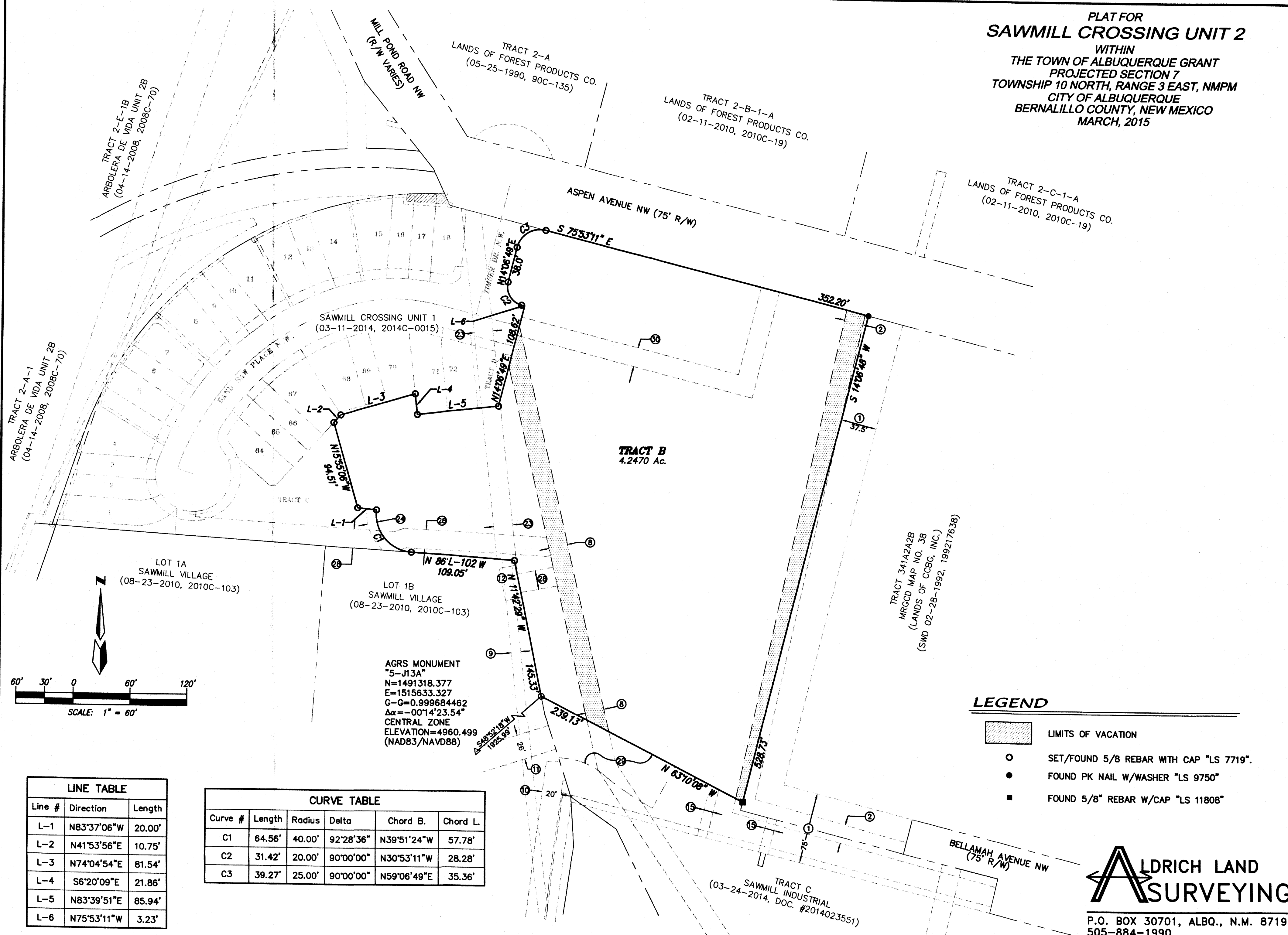
PROJECT: 1009046
DATE: 3-25-15
APP: 15-70117(CP)



P.O. BOX 30701, ALBQ., N.M. 87190
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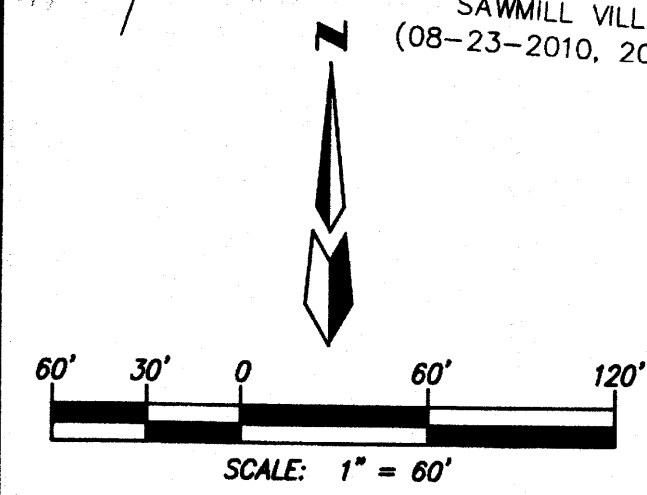
PLAT FOR
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2015



LOT 1A
 SAWMILL VILLAGE
 (08-23-2010, 2010C-103)

LOT 1B
 SAWMILL VILLAGE
 (08-23-2010, 2010C-103)

AGRS MONUMENT
 "5-J13A"
 N=1491318.377
 E=1515633.327
 G-G=0.999684462
 Δα=-00°14'23.54"
 CENTRAL ZONE
 ELEVATION=4960.499
 (NAD83/NAVD88)



LEGEND

- LIMITS OF VACATION
- SET/FOUND 5/8 REBAR WITH CAP "LS 7719".
- FOUND PK NAIL W/WASHER "LS 9750"
- FOUND 5/8" REBAR W/CAP "LS 11808"

LINE TABLE

Line #	Direction	Length
L-1	N83°37'06"W	20.00'
L-2	N41°53'56"E	10.75'
L-3	N74°04'54"E	81.54'
L-4	S6°20'09"E	21.86'
L-5	N83°39'51"E	85.94'
L-6	N75°53'11"W	3.23'

CURVE TABLE

Curve #	Length	Radius	Delta	Chord B.	Chord L.
C1	64.56'	40.00'	92°28'36"	N39°51'24"W	57.78'
C2	31.42'	20.00'	90°00'00"	N30°53'11"W	28.28'
C3	39.27'	25.00'	90°00'00"	N59°06'49"E	35.36'



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EASEMENTS

- ① EXISTING EASEMENT RESERVED FOR PUBLIC UTILITIES BY VACATION ORDINANCE NO. 2425 (03-16-1965, BK. MISC 50, PG. 848-854)
- ② EXISTING 20' SANITARY SEWER EASEMENT BY VACATION ORDINANCE NO. 2425 (09-17-1990, BK 90C, PG 222) **HATCHED PORTION TO BE VACATED**
- ⑧ EXISTING 20' COA PUBLIC WATERLINE UTILITY EASEMENT LOCATION IS APPROXIMATE (09-17-1990,90C-222) **(HATCHED PORTION TO BE VACATED)**
- ⑨ EXISTING 10' QWEST EASEMENT (08-06-2003, BK. A61, PG. 8569)
- ⑩ EXISTING 20' COA PUBLIC WATERLINE EASEMENT (08-23-2010, 2010C-103)
- ⑪ EXISTING 26' COA PUBLIC ACCESS EASEMENT MAINTAINED BY OWNERS OF SAWMILL VILLAGE (08-23-2010, 2010C-103)
- ⑫ EXISTING 17.4' X 35' PUBLIC WATERLINE EASEMENT (08-23-2010, 2010C-103)
- ⑮ EXISTING 10' PUE (05-17-1996, 96C-204)
- ⑰ EXISTING 20' PNM EASEMENT (04-18-2013, DOC #2013043075)
- ⑳ EXIST 10' PUE (03-11-2014 2014C-0015)
- ㉓ NEW 5x5 FOOT WIDE LANDSCAPE EASEMENT GRANTED TO AND TO BE MAINTAINED BY ADJACENT PROPERTY OWNERS.
- ㉔ EXISTING 20 FOOT PUBLIC WATER LINE EASEMENT (FILED 03-11-14, BK 2014C, PG 0015)
- ㉕ EXISTING COA PUBLIC ACCESS EASEMENT (03/24/2014, BK 2014C, PG 22)
- ㉖ EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (03/11/2014 2014C-0015)
- ㉗ NEW 20 FOOT WIDE TEMPORARY EMERGENCY ACCESS EASEMENT AND EXISTING PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT.
- ㉘ NEW 5' PRIVATE SANITARY SEWER SERVICE EASEMENT GRANTED WITH THIS PLAT.
- ㉙ NEW 5' WIDE LANDSCAPE EASEMENT GRANTED WITH THIS PLAT & TO BE JOINTLY MAINTAINED BY LOT OWNERS.
- ㉚ NEW 4' WIDE PUBLIC SIDEWALK EASEMENT GRANTED WITH THIS PLAT. (SEE DETAIL)
- ㉛ NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 28-33.
- ㉜ NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 36-40.
- ㉝ NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 41-44.
- ㉞ NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 49-51.
- ㉟ NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 59-60.
- ㊱ NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 73-80.
- ㊲ NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 52-58.
- ㊳ NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 61-63.
- ㊴ NEW 10' WIDE PUBLIC WATERLINE EASEMENT GRANTED WITH THIS PLAT.
- ㊵ NEW 20' WIDE PUBLIC WATERLINE EASEMENT GRANTED WITH THIS PLAT.
- ㊶ NEW 10" PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT.

**PLAT FOR
SAWMILL CROSSING UNIT 2
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2015**

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Qwest Corporation D/B/A CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
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505-884-1990

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PLAT FOR
SAWMILL CROSSING UNIT 2
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 CITY OF ALBUQUERQUE
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 MARCH, 2015

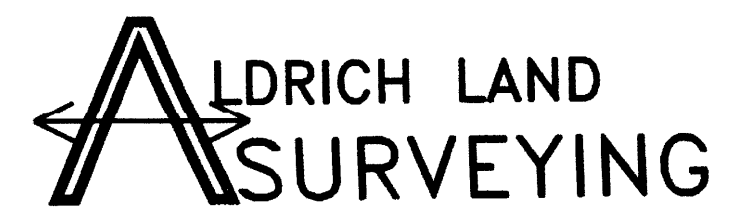
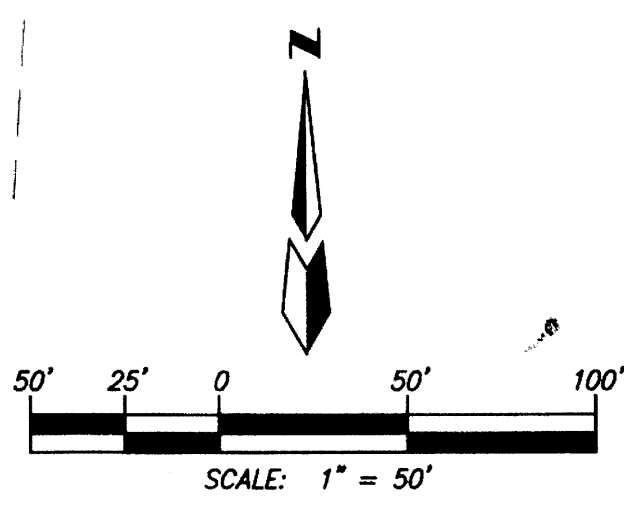


LINE TABLE		
Line #	Direction	Length
L-1	N83°37'06"W	20.00'
L-2	N41°53'56"E	10.75'
L-3	N74°04'54"E	81.54'
L-4	S6°20'09"E	21.86'
L-5	N83°39'51"E	85.94'
L-6	N75°53'11"W	3.23'
L7	S3°54'18"W	18.00'
L8	N26°27'08"W	20.75'
L9	S26°00'05"E	14.44'
L10	S6°20'09"E	48.52'
L11	N7°37'16"E	53.80'
L12	N11°17'58"W	32.47'
L13	N14°06'49"E	63.00'
L14	N13°22'09"W	10.76'
L15	S14°06'49"W	8.84'
L16	N7°01'46"W	13.86'

TRACT 341A2A2B
 WRCCD MAP NO. 38
 (LANDS OF CCBG, INC.)
 (SWD 02-28-1992, 199217638)

LEGEND

- SET/FOUND 5/8 REBAR WITH CAP "LS 7719".
- FOUND PK NAIL W/WASHER "LS 9750"
- FOUND 5/8" REBAR W/CAP "LS 11808"



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

A13003 FP U2B_50 SCALE.dwg	Drawn: SPS	Checked: ALS	Sheet 4 of 5
Scale: AS SHOWN	Date: 3/13/2015	Job: A13003	

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**PLAT FOR
SAWMILL CROSSING UNIT 2
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2015**

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord B.	Chord L.
C1	64.56'	40.00'	92°28'36"	N39°51'24"W	57.78'
C2	31.42'	20.00'	90°00'00"	N30°53'11"W	28.28'
C3	39.27'	25.00'	90°00'00"	N59°06'49"E	35.36'
C5	51.84'	33.00'	90°00'00"	N30°53'11"W	46.67'
C5	51.84'	33.00'	90°00'00"	N30°53'11"W	46.67'
C6	50.03'	75.00'	38°13'11"	N33°13'24"E	49.11'
C7	57.22'	180.00'	18°12'54"	N84°59'38"W	56.98'
C8	25.15'	180.00'	8°00'23"	N89°54'07"E	25.13'
C9	74.32'	180.00'	23°39'30"	N25°56'34"E	73.80'
C10	39.79'	158.50'	14°23'06"	N21°18'22"E	39.69'
C11	49.34'	201.50'	14°01'43"	S21°08'29"W	49.21'
C12	26.57'	201.50'	7°33'20"	N24°22'41"E	26.55'
C13	22.76'	201.50'	6°28'23"	N17°21'49"E	22.75'
C14	31.42'	20.00'	90°00'00"	S30°53'11"E	28.28'
C15	50.23'	158.00'	18°12'54"	N84°59'38"W	50.02'
C16	28.23'	202.00'	8°00'23"	S89°54'07"W	28.20'
C17	172.03'	40.00'	246°25'19"	N37°06'57"E	66.93'
C18	26.64'	40.00'	38°09'48"	S25°27'48"W	26.15'
C19	20.11'	40.00'	28°48'09"	S58°56'46"W	19.90'
C20	30.13'	40.00'	43°09'18"	N85°04'30"W	29.42'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord B.	Chord L.
C21	30.60'	40.00'	43°49'28"	N41°35'07"W	29.85'
C22	0.23'	20.00'	0°40'22"	N20°00'35"W	0.23'
C23	23.19'	20.00'	66°25'19"	S52°53'03"E	21.91'
C24	37.45'	45.00'	47°40'46"	N17°31'51"E	36.38'
C25	1.27'	158.00'	0°27'38"	N86°19'31"W	1.27'
C26	20.81'	158.00'	7°32'45"	N89°40'18"E	20.79'
C27	22.08'	158.00'	8°00'23"	N89°54'07"E	22.06'
C28	2.58'	202.00'	0°43'52"	N86°15'51"E	2.58'
C29	21.27'	202.00'	6°01'57"	S89°38'46"W	21.26'
C30	20.72'	202.00'	5°52'35"	N84°23'58"W	20.71'
C31	19.66'	202.00'	5°34'30"	N78°40'26"W	19.65'
C32	64.22'	202.00'	18°12'54"	S84°59'38"E	63.95'
C33	24.20'	115.75'	11°58'39"	N8°07'30"E	24.15'
C34	31.42'	20.00'	90°00'00"	S59°06'49"W	28.28'
C35	31.42'	20.00'	90°00'00"	S30°53'11"E	28.28'
C36	31.42'	20.00'	90°00'00"	S59°06'49"W	28.28'
C37	17.02'	92.50'	10°32'22"	N19°23'01"E	16.99'
C38	16.44'	93.98'	10°01'15"	N29°44'39"E	16.42'
C39	33.45'	92.50'	20°43'16"	S24°28'28"W	33.27'
C40	16.15'	20.00'	46°16'08"	N11°42'23"E	15.71'

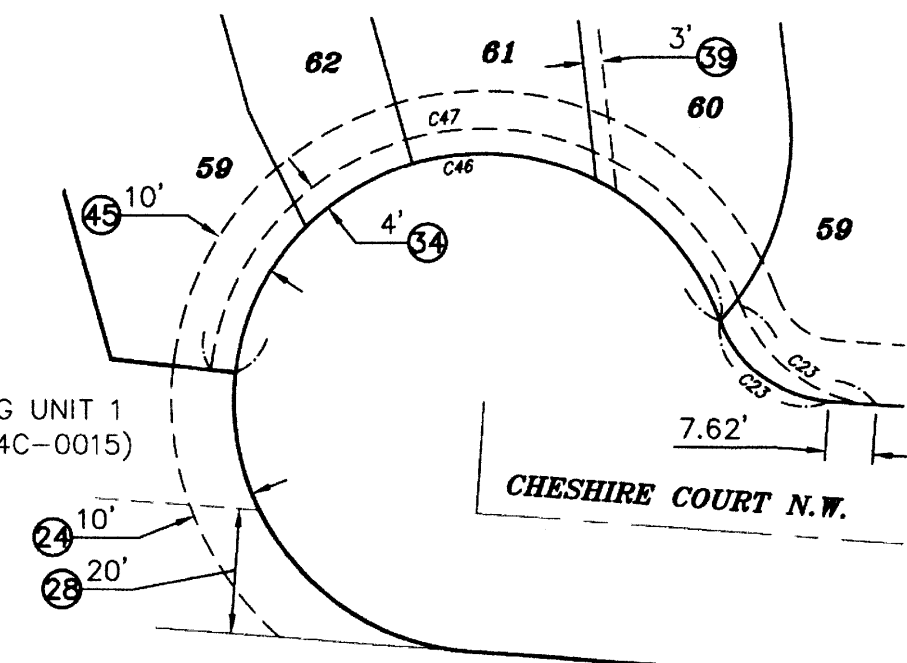
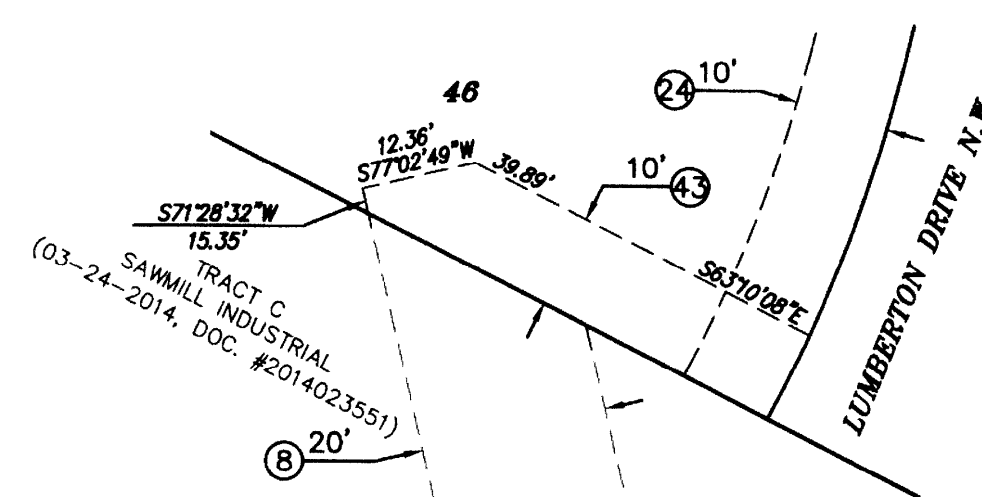
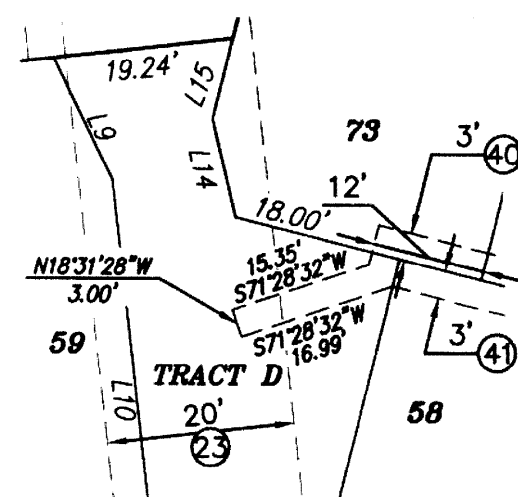
CURVE TABLE					
Curve #	Length	Radius	Delta	Chord B.	Chord L.
C41	0.55'	54.50'	0°34'24"	N11°08'07"W	0.55'
C42	23.74'	54.50'	24°57'43"	N1°37'57"E	23.56'
C43	24.29'	54.50'	25°32'08"	S1°20'45"W	24.09'
C44	29.17'	33.00'	50°39'04"	N11°12'43"W	28.23'
C45	22.66'	33.00'	39°20'56"	N56°12'43"W	22.22'

LOT AREA TABLE	
LOT #	AREA
LOT 13	0.0488 ACRES
LOT 15	0.1139 ACRES
LOT 17	1.0685 ACRES
LOT 19	0.0715 ACRES
LOT 20	0.0438 ACRES
LOT 21	0.0438 ACRES
LOT 22	0.0610 ACRES
LOT 23	0.0610 ACRES
LOT 24	0.0438 ACRES
LOT 25	0.0438 ACRES
LOT 26	0.0438 ACRES
LOT 27	0.0685 ACRES
LOT 28	0.0851 ACRES
LOT 29	0.0454 ACRES
LOT 30	0.0456 ACRES
LOT 31	0.0669 ACRES
LOT 32	0.0641 ACRES
LOT 33	0.0454 ACRES
LOT 34	0.0727 ACRES
LOT 35	0.0632 ACRES

LOT AREA TABLE	
LOT #	AREA
LOT 36	0.0454 ACRES
LOT 37	0.0454 ACRES
LOT 38	0.0632 ACRES
LOT 39	0.0632 ACRES
LOT 40	0.0454 ACRES
LOT 41	0.0632 ACRES
LOT 42	0.0632 ACRES
LOT 43	0.0454 ACRES
LOT 44	0.0456 ACRES
LOT 45	0.0755 ACRES
LOT 46	0.0720 ACRES
LOT 47	0.0617 ACRES
LOT 48	0.0685 ACRES
LOT 49	0.0438 ACRES
LOT 50	0.0438 ACRES
LOT 51	0.0602 ACRES
LOT 52	0.0685 ACRES
LOT 53	0.0438 ACRES
LOT 54	0.0610 ACRES
LOT 55	0.0610 ACRES

LOT AREA TABLE	
LOT #	AREA
LOT 56	0.0440 ACRES
LOT 57	0.0447 ACRES
LOT 58	0.0626 ACRES
LOT 59	0.0816 ACRES
LOT 60	0.0610 ACRES
LOT 61	0.0675 ACRES
LOT 62	0.0442 ACRES
LOT 63	0.0748 ACRES
LOT 73	0.0604 ACRES
LOT 74	0.0438 ACRES
LOT 75	0.0438 ACRES
LOT 76	0.0610 ACRES
LOT 77	0.0610 ACRES
LOT 78	0.0438 ACRES
LOT 79	0.0438 ACRES
LOT 80	0.0685 ACRES

OTHER PROPERTY AREA TABLE	
REAL PROPERTY	AREA
TRACT D	0.0488 ACRES
TRACT F	0.1139 ACRES
RIGHT-OF-WAY	1.0685 ACRES



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

PRELIMINARY PLAT FOR
**SAWMILL CROSSING
 UNIT 2**
 WITHIN THE
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 7
 TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2014

SUBDIVISION DATA

GROSS ACREAGE	4.2470 AC
ZONE ATLAS NO.	H-13-Z
NO. OF TRACTS EXISTING	1 TRACT
NO. OF LOTS/TRACTS CREATED	53 LOTS/2 TRACTS
DATE OF SURVEY	JANUARY, 2012

DESCRIPTION

A tract of land situate within the Town of Albuquerque Grant, projected Section 7, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT B, SAWMILL CROSSING UNIT 1, 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 MARCH 11, 2014 in BOOK 2014C, PAGE 0015, and containing 4.2470 acres more or less.

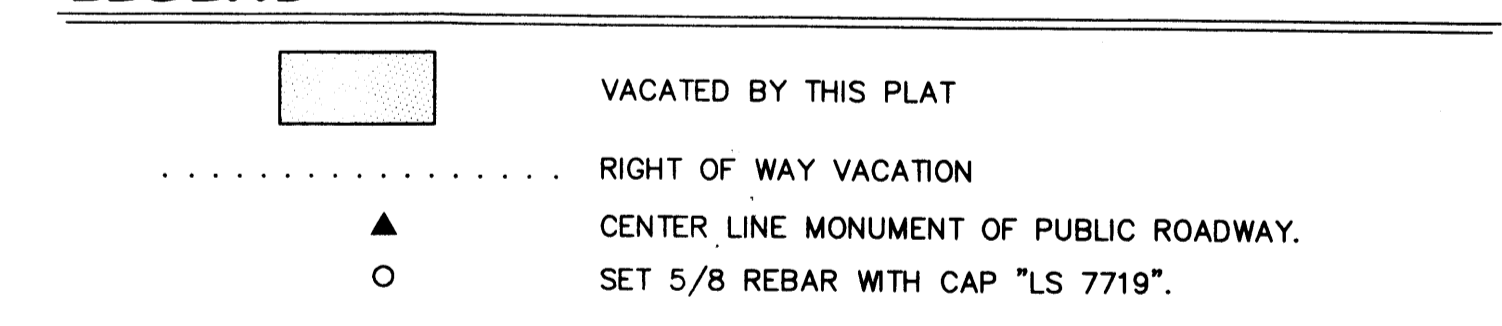
PURPOSE OF PLAT

- SUBDIVIDE TRACT B, SAWMILL CROSSING UNIT 1 INTO 53 RESIDENTIAL LOTS, AND 2 TRACTS.
- GRANT NEW EASEMENTS AS SHOWN.
- VACATE EASEMENTS AS SHOWN.

NOTES

- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
- DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
- BASIS OF BOUNDARY IS FROM THE PLAT OF RECORD ENTITLED:
 - "DUKE CITY LUMBER COMPANY ADDITION", (12-15-1995, 95C-451)
 - "DUKE CITY LUMBER COMPANY ADDITION", (05-17-1996, 96C-204)
 - "DUKE CITY LUMBER COMPANY ADDITION", (09-17-1990, 90C-222)
 - "DUKE CITY LUMBER COMPANY ADDITION", (04-04-1978, D8-102)
 - "DUKE CITY LUMBER COMPANY ADDITION", (12-22-1971, D4-177)
 - "SAWMILL VILLAGE", (08-23-2010, 2010C-103)
 - "LANDS OF FOREST PRODUCTS CO.", (05-25-1990, 90C-135)
 - "LANDS OF FOREST PRODUCTS CO.", (02-11-2010, 2010C-19)
 - "ARBOLERA DE VIDA UNIT 2B", (04-14-2008, 2008C-70)
 - "SPECIAL WARRANTY DEED", (02-28-1992, 1992I7638)
 - "LANDS OF OTTO SCHEER", (Dated 09-09-1943)
 - "INDUSTRIAL PROPERTY & LEAD TRACK", (Dated 04-28-1947)
- ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- FIELD SURVEY PERFORMED IN JANUARY, 2012.
- CITY OF ALBUQUERQUE, NEW MEXICO ZONE: S-1
- 100 YEAR FLOOD ZONE DESIGNATION: ZONE X AND ZONE X (AREAS PROTECTED BY DIKES AND LEVEES), AS SHOWN ON PANEL 331 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED SEPTEMBER 26, 2008.

LEGEND



SURVEYOR

ALDRICH LAND SURVEYING
 P.O. BOX 30701
 ALBUQUERQUE, N.M. 87109
 PH: (505) 884-1990

OWNERS

SAWMILL CROSSING, LLC
 7400 HANCOCK CT. NE
 ALBUQUERQUE, NM 87109
 PH: (505) 797-1134
 FAX: (505) 797-8589

ENGINEERS

D. MARK GOODWIN &
 ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NM 87199
 (505) 828-2200

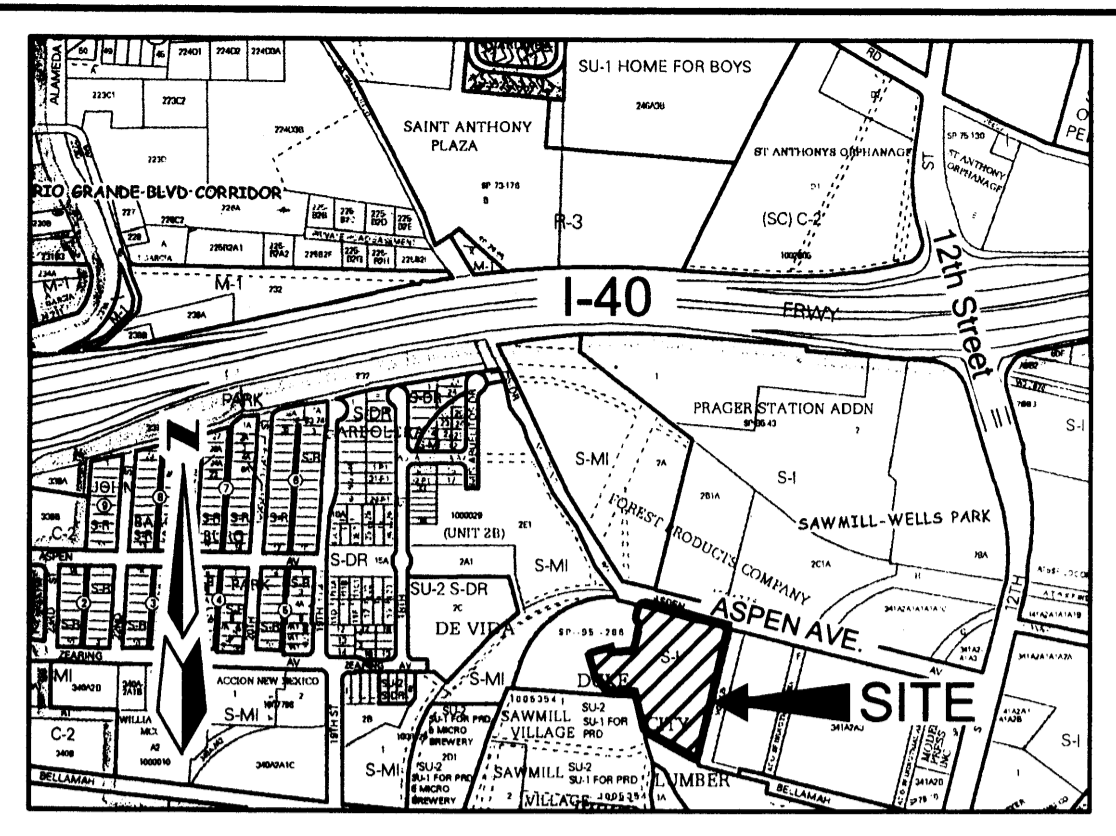
APPROVED

Keith Cheshire
 Acting CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M.

9/16/14
 DATE

SAWMILL CROSSING, LLC
 OWNER OF TRACT B
Keith Cheshire
 KEITH CHESHIRE, MANAGER

9/15/14
 DATE



SCALE: 1"=750' ZONE ATLAS PAGE: H-13

NOTES

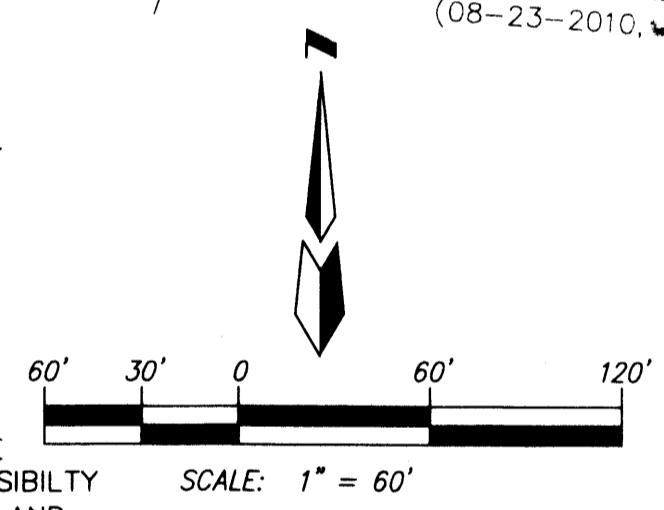
TRACT E & F
 OPEN SPACE AREA OWNED AND MAINTAINED
 BY THE HOA.

TRACT E INCLUDES A BLANKET DRAINAGE
 EASEMENT FOR THE BENEFIT OF LOTS 52
 THROUGH 58 AND LOTS 73 THROUGH 80,
 AND SHALL BE THE MAINTENANCE
 RESPONSIBILITY OF THE H.O.A.

SPECIAL NOTE FOR EASEMENTS 33 THROUGH 41
 ALL THE PRIVATE CHANNELS LOCATED WITHIN THE PRIVATE
 DRAINAGE EASEMENTS WILL BE THE MAINTENANCE RESPONSIBILITY
 OF THE UNDERLYING PROPERTY OWNER(S). ALL CHANNELS AND
 SWALES LOCATED WITHIN TRACTS C, D AND E WILL BE THE
 MAINTENANCE RESPONSIBILITY OF THE H.O.A.

EASEMENTS

- | | | |
|---|---|--|
| <ol style="list-style-type: none"> 75' RESERVED FOR PUBLIC UTILITIES BY VACATION ORDINANCE NO. 2425 (03-16-1965, BK. MISC 50, PG. 848-854) WEST HALF VACATED BY (V-130RB-70518) 20' SANITARY SEWER EASEMENT BY VACATION ORDINANCE NO. 2425 (09-17-1990, BK 90C, PG 222) HATCHED PORTION TO BE VACATED 5' PNM EASEMENT (03-18-1950, BK. D135, PG. 547-549) 30' COA PERMANENT UTILITY EASEMENT BY JUDGEMENT (04-09-1968, BK. MISC 99, PG. 776-780) 20' COA PUBLIC WATERLINE UTILITY EASEMENT LOCATION IS APPROXIMATE (09-17-1990,90C-222) (HATCHED PORTION TO BE VACATED) 10' QWEST EASEMENT (08-06-2003, BK. A61, PG. 8569) 20' COA PUBLIC WATERLINE EASEMENT (08-23-2010, 2010C-103) 26' COA PUBLIC ACCESS EASEMENT MAINTAINED BY OWNERS OF SAWMILL VILLAGE (08-23-2010, 2010C-103) 17.4' X 35' COA PUBLIC WATERLINE EASEMENT (08-23-2010, 2010C-103) 10' PNM EASEMENT (01-07-1953, BK. D228, PG. 93-96) COA PUBLIC TEMPORARY TURN-AROUND EASEMENT. (05-25-1990, 90C-135) 10' PUE (05-17-1996, 96C-204) | <ol style="list-style-type: none"> 5' PNM ANCHOR EASEMENT (05-17-1996, 96C-204) 7' UTILITY EASEMENT (04-04-1978, D8-102) 20' COA PUBLIC EMERGENCY ACCESS EASEMENT (10-06-2005, 2005C-325) 30' BN & SF RAILWAY COMPANY EASEMENT (04-11-2005, 2005C-106) COA PUBLIC DRAINAGE EASEMENT (04-11-2005, 2005C-106) 5' PNM ANCHOR EASEMENT (04-11-2005, 2005C-106) NEW 20' PNM EASEMENT GRANTED WITH THIS PLAT NEW 10' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT. EXISTING 20 FOOT PUBLIC SANITARY SEWER EASEMENT. (FILED 03-11-14, BK 2014C, PG 0015)(DOCUMENT #2014019749) NEW 5x5 FOOT WIDE LANDSCAPE EASEMENT GRANTED TO AND TO BE MAINTAINED BY ADJACENT PROPERTY OWNERS. EXISTING 20 FOOT PUBLIC WATER LINE EASEMENT (FILED 03-11-14, BK 2014C, PG 0015)(DOCUMENT #2014019749) EXISTING PUBLIC ACCESS EASEMENT (FILED 03/24/2014, BK 2014C, PG 22) NEW 20 FOOT WIDE TEMPORARY EMERGENCY ACCESS EASEMENT AND EXISTING PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT. | <ol style="list-style-type: none"> NEW 5' SANITARY SEWER SERVICE EASEMENT GRANTED WITH THIS PLAT. NEW 5' WIDE LANDSCAPE EASEMENT GRANTED WITH THIS PLAT & TO BE JOINTLY MAINTAINED BY LOT OWNERS. NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 28-35 NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 36-40. NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 42-44. NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 48-51. NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 59-60. NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 73-80. NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 52-58. NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 61-63. |
|---|---|--|



Lot Area Table		Lot Area Table		Lot Area Table	
LOT#	Area	LOT#	Area	LOT#	Area
19	0.0715 Ac.	37	0.0454 Ac.	55	0.0610 Ac.
20	0.0438 Ac.	38	0.0632 Ac.	56	0.0440 Ac.
21	0.0438 Ac.	39	0.0632 Ac.	57	0.0447 Ac.
22	0.0610 Ac.	40	0.0454 Ac.	58	0.0626 Ac.
23	0.0610 Ac.	41	0.0632 Ac.	59	0.0816 Ac.
24	0.0438 Ac.	42	0.0632 Ac.	60	0.0610 Ac.
25	0.0438 Ac.	43	0.0454 Ac.	61	0.0675 Ac.
26	0.0438 Ac.	44	0.0456 Ac.	62	0.0442 Ac.
27	0.0685 Ac.	45	0.0755 Ac.	63	0.0748 Ac.
28	0.0851 Ac.	46	0.0720 Ac.	73	0.0604 Ac.
29	0.0454 Ac.	47	0.0611 Ac.	74	0.0438 Ac.
30	0.0456 Ac.	48	0.0685 Ac.	75	0.0438 Ac.
31	0.0669 Ac.	49	0.0438 Ac.	76	0.0610 Ac.
32	0.0641 Ac.	50	0.0438 Ac.	77	0.0610 Ac.
33	0.0454 Ac.	51	0.0602 Ac.	78	0.0438 Ac.
34	0.0727 Ac.	52	0.0685 Ac.	79	0.0438 Ac.
35	0.0632 Ac.	53	0.0438 Ac.	80	0.0685 Ac.
36	0.0454 Ac.	54	0.0610 Ac.		

Tract Area Table	
Name	Area
Tract E	0.0488 Ac.
Tract F	0.1139 Ac.
ROW	1.0717 Ac.

Line Table		
LINE #	Bearing	Distance
L-1	N83°37'06"W	20.00'
L-2	N41°53'56"E	10.75'
L-3	N74°04'54"E	81.54'
L-4	S06°20'09"E	21.86'
L-5	N83°39'51"E	85.94'
L-6	N75°53'11"W	3.23'
L-7	N14°06'49"E	44.00'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	64.56	40.00	92°28'36"	S39°51'24"E	57.78
C2	31.42	20.00	90°00'00"	S30°53'11"E	28.28
C3	39.27	25.00	89°59'59"	S59°06'48"W	35.36

**PRELIMINARY PLAT FOR
SAWMILL CROSSING
UNIT 2
WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2014**

SUBDIVISION DATA

GROSS ACREAGE	4.2470 AC
ZONE ATLAS NO.	H-13-Z
NO. OF TRACTS EXISTING	1 TRACT
NO. OF LOTS/TRACTS CREATED	53 LOTS/2 TRACTS
DATE OF SURVEY	JANUARY, 2012

DESCRIPTION

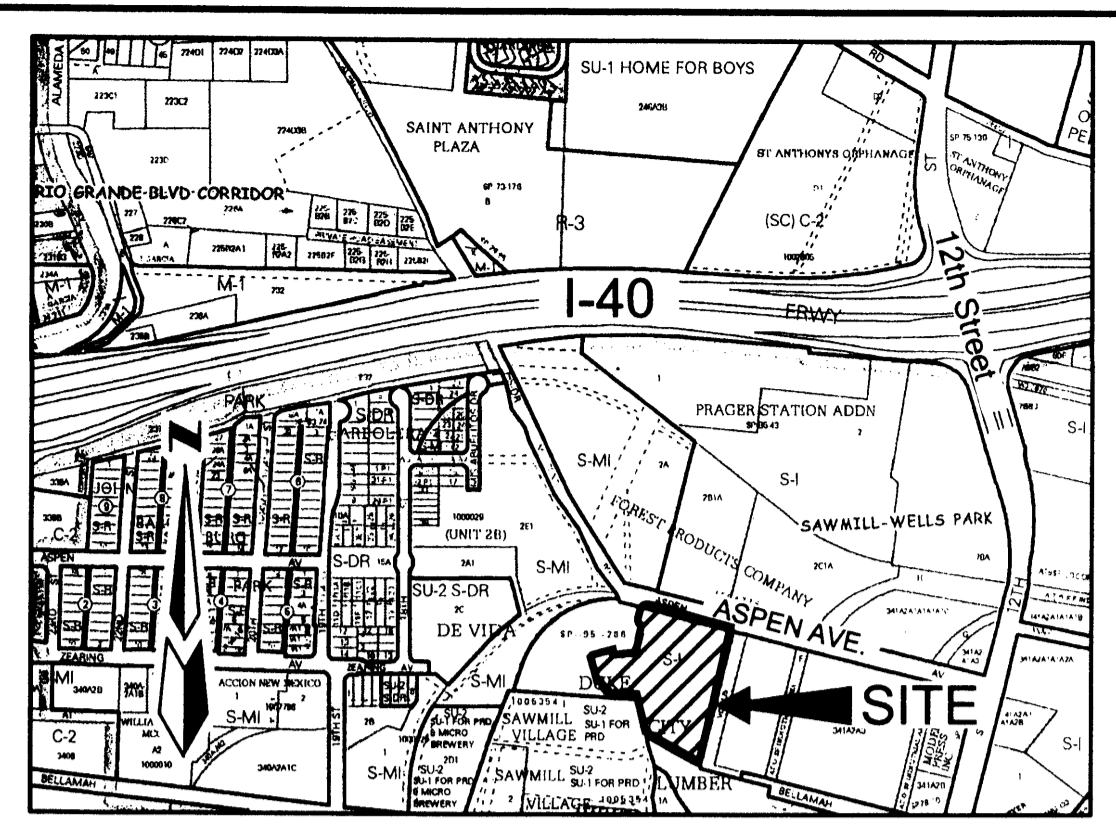
A tract of land situate within the Town of Albuquerque Grant, projected Section 7, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT B, SAWMILL CROSSING UNIT 1, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on MARCH 11, 2014 in BOOK 2014C, PAGE 0015, and containing 4.2470 acres more or less.

PURPOSE OF PLAT

- SUBDIVIDE TRACT B, SAWMILL CROSSING UNIT 1 INTO 53 RESIDENTIAL LOTS, AND 2 TRACTS.
- GRANT NEW EASEMENTS AS SHOWN.
- VACATE EASEMENTS AS SHOWN.

NOTES

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 - "DUKE CITY LUMBER COMPANY ADDITION", (12-15-1995, 95C-451)
 - "DUKE CITY LUMBER COMPANY ADDITION", (05-17-1996, 96C-204)
 - "DUKE CITY LUMBER COMPANY ADDITION", (09-17-1990, 90C-222)
 - "DUKE CITY LUMBER COMPANY ADDITION", (04-04-1978, D8-102)
 - "DUKE CITY LUMBER COMPANY ADDITION", (12-22-1971, D4-177)
 - "SAWMILL VILLAGE", (08-23-2010, 2010C-103)
 - "LANDS OF FOREST PRODUCTS CO.", (05-25-1990, 90C-135)
 - "LANDS OF FOREST PRODUCTS CO.", (02-11-2010, 2010C-19)
 - "ARBOLERA DE VIDA UNIT 2B", (04-14-2008, 2008C-70)
 - "SPECIAL WARRANTY DEED", (02-28-1992, 1992I7638)
 - "LANDS OF OTTO SCHEER", (Dated 09-09-1943)
 - "INDUSTRIAL PROPERTY & LEAD TRACK", (Dated 04-28-1947)
- ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- FIELD SURVEY PERFORMED IN JANUARY, 2012.
- CITY OF ALBUQUERQUE, NEW MEXICO ZONE: S-1
- 100 YEAR FLOOD ZONE DESIGNATION: ZONE X AND ZONE X (AREAS PROTECTED BY DIKES AND LEVEES), AS SHOWN ON PANEL 331 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED SEPTEMBER 26, 2008.



VICINITY MAP
SCALE: 1"=750'
ZONE ATLAS PAGE: H-13

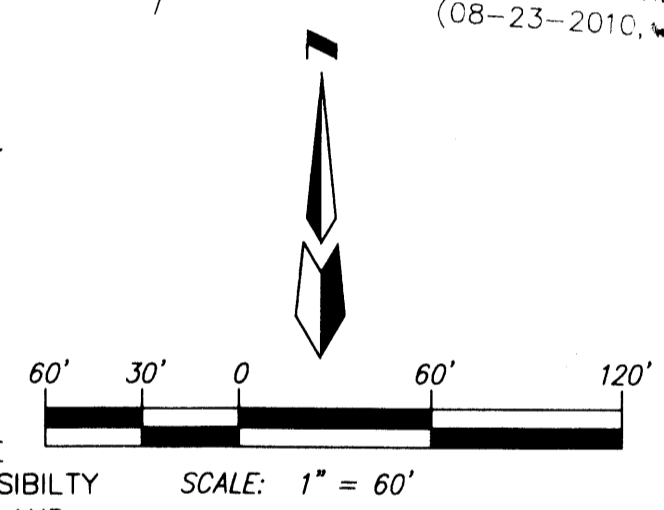
NOTES
TRACT E & F
OPEN SPACE AREA OWNED AND MAINTAINED BY THE HOA.

TRACT E INCLUDES A BLANKET DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 52 THROUGH 58 AND LOTS 73 THROUGH 80, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE H.O.A.

SPECIAL NOTE FOR EASEMENTS 33 THROUGH 41
ALL THE PRIVATE CHANNELS LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENTS WILL BE THE MAINTENANCE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). ALL CHANNELS AND SWALES LOCATED WITHIN TRACTS C, D AND E WILL BE THE MAINTENANCE RESPONSIBILITY OF THE H.O.A.

EASEMENTS

- | | | |
|--|---|--|
| <ol style="list-style-type: none"> 75' RESERVED FOR PUBLIC UTILITIES BY VACATION ORDINANCE NO. 2425 (03-16-1965, BK. MISC 50, PG. 848-854) WEST HALF VACATED BY (V-130RB-7051B) 20' SANITARY SEWER EASEMENT BY VACATION ORDINANCE NO. 2425 (09-17-1990, BK 90C, PG 222) HATCHED PORTION TO BE VACATED 5' PNM EASEMENT (03-18-1950, BK. D135, PG. 547-549) 30' COA PERMANENT UTILITY EASEMENT BY JUDGEMENT (04-09-1968, BK. MISC 99, PG. 776-780) 20' COA PUBLIC WATERLINE UTILITY EASEMENT LOCATION IS APPROXIMATE (09-17-1990, 90C-222) (HATCHED PORTION TO BE VACATED) 10' QWEST EASEMENT (08-06-2003, BK. A61, PG. 8569) 20' COA PUBLIC WATERLINE EASEMENT (08-23-2010, 2010C-103) 26' COA PUBLIC ACCESS EASEMENT MAINTAINED BY OWNERS OF SAWMILL VILLAGE (08-23-2010, 2010C-103) 17.4' X 35' COA PUBLIC WATERLINE EASEMENT (08-23-2010, 2010C-103) 10' PNM EASEMENT (01-07-1953, BK. D228, PG. 93-96) COA PUBLIC TEMPORARY TURN-AROUND EASEMENT. (05-25-1990, 90C-135) 10' PUE (05-17-1996, 96C-204) | <ol style="list-style-type: none"> 5' PNM ANCHOR EASEMENT (05-17-1996, 96C-204) 7' UTILITY EASEMENT (04-04-1978, D8-102) 20' COA PUBLIC EMERGENCY ACCESS EASEMENT (10-06-2005, 2005C-325) 30' BN & SF RAILWAY COMPANY EASEMENT (04-11-2005, 2005C-106) COA PUBLIC DRAINAGE EASEMENT (04-11-2005, 2005C-106) 5' PNM ANCHOR EASEMENT (04-11-2005, 2005C-106) NEW 20' PNM EASEMENT GRANTED WITH THIS PLAT NEW 10' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT. EXISTING 20 FOOT PUBLIC SANITARY SEWER EASEMENT. (FILED 03-11-14, BK 2014C, PG 0015)(DOCUMENT #2014019749) NEW 5x5 FOOT WIDE LANDSCAPE EASEMENT GRANTED TO AND TO BE MAINTAINED BY ADJACENT PROPERTY OWNERS. EXISTING 20 FOOT PUBLIC WATER LINE EASEMENT (FILED 03-11-14, BK 2014C, PG 0015)(DOCUMENT #2014019749) EXISTING PUBLIC ACCESS EASEMENT (FILED 03/24/2014, BK 2014C, PG 22) NEW 20 FOOT WIDE TEMPORARY EMERGENCY ACCESS EASEMENT AND EXISTING PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT. | <ol style="list-style-type: none"> NEW 5' SANITARY SEWER SERVICE EASEMENT GRANTED WITH THIS PLAT. NEW 5' WIDE LANDSCAPE EASEMENT GRANTED WITH THIS PLAT & TO BE JOINTLY MAINTAINED BY LOT OWNERS. NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 28-35 NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 36-40. NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 42-44. NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 48-51. NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 59-60. NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 73-80. NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 52-58. NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 61-63. |
|--|---|--|



SCALE: 1" = 60'

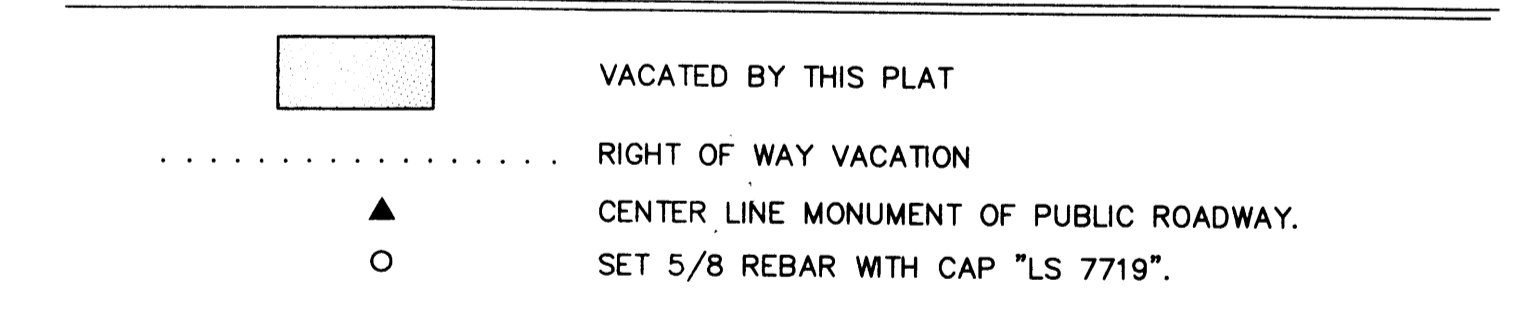
Lot Area Table		Lot Area Table		Lot Area Table	
LOT#	Area	LOT#	Area	LOT#	Area
19	0.0715 Ac.	37	0.0454 Ac.	55	0.0610 Ac.
20	0.0438 Ac.	38	0.0632 Ac.	56	0.0440 Ac.
21	0.0438 Ac.	39	0.0632 Ac.	57	0.0447 Ac.
22	0.0610 Ac.	40	0.0454 Ac.	58	0.0626 Ac.
23	0.0610 Ac.	41	0.0632 Ac.	59	0.0816 Ac.
24	0.0438 Ac.	42	0.0632 Ac.	60	0.0610 Ac.
25	0.0438 Ac.	43	0.0454 Ac.	61	0.0675 Ac.
26	0.0438 Ac.	44	0.0456 Ac.	62	0.0442 Ac.
27	0.0685 Ac.	45	0.0755 Ac.	63	0.0748 Ac.
28	0.0851 Ac.	46	0.0720 Ac.	73	0.0604 Ac.
29	0.0454 Ac.	47	0.0611 Ac.	74	0.0438 Ac.
30	0.0456 Ac.	48	0.0685 Ac.	75	0.0438 Ac.
31	0.0669 Ac.	49	0.0438 Ac.	76	0.0610 Ac.
32	0.0641 Ac.	50	0.0438 Ac.	77	0.0610 Ac.
33	0.0454 Ac.	51	0.0602 Ac.	78	0.0438 Ac.
34	0.0727 Ac.	52	0.0685 Ac.	79	0.0438 Ac.
35	0.0632 Ac.	53	0.0438 Ac.	80	0.0685 Ac.
36	0.0454 Ac.	54	0.0610 Ac.		

Tract Area Table	
Name	Area
Tract E	0.0488 Ac.
Tract F	0.1139 Ac.
ROW	1.0717 Ac.

Line Table		
LINE #	Bearing	Distance
L-1	N83°37'06"W	20.00'
L-2	N41°53'56"E	10.75'
L-3	N74°04'54"E	81.54'
L-4	S06°20'09"E	21.86'
L-5	N83°39'51"E	85.94'
L-6	N75°53'11"W	3.23'
L-7	N14°06'49"E	44.00'

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	64.56	40.00	92°28'36"	57.78
C2	31.42	20.00	90°00'00"	28.28
C3	39.27	25.00	89°59'59"	35.36

LEGEND



SURVEYOR

ALDRICH LAND SURVEYING
P.O. BOX 30701
ALBUQUERQUE, N.M. 87109
(505) 884-1990

OWNERS

SAWMILL CROSSING, LLC
7400 HANCOCK CT. NE
ALBUQUERQUE, NM 87109
PH: (505) 797-1134
FAX: (505) 797-8589

ENGINEERS

D. MARK GOODWIN &
ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

APPROVED

Keith Cheshire
Acting CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M.

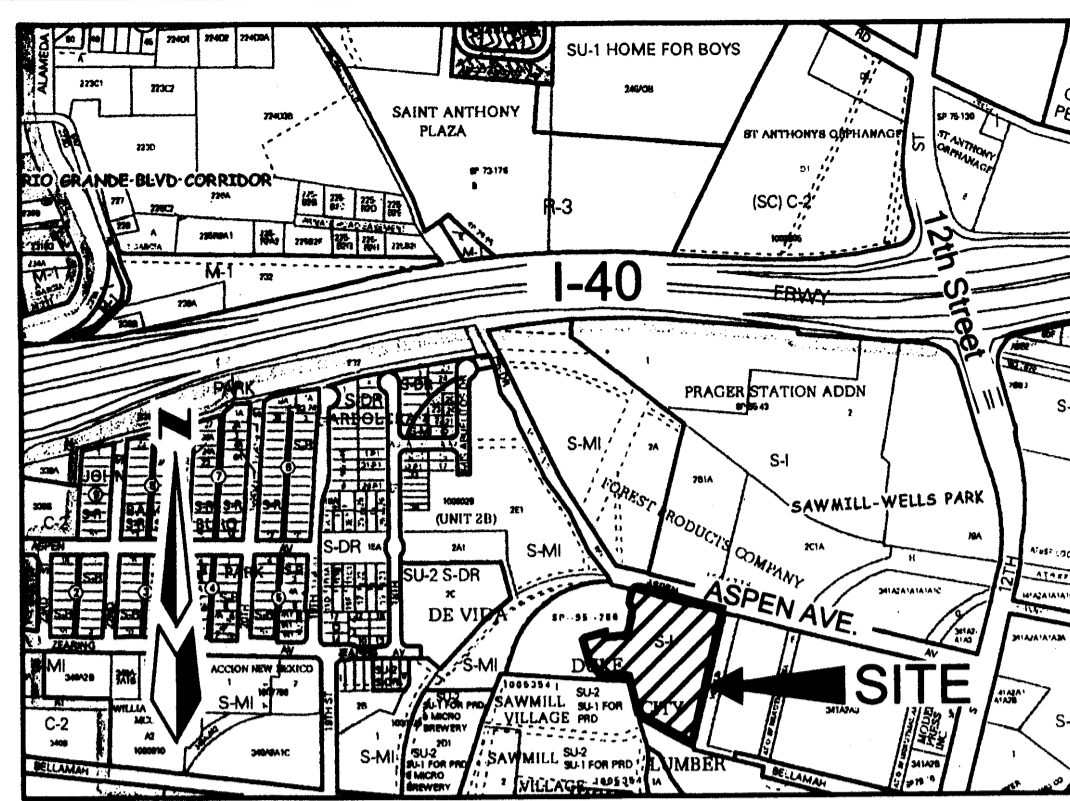
SAWMILL CROSSING LLC
OWNER OF TRACT B
Keith Cheshire
KEITH CHESHIRE, MANAGER

9/16/14
DATE

9/15/14
DATE

F:\A13\JOBS\A13003 Sawmill Unit 2\PLATS\PRELIMINARY PLATS\A13003 PP COVER U2B.dwg, 9/15/14, Dwayne Reynolds

**PRELIMINARY PLAT FOR
SAWMILL CROSSING
UNIT 2**
WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2014



VICINITY MAP
SCALE: 1"=750' ZONE ATLAS PAGE: H-13

NOTES

TRACT E & F
OPEN SPACE AREA OWNED AND MAINTAINED
BY THE HOA.

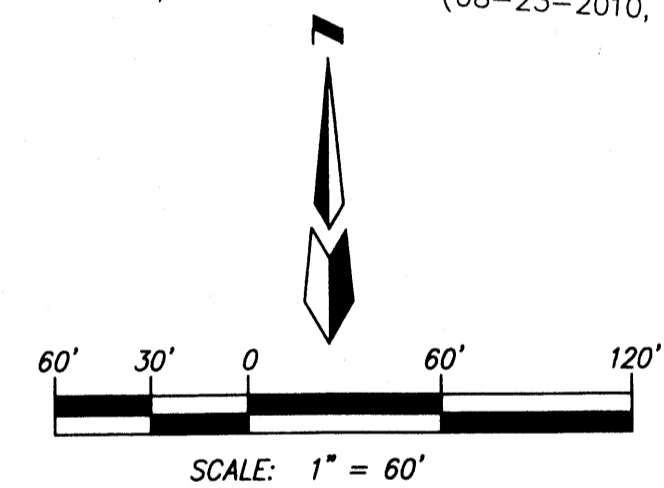
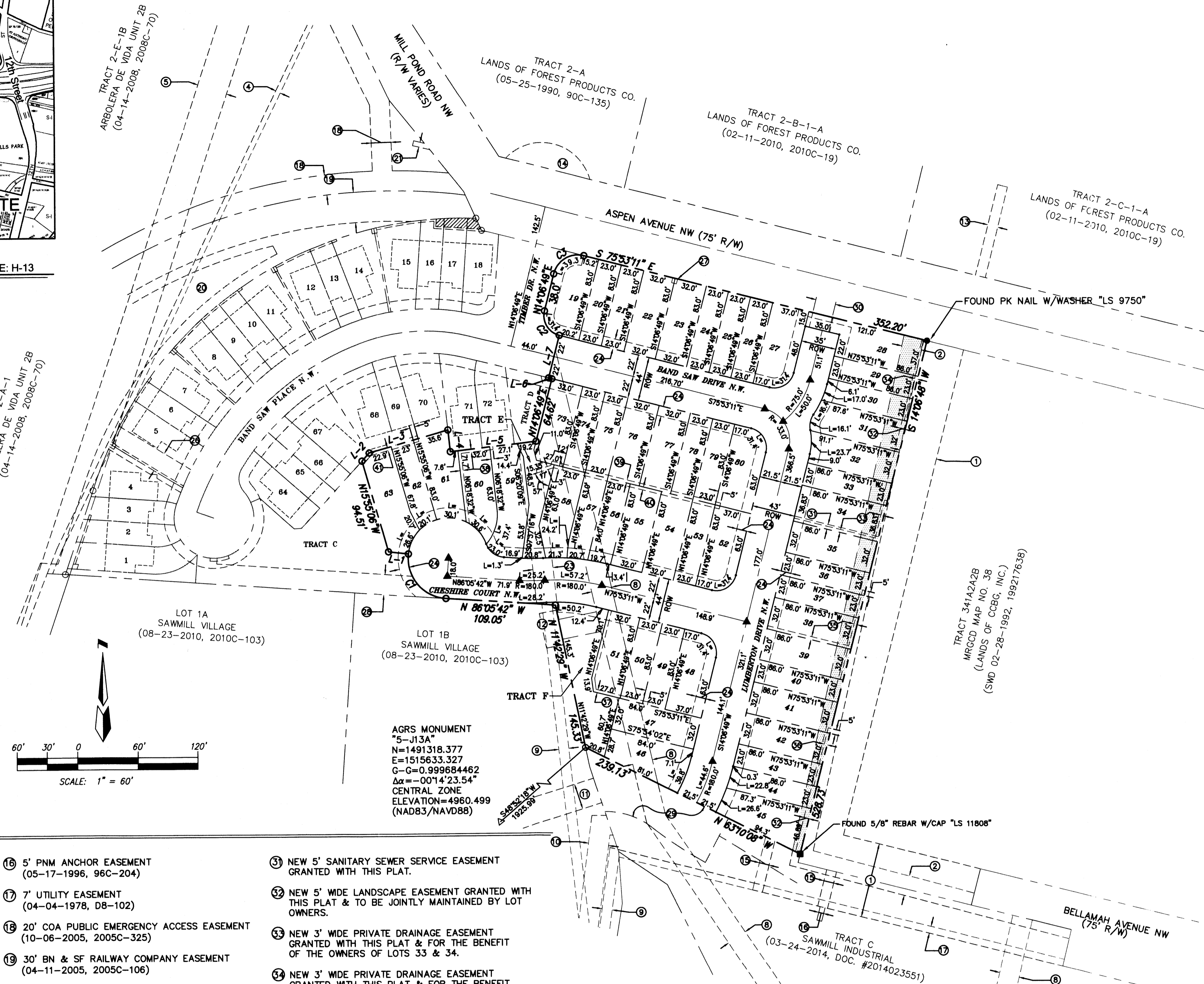
TRACT 2-A-1
ARBOLERA DE VIDA UNIT 2B
(04-14-2008, 2008C-70)

TRACT 2-E-1B
ARBOLERA DE VIDA UNIT 2B
(04-14-2008, 2008C-70)

TRACT 2-A
LANDS OF FOREST PRODUCTS CO.
(05-25-1990, 90C-135)

TRACT 2-B-1-A
LANDS OF FOREST PRODUCTS CO.
(02-11-2010, 2010C-19)

TRACT 2-C-1-A
LANDS OF FOREST PRODUCTS CO.
(02-11-2010, 2010C-19)



AGRS MONUMENT
"S-J13A"
N=1491318.377
E=1515633.327
G-G=0.999684462
Δα=-0014'23.54"
CENTRAL ZONE
ELEVATION=4960.499
(NAD83/NAVD88)

EASEMENTS

- 1 75' RESERVED FOR PUBLIC UTILITIES BY VACATION ORDINANCE NO. 2425 (03-16-1965, BK. MISC 50, PG. 848-854) WEST HALF VACATED BY (V-130RB-70518)
- 2 20' SANITARY SEWER EASEMENT BY VACATION ORDINANCE NO. 2425 (09-17-1990, BK 90C, PG 222) HATCHED PORTION TO BE VACATED
- 4 5' PNM EASEMENT (03-18-1950, BK. D135, PG. 547-549)
- 5 30' COA PERMANENT UTILITY EASEMENT BY JUDGEMENT (04-09-1968, BK. MISC 99, PG. 776-780)
- 6 20' COA PUBLIC WATERLINE UTILITY EASEMENT LOCATION IS APPROXIMATE (09-17-1990,90C-222) (HATCHED PORTION TO BE VACATED)
- 9 10' QWEST EASEMENT (08-06-2003, BK. A61, PG. 8569)
- 10 20' COA PUBLIC WATERLINE EASEMENT (08-23-2010, 2010C-103)
- 11 26' COA PUBLIC ACCESS EASEMENT MAINTAINED BY OWNERS OF SAWMILL VILLAGE (08-23-2010, 2010C-103)
- 12 17.4' X 35' COA PUBLIC WATERLINE EASEMENT (08-23-2010, 2010C-103)
- 13 10' PNM EASEMENT (01-07-1953, BK. D228, PG. 93-96)
- 14 COA PUBLIC TEMPORARY TURN-AROUND EASEMENT. (05-25-1990, 90C-135)
- 15 10' PUE (05-17-1996, 96C-204)
- 16 5' PNM ANCHOR EASEMENT (05-17-1996, 96C-204)
- 17 7' UTILITY EASEMENT (04-04-1978, DB-102)
- 18 20' COA PUBLIC EMERGENCY ACCESS EASEMENT (10-06-2005, 2005C-325)
- 19 30' BN & SF RAILWAY COMPANY EASEMENT (04-11-2005, 2005C-106)
- 20 COA PUBLIC DRAINAGE EASEMENT (04-11-2005, 2005C-106)
- 21 5' PNM ANCHOR EASEMENT (04-11-2005, 2005C-106)
- 23 NEW 20' PNM EASEMENT GRANTED WITH THIS PLAT
- 24 NEW 10' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT.
- 25 EXISTING 20 FOOT PUBLIC SANITARY SEWER EASEMENT. (FILED 03-11-14, BK 2014C, PG 0015)(DOCUMENT #2014019749)
- 27 NEW 5x5 FOOT WIDE LANDSCAPE EASEMENT GRANTED TO AND TO BE MAINTAINED BY ADJACENT PROPERTY OWNERS.
- 28 EXISTING 20 FOOT PUBLIC WATER LINE EASEMENT (FILED 03-11-14, BK 2014C, PG 0015)(DOCUMENT #2014019749)
- 29 EXISTING PUBLIC ACCESS EASEMENT (FILED 03/24/2014, BK 2014C, PG 22)
- 30 NEW 20 FOOT WIDE TEMPORARY EMERGENCY ACCESS EASEMENT AND EXISTING PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT.
- 31 NEW 5' SANITARY SEWER SERVICE EASEMENT GRANTED WITH THIS PLAT.
- 32 NEW 5' WIDE LANDSCAPE EASEMENT GRANTED WITH THIS PLAT & TO BE JOINTLY MAINTAINED BY LOT OWNERS.
- 33 NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 33 & 34.
- 34 NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 28-30.
- 35 NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 36-40.
- 36 NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 42-44.
- 37 NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 48-51.
- 38 NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 59-60.
- 39 NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 73-80.
- 40 NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 52-58.
- 41 NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 61-63.

SUBDIVISION DATA

GROSS ACREAGE 4.2470 AC
ZONE ATLAS NO. H-13-Z
NO. OF TRACTS EXISTING 1. TRACT
NO. OF LOTS/TRACTS CREATED 53 LOTS/2 TRACTS
DATE OF SURVEY JANUARY, 2012

DESCRIPTION

A tract of land situate within the Town of Albuquerque Grant, projected Section 7, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT B, SAWMILL CROSSING UNIT 1, 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 MARCH 11, 2014 in BOOK 2014C, PAGE 0015, and containing 4.2470 acres more or less.

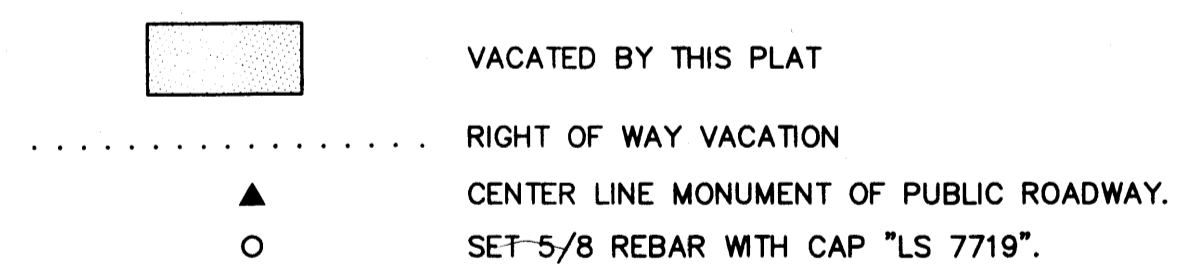
PURPOSE OF PLAT

- SUBDIVIDE TRACT B, SAWMILL CROSSING UNIT 1 INTO 53 RESIDENTIAL LOTS, AND 2 TRACTS.
- GRANT NEW EASEMENTS AS SHOWN.
- VACATE EASEMENTS AS SHOWN.

NOTES

- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
- DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
- BASIS OF BOUNDARY IS FROM THE PLAT OF RECORD ENTITLED:
 - "DUKE CITY LUMBER COMPANY ADDITION", (12-15-1995, 95C-451)
 - "DUKE CITY LUMBER COMPANY ADDITION", (05-17-1996, 96C-204)
 - "DUKE CITY LUMBER COMPANY ADDITION", (09-17-1990, 90C-222)
 - "DUKE CITY LUMBER COMPANY ADDITION", (04-04-1978, DB-102)
 - "DUKE CITY LUMBER COMPANY ADDITION", (12-22-1971, D4-177)
 - "SAWMILL VILLAGE", (08-23-2010, 2010C-103)
 - "LANDS OF FOREST PRODUCTS CO.", (05-25-1990, 90C-135)
 - "LANDS OF FOREST PRODUCTS CO.", (02-11-2010, 2010C-19)
 - "ARBOLERA DE VIDA UNIT 2B", (04-14-2008, 2008C-70)
 - "SPECIAL WARRANTY DEED", (02-28-1992, 199217638)
 - "LANDS OF OTTO SCHEER", (Dated 09-09-1943)
 - "INDUSTRIAL PROPERTY & LEAD TRACK", (Dated 04-28-1947)
 ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- FIELD SURVEY PERFORMED IN JANUARY, 2012.
- CITY OF ALBUQUERQUE, NEW MEXICO ZONE: S-1
- 100 YEAR FLOOD ZONE DESIGNATION: ZONE X AND ZONE X (AREAS PROTECTED BY DIKES AND LEVEES), AS SHOWN ON PANEL 331 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED SEPTEMBER 26, 2008.

LEGEND



Lot Area Table		Lot Area Table		Lot Area Table		Tract Area Table	
LOT#	Area	LOT#	Area	LOT#	Area	Name	Area
19	0.0715 Ac.	37	0.0454 Ac.	55	0.0610 Ac.	Tract E	0.0488 Ac.
20	0.0438 Ac.	38	0.0632 Ac.	56	0.0440 Ac.	Tract F	0.1139 Ac.
21	0.0438 Ac.	39	0.0632 Ac.	57	0.0447 Ac.	ROW	1.0717 Ac.
22	0.0610 Ac.	40	0.0454 Ac.	58	0.0626 Ac.		
23	0.0610 Ac.	41	0.0632 Ac.	59	0.0816 Ac.		
24	0.0438 Ac.	42	0.0632 Ac.	60	0.0610 Ac.		
25	0.0438 Ac.	43	0.0454 Ac.	61	0.0675 Ac.		
26	0.0438 Ac.	44	0.0456 Ac.	62	0.0442 Ac.		
27	0.0685 Ac.	45	0.0755 Ac.	63	0.0748 Ac.		
28	0.0851 Ac.	46	0.0720 Ac.	73	0.0604 Ac.		
29	0.0454 Ac.	47	0.0611 Ac.	74	0.0438 Ac.		
30	0.0456 Ac.	48	0.0685 Ac.	75	0.0438 Ac.		
31	0.0669 Ac.	49	0.0438 Ac.	76	0.0610 Ac.		
32	0.0641 Ac.	50	0.0438 Ac.	77	0.0610 Ac.		
33	0.0454 Ac.	51	0.0602 Ac.	78	0.0438 Ac.		
34	0.0727 Ac.	52	0.0685 Ac.	79	0.0438 Ac.		
35	0.0632 Ac.	53	0.0438 Ac.	80	0.0685 Ac.		
36	0.0454 Ac.	54	0.0610 Ac.				

Line Table		
LINE #	Bearing	Distance
L-1	N83°37'06"W	20.00'
L-2	N41°53'56"E	10.75'
L-3	N74°04'54"E	81.54'
L-4	S06°20'09"E	21.86'
L-5	N83°39'51"E	85.94'
L-6	N75°53'11"W	3.23'
L-7	N14°06'49"E	44.00'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	64.56	40.00	92°28'36"	S39°51'24"E	57.78
C2	31.42	20.00	90°00'00"	S30°53'11"E	28.28
C3	39.27	25.00	89°59'59"	S59°06'48"W	35.36

SURVEYOR

ALDRICH LAND SURVEYING
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190
(505) 884-1990

OWNERS

SAWMILL CROSSING, LLC
7400 HANCOCK CT. NE
ALBUQUERQUE, N.M. 87109
PH: (505) 797-1134
FAX: (505) 797-8589

ENGINEERS

D. MARK GOODWIN &
ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

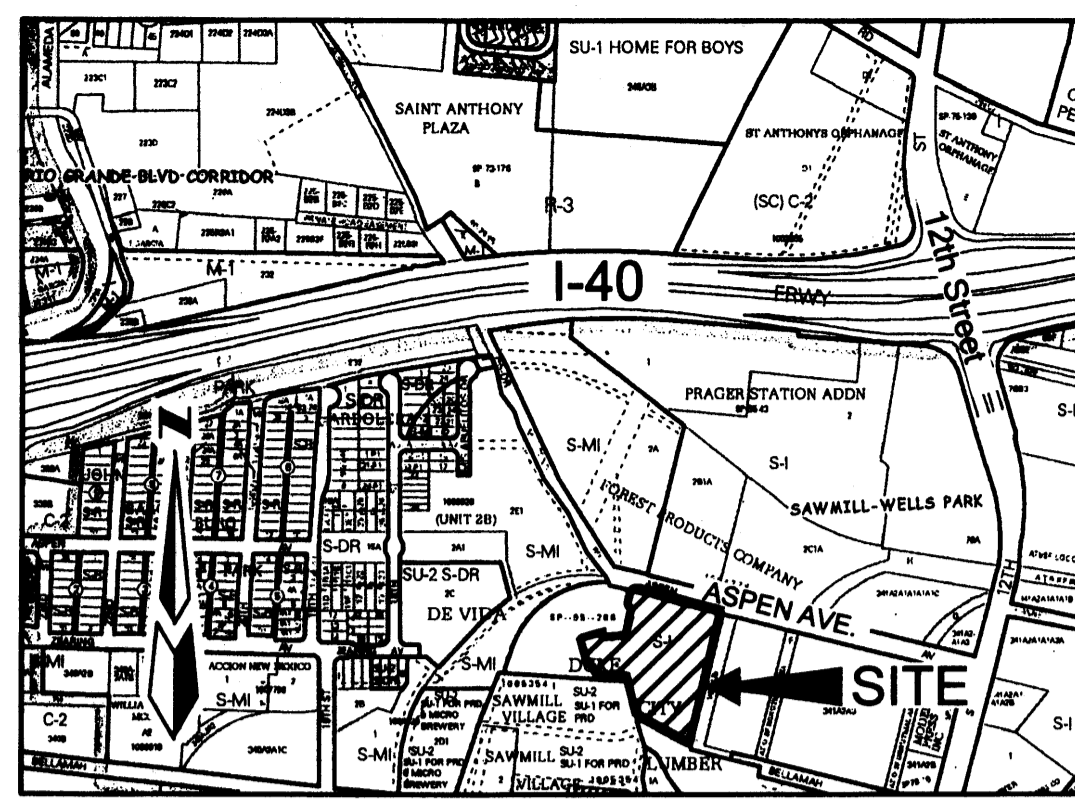
APPROVED

Keith Cheshire
Acting CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M.

9/16/14
DATE

SAWMILL CROSSING, LLC
OWNERS
Keith Cheshire
KEITH CHESHIRE, MANAGER

9/15/14
DATE



VICINITY MAP
SCALE: 1"=750'
ZONE ATLAS PAGE: H-13

PROJECT: 1009046
DATE: 8-27-14
APP: 4-70273(VAF)
4-70274(SW)
4-70275(TDS)
4-70276(PP)

PRELIMINARY PLAT FOR
SAWMILL CROSSING UNIT 2
WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2014

SUBDIVISION DATA

GROSS ACREAGE	4.2470 AC
ZONE ATLAS NO.	H-13-Z
NO. OF TRACTS EXISTING	1 TRACT
NO. OF LOTS/TRACTS CREATED	51 LOTS/3 TRACTS
DATE OF SURVEY	JANUARY, 2012

DESCRIPTION

A tract of land situate within the Town of Albuquerque Grant, projected Section 7, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT B, SAWMILL CROSSING UNIT 1, 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 MARCH 11, 2014 in BOOK 2014C, PAGE 0015, and containing 4.2470 acres more or less.

- PURPOSE OF PLAT**
- SUBDIVIDE TRACT B, SAWMILL CROSSING UNIT 1 INTO 51 RESIDENTIAL LOTS, AND 3 TRACTS.
 - GRANT NEW EASEMENTS AS SHOWN.
 - VACATE EASEMENTS AS SHOWN.

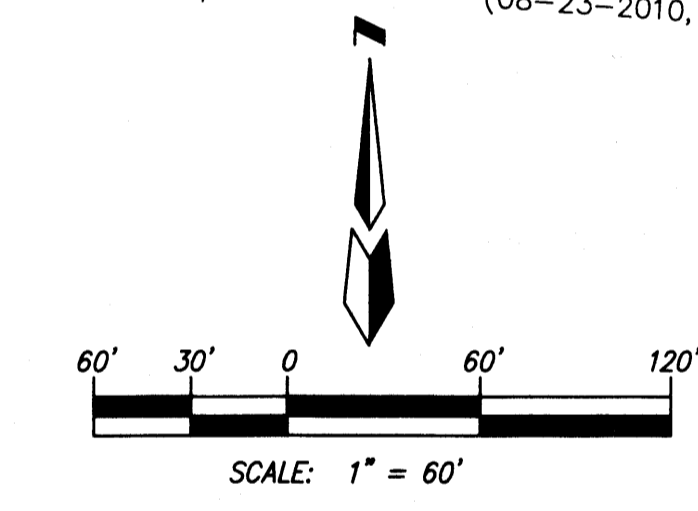
- NOTES**
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
 - DISTANCES ARE GROUND DISTANCES.
 - BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
 - BASIS OF BOUNDARY IS FROM THE PLAT OF RECORD ENTITLED:
 - "DUKE CITY LUMBER COMPANY ADDITION", (12-15-1995, 95C-451)
 - "DUKE CITY LUMBER COMPANY ADDITION", (05-17-1996, 96C-204)
 - "DUKE CITY LUMBER COMPANY ADDITION", (09-17-1990, 90C-222)
 - "DUKE CITY LUMBER COMPANY ADDITION", (04-04-1978, D8-102)
 - "DUKE CITY LUMBER COMPANY ADDITION", (12-22-1971, D4-177)
 - "SAWMILL VILLAGE", (08-23-2010, 2010C-103)
 - "LANDS OF FOREST PRODUCTS CO.", (05-25-1990, 90C-135)
 - "LANDS OF FOREST PRODUCTS CO.", (02-11-2010, 2010C-19)
 - "ARBOLERA DE VIDA UNIT 2B", (04-14-2008, 2008C-70)
 - "SPECIAL WARRANTY DEED", (02-28-1992, 199217638)
 - "LANDS OF OTTO SCHEER", (Dated 09-09-1943)
 - "INDUSTRIAL PROPERTY & LEAD TRACK", (Dated 04-28-1947)
- ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- FIELD SURVEY PERFORMED IN JANUARY, 2012.
 - CITY OF ALBUQUERQUE, NEW MEXICO ZONE: S-1
 - 100 YEAR FLOOD ZONE DESIGNATION: ZONE X AND ZONE X (AREAS PROTECTED BY DIKES AND LEVEES), AS SHOWN ON PANEL 331 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED SEPTEMBER 26, 2008.

NOTES

TRACT E & F
OPEN SPACE AREA OWNED AND MAINTAINED BY THE HOA.

TRACT G
OWNED BY SAWMILL CROSSING LLC AND RESERVED FOR FUTURE RESIDENTIAL LOTS WHEN THE EXTENSION OF BELLAMAH AVE IS APPROVED.

TRACT 2-A-1
ARBOLERA DE VIDA UNIT 2B
(04-14-2008, 2008C-70)



EASEMENTS

- 75' RESERVED FOR PUBLIC UTILITIES BY VACATION ORDINANCE NO. 2425 (03-16-1965, BK. MISC 50, PG. 848-854) WEST HALF VACATED BY (V-13DRB-70518)
- 20' SANITARY SEWER EASEMENT BY VACATION ORDINANCE NO. 2425 (09-17-1990, BK 90C, PG 222) HATCHED PORTION TO BE VACATED
- 5' PNM EASEMENT (03-18-1950, BK. D135, PG. 547-549)
- 30' COA PERMANENT UTILITY EASEMENT BY JUDGEMENT (04-09-1968, BK. MISC 99, PG. 776-780)
- 20' COA PUBLIC WATERLINE UTILITY EASEMENT LOCATION IS APPROXIMATE (09-17-1990,90C-222) (HATCHED PORTION TO BE VACATED)
- 10' QWEST EASEMENT (08-06-2003, BK. A61, PG. 8569)
- 20' COA PUBLIC WATERLINE EASEMENT (08-23-2010, 2010C-103)
- 28' COA PUBLIC ACCESS EASEMENT MAINTAINED BY OWNERS OF SAWMILL VILLAGE (08-23-2010, 2010C-103)
- 17.4' X 35' COA PUBLIC WATERLINE EASEMENT (08-23-2010, 2010C-103)
- 10' PNM EASEMENT (01-07-1953, BK. D228, PG. 93-96)
- COA PUBLIC TEMPORARY TURN-AROUND EASEMENT. (05-25-1990, 90C-135)
- 10' PUE (05-17-1996, 96C-204)
- 5' PNM ANCHOR EASEMENT (05-17-1996, 96C-204)
- 7' UTILITY EASEMENT (04-04-1978, D8-102)
- 20' COA PUBLIC EMERGENCY ACCESS EASEMENT (10-06-2005, 2005C-325)
- 30' BN & SF RAILWAY COMPANY EASEMENT (04-11-2005, 2005C-106)
- COA PUBLIC DRAINAGE EASEMENT (04-11-2005, 2005C-106)
- 5' PNM ANCHOR EASEMENT (04-11-2005, 2005C-106)
- NEW 20' PNM EASEMENT GRANTED WITH THIS PLAT
- NEW 10' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT.
- EXISTING 20 FOOT PUBLIC SANITARY SEWER EASEMENT. (FILED 03-11-14, BK 2014C, PG 0015)(DOCUMENT #2014019749)
- NEW 5x5 FOOT WIDE LANDSCAPE EASEMENT GRANTED TO AND TO BE MAINTAINED BY ADJACENT PROPERTY OWNERS.
- EXISTING 20 FOOT PUBLIC WATER LINE EASEMENT (FILED 03-11-14, BK 2014C, PG 0015)(DOCUMENT #2014019749)
- NEW TEMPORARY PUBLIC TURN-AROUND EASEMENT GRANTED WITH THIS PLAT.
- NEW 20 FOOT WIDE TEMPORARY EMERGENCY ACCESS EASEMENT GRANTED WITH THIS PLAT.
- NEW 5' SANITARY SEWER SERVICE EASEMENT GRANTED WITH THIS PLAT.
- NEW 5' WIDE LANDSCAPE EASEMENT GRANTED WITH THIS PLAT & TO BE JOINTLY MAINTAINED BY LOT OWNERS.
- NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 33 & 34.
- NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 28-30.
- NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 36-40.
- NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 42-44.
- NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 48-51.
- NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 59-60.
- NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 73-80.
- NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 52-58.
- NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 61-63.

- NEW 5' SANITARY SEWER SERVICE EASEMENT GRANTED WITH THIS PLAT.
- NEW 5' WIDE LANDSCAPE EASEMENT GRANTED WITH THIS PLAT & TO BE JOINTLY MAINTAINED BY LOT OWNERS.
- NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 33 & 34.
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- NEW 3' WIDE PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT & FOR THE BENEFIT OF THE OWNERS OF LOTS 61-63.

Lot Area Table		Lot Area Table		Lot Area Table	
LOT#	Area	LOT#	Area	LOT#	Area
19	0.0715 Ac.	36	0.0454 Ac.	55	0.0610 Ac.
20	0.0438 Ac.	37	0.0454 Ac.	56	0.0440 Ac.
21	0.0438 Ac.	38	0.0632 Ac.	57	0.0447 Ac.
22	0.0610 Ac.	39	0.0632 Ac.	58	0.0626 Ac.
23	0.0610 Ac.	40	0.0454 Ac.	59	0.0816 Ac.
24	0.0438 Ac.	41	0.0632 Ac.	60	0.0610 Ac.
25	0.0438 Ac.	42	0.0632 Ac.	61	0.0675 Ac.
26	0.0438 Ac.	43	0.0454 Ac.	62	0.0442 Ac.
27	0.0685 Ac.	44	0.0454 Ac.	63	0.0748 Ac.
28	0.0851 Ac.	45	0.0734 Ac.	73	0.0604 Ac.
29	0.0454 Ac.	48	0.0685 Ac.	74	0.0438 Ac.
30	0.0456 Ac.	49	0.0438 Ac.	75	0.0438 Ac.
31	0.0669 Ac.	50	0.0438 Ac.	76	0.0610 Ac.
32	0.0641 Ac.	51	0.0602 Ac.	77	0.0610 Ac.
33	0.0454 Ac.	52	0.0685 Ac.	78	0.0438 Ac.
34	0.0727 Ac.	55	0.0473 Ac.	79	0.0438 Ac.
35	0.0632 Ac.	54	0.0610 Ac.	80	0.0685 Ac.

Tract Area Table	
Name	Area
Tract E	0.0488 Ac.
Tract F	0.1139 Ac.
Tract G	0.1352 Ac.
ROW	1.0692 Ac.

Line Table		
LINE #	Bearing	Distance
L-1	N83°37'06"W	20.00'
L-2	N41°53'56"E	10.75'
L-3	N74°04'54"E	81.54'
L-4	S06°20'09"E	21.86'
L-5	N83°39'51"E	85.94'
L-6	N75°53'11"W	3.23'
L-7	N14°06'49"E	44.00'

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	64.56	40.00	92°28'36"	S39°51'24"E 57.78
C2	31.42	20.00	90°00'00"	S30°53'11"E 28.28
C3	39.27	25.00	89°59'59"	S59°06'48"W 35.36

- LEGEND**
- [Hatched Box] VACATED BY THIS PLAT
 - [Dashed Line] RIGHT OF WAY VACATION
 - [Triangle] CENTER LINE MONUMENT OF PUBLIC ROADWAY.
 - [Circle] SET 5/8 REBAR WITH CAP "LS 7719".

SURVEYOR
ALDRICH LAND SURVEYING
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190
(505) 884-1990

OWNERS
SAWMILL CROSSING, LLC
7400 HANCOCK CT. NE
ALBUQUERQUE, N.M. 87109
PH: (505) 797-1134
FAX: (505) 797-8589

ENGINEERS
D. MARK GOODWIN &
ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

APPROVED

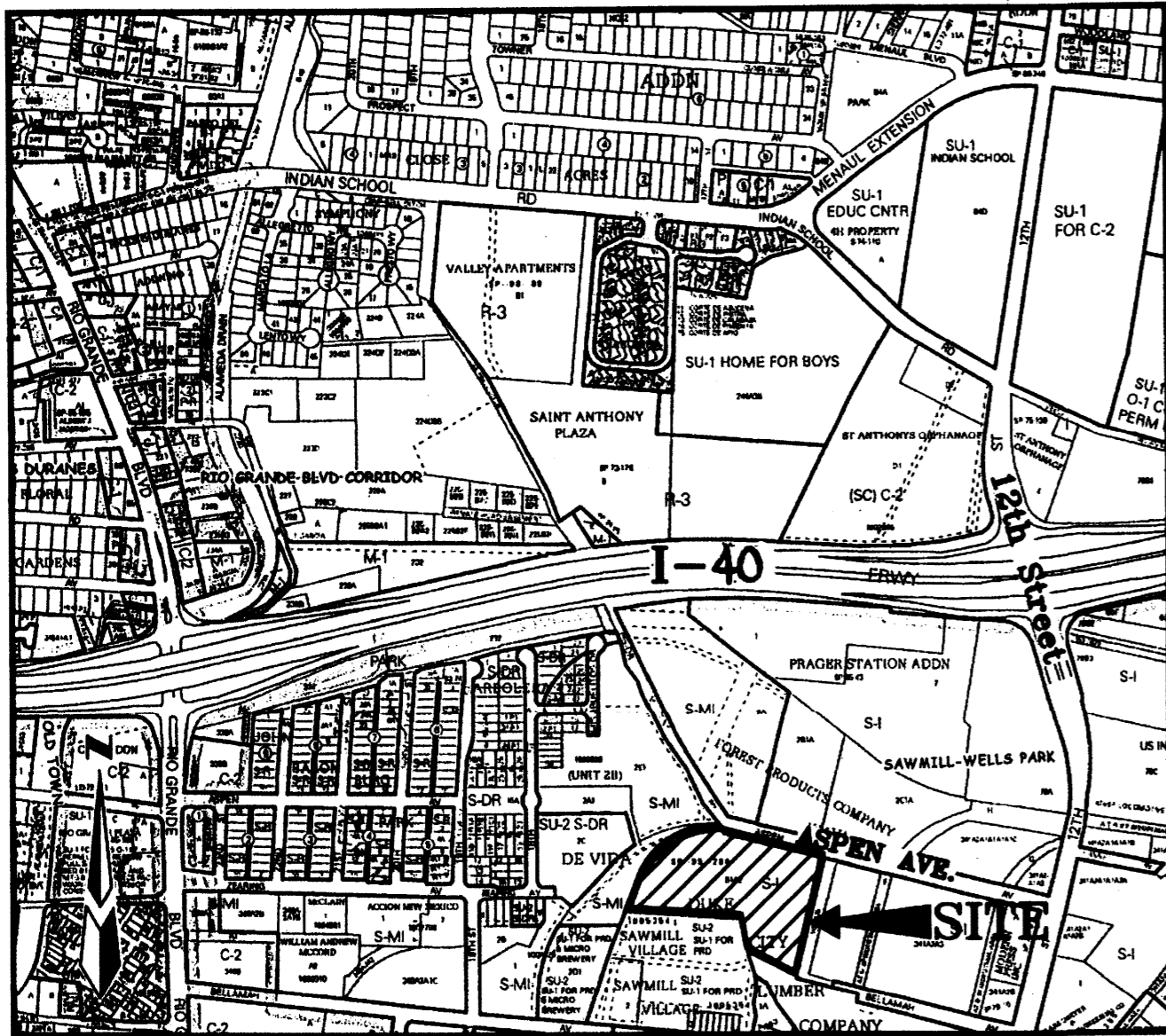
Keith Cheshire
CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M.

7-30-14
DATE

Keith Cheshire
KEITH CHESHIRE, MANAGER

7/29/14
DATE

F:\A13JOBS\A13003_Sawmill Unit 2\PLATS\PRELIMINARY PLATS\A13003 PP COVER U2B.dwg, 7/29/14, Dwayne Reynolds



VICINITY MAP NO SCALE ZONE ATLAS: H-13

SUBDIVISION DATA

GROSS ACREAGE	6.9323 Acres
ZONE ATLAS NO.	H-13-Z
NO. OF EXISTING LOTS	1
NO. OF LOTS/TRACTS CREATED	27 LOTS & 3 TRACTS
NO. OF TRACTS ELIMINATED	1
MILES OF FULL WIDTH STREETS CREATED	0.1071 MILES
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.6388 Acres
DATE OF SURVEY	JANUARY, 2012

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants 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, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

SAWMILL CROSSING LLC, Owner Lot B-1-A-2, Duke City Lumber Company Addition
Keith Cheshire, Managing Member

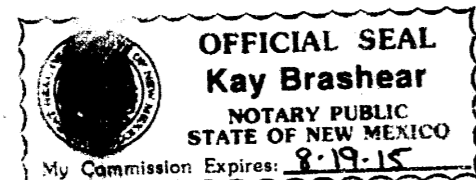
[Signature] 1/16/14
Keith Cheshire, Managing Member Date

OWNER'S ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF BERNALILLO ss

This instrument was acknowledged before me on January 16, 2014
By Keith Cheshire, Managing Member of Sawmill Crossing LLC, a New Mexico Limited Liability Company on behalf of said Company

[Signature] 8-19-15
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION:

A tract of land situate within the Town of Albuquerque Grant, projected Section 7, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOT B-1-A-2, DUKE CITY LUMBER COMPANY ADDITION, 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 15, 1995 in Volume 95C, Folio 451, and containing 6.9323 acres more or less.

PURPOSE OF PLAT:

1. Subdivide Lot B-1-A-2, Duke City Lumber Company Addition into twenty seven (27) Residential lots and three (3) tracts.
2. Dedicated Right-Of-Way and grant easements as shown hereon in this plat.
3. Vacate easements as shown hereon in this plat.

TABLE OF CONTENTS:

- SHEET 1 COVER SHEET
- SHEET 2 EXISTING CONDITIONS AND EASEMENTS
- SHEET 3 FINAL PLAT GEOMETRY
- SHEET 4 CURVE, LINE TABLES AND PUE NOTES

NOTES:

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
4. BASIS OF BOUNDARY IS FROM THE PLAT OF RECORD ENTITLED:
 - "DUKE CITY LUMBER COMPANY ADDITION", (12-15-1995, 95C-451)
 - "DUKE CITY LUMBER COMPANY ADDITION", (05-17-1996, 96C-204)
 - "DUKE CITY LUMBER COMPANY ADDITION", (09-17-1990, 90C-222)
 - "DUKE CITY LUMBER COMPANY ADDITION", (04-04-1978, D8-102)
 - "DUKE CITY LUMBER COMPANY ADDITION", (12-22-1971, D4-177)
 - "SAWMILL VILLAGE", (08-23-2010, 2010C-103)
 - "LANDS OF FOREST PRODUCTS CO.", (05-25-1990, 90C-135)
 - "LANDS OF FOREST PRODUCTS CO.", (02-11-2010, 2010C-19)
 - "ARBOLERA DE VIDA UNIT 2B", (04-14-2008, 2008C-70)
 - "SPECIAL WARRANTY DEED", (02-28-1992, 1992I7638)
 - "LANDS OF OTTO SCHEER", (Dated 09-09-1943)
 - "INDUSTRIAL PROPERTY & LEAD TRACK", (Dated 04-28-1947)

ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. FIELD SURVEY PERFORMED IN JANUARY, 2012.
6. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X AND ZONE X (AREAS PROTECTED BY DIKES AND LEVEES), AS SHOWN ON PANEL 331 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED SEPTEMBER 26, 2008.
7. AS NECESSARY, EACH REAR YARD SHALL CONTAIN A PRIVATE DRAINAGE EASEMENT TO CONVEY REAR YARD RUNOFF FROM ADJOINING LOTS. SIDE YARDS THAT ARE NOT PART OF AN ATTACHED DWELLING SHALL ALSO CONTAIN A PRIVATE DRAINAGE EASEMENT TO CONVEY REAR YARDS FLOWS TO THE STREET.
8. TRACT B SHALL CONTAIN A 3-FOOT PRIVATE DRAINAGE EASEMENT ALONG THE REAR YARD BOUNDARY OF LOT 67 FOR THE BENEFIT OF LOTS 68 AND 69.
9. SIDEWALK CULVERTS AT THE STREET AND OTHER IMPROVEMENTS WITHIN PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) WHO BENEFIT FROM THE EASEMENTS.
10. SOLAR NOTE: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

PLAT FOR
SAWMILL CROSSING UNIT 1
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2013

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1009046

Application Number: _____

PLAT APPROVAL

Utility Approvals:

[Signature] 1-31-14
PNM Electric Services Date

[Signature] 1/31/2014
New Mexico Gas Company Date

[Signature] 2-7-14
Qwest Corp d/b/a CenturyLink BC Date

[Signature] 1/31/14
ComCast Date

City Approvals:

[Signature] 2-7-14
City Surveyor Date

Real Property Division Date

Environmental Health Department Date

Traffic Engineering, Transportation Division Date

Albuquerque Bernalillo Water Utility Authority Date

Parks and Recreation Department Date

AMA/FA Date

City Engineer Date

DRB Chairperson, Planning Department Date

SURVEYOR'S CERTIFICATION:

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

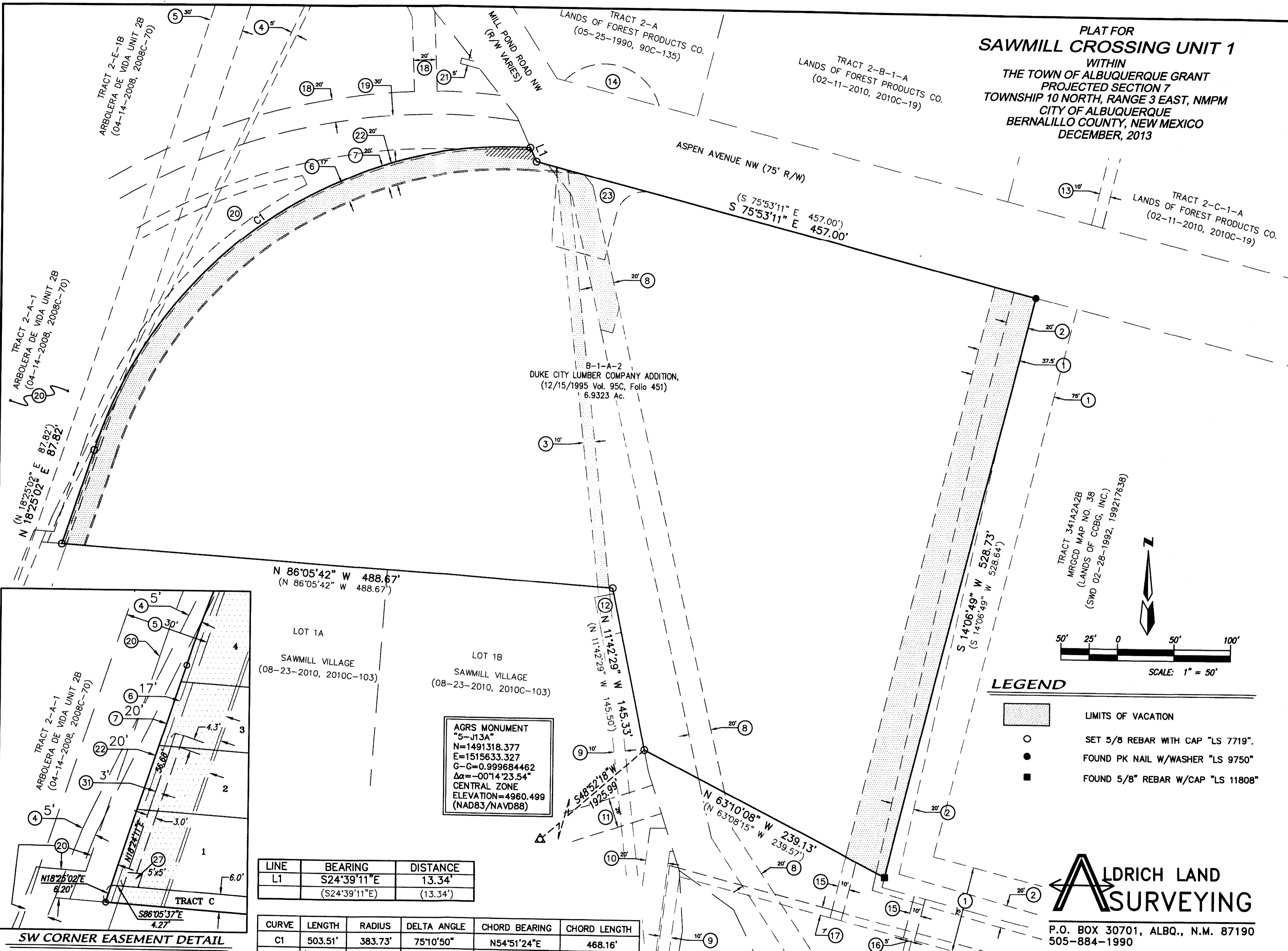
[Signature] 01/22/14
Timothy Aldrich P.S. No. 7719 Date



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

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Scale: AS SHOWN	Date: 12/17/2013	Job: A11047	

**PLAT FOR
SAWMILL CROSSING UNIT 1**
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2013



TRACT 2-A
LANDS OF FOREST PRODUCTS CO.
(05-25-1990, 90C-135)

TRACT 2-B-1-A
LANDS OF FOREST PRODUCTS CO.
(02-11-2010, 2010C-19)

TRACT 2-C-1-A
LANDS OF FOREST PRODUCTS CO.
(02-11-2010, 2010C-19)

TRACT 2-E-1B
ARBOLERA DE VIDA UNIT 2B
(04-14-2008, 2008C-70)

TRACT 2-A-1
ARBOLERA DE VIDA UNIT 2B
(04-14-2008, 2008C-70)

(N 18°25'02" E 87.82')
(N 18°25'02" E 87.82')

B-1-A-2
DUKE CITY LUMBER COMPANY ADDITION,
(12/15/1995 Vol. 95C, Folio 451)
6.9323 Ac.

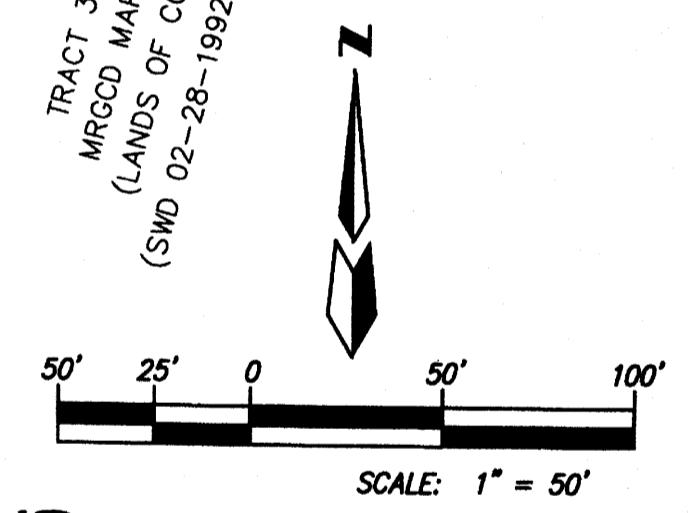
TRACT 341A2A2B
MRGCD MAP NO. 38
(LANDS OF CCBG, INC.)
(SWD 02-28-1992, 199217638)

N 86°05'42" W 488.67'
(N 86°05'42" W 488.67')

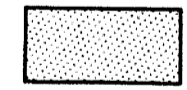



LOT 1A
SAWMILL VILLAGE
(08-23-2010, 2010C-103)

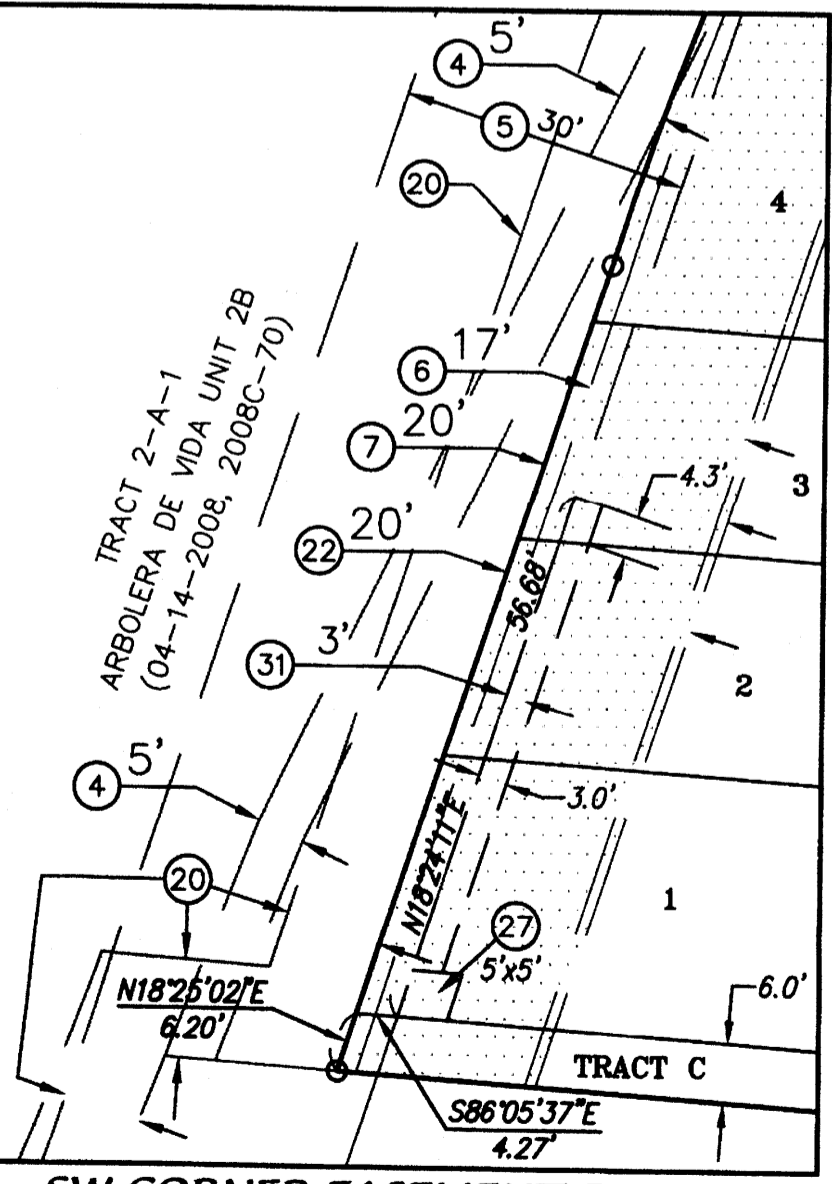
LOT 1B
SAWMILL VILLAGE
(08-23-2010, 2010C-103)

AGRS MONUMENT
"S-J13A"
N=1491318.377
E=1515633.327
G-G=0.999684462
Δα=-00°14'23.54"
CENTRAL ZONE
ELEVATION=4960.499
(NAD83/NAVD88)



LEGEND

-  LIMITS OF VACATION
-  SET 5/8 REBAR WITH CAP "LS 7719".
-  FOUND PK NAIL W/WASHER "LS 9750"
-  FOUND 5/8" REBAR W/CAP "LS 11808"



LINE	BEARING	DISTANCE
L1	S24°39'11"E	13.34'
	(S24°39'11"E)	(13.34')

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	503.51'	383.73'	75°10'50"	N54°51'24"E	468.16'
	(503.51')	(383.73')	(75°10'50")	(N54°51'24"E)	(468.16')

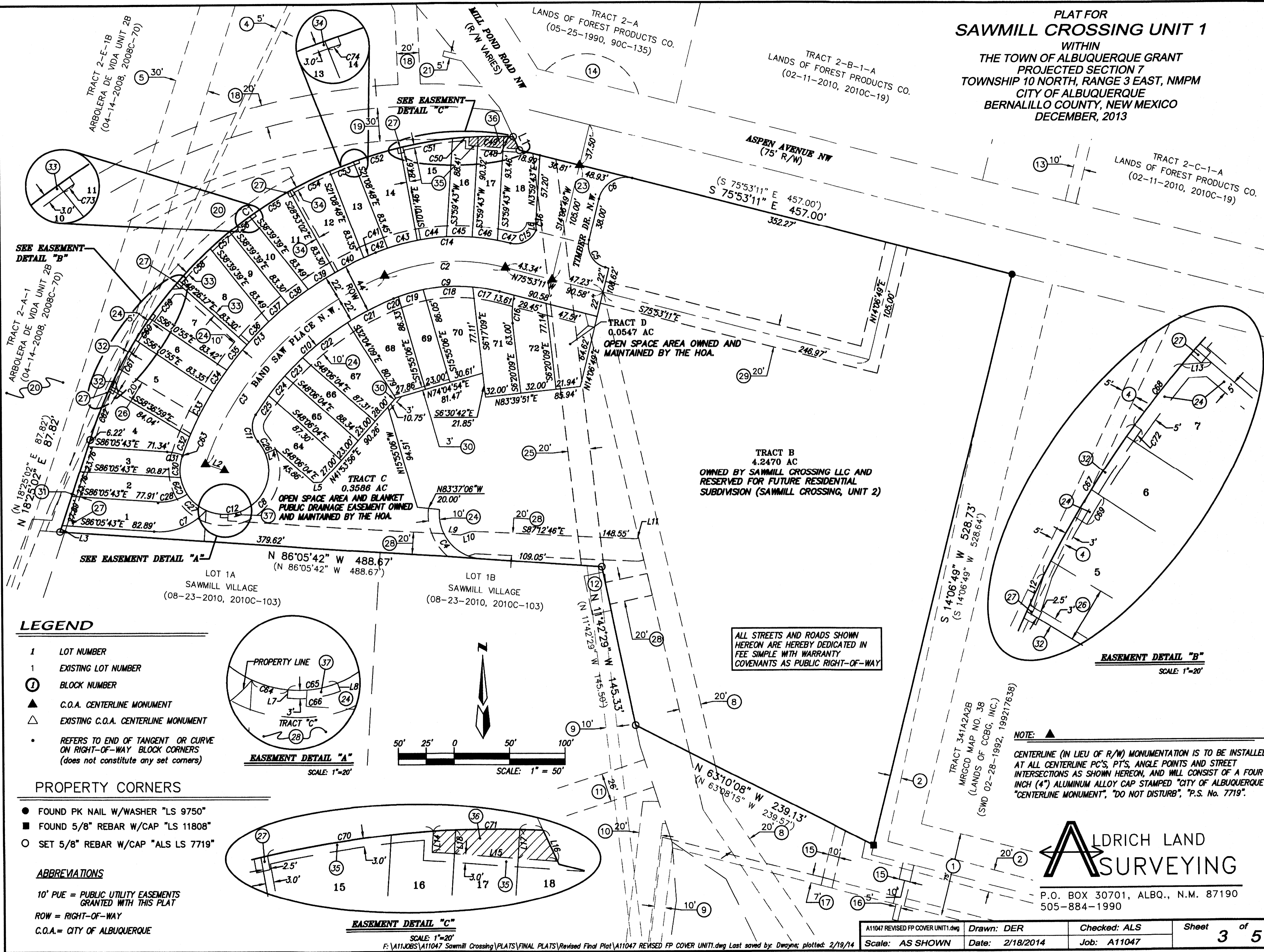
ALDRICH LAND SURVEYING

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

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**PLAT FOR
SAWMILL CROSSING UNIT 1**
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2013



TRACT 2-C-1-A
LANDS OF FOREST PRODUCTS CO.
(02-11-2010, 2010C-19)

TRACT 2-B-1-A
LANDS OF FOREST PRODUCTS CO.
(02-11-2010, 2010C-19)

TRACT 2-A
LANDS OF FOREST PRODUCTS CO.
(05-25-1990, 90C-135)

TRACT 2-E-E-1B
ARROLERA DE VIDA UNIT 2B
(04-14-2008, 2008C-70)

TRACT 2-A-1
ARROLERA DE VIDA UNIT 2B
(04-14-2008, 2008C-70)

TRACT D
0.0547 AC
OPEN SPACE AREA OWNED AND
MAINTAINED BY THE HOA.

TRACT B
4.2470 AC
OWNED BY SAWMILL CROSSING LLC AND
RESERVED FOR FUTURE RESIDENTIAL
SUBDIVISION (SAWMILL CROSSING, UNIT 2)

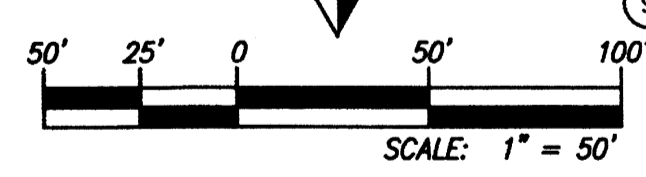
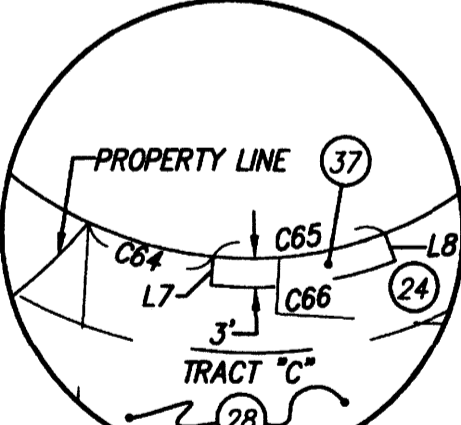
TRACT C
0.3586 AC
OPEN SPACE AREA AND BLANKET
PUBLIC DRAINAGE EASEMENT OWNED
AND MAINTAINED BY THE HOA.

LOT 1A
SAWMILL VILLAGE
(08-23-2010, 2010C-103)

LOT 1B
SAWMILL VILLAGE
(08-23-2010, 2010C-103)

LEGEND

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

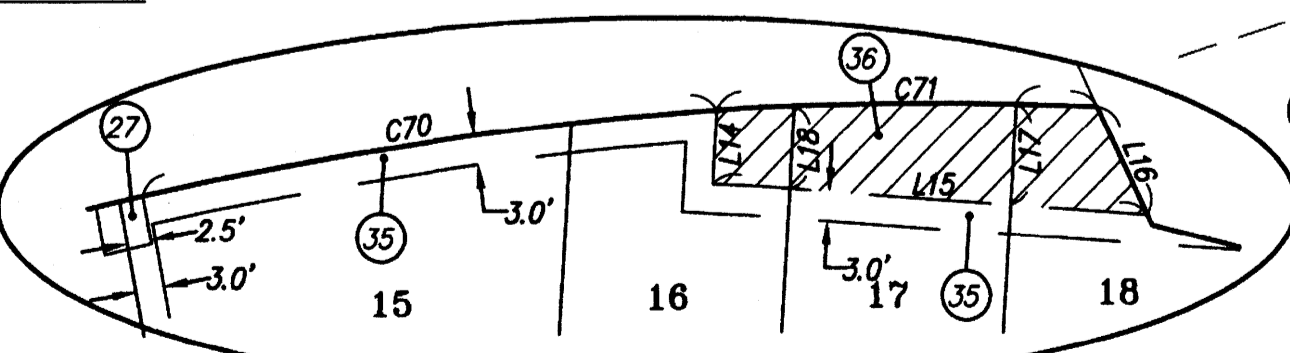


PROPERTY CORNERS

- FOUND PK NAIL W/WASHER "LS 9750"
- FOUND 5/8" REBAR W/CAP "LS 11808"
- SET 5/8" REBAR W/CAP "ALS LS 7719"

ABBREVIATIONS

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- C.O.A. = CITY OF ALBUQUERQUE



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

EASEMENT DETAIL "B"
SCALE: 1"=20'

NOTE: ▲
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".



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

A11047 REVISED FP COVER UNIT1.dwg	Drawn: DER	Checked: ALS	Sheet 3 of 5
Scale: AS SHOWN	Date: 2/18/2014	Job: A11047	

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**PLAT FOR
SAWMILL CROSSING UNIT 1
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2013**

Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord Bearing	Chord Length
C2	110.68	180.00	57.15	35°13'50"	S86°29'54"W	108.94
C3	241.04	278.43	128.66	49°36'05"	S44°04'57"W	233.58
C4	64.56	40.00	41.77	92°28'36"	S39°51'24"E	57.78
C5	31.42	20.00	20.00	90°00'00"	S30°53'11"E	28.28
C6	39.20	25.00	24.93	89°49'45"	S59°01'42"W	35.30
C7	52.52	55.46	28.42	54°15'43"	N68°05'11"E	50.58
C8	95.97	40.00	102.76	137°27'49"	N46°03'57"E	74.55
C9	97.15	158.00	50.17	35°13'50"	S86°29'54"W	95.63
C10	165.05	256.43	85.50	36°52'40"	S50°26'39"W	162.21
C11	25.46	20.00	14.78	72°56'15"	S4°27'48"E	23.78
C12	167.70	40.00	-68.98	240°12'50"	N79°10'29"E	69.21
C13	260.08	300.43	138.82	49°36'05"	S44°04'57"W	252.04
C14	123.61	202.00	63.81	35°03'38"	S86°24'48"W	121.69
C15	28.08	20.00	16.91	80°26'13"	N63°43'30"E	25.83
C16	4.36	50.00	2.18	5°00'02"	S1°29'41"W	4.36
C17	24.62	158.00	12.34	8°55'45"	N80°21'03"W	24.60
C18	44.81	158.00	22.55	16°14'55"	S87°03'37"W	44.66
C19	23.02	158.00	11.53	8°20'55"	S74°45'43"W	23.00
C20	4.70	158.00	2.35	1°42'16"	S69°44'07"W	4.70
C21	46.47	256.43	23.30	10°23'01"	S63°41'29"W	46.41
C22	51.32	256.43	25.75	11°28'01"	S52°45'57"W	51.24
C23	23.03	256.43	11.52	5°08'45"	S44°27'34"W	23.02
C24	23.03	256.43	11.52	5°08'46"	S39°18'49"W	23.02
C25	21.19	256.43	10.60	4°44'07"	S34°22'23"W	21.19
C26	12.75	40.00	6.43	18°15'58"	N31°47'57"W	12.70
C27	22.75	40.00	11.69	32°35'13"	S48°54'32"E	22.44
C28	27.66	43.00	14.33	36°51'25"	N75°28'35"E	27.19
C29	16.01	40.00	8.11	22°55'52"	S21°09'00"E	15.90
C30	20.32	40.00	10.39	29°06'43"	S4°52'17"W	20.11
C31	14.35	52.00	7.22	15°49'01"	N78°11'12"W	14.31
C32	17.30	300.43	8.65	3°17'56"	S21°08'03"W	17.30
C33	46.36	300.43	23.22	8°50'26"	S27°12'15"W	46.31
C34	23.01	300.43	11.51	4°23'15"	S33°49'05"W	23.00
C35	29.10	300.43	14.56	5°33'01"	S38°47'13"W	29.09
C36	28.24	300.43	14.13	5°23'11"	S44°15'19"W	28.23
C37	23.02	300.43	11.52	4°23'26"	S49°08'38"W	23.02
C38	23.02	300.43	11.52	4°23'26"	S53°32'04"W	23.02
C39	28.24	300.43	14.13	5°23'11"	S58°25'23"W	28.23
C40	29.11	300.43	14.56	5°33'03"	S63°53'30"W	29.09
C41	11.62	300.43	5.81	2°12'58"	S67°46'30"W	11.62
C42	11.39	202.00	5.70	3°13'50"	S70°29'54"W	11.39
C43	27.70	202.00	13.87	7°51'25"	S76°02'31"W	27.68
C44	26.39	202.00	13.22	7°29'12"	S83°42'50"W	26.38
C45	23.05	202.00	11.54	6°32'17"	N89°16'26"W	23.04
C46	23.05	202.00	11.54	6°32'17"	N82°44'09"W	23.04
C47	12.02	202.00	6.01	3°24'38"	N77°45'42"W	12.02
C48	8.41	383.73	4.21	1°15'22"	N88°10'51"W	8.41
C49	23.08	383.73	11.54	3°26'44"	S89°28'06"W	23.07
C50	23.23	383.73	11.62	3°28'06"	S86°00'41"W	23.23
C51	47.78	383.73	23.92	7°08'03"	S80°42'37"W	47.75
C52	43.98	383.73	22.01	6°34'00"	S73°51'35"W	43.95
C53	23.00	383.73	11.51	3°26'05"	S68°51'33"W	23.00
C54	40.36	383.73	20.20	6°01'32"	S64°07'44"W	40.34
C55	42.47	383.73	21.26	6°20'27"	S57°56'45"W	42.45

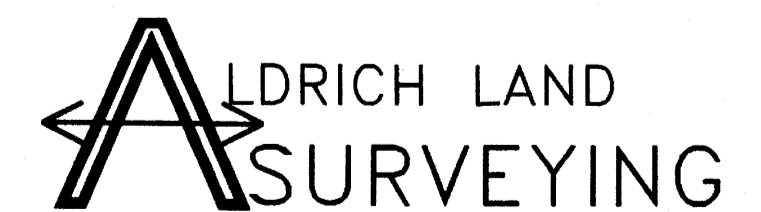
Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord Bearing	Chord Length
C56	23.01	383.73	11.51	3°26'11"	S53°03'26"W	23.01
C57	23.01	383.73	11.51	3°26'11"	S49°37'16"W	23.01
C58	42.47	383.73	21.26	6°20'27"	S44°43'57"W	42.45
C59	63.37	383.73	31.75	9°27'41"	S36°49'53"W	63.29
C60	63.37	383.73	31.75	9°27'41"	S36°49'53"W	63.29
C61	49.83	383.73	24.95	7°26'25"	S28°22'50"W	49.79
C62	49.52	383.73	24.80	7°23'39"	S20°57'48"W	49.49
C63	1.06	300.43	0.53	0°12'11"	S19°23'00"W	1.06
C64	13.46	40.00	6.80	19°17'08"	S74°50'43"E	13.40
C65	18.16	40.00	9.24	26°00'21"	N82°30'33"E	18.00
C66	19.52	43.00	9.93	26°00'21"	N82°30'33"E	19.35
C67	62.86	383.73	31.50	9°23'10"	S31°35'20"W	62.79
C68	27.93	383.73	13.97	4°10'11"	S38°22'00"W	27.92
C69	11.42	378.73	5.71	1°43'39"	S31°12'52"W	11.42
C70	60.45	383.73	30.29	9°01'32"	S82°01'47"W	60.39
C71	39.55	383.73	19.79	5°54'17"	S89°29'41"W	39.53
C72	4.87	380.73	2.44	0°43'59"	S35°54'56"W	4.87
C73	4.78	380.73	2.39	0°43'10"	S55°09'44"W	4.78
C74	4.87	380.73	2.44	0°43'59"	S70°57'24"W	4.87

Line Table		
LINE	BEARING	DISTANCE
L2	S70°43'06"E	18.00'
L3	N18°25'02"E	6.20'
L4	N67°20'02"E	9.94'
L5	N86°53'56"E	7.07'
L6	N1°00'20"W	5.90'
L7	N5°30'43"E	3.00'
L8	N20°29'38"W	3.00'
L9	S86°05'42"E	14.99'
L10	N71°24'18"E	10.66'
L11	N77°02'49"E	2.21'
L12	N18°24'11"E	12.57'
L13	N86°33'43"E	10.52'
L14	S3°59'43"W	7.56'
L15	S86°00'17"E	45.23'
L16	S24°39'11"E	12.15'
L17	S3°59'43"W	10.34'
L18	S3°59'43"W	8.52'

Lot Area Table	
LOT#	Area
1	0.0725 Ac.
2	0.0302 Ac.
3	0.0459 Ac.
4	0.0881 Ac.
5	0.0820 Ac.
6	0.0440 Ac.
7	0.0884 Ac.
8	0.0878 Ac.
9	0.0440 Ac.
10	0.0440 Ac.
11	0.0878 Ac.
12	0.0884 Ac.
13	0.0440 Ac.
14	0.0880 Ac.

Lot Area Table	
LOT#	Area
15	0.0731 Ac.
16	0.0471 Ac.
17	0.0485 Ac.
18	0.0854 Ac.
64	0.0853 Ac.
65	0.0465 Ac.
66	0.0465 Ac.
67	0.0784 Ac.
68	0.0757 Ac.
69	0.0457 Ac.
70	0.0708 Ac.
71	0.0704 Ac.
72	0.0802 Ac.

Tract Area Table	
Name	Area
Tract B	4.2470 Ac.
Tract C	0.3586 Ac.
Tract D	0.0547 Ac.
ROW	0.6388 Ac.



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

A11047 REVISED FP COVER UNIT1.dwg	Drawn: DER	Checked: ALS	Sheet 4 of 5
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PUBLIC UTILITY EASEMENTS (PUE)

Shown on this plat are granted for the common and joint use of:

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

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

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

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

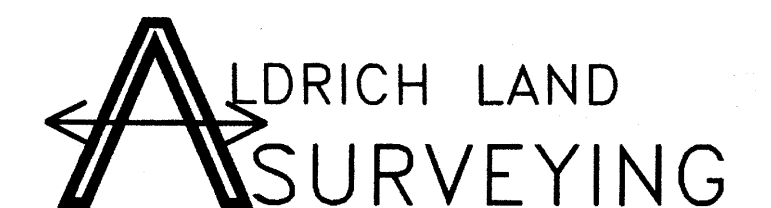
Disclaimer

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

EASEMENT KEYED NOTES:

- ① 75' RESERVED FOR PUBLIC UTILITIES BY VACATION ORDINANCE NO. 2425 (03-16-1965, BK. MISC 50, PG. 848-854) **(HATCHED PORTION VACATED WITH 13DRB-70518)**
- ② 20' SANITARY SEWER EASEMENT BY VACATION ORDINANCE NO. 2425 (03-16-1965, BK. MISC 50, PG. 848-854)
- ③ 10' PNM EASEMENT (06-25-1968, BK. MISC 107, PG. 297-30)
10' PNM EASEMENT BY JUDGEMENT (06-25-1968, BK. MISC 107, PG. 301-304) **(HATCHED PORTION VACATED WITH 13DRB-70518)**
- ④ 5' PNM EASEMENT (03-18-1950, BK. D135, PG. 547-549)
- ⑤ 30' COA PERMANENT UTILITY EASEMENT BY JUDGEMENT (04-09-1968, BK. MISC 99, PG. 776-780)
- ⑥ 17' RAILROAD EASEMENT (10-24-2003, BK. A67, PG. 4653) **(HATCHED PORTION VACATED WITH 13DRB-70518)**
- ⑦ 20' NON-EXCLUSIVE RAILWAY EASEMENT (01-24-1980, BK. D113A, PG. 278-280) **(HATCHED PORTION VACATED WITH 13DRB-70518)**
- ⑧ 20' COA PUBLIC WATERLINE EASEMENT CENTERED ON EXISTING WATERLINE. LOCATION IS APPROXIMATE (09-17-1990, 90C-222) **(HATCHED PORTION VACATED WITH 13DRB-70518)**
- ⑨ 10' QWEST EASEMENT (08-06-2003, BK. A61, PG. 8569)
- ⑩ 20' COA PUBLIC WATERLINE EASEMENT (08-23-2010, 2010C-103)
- ⑪ 20' COA PUBLIC ACCESS EASEMENT MAINTAINED BY OWNERS OF SAWMILL VILLAGE (08-23-2010, 2010C-103)
- ⑫ 17.4' X 35' COA PUBLIC WATERLINE EASEMENT (08-23-2010, 2010C-103)
- ⑬ 10' PNM EASEMENT (01-07-1953, BK. D228, PG. 93-96)
- ⑭ COA PUBLIC TEMPORARY TURN-AROUND EASEMENT (05-25-1990, 90C-135)
- ⑮ 10' PUE (05-17-1996, 96C-204)
- ⑯ 5' PNM ANCHOR EASEMENT (05-17-1996, 96C-204)
- ⑰ 7' UTILITY EASEMENT (04-04-1978, D8-102)
- ⑱ 20' COA PUBLIC EMERGENCY ACCESS EASEMENT (10-06-2005, 2005C-325)
- ⑲ 30' BN & SF RAILWAY COMPANY EASEMENT (04-11-2005, 2005C-106)
- ⑳ COA PUBLIC DRAINAGE EASEMENT (04-11-2005, 2005C-106)
- ㉑ 10' PNM ANCHOR EASEMENT (04-11-2005, 2005C-106)
- ㉒ 20' RAILROAD TRACK EASEMENT (12-02-2003, BK. A63, PG. 5318) **(TO BE VACATED BY THIS PLAT)**
- ㉓ EXISTING PUBLIC ROADWAY EASEMENT (01-25-2013, DOC. #201300)
- ㉔ NEW 5' PUBLIC UTILITY EASEMENT, ALONG THE BACK OF LOTS 5 & 6 AND ALONG THE BACK & SIDE OF LOT 7, GRANTED WITH THIS PLAT. (SEE EASEMENT DETAIL "B" ON SHEET 3).
- ㉕ EXISTING 20' PNM EASEMENT (04-18-2013, DOC #2013043075)
- ㉖ NEW 20 FOOT PUBLIC SANITARY SEWER EASEMENT GRANTED TO ABCWUA WITH THIS PLAT.
- ㉗ NEW 5x5 FOOT WIDE LANDSCAPE EASEMENT GRANTED TO LOT 1 AND TO BE MAINTAINED BY UNDERLYING PROPERTY OWNER BY THIS PLAT.
- ㉘ NEW 20 FOOT PUBLIC WATER LINE EASEMENT GRANTED TO ABCWUA WITH THIS PLAT.
- ㉙ NEW 20 FOOT PUBLIC SANITARY SEWER EASEMENT GRANTED TO ABCWUA WITH THIS PLAT.
- ㉚ NEW 3 FOOT PRIVATE DRAINAGE EASEMENT GRANTED TO AND FOR THE BENEFIT OF LOTS 68 & 69 AND TRACT C BY THIS PLAT AND TO BE MAINTAINED BY UNDERLYING PROPERTY OWNERS.
- ㉛ NEW 3' PRIVATE DRAINAGE EASEMENT GRANTED TO AND FOR THE BENEFIT OF LOTS 1-4 WITH THIS PLAT AND TO BE MAINTAINED BY UNDERLYING PROPERTY OWNERS. (SEE EASEMENT DETAIL ON SHEET 2.)
- ㉜ NEW 3' PRIVATE DRAINAGE EASEMENT GRANTED TO AND FOR THE BENEFIT OF LOTS 5-7 WITH THIS PLAT AND TO BE MAINTAINED BY UNDERLYING PROPERTY OWNERS. (SEE EASEMENT DETAIL "B" ON SHEET 3.)
- ㉝ NEW 3' PRIVATE DRAINAGE EASEMENT GRANTED TO AND FOR THE BENEFIT OF LOTS 8-11 WITH THIS PLAT AND TO BE MAINTAINED BY UNDERLYING PROPERTY OWNERS.
- ㉞ NEW 3' PRIVATE DRAINAGE EASEMENT GRANTED TO AND FOR THE BENEFIT OF LOTS 12-14 WITH THIS PLAT AND TO BE MAINTAINED BY UNDERLYING PROPERTY OWNERS.
- ㉟ NEW 3' PRIVATE DRAINAGE EASEMENT GRANTED TO AND FOR THE BENEFIT OF LOTS 15-18 WITH THIS PLAT AND TO BE MAINTAINED BY UNDERLYING PROPERTY OWNERS. SEE EASEMENT DETAIL "C" ON SHEET 3.
- ㊱ NEW PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA WITH THIS PLAT. (WIDTH VARIES- SEE EASEMENT DETAIL "C" ON SHEET 3).
- ㊲ NEW 3' PUBLIC SIDEWALK EASEMENT GRANTED WITH THIS PLAT TO THE CITY OF ALBUQUERQUE. (SEE EASEMENT DETAIL "A" ON SHEET 3).

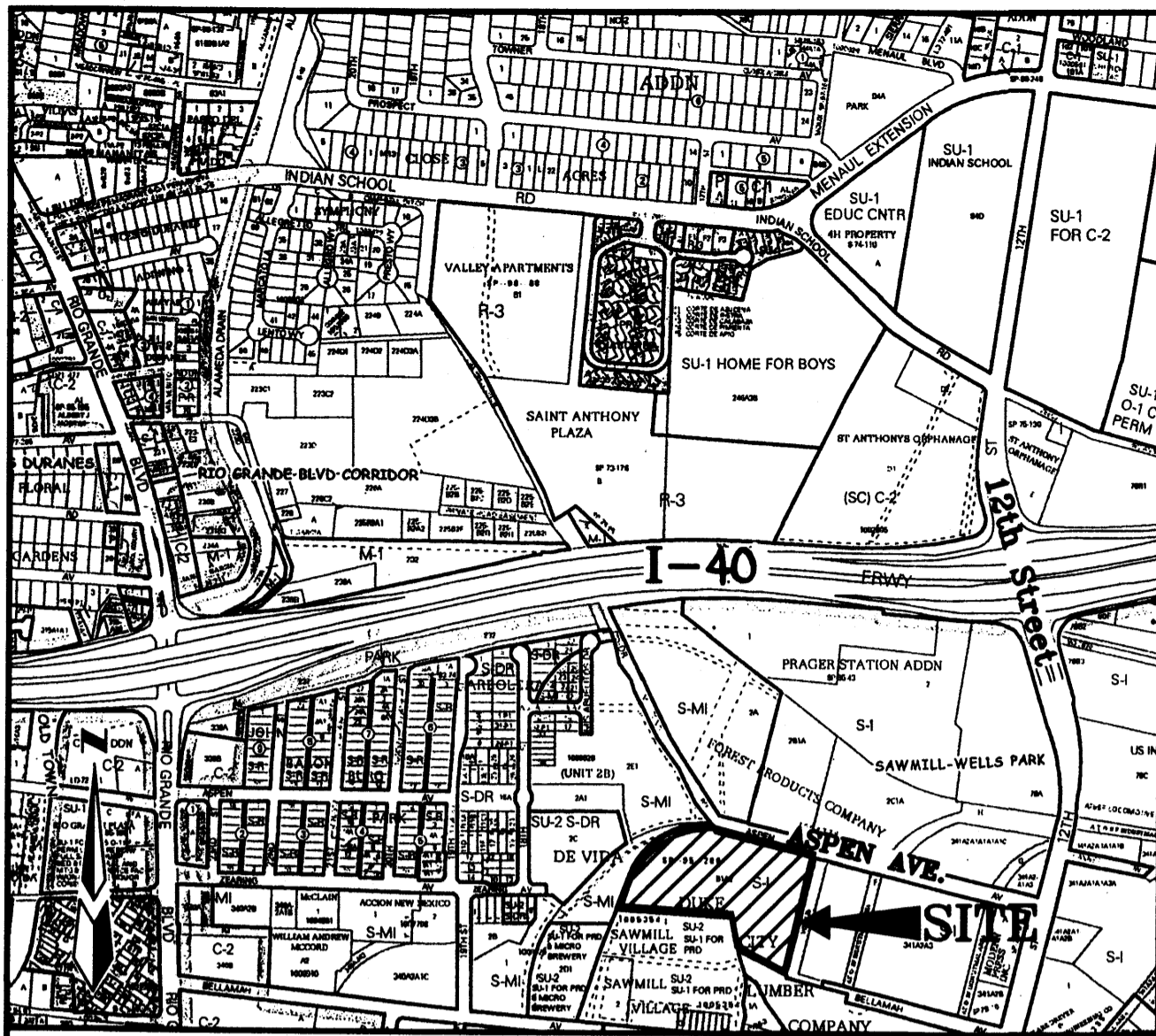
**PLAT FOR
SAWMILL CROSSING UNIT 1
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2013**



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

A11047 REVISED FP COVER UNIT1.dwg	Drawn: DER	Checked: ALS	Sheet 5 of 5
Scale: AS SHOWN	Date: 2/18/2014	Job: A11047	

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VICINITY MAP NO SCALE ZONE ATLAS: H-13

SUBDIVISION DATA

GROSS ACREAGE 6.9323 Acres
 ZONE ATLAS NO. H-13-Z
 NO. OF EXISTING LOTS 1
 NO. OF LOTS/TRACTS CREATED 27 LOTS & 3 TRACTS
 NO. OF TRACTS ELIMINATED 1
 MILES OF FULL WIDTH STREETS CREATED 0.1071 Miles
 AREA DEDICATED TO CITY OF ALBUQUERQUE 0.6388 Acres
 DATE OF SURVEY JANUARY, 2012

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants 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, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

SAWMILL CROSSING LLC, Owner Lot B-1-A-2, Duke City Lumber Company Addition
 Keith Cheshire, Managing Member

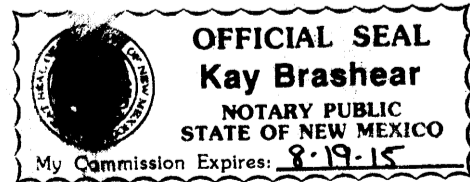
Keith Cheshire 1/16/14
 Keith Cheshire, Managing Member Date

OWNER'S ACKNOWLEDGMENT:

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO ss

This instrument was acknowledged before me on January 16, 2014
 By Keith Cheshire, Managing Member of Sawmill Crossing LLC, a New Mexico Limited Liability Company on behalf of said Company

Kay Brashear 8-19-15
 NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION:

A tract of land situate within the Town of Albuquerque Grant, projected Section 7, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOT B-1-A-2, DUKE CITY LUMBER COMPANY ADDITION, 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 15, 1995 in Volume 95C, Folio 451, and containing 6.9323 acres more or less.

PURPOSE OF PLAT:

- Subdivide Lot B-1-A-2, Duke City Lumber Company Addition into twenty seven (27) Residential lots and three (3) tracts.
- Dedicated Right-Of-Way and grant easements as shown hereon in this plat.
- Vacate easements as shown hereon in this plat.

TABLE OF CONTENTS:

- SHEET 1 COVER SHEET
- SHEET 2 EXISTING CONDITIONS AND EASEMENTS
- SHEET 3 FINAL PLAT GEOMETRY
- SHEET 4 CURVE, LINE TABLES AND PUE NOTES

NOTES:

- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
- DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
- BASIS OF BOUNDARY IS FROM THE PLAT OF RECORD ENTITLED:
 - "DUKE CITY LUMBER COMPANY ADDITION", (12-15-1995, 95C-451)
 - "DUKE CITY LUMBER COMPANY ADDITION", (05-17-1996, 96C-204)
 - "DUKE CITY LUMBER COMPANY ADDITION", (09-17-1990, 90C-222)
 - "DUKE CITY LUMBER COMPANY ADDITION", (04-04-1978, D8-102)
 - "DUKE CITY LUMBER COMPANY ADDITION", (12-22-1971, D4-177)
 - "SAWMILL VILLAGE", (08-23-2010, 2010C-103)
 - "LANDS OF FOREST PRODUCTS CO.", (05-25-1990, 90C-135)
 - "LANDS OF FOREST PRODUCTS CO.", (02-11-2010, 2010C-19)
 - "ARBOLERA DE VIDA UNIT 2B", (04-14-2008, 2008C-70)
 - "SPECIAL WARRANTY DEED", (02-28-1992, 199217638)
 - "LANDS OF OTTO SCHEER", (Dated 09-09-1943)
 - "INDUSTRIAL PROPERTY & LEAD TRACK", (Dated 04-28-1947)
- ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- FIELD SURVEY PERFORMED IN JANUARY, 2012.
- 100 YEAR FLOOD ZONE DESIGNATION: ZONE X AND ZONE X (AREAS PROTECTED BY DIKES AND LEVEES), AS SHOWN ON PANEL 331 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED SEPTEMBER 26, 2008.
- AS NECESSARY, EACH REAR YARD SHALL CONTAIN A PRIVATE DRAINAGE EASEMENT TO CONVEY REAR YARD RUNOFF FROM ADJOINING LOTS. SIDE YARDS THAT ARE NOT PART OF AN ATTACHED DWELLING SHALL ALSO CONTAIN A PRIVATE DRAINAGE EASEMENT TO CONVEY REAR YARDS FLOWS TO THE STREET.
- TRACT B SHALL CONTAIN A 3-FOOT PRIVATE DRAINAGE EASEMENT ALONG THE REAR YARD BOUNDARY OF LOT 67 FOR THE BENEFIT OF LOTS 68 AND 69.
- SIDEWALK CULVERTS AT THE STREET AND OTHER IMPROVEMENTS WITHIN PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) WHO BENEFIT FROM THE EASEMENTS.
- SOLAR NOTE:** NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

PROJECT #: 1009046
 DATE: 2-12-14
 APP#: 14-70030 (FP)

PLAT FOR
SAWMILL CROSSING UNIT 1
 WITHIN
 THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 7
 TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2013

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1009046

Application Number:

PLAT APPROVAL

Utility Approvals:

Fernando Vigil 1-31-14
 BHM Electric Services Date
[Signature] 1/31/2014
 New Mexico Gas Company Date

Qwest Corp d/b/a CenturyLink Q.C. Date
 Comcast 1/31/14 Date

City Approvals:
David P. Saegha 1-31-14
 City Surveyor Date

Real Property Division Date

Environmental Health Department Date

Traffic Engineering, Transportation Division Date

Albuquerque Bernalillo Water Utility Authority Date

Parks and Recreation Department Date

AMAFCA Date

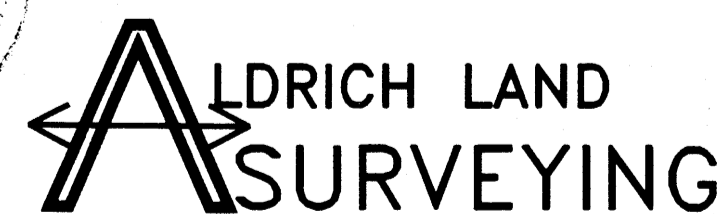
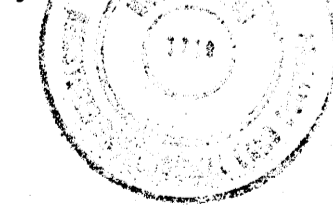
City Engineer Date

DRB Chairperson, Planning Department Date

SURVEYOR'S CERTIFICATION:

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 01/22/14
 Timothy Aldrich, P.S. No. 7719 Date

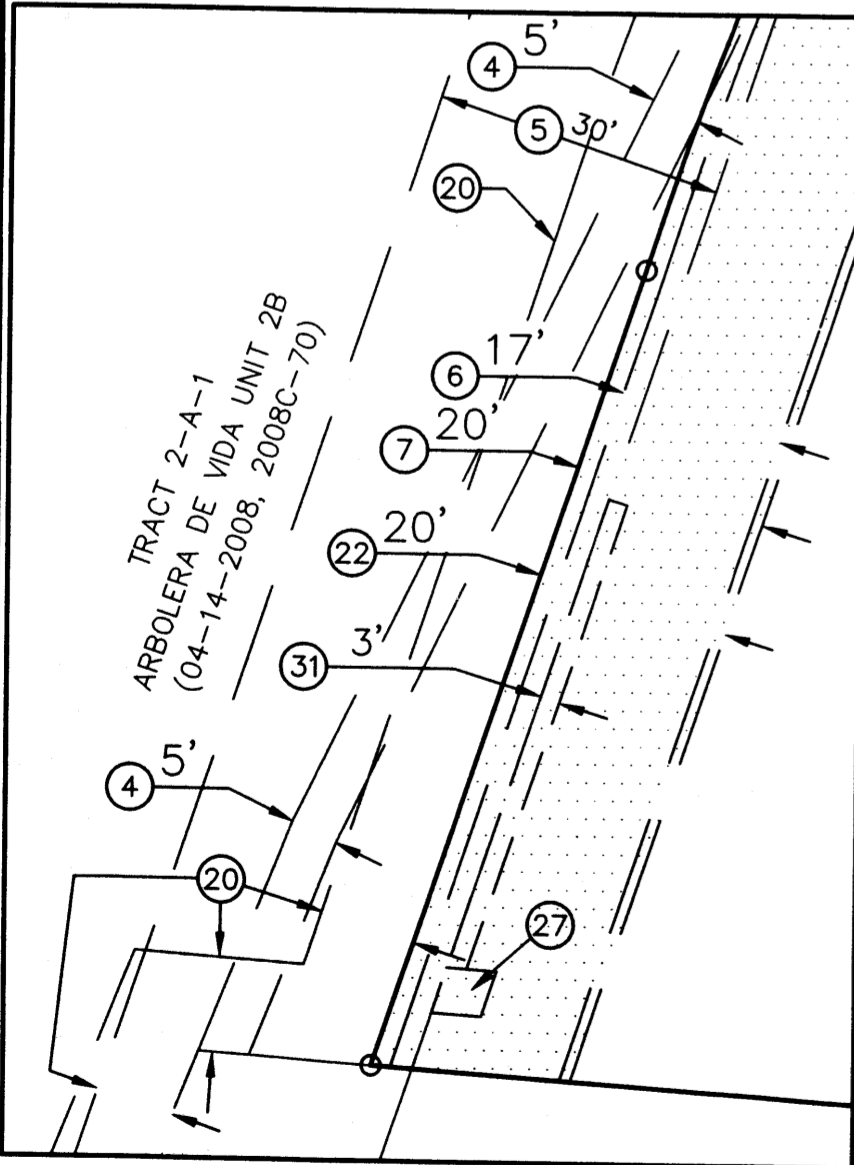
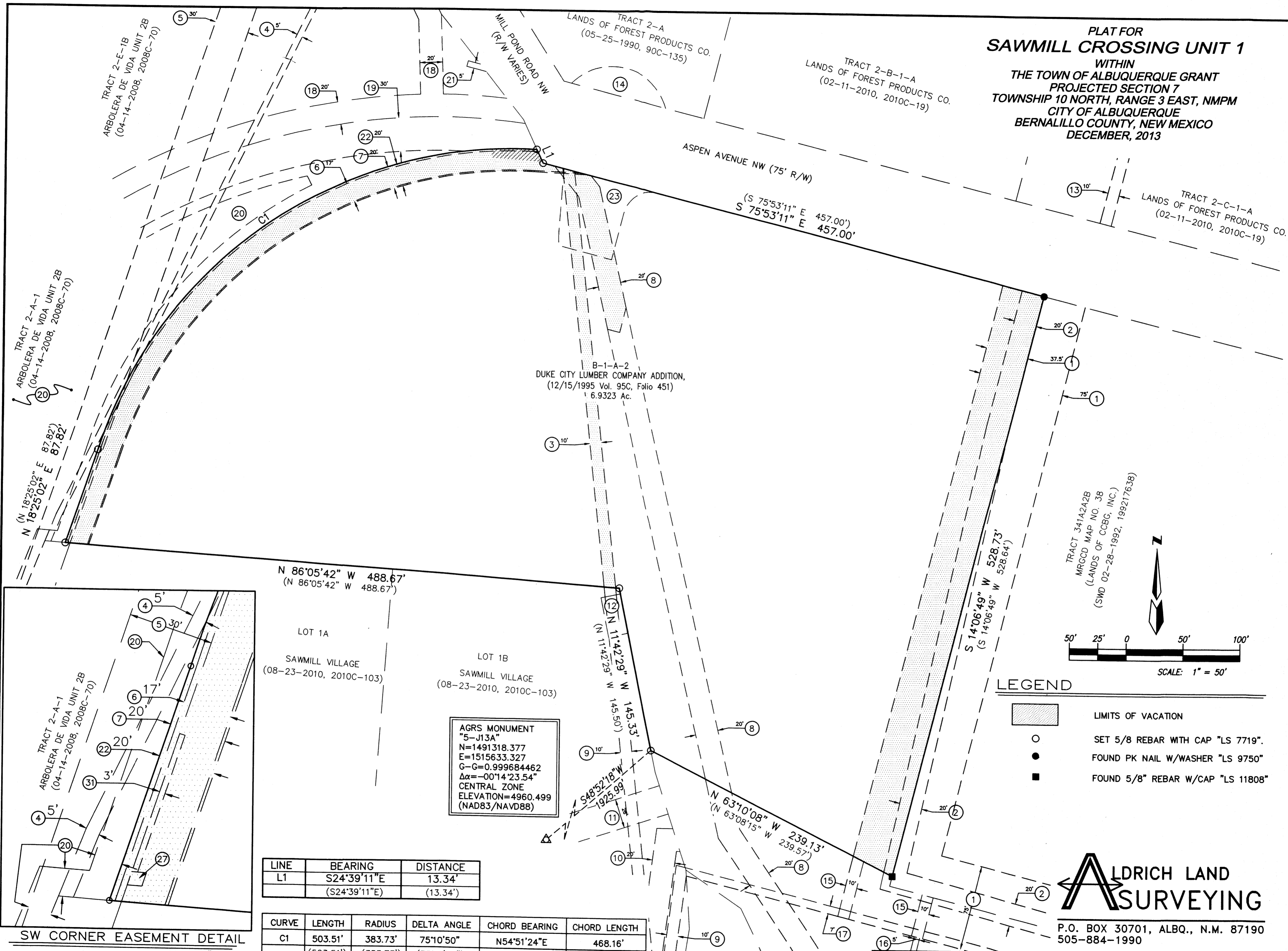


P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

A11047 FP COVER UNIT1.dwg	Drawn: DER	Checked: ALS	Sheet 1 of 4
Scale: AS SHOWN	Date: 12/17/2013	Job: A11047	

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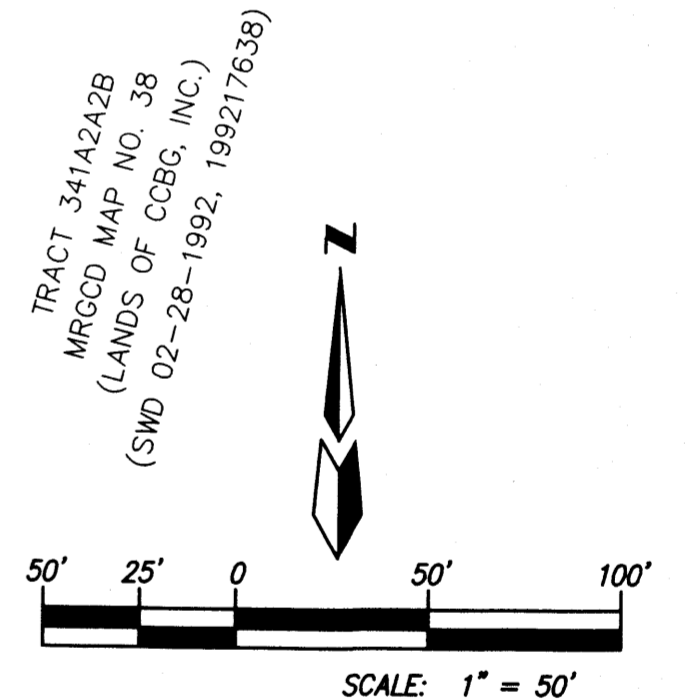
**PLAT FOR
SAWMILL CROSSING UNIT 1**
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2013

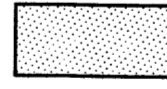





LINE	BEARING	DISTANCE
L1	S24°39'11\"E	13.34'
	(S24°39'11\"E)	(13.34')

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	503.51'	383.73'	75°10'50\"	N54°51'24\"E	468.16'
	(503.51')	(383.73')	(75°10'50\"	(N54°51'24\"E)	(468.16')

AGRS MONUMENT
"S-J13A"
N=1491318.377
E=1515633.327
G-G=0.999684462
 $\Delta\alpha=-00^{\circ}14'23.54''$
CENTRAL ZONE
ELEVATION=4960.499
(NAD83/NAVD88)

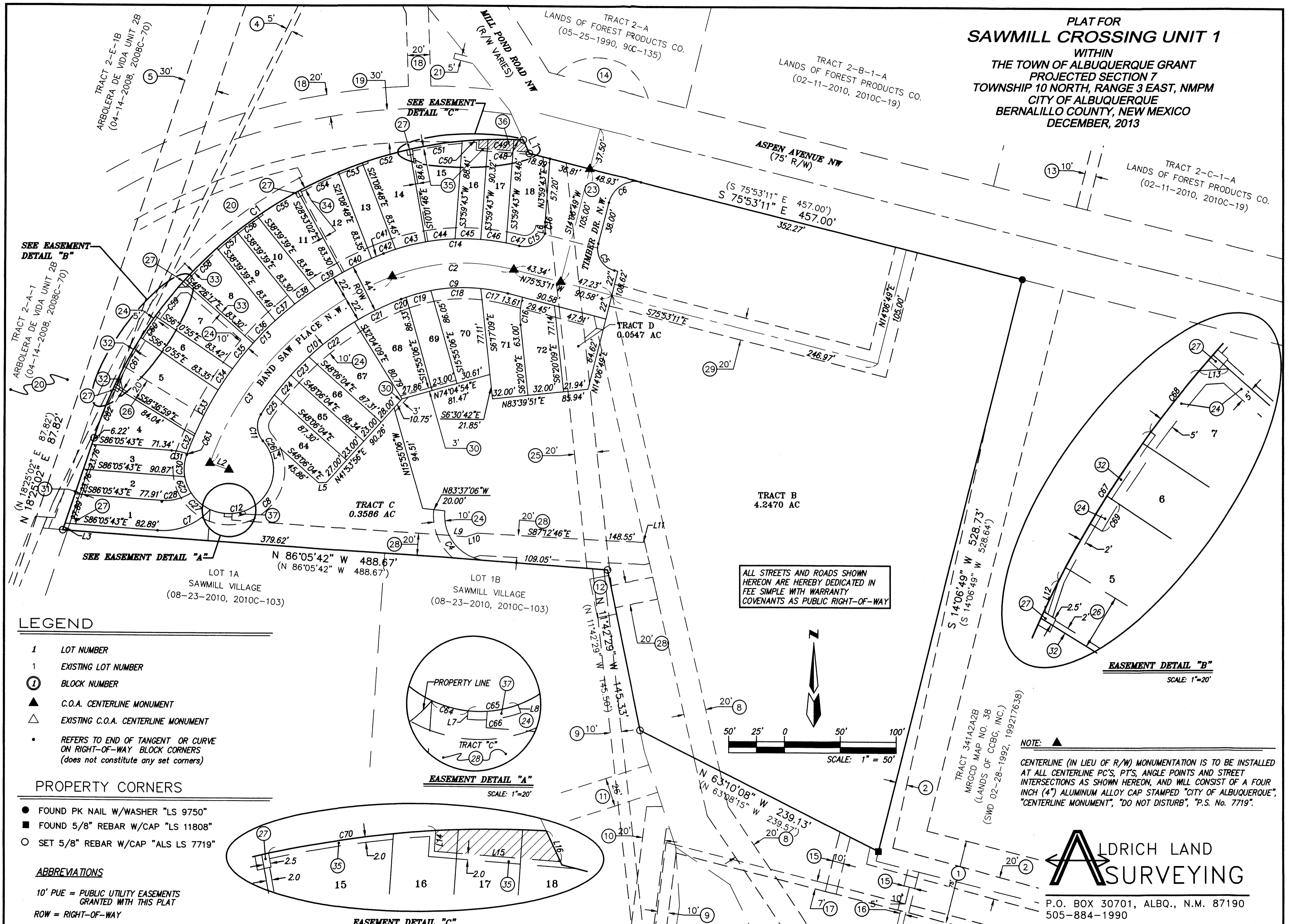


- LEGEND**
-  LIMITS OF VACATION
 -  SET 5/8 REBAR WITH CAP "LS 7719"
 -  FOUND PK NAIL W/WASHER "LS 9750"
 -  FOUND 5/8" REBAR W/CAP "LS 11808"

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

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**PLAT FOR
SAWMILL CROSSING UNIT 1**
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2013



TRACT 2-C-1-A
LANDS OF FOREST PRODUCTS CO.
(02-11-2010, 2010C-19)

TRACT 2-B-1-A
LANDS OF FOREST PRODUCTS CO.
(02-11-2010, 2010C-19)

TRACT 2-A
LANDS OF FOREST PRODUCTS CO.
(05-25-1990, 90C-135)

TRACT 2-E-1B
ARBOLERA DE VIDA UNIT 2B
(04-14-2008, 2008C-70)

SEE EASEMENT
DETAIL "B"

TRACT 2-A-1
ARBOLERA DE VIDA UNIT 2B
(04-14-2008, 2008C-70)

SEE EASEMENT
DETAIL "A"

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

EASEMENT DETAIL "B"
SCALE: 1"=20'

EASEMENT DETAIL "A"
SCALE: 1"=20'

EASEMENT DETAIL "C"
SCALE: 1"=20'

NOTE: ▲
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED
AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET
INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR
INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",
"CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".

LEGEND

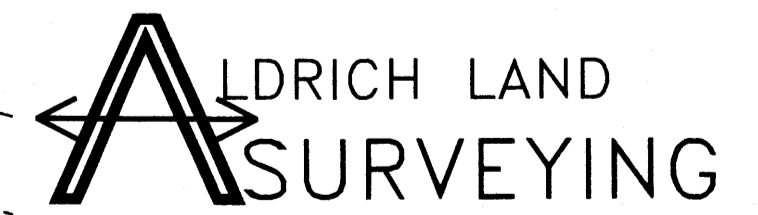
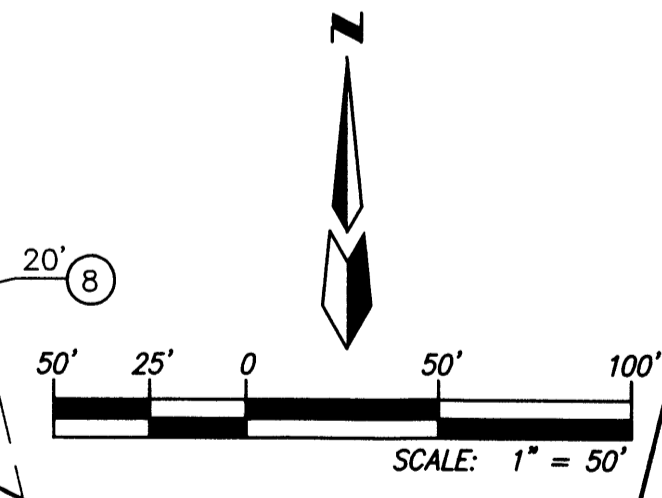
- 1 LOT NUMBER
- 1 EXISTING LOT NUMBER
- ① BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- △ EXISTING C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)

PROPERTY CORNERS

- FOUND PK NAIL W/WASHER "LS 9750"
- FOUND 5/8" REBAR W/CAP "LS 11808"
- SET 5/8" REBAR W/CAP "ALS LS 7719"

ABBREVIATIONS

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- C.O.A. = CITY OF ALBUQUERQUE



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

A11047 REVISED FP COVER UNIT1.dwg	Drawn: DER	Checked: ALS	Sheet 3 of 4
Scale: AS SHOWN	Date: 2/3/2014	Job: A11047	

**PLAT FOR
SAWMILL CROSSING UNIT 1
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2013**

Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord Bearing	Chord Length
C2	110.68	180.00	57.15	35°13'50"	S86°29'54"W	108.94
C3	241.04	278.43	128.66	49°36'05"	S44°04'57"W	233.58
C4	64.56	40.00	41.77	92°28'36"	S39°51'24"E	57.78
C5	31.42	20.00	20.00	90°00'00"	S30°53'11"E	28.28
C6	39.20	25.00	24.93	89°49'45"	S59°01'42"W	35.30
C7	52.52	55.46	28.42	54°15'43"	N68°05'11"E	50.58
C8	95.97	40.00	102.76	137°27'49"	N46°03'57"E	74.55
C9	97.15	158.00	50.17	35°13'50"	S86°29'54"W	95.63
C10	165.05	256.43	85.50	36°52'40"	S50°26'39"W	162.21
C11	25.46	20.00	14.78	72°56'15"	S4°27'48"E	23.78
C12	167.70	40.00	-68.98	240°12'50"	N79°10'29"E	69.21
C13	260.08	300.43	138.82	49°36'05"	S44°04'57"W	252.04
C14	123.61	202.00	63.81	35°03'38"	S86°24'48"W	121.69
C15	28.08	20.00	16.91	80°26'13"	N63°43'30"E	25.83
C16	4.36	50.00	2.18	5°00'02"	S1°29'41"W	4.36
C17	24.62	158.00	12.34	8°55'45"	N80°21'03"W	24.60
C18	44.81	158.00	22.55	16°14'55"	S87°03'37"W	44.66
C19	23.02	158.00	11.53	8°20'55"	S74°45'43"W	23.00
C20	4.70	158.00	2.35	1°42'16"	S69°44'07"W	4.70
C21	46.47	256.43	23.30	10°23'01"	S63°41'29"W	46.41
C22	51.32	256.43	25.75	11°28'01"	S52°45'57"W	51.24
C23	23.03	256.43	11.52	5°08'45"	S44°27'34"W	23.02
C24	23.03	256.43	11.52	5°08'46"	S39°18'49"W	23.02
C25	21.19	256.43	10.60	4°44'07"	S34°22'23"W	21.19
C26	12.75	40.00	6.43	18°15'58"	N31°47'57"W	12.70
C27	22.75	40.00	11.69	32°35'13"	S48°54'32"E	22.44
C28	27.66	43.00	14.33	36°51'25"	N75°28'35"E	27.19
C29	16.01	40.00	8.11	22°55'52"	S21°09'00"E	15.90
C30	20.32	40.00	10.39	29°06'43"	S4°52'17"W	20.11
C31	14.35	52.00	7.22	15°49'01"	N78°11'12"W	14.31
C32	17.30	300.43	8.65	3°17'56"	S21°08'03"W	17.30
C33	46.36	300.43	23.22	8°50'26"	S27°12'15"W	46.31
C34	23.01	300.43	11.51	4°23'15"	S33°49'05"W	23.00
C35	29.10	300.43	14.56	5°33'01"	S38°47'13"W	29.09
C36	28.24	300.43	14.13	5°23'11"	S44°15'19"W	28.23
C37	23.02	300.43	11.52	4°23'26"	S49°08'38"W	23.02
C38	23.02	300.43	11.52	4°23'26"	S53°32'04"W	23.02
C39	28.24	300.43	14.13	5°23'11"	S58°25'23"W	28.23
C40	29.11	300.43	14.56	5°33'03"	S63°53'30"W	29.09
C41	11.62	300.43	5.81	2°12'58"	S67°46'30"W	11.62
C42	11.39	202.00	5.70	3°13'50"	S70°29'54"W	11.39
C43	27.70	202.00	13.87	7°51'25"	S76°02'31"W	27.68
C44	26.39	202.00	13.22	7°29'12"	S83°42'50"W	26.38
C45	23.05	202.00	11.54	6°32'17"	N89°16'26"W	23.04
C46	23.05	202.00	11.54	6°32'17"	N82°44'09"W	23.04
C47	12.02	202.00	6.01	3°24'38"	N77°45'42"W	12.02
C48	8.41	383.73	4.21	1°15'22"	N88°10'51"W	8.41
C49	23.08	383.73	11.54	3°26'44"	S89°28'06"W	23.07
C50	23.23	383.73	11.62	3°28'06"	S86°00'41"W	23.23
C51	47.78	383.73	23.92	7°08'03"	S80°42'37"W	47.75
C52	43.98	383.73	22.01	6°34'00"	S73°51'35"W	43.95
C53	23.00	383.73	11.51	3°26'05"	S68°51'33"W	23.00
C54	40.36	383.73	20.20	6°01'32"	S64°07'44"W	40.34
C55	42.47	383.73	21.26	6°20'27"	S57°56'45"W	42.45

Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord Bearing	Chord Length
C56	23.01	383.73	11.51	3°26'11"	S53°03'26"W	23.01
C57	23.01	383.73	11.51	3°26'11"	S49°37'16"W	23.01
C58	42.47	383.73	21.26	6°20'27"	S44°43'57"W	42.45
C59	63.37	383.73	31.75	9°27'41"	S36°49'53"W	63.29
C60	63.37	383.73	31.75	9°27'41"	S36°49'53"W	63.29
C61	49.83	383.73	24.95	7°26'25"	S28°22'50"W	49.79
C62	49.52	383.73	24.80	7°23'39"	S20°57'48"W	49.49
C63	1.06	300.43	0.53	0°12'11"	S19°23'00"W	1.06
C64	13.46	40.00	6.80	19°17'08"	S74°50'43"E	13.40
C65	18.16	40.00	9.24	26°00'21"	N82°30'33"E	18.00
C66	19.52	43.00	9.93	26°00'21"	N82°30'33"E	19.35
C67	62.86	383.73	31.50	9°23'10"	S31°35'20"W	62.79
C68	27.93	383.73	13.97	4°10'11"	S38°22'00"W	27.92
C69	11.42	378.73	5.71	1°43'39"	S31°12'52"W	11.42
C70	60.45	383.73	30.29	9°01'32"	S82°01'47"W	60.39

Lot Area Table	
LOT#	Area
1	0.0725 Ac.
2	0.0502 Ac.
3	0.0459 Ac.
4	0.0681 Ac.
5	0.0620 Ac.
6	0.0440 Ac.
7	0.0664 Ac.
8	0.0678 Ac.
9	0.0440 Ac.
10	0.0440 Ac.
11	0.0676 Ac.
12	0.0664 Ac.
13	0.0440 Ac.
14	0.0690 Ac.

Lot Area Table	
LOT#	Area
15	0.0731 Ac.
16	0.0471 Ac.
17	0.0485 Ac.
18	0.0654 Ac.
64	0.0653 Ac.
65	0.0465 Ac.
66	0.0465 Ac.
67	0.0764 Ac.
68	0.0757 Ac.
69	0.0457 Ac.
70	0.0708 Ac.
71	0.0704 Ac.
72	0.0602 Ac.

Tract Area Table	
Name	Area
Tract B	4.2470 Ac.
Tract C	0.3586 Ac.
Tract D	0.0547 Ac.
ROW	0.6388 Ac.

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

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

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

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

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

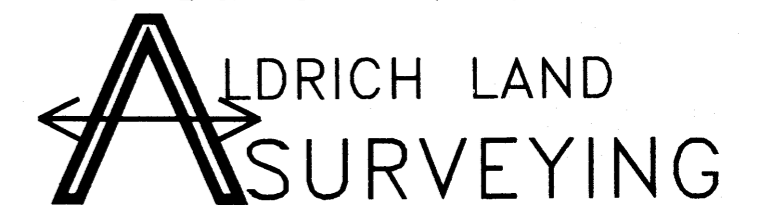
Disclaimer:
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat,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

Line Table		
LINE	BEARING	DISTANCE
L2	S70°43'06"E	18.00'
L3	N18°25'02"E	6.20'
L4	N67°20'02"E	9.94'
L5	N86°53'56"E	7.07'
L6	N100°20'W	5.90'
L7	N5°30'43"E	3.00'
L8	N20°29'38"W	3.00'
L9	S86°05'42"E	14.99'
L10	N71°24'18"E	10.66'

L10	N71°24'18"E	10.66'
L11	N77°02'49"E	2.21'
L12	N18°24'11"E	12.57'
L13	N86°33'43"E	10.52'
L14	S3°59'43"W	7.56'
L15	S86°00'17"E	45.23'
L16	S24°39'11"E	12.15'

EASEMENT KEYED NOTES:

- ① 75' RESERVED FOR PUBLIC UTILITIES BY VACATION ORDINANCE NO. 2425 (03-16-1965, BK. MISC 50, PG. 848-854) **(HATCHED PORTION VACATED WITH 13DRB-70518)**
- ② 20' SANITARY SEWER EASEMENT BY VACATION ORDINANCE NO. 2425 (03-16-1965, BK. MISC 50, PG. 848-854)
- ③ 10' PNM EASEMENT (06-25-1968, BK. MISC 107, PG. 297-30) 10' PNM EASEMENT BY JUDGEMENT (06-25-1968, BK. MISC 107, PG. 301-304) **(HATCHED PORTION VACATED WITH 13DRB-70518)**
- ④ 5' PNM EASEMENT (03-18-1950, BK. D135, PG. 547-549)
- ⑤ 30' COA PERMANENT UTILITY EASEMENT BY JUDGEMENT (04-09-1968, BK. MISC 99, PG. 776-780)
- ⑥ 17' RAILROAD EASEMENT (10-24-2003, BK. A67, PG. 4653) **(HATCHED PORTION VACATED WITH 13DRB-70518)**
- ⑦ 20' NON-EXCLUSIVE RAILWAY EASEMENT (01-24-1980, BK. D113A, PG. 278-280) **(HATCHED PORTION VACATED WITH 13DRB-70518)**
- ⑧ 20' COA PUBLIC WATERLINE UTILITY EASEMENT LOCATION IS APPROXIMATE (09-17-1990, 90C-222) **(HATCHED PORTION VACATED WITH 13DRB-70518)**
- ⑨ 10' QWEST EASEMENT (08-06-2003, BK. A61, PG. 8569)
- ⑩ 20' COA PUBLIC WATERLINE EASEMENT (08-23-2010, 2010C-103)
- ⑪ 20' COA PUBLIC ACCESS EASEMENT MAINTAINED BY OWNERS OF SAWMILL VILLAGE (08-23-2010, 2010C-103)
- ⑫ 17.4' X 35' COA PUBLIC WATERLINE EASEMENT (08-23-2010, 2010C-103)
- ⑬ 10' PNM EASEMENT (01-07-1953, BK. D228, PG. 93-96)
- ⑭ COA PUBLIC TEMPORARY TURN-AROUND EASEMENT (05-25-1990, 90C-135)
- ⑮ 10' PUE (05-17-1996, 96C-204)
- ⑯ 5' PNM ANCHOR EASEMENT (05-17-1996, 96C-204)
- ⑰ 7' UTILITY EASEMENT (04-04-1978, D8-102)
- ⑱ 20' COA PUBLIC EMERGENCY ACCESS EASEMENT (10-06-2005, 2005C-325)
- ⑳ COA PUBLIC DRAINAGE EASEMENT (04-11-2005, 2005C-106)
- ㉑ 10' PNM ANCHOR EASEMENT (04-11-2005, 2005C-106)
- ㉒ 20' RAILROAD TRACK EASEMENT (12-02-2003, BK. A63, PG. 5318) **(TO BE VACATED BY THIS PLAT)**
- ㉓ EXISTING PUBLIC ROADWAY EASEMENT (01-25-2013, DOC. #201300)
- ㉔ NEW 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT (5' ON THE SIDE & BACKS OF LOTS 5, 6 AND 7. SEE EASEMENT DETAIL "B" ON SHEET 3).
- ㉕ EXISTING 20' PNM EASEMENT (04-18-2013, DOC #2013043075)
- ㉖ NEW 20 FOOT PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT.
- ㉗ NEW 5x5 FOOT WIDE LANDSCAPE EASEMENT GRANTED TO AND TO BE JOINTLY MAINTAINED BY ADJACENT PROPERTY OWNERS BY THIS PLAT.
- ㉘ NEW 20 FOOT PUBLIC WATER LINE EASEMENT GRANTED BY THIS PLAT.
- ㉙ NEW 20 FOOT PUBLIC SAS EASEMENT GRANTED BY THIS PLAT.
- ㉚ NEW 3 FOOT PRIVATE DRAINAGE EASEMENT GRANTED TO LOT 68 AND 69 BY THIS PLAT
- ㉛ NEW 3' PRIVATE DRAINAGE EASEMENT GRANTED TO AND FOR THE BENEFIT OF THE OWNERS OF LOTS 1-4.
- ㉜ NEW 3' PRIVATE DRAINAGE EASEMENT GRANTED TO AND FOR THE BENEFIT OF THE OWNERS OF LOTS 5-7 BY THIS PLAT.
- ㉝ NEW 3' PRIVATE DRAINAGE EASEMENT GRANTED TO AND FOR THE BENEFIT OF THE OWNERS OF LOTS 8-11 BY THIS PLAT.
- ㉞ NEW 3' PRIVATE DRAINAGE EASEMENT GRANTED TO AND FOR THE BENEFIT OF THE OWNERS OF LOTS 12-14 BY THIS PLAT.
- ㉟ NEW 3' PRIVATE DRAINAGE EASEMENT GRANTED TO AND FOR THE BENEFIT OF THE OWNERS OF LOTS 15-18 BY THIS PLAT. SEE EASEMENT DETAIL "C" ON SHEET 3.
- ㊱ NEW PUBLIC WATERLINE EASEMENT (WIDTH VARIES) GRANTED BY THIS PLAT TO THE WATER UTILITY AUTHORITY.
- ㊲ NEW 3' SIDEWALK EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE.



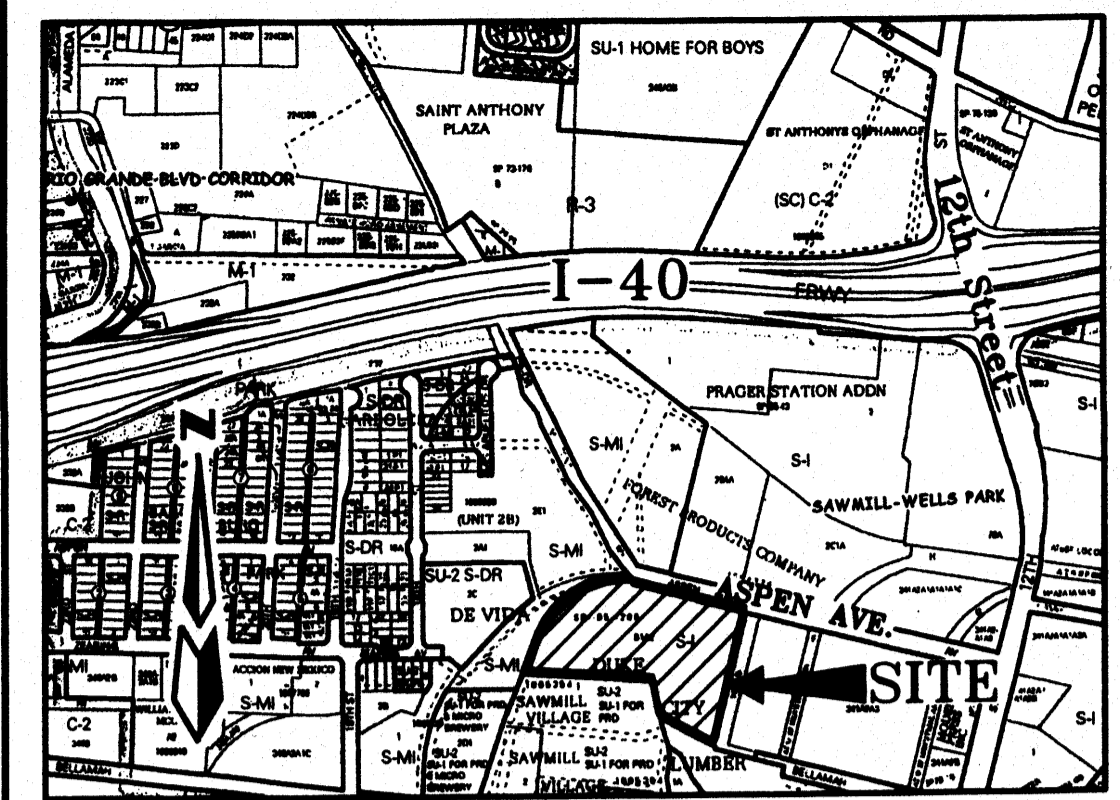
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A11047 REVISED FP COVER UNIT1.dwg	Drawn: DER	Checked: ALS	Sheet 4 of 4
Scale: AS SHOWN	Date: 2/3/2014	Job: A11047	

**PRELIMINARY PLAT FOR
SAWMILL CROSSING
UNIT 1**
WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. *Amended*
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO
MARCH, 2012

APPROVED BY DRB
ON 1-16-13

LINE	BEARING	DISTANCE
L1	S 24°39'11" E (S24°39'11"E)	13.34' (13.34')



VICINITY MAP
SCALE: 1"=750'
ZONE ATLAS PAGE: H-13

SUBDIVISION DATA

GROSS ACREAGE	6.9323 AC
ZONE ATLAS NO.	H-13-Z
NO. OF LOTS EXISTING	1 LOTS
NO. OF LOTS/TRACTS CREATED	27 LOTS/4 TRACTS
DATE OF SURVEY	JANUARY, 2012

DESCRIPTION

A tract of land situate within the Town of Albuquerque Grant, projected Section 7, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOT B-1-A-2, DUKE CITY LUMBER COMPANY ADDITION, 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 15, 1995 in Volume 95C, Folio 451, and containing 6.9323 acres more or less.

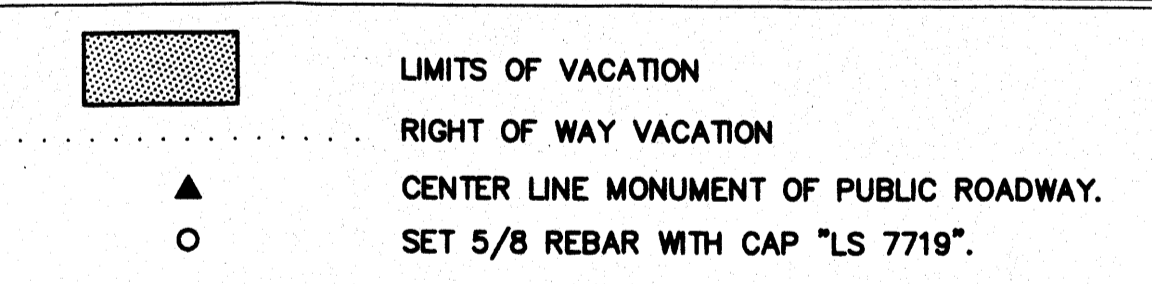
PURPOSE OF PLAT

- SUBDIVIDE LOT B-1-A-2, DUKE CITY LUMBER COMPANY ADDITION INTO 27 RESIDENTIAL LOTS, AND 4 TRACTS.
- GRANT NEW EASEMENTS AS SHOWN.
- VACATE EASEMENTS AS SHOWN.

NOTES

- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
- DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
- BASIS OF BOUNDARY IS FROM THE PLAT OF RECORD ENTITLED:
 - "DUKE CITY LUMBER COMPANY ADDITION", (12-15-1995, 95C-451)
 - "DUKE CITY LUMBER COMPANY ADDITION", (05-17-1996, 96C-204)
 - "DUKE CITY LUMBER COMPANY ADDITION", (09-17-1990, 90C-222)
 - "DUKE CITY LUMBER COMPANY ADDITION", (04-04-1978, D8-102)
 - "DUKE CITY LUMBER COMPANY ADDITION", (12-22-1971, D4-177)
 - "SAWMILL VILLAGE", (08-23-2010, 2010C-103)
 - "LANDS OF FOREST PRODUCTS CO.", (05-25-1990, 90C-135)
 - "LANDS OF FOREST PRODUCTS CO.", (02-11-2010, 2010C-19)
 - "ARBOLERA DE VIDA UNIT 2B", (04-14-2008, 2008C-70)
 - "SPECIAL WARRANTY DEED", (02-28-1992, 1992I7638)
 - "LANDS OF OTTO SCHEER", (Dated 09-09-1943)
 - "INDUSTRIAL PROPERTY & LEAD TRACK", (Dated 04-28-1947)
- ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- FIELD SURVEY PERFORMED IN JANUARY, 2012.
- CITY OF ALBUQUERQUE, NEW MEXICO ZONE: S-1
- 100 YEAR FLOOD ZONE DESIGNATION: ZONE X AND ZONE X (AREAS PROTECTED BY DIKES AND LEVEES), AS SHOWN ON PANEL 331 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED SEPTEMBER 26, 2008.
- AS NECESSARY, EACH REAR YARD SHALL CONTAIN A PRIVATE DRAINAGE EASEMENT TO CONVEY REAR YARD RUNOFF FROM ADJOINING LOTS, TO BE FURTHER DETAILED ON THE FINAL PLAT. SIDE YARDS THAT ARE NOT PART OF AN ATTACHED DWELLING SHALL ALSO CONTAIN A PRIVATE DRAINAGE EASEMENT TO CONVEY REAR YARDS FLOWS TO THE STREET.
- TRACT B SHALL CONTAIN A 3-FOOT PRIVATE DRAINAGE EASEMENT ALONG THE REAR YARD BOUNDARY OF LOT 67 FOR THE BENEFIT OF LOTS 68 AND 69.
- SIDEWALK CULVERTS AT THE STREET AND OTHER IMPROVEMENTS WITHIN PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) WHO BENEFIT FROM THE EASEMENTS.

LEGEND



SURVEYOR

ALDRICH LAND SURVEYING
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190
(505) 884-1990

OWNERS

SAWMILL CROSSING LLC
7400 HANCOCK CT. NE
ALBUQUERQUE, NM 87109
PH: (505) 797-1134
FAX: (505) 797-8589

ENGINEERS

D. MARK GOODWIN &
ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

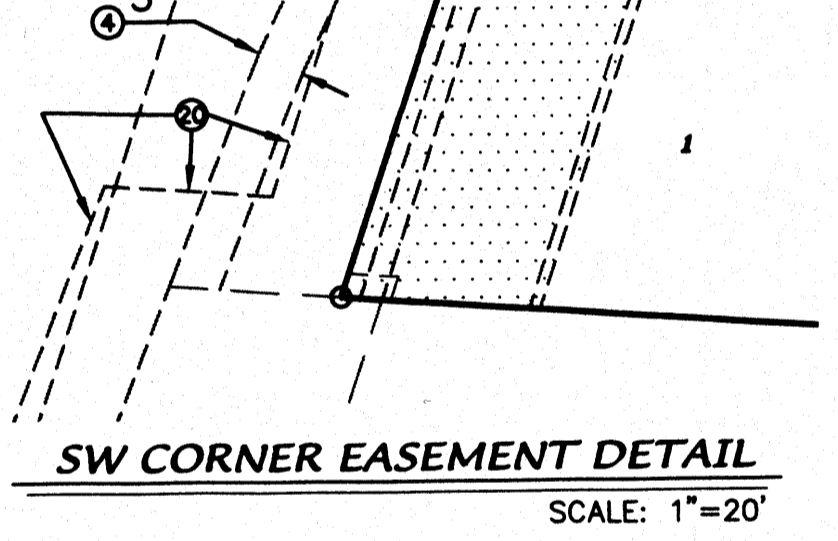
APPROVED

[Signature]
CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M.

5/17/12
DATE

SAWMILL CROSSING LLC,
OWNER OF TRACT B-1-A-2
[Signature]
KEITH CHESHIRE, MANAGER

5/16/12
DATE



SW CORNER EASEMENT DETAIL
SCALE: 1"=20'

NOTES

- TRACT B
OWNED BY SAWMILL CROSSING LLC AND RESERVED FOR FUTURE RESIDENTIAL SUBDIVISION (SAWMILL CROSSING, UNIT 2)
- TRACT C
OPEN SPACE AREA AND BLANKET PUBLIC DRAINAGE EASEMENT OWNED AND MAINTAINED BY THE HOA.
- TRACT D
OPEN SPACE AREA OWNED AND MAINTAINED BY THE HOA.

AGRS MONUMENT
"S-J13A"
N=1491318.377
E=1515633.327
G-G=0.999684462
Δα=-00°14'23.54"
CENTRAL ZONE
ELEVATION=4960.499
(NAD83/NAVD88)

EASEMENTS

- | | | |
|---|--|--|
| ① 75' RESERVED FOR PUBLIC UTILITIES BY VACATION ORDINANCE NO. 2425 (03-16-1965, BK. MISC 50, PG. 848-854) (HATCHED PORTION TO BE VACATED) | ⑩ 20' COA PUBLIC WATERLINE EASEMENT (08-23-2010, 2010C-103) | ⑲ 10' PNM ANCHOR EASEMENT (04-11-2005, 2005C-106) |
| ② 20' SANITARY SEWER EASEMENT BY VACATION ORDINANCE NO. 2425 (03-16-1965, BK. MISC 50, PG. 848-854) | ⑪ 20' COA PUBLIC ACCESS EASEMENT MAINTAINED BY OWNERS OF SAWMILL VILLAGE (08-23-2010, 2010C-103) | ⑳ 20' RAILROAD TRACK EASEMENT (12-02-2003, BK. A63, PG. 5318) (TO BE VACATED) |
| ③ 10' PNM EASEMENT (06-25-1968, BK. MISC 107, PG. 297-30) | ⑫ 17.4' X 35' COA PUBLIC WATERLINE EASEMENT (08-23-2010, 2010C-103) | ㉑ 68' COA FLOATING PUBLIC ROADWAY EASEMENT (12-15-1995, 95C-451) (TO BE VACATED) |
| ④ 10' PNM EASEMENT BY JUDGEMENT (06-25-1968, BK. MISC 107, PG. 301-304) (HATCHED PORTION TO BE VACATED) | ⑬ 10' PNM EASEMENT (01-07-1953, BK. D228, PG. 93-96) | ㉒ NEW 10' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT. |
| ⑤ 5' PNM EASEMENT (03-18-1950, BK. D135, PG. 547-549) | ⑭ COA PUBLIC TEMPORARY TURN-AROUND EASEMENT (05-25-1990, 90C-135) | ㉓ NEW 20' PNM EASEMENT GRANTED WITH THIS PLAT. |
| ⑥ 30' COA PERMANENT UTILITY EASEMENT BY JUDGEMENT (04-09-1968, BK. MISC 99, PG. 776-780) | ⑮ 10' PUE (05-17-1996, 96C-204) | ㉔ NEW 20 FOOT PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT. |
| ⑦ 17' RAILROAD EASEMENT (10-24-2003, BK. A67, PG. 4653) (HATCHED PORTION TO BE VACATED) | ⑯ 5' PNM ANCHOR EASEMENT (05-17-1996, 96C-204) | ㉕ NEW 5x5 FOOT WIDE LANDSCAPE EASEMENT GRANTED TO AND TO BE JOINTLY MAINTAINED BY ADJACENT PROPERTY OWNERS |
| ⑧ 20' NON-EXCLUSIVE RAILWAY EASEMENT (01-24-1980, BK. D113A, PG. 278-280) (HATCHED PORTION TO BE VACATED) | ⑰ 7' UTILITY EASEMENT (04-04-1978, D8-102) | ㉖ NEW 20 FOOT PUBLIC WATER LINE EASEMENT GRANTED WITH THIS PLAT. |
| ⑨ 20' COA PUBLIC WATERLINE UTILITY EASEMENT LOCATION IS APPROXIMATE (09-17-1990, 90C-222) (HATCHED PORTION TO BE VACATED) | ⑱ 20' COA PUBLIC EMERGENCY ACCESS EASEMENT (10-06-2005, 2005C-325) | |
| | ⑳ 30' BN & SF RAILWAY COMPANY EASEMENT (04-11-2005, 2005C-106) | |
| | ㉑ COA PUBLIC DRAINAGE EASEMENT (04-11-2005, 2005C-106) | |

Lot Area Table

LOT#	Area
1	0.1005 Ac.
2	0.0499 Ac.
3	0.0455 Ac.
4	0.0665 Ac.
5	0.0920 Ac.
6	0.0440 Ac.
7	0.0684 Ac.
8	0.0676 Ac.
9	0.0440 Ac.
10	0.0440 Ac.
11	0.0676 Ac.
12	0.0664 Ac.
13	0.0440 Ac.
14	0.0690 Ac.

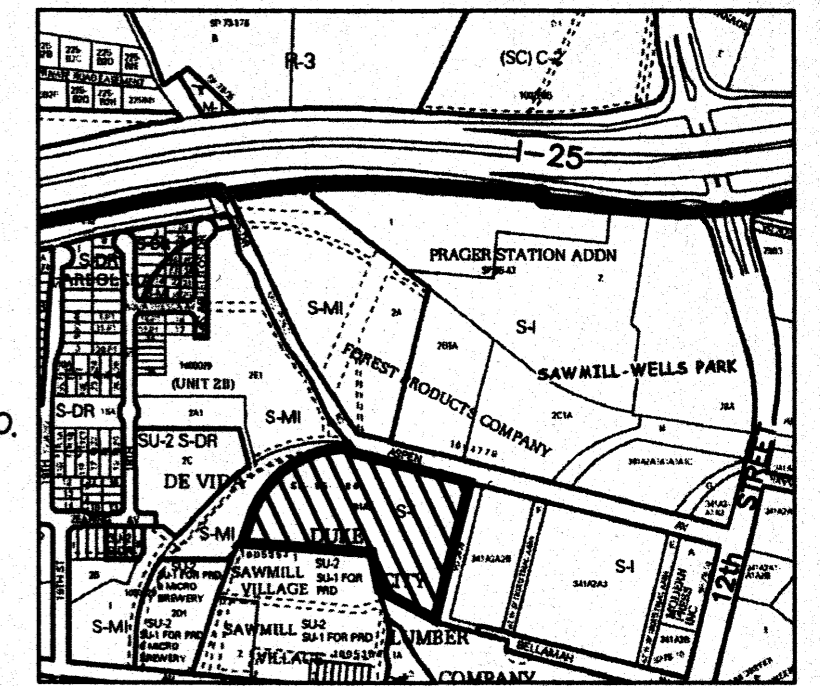
Lot Area Table

LOT#	Area
15	0.0731 Ac.
16	0.0471 Ac.
17	0.0485 Ac.
18	0.0629 Ac.
64	0.0653 Ac.
65	0.0465 Ac.
66	0.0465 Ac.
67	0.0764 Ac.
68	0.0757 Ac.
69	0.0457 Ac.
70	0.0708 Ac.
71	0.0703 Ac.
72	0.0602 Ac.

Tract Area Table

Name	Area
Tract B	4.2470 Ac.
Tract C	0.3330 Ac.
Tract D	0.0547 Ac.
ROW	0.6285 Ac.

VACATION EXHIBIT
FOR
TRACT B-1-A-2
DUKE CITY LUMBER COMPANY ADDITION
SAWMILL CROSSING SUBDIVISION, UNIT 1
WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7 TOWNSHIP 10 NORTH,
RANGE 3 EAST, N.M.P.M. CITY OF
ALBUQUERQUE BERNALILLO COUNTY, NEW
MEXICO FEBRUARY, 2012



VICINITY MAP ZONE MAP: H-13-Z

The following on-site easements are to be vacated - numbers refer to identification on Exhibit:

1. West half of 75-foot reservation for public utilities created by Vacation Ordinance No. 2425 (formerly 15th Street), filed 03-16-1965, Bk. Misc. 50, Pg. 848-854
3. 10' PNM easement created by Judgment (06-16-1968, Bk. Misc. 107, Pg. 297-304)
6. 17' Railroad Easement created by document (10-24-2003, Bk. A67, Pg. 4653)
7. 20' Non-exclusive Railway Easement by document (01-24-1980, Bk. D113A, Pg. 278-280)
8. 20' Public Waterline Easement created by Plat of Lots B-1-A and B-2-A, Duke City Lumber Company, filed 09-17-1990, 90C-222 (cross-hatched portion only)
22. Railroad Track Easement created by document (12-02-2003, Bk. A63, Pg. 5318)
23. Floating 68' Public Roadway Easement by Plat of Lots B-1-A-1, B-1-A-2 and B-1-A-3, Duke City Lumber Co., filed 12-15-1995

Explanation for Vacations

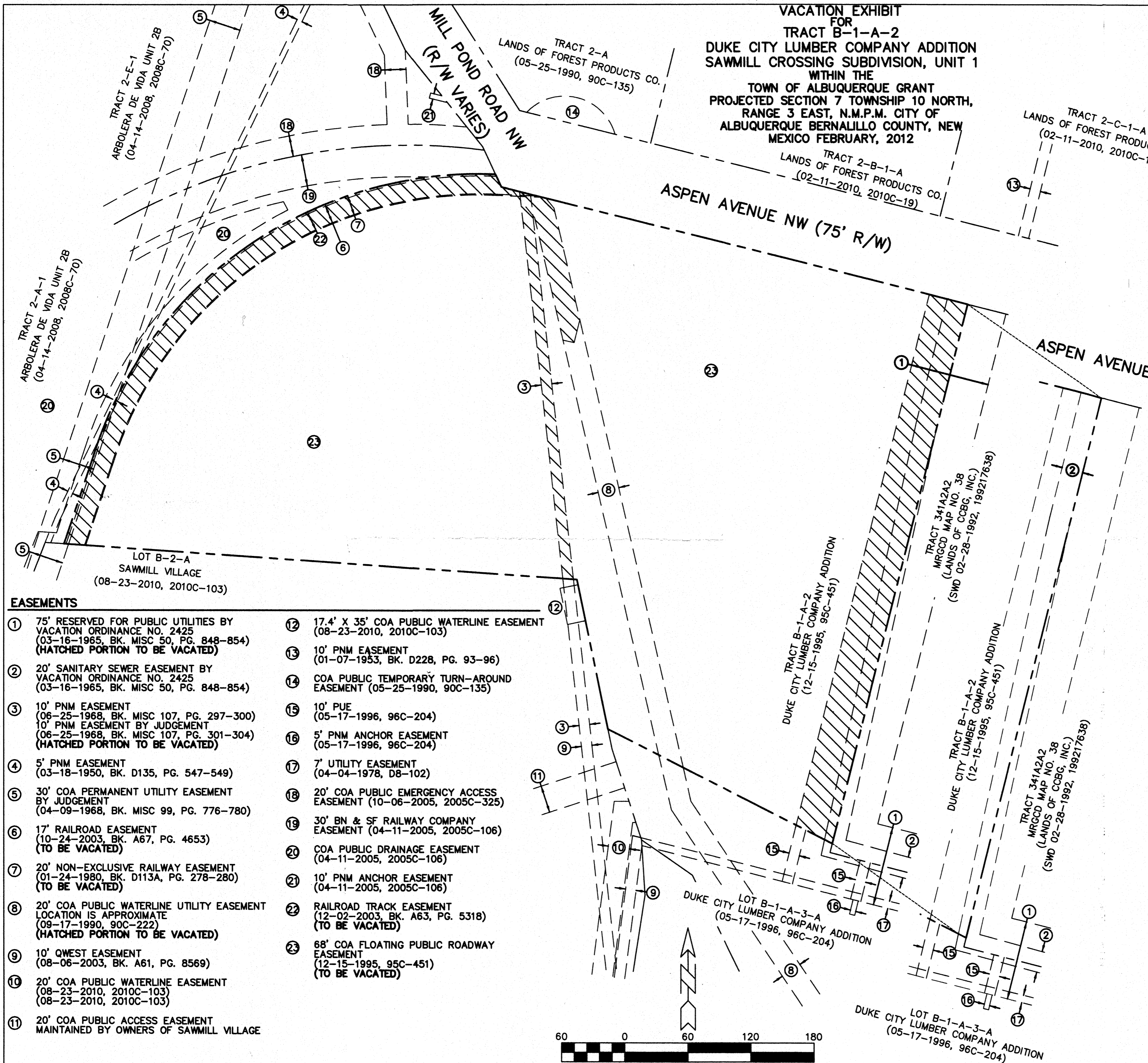
1 - With the vacation of 15th Street in 1965, a reservation for public utilities was maintained over the area of former right-of-way. A separate 20-foot sanitary sewer easement was granted through this reservation area in 1990 by the Plat of Lots B-1-A and B-1-A, Duke City Lumber. There is no need for any other utilities to be placed within this easement now or in the future. Any utilities located there now will be removed in connection with proposed redevelopment of this property, except for the existing SAS that will be removed with Unit II.

3 - Existing 10-foot wide PNM easement is being vacated. New 20-foot easement will be granted in its place as shown on preliminary plat.

6, 7 & 22 - Existing railroad track has been removed thru the site and they are no longer used.

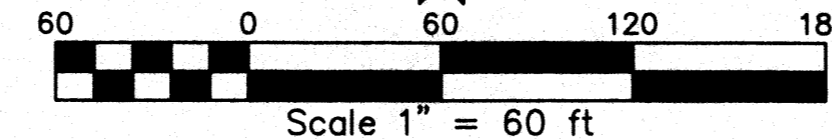
8 - The existing 20-foot public waterline easement running through the site contains an existing 12" waterline that will be removed and relocated into the new on-site public streets.

23 - Floating 68' public roadway easement from Bellamah Ave. westerly was granted across Tracts B-1-A-1 and B-1-A-2, Duke City Lumber Co. in 2008 according to the LRMS. The west portion of this easement was vacated across Lot B-1-A-1 by the plat of Arbolera de Vida, Unit 2B (04-14-2008), since it was not shown on the LRMS at that time.



EASEMENTS

- | | |
|--|--|
| <p>① 75' RESERVED FOR PUBLIC UTILITIES BY VACATION ORDINANCE NO. 2425 (03-16-1965, BK. MISC 50, PG. 848-854) (HATCHED PORTION TO BE VACATED)</p> <p>② 20' SANITARY SEWER EASEMENT BY VACATION ORDINANCE NO. 2425 (03-16-1965, BK. MISC 50, PG. 848-854)</p> <p>③ 10' PNM EASEMENT (06-25-1968, BK. MISC 107, PG. 297-300) 10' PNM EASEMENT BY JUDGEMENT (06-25-1968, BK. MISC 107, PG. 301-304) (HATCHED PORTION TO BE VACATED)</p> <p>④ 5' PNM EASEMENT (03-18-1950, BK. D135, PG. 547-549)</p> <p>⑤ 30' COA PERMANENT UTILITY EASEMENT BY JUDGEMENT (04-09-1968, BK. MISC 99, PG. 776-780)</p> <p>⑥ 17' RAILROAD EASEMENT (10-24-2003, BK. A67, PG. 4653) (TO BE VACATED)</p> <p>⑦ 20' NON-EXCLUSIVE RAILWAY EASEMENT (01-24-1980, BK. D113A, PG. 278-280) (TO BE VACATED)</p> <p>⑧ 20' COA PUBLIC WATERLINE UTILITY EASEMENT LOCATION IS APPROXIMATE (09-17-1990, 90C-222) (HATCHED PORTION TO BE VACATED)</p> <p>⑨ 10' QWEST EASEMENT (08-06-2003, BK. A61, PG. 8569)</p> <p>⑩ 20' COA PUBLIC WATERLINE EASEMENT (08-23-2010, 2010C-103) (08-23-2010, 2010C-103)</p> <p>⑪ 20' COA PUBLIC ACCESS EASEMENT MAINTAINED BY OWNERS OF SAWMILL VILLAGE</p> | <p>⑫ 17.4' X 35' COA PUBLIC WATERLINE EASEMENT (08-23-2010, 2010C-103)</p> <p>⑬ 10' PNM EASEMENT (01-07-1953, BK. D228, PG. 93-96)</p> <p>⑭ COA PUBLIC TEMPORARY TURN-AROUND EASEMENT (05-25-1990, 90C-135)</p> <p>⑮ 10' PUE (05-17-1996, 96C-204)</p> <p>⑯ 5' PNM ANCHOR EASEMENT (05-17-1996, 96C-204)</p> <p>⑰ 7' UTILITY EASEMENT (04-04-1978, D8-102)</p> <p>⑱ 20' COA PUBLIC EMERGENCY ACCESS EASEMENT (10-06-2005, 2005C-325)</p> <p>⑲ 30' BN & SF RAILWAY COMPANY EASEMENT (04-11-2005, 2005C-106)</p> <p>⑳ COA PUBLIC DRAINAGE EASEMENT (04-11-2005, 2005C-106)</p> <p>㉑ 10' PNM ANCHOR EASEMENT (04-11-2005, 2005C-106)</p> <p>㉒ RAILROAD TRACK EASEMENT (12-02-2003, BK. A63, PG. 5318) (TO BE VACATED)</p> <p>㉓ 68' COA FLOATING PUBLIC ROADWAY EASEMENT (12-15-1995, 95C-451) (TO BE VACATED)</p> |
|--|--|



dmg MARK GOODWIN & ASSOCIATES, P.A.
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(505)828-2200, FAX (505)797-9539