



LOCATION MAP SCALE: NTS M-9-Z

SUBDIVISION DATA

GROSS ACREAGE..... 3.7442 AC
 ZONE ATLAS NO..... M-9-Z
 NO. OF EXISTING TRACTS/LOTS..... 1 TRACT/26 LOTS
 NO. OF TRACTS/LOTS CREATED..... 3 TRACTS/31 LOTS
 DATE OF SURVEY..... OCTOBER, 2017
 MILES OF FULL WIDTH STREETS CREATED..... 0.18 MILES
 AREA OF PUBLIC RIGHT-OF-WAY DEDICATED..... 0.7154 AC

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, PUBLIC RIGHT-OF-WAYS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER'S ACKNOWLEDGMENT:

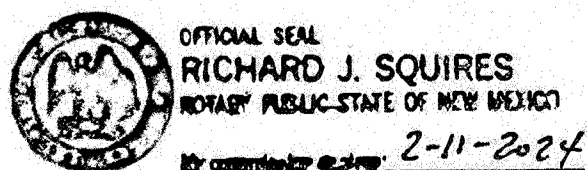
OWNER: Westway Homes, LLC

William Michael Fietz 12/6/2021
 William Michael Fietz, Managing Member, DATE

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

ON THIS 6th DAY OF DECEMBER 2021, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY William Michael Fietz, Managing Member, Westway Homes, LLC, A New Mexico limited liability company.

William Michael Fietz 2-11-2024
 NOTARY PUBLIC, MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF LOTS 1-P1 THROUGH 26-P1 AND TRACT A, TOGETHER WITH SAGE RANCH COURT RIGHT-OF-WAY OF SAGE RANCH SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAGE RANCH, FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON OCTOBER 31, 2006, IN VOLUME 2006C, PAGE 337 BEING 3.7442 ACRES MORE OR LESS.

PURPOSE OF PLAT

1. TO SUBDIVIDE LOTS 1-P1 THROUGH 26-P1, TRACT A, WITH SAGE RANCH COURT RIGHT-OF-WAY OF SAGE RANCH SUBDIVISION, INTO 3 TRACTS AND 31 RESIDENTIAL LOTS AS SHOWN HEREON.
2. DEDICATE PUBLIC STREET RIGHT-OF-WAY AS SHOWN HEREON.
3. VACATE EASEMENTS AND RIGHT-OF-WAY AS SHOWN HEREON.
4. GRANT NEW EASEMENTS AS SHOWN HEREON.

NOTES

1. BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES ARE FIELD AND RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS OF RECORD ENTITLED:

PLAT FOR "SAGE RANCH" (10-31-2006, 2006C-337)
 PLAT FOR "WESTGATE HEIGHTS ADDITION UNIT NO. 2 BLOCK 63" (06-16-72, D5-26)
 PLAT FOR "SUN SAGE HILLS" (06-25-99, 99C-162)
 PLAT FOR "PARCELS A-1-A, A-1-B, A-1-C, A-1-D AND A-1-E TOWN OF ATRISCO GRANT, UNIT 7 (10-24-05, 2005C-352)
 PLAT FOR "TRACT A, SNOW VISTA INVESTORS" (08-03-01, 2001C-225)
 ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

5. FIELD SURVEY PERFORMED OCTOBER, 2017.
6. CITY OF ALBUQUERQUE, NEW MEXICO ZONE: R-T
7. ALL STREET CENTER LINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"
8. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
9. TRACT A, B AND C TO BE OWNED AND MAINTAINED BY THE SAGE RANCH HOMEOWNERS ASSOCIATION.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPCA: Multiple parcels
 PROPERTY OWNER OF RECORD: Vicio, LLC
 BERNALILLO COUNTY TREASURER'S OFFICE: 3/25/22

DOCH 2022029876
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 PLAT R-325 00 9: 2022C P: 0022 Linda Stover, Bernalillo County



NOTICE: If the Alternative Sidewalk Agreement is selected by the Developer as a condition of Final Plat approval, The Developer shall cause a note to be placed on the plat that incorporates by reference this Alternative Sidewalk Construction Agreement and City Ordinance 14-14-5-12. This note shall constitute a covenant running with the title. The owner of each respective parcel and their successors and assigns agrees to and is bound by the terms of this Alternative Sidewalk Construction Agreement jointly with the Developer. Recorded on 03/16/2022, as Document # 2022026498.

PLAT FOR
SAGE RANCH SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 33
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2021

PROJECT NUMBER: PR-2019-002063

APPLICATION NUMBER: SD-2021-00261

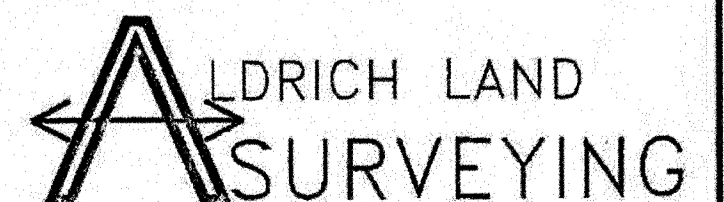
PLAT APPROVAL

UTILITY APPROVALS:
 Public Service Company of New Mexico 12-9-21
 New Mexico Gas Company 12/7/2021
 LUMEN 12/19/2021
 COMCAST 11/8/21
 CITY APPROVALS:
 Town of Atrisco P.S. 12/7/2021
 REAL PROPERTY DIVISION
 Jeannie Wolfenbarger Feb 9, 2022
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
 Blaine Carter Mar 22, 2022
 ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY
 Parks and Recreation Department Feb 9, 2022
 AMAFCA Ernest Armijo 12/13/2021
 CITY ENGINEER Mar 24, 2022
 DRB CHAIRPERSON, PLANNING DEPARTMENT Feb 9, 2022
 CODE ENFORCEMENT

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 12/03/2021
 TIMOTHY ALDRICH, P.S. NO. 7719 DATE



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

Scale: AS SHOWN	Drawn: SPS	Checked: TA	Sheet 1 of 3
Date: 12/3/2021	Job: A17031		

2022-22 (1)

PLAT FOR
SAGE RANCH SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 33
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2021

PARCEL A-1-D
 TOWN OF ATRISCO GRANT, UNIT
 7 (10-24-05, 2005C-352)

ACS MONUMENT
 AND BENCHMARK
 "9-M9"
 N=1475861.718 (USSF)
 E=1493497.517 (USSF)
 G-G=0.999682417
 Δα=-00°16'55.12"
 ELEVATION=5148.039 (USSF)
 CENTRAL ZONE
 (NAD83/NAVD88)
 (USSF=US SURVEY FOOT)

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

EXISTING 20' PRIVATE
 SANITARY SEWER EASEMENT
 (10-24-05, 2005C-352)

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

EXISTING 20' PUBLIC WATERLINE EASEMENT
 (10-24-05, 2005C-352)
 PARCEL A-1-B
 TOWN OF ATRISCO GRANT, UNIT 7
 (10-24-05, 2005C-352)

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

EXISTING 10' PUBLIC
 UTILITY EASEMENT
 (10-24-05, 2005C-352)

9-P1 EXISTING 20' PUBLIC SANITARY SEWER
 EASEMENT AND A PRIVATE DRAINAGE
 EASEMENT AND PEDESTRIAN EASEMENT
 (10-24-05, 2005C-352)

25' EXISTING PUBLIC SANITARY
 SEWER EASEMENT
 AND DRAINAGE EASEMENT
 (6/25/99, 99C-162)

Ⓐ EXISTING 20' SANITARY SEWER
 AND DRAINAGE EASEMENT AND
 PEDESTRIAN EASEMENT
 (10-31-06, 2006C-337)
 V=18DRB-70030

TRACT A
 SNOW VISTA INVESTORS
 (08-03-01, 2001C-225)

SNOW VISTA BOULEVARD SW
 (200' R/W)

EXISTING 10' PUBLIC
 UTILITY EASEMENT
 (10-24-2005,
 2005C-352)
 V=18DRB-70030

100'
 EXISTING 100'
 UTILITY EASEMENT
 (02-05-64, D3-90)

SAGE RANCH COURT SW
 EXISTING 47'
 RIGHT-OF-WAY
 (29,136.77 sf.)
 V=18DRB-70032

EXISTING 10' PUBLIC UTILITY EASEMENT
 (10-31-2006, 2006C-337)
 V=18DRB-70030

EXISTING 10' PUBLIC UTILITY EASEMENT
 (10-31-2006, 2006C-337)
 V=18DRB-70030

7' EXISTING PUBLIC UTILITY EASEMENT
 (06-16-72, D5-26)

WESTGATE HEIGHTS ADDITION
 UNIT NO. 2 BLOCK 63
 (06-16-72, D5-26)

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	26.61'	14.78'	31°49'44"	N1°03'49"E	14.59'
C2	49.05'	1.10'	1°16'59"	N16°20'11"E	1.10'

Parcel Line Table		
Line #	Direction	Length
L1	S6°00'33"E	6.00
L2	N6°01'49"W	6.00

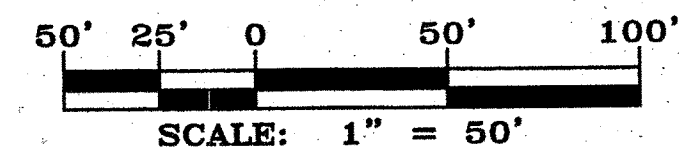
ACS MONUMENT
 AND BENCHMARK
 "11-M9"
 N=1474735.261 (USSF)
 E=1493878.618 (USSF)
 G-G=0.999682709
 Δα=-00°16'52.37"
 ELEVATION=5139.276 (USSF)
 CENTRAL ZONE
 (NAD83/NAVD88)
 (USSF=US SURVEY FOOT)

LEGEND

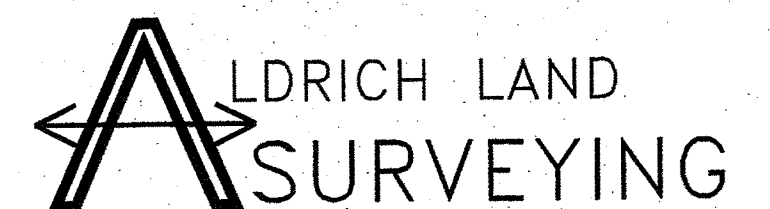
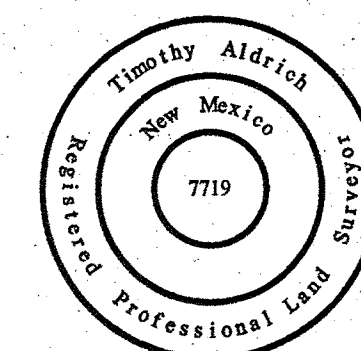
LIMITS OF EXISTING
 EASEMENT VACATED
 BY THIS PLAT.
 V=18DRB-70030

PROPERTY LINE
 ELIMINATED
 BY THIS PLAT.

LIMITS OF EXISTING
 RIGHT-OF-WAY
 VACATED BY THIS
 PLAT.
 V=18DRB-70032



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

2022-12 (2)

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.
Lumen 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.

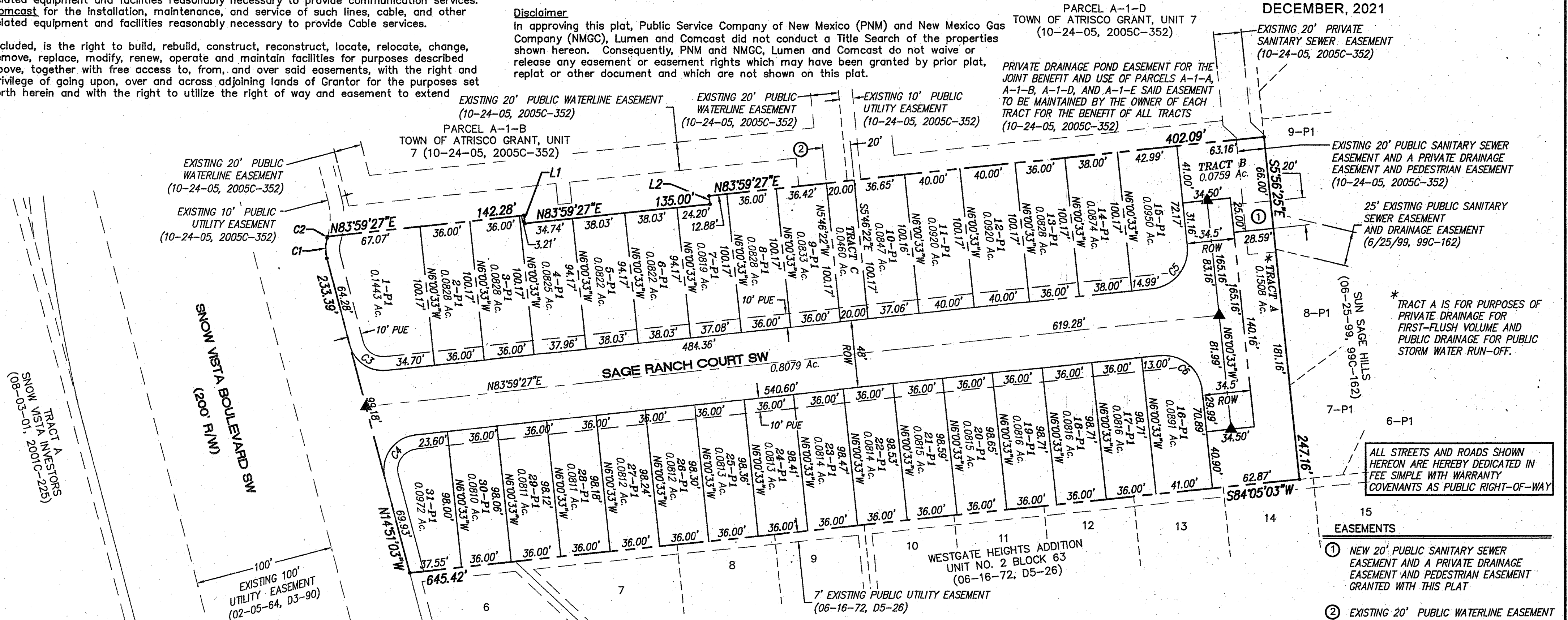
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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), Lumen and Comcast did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC, Lumen and Comcast 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.

PLAT FOR
SAGE RANCH SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 33
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2021



DRAINAGE EASEMENT LANGUAGE FOR SUBDIVISION PLAT

Areas designated on the accompanying plat as "drainage easements" are hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities in accordance with standards prescribed by the City of Albuquerque. Grantor shall construct drainage facilities in the easement in accordance with standards prescribed by the City and plans and specifications approved by the City Engineer in accordance with the Drainage Report with engineer's stamp date 4/29/21 and the Grading and Drainage Plan with engineer's stamp date 4/29/21 which report and plans are on file in the office of the City Engineer File # MOAD025A. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.

LEGEND

- 21-P1 LOT NUMBER
- LOT 10 EXISTING LOT NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)

ABBREVIATIONS

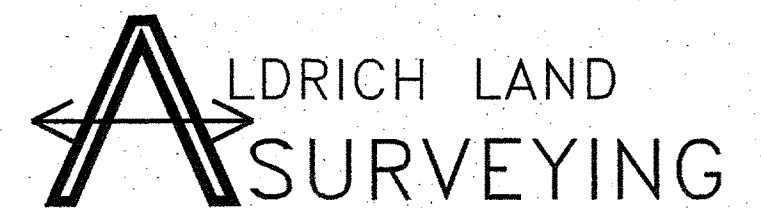
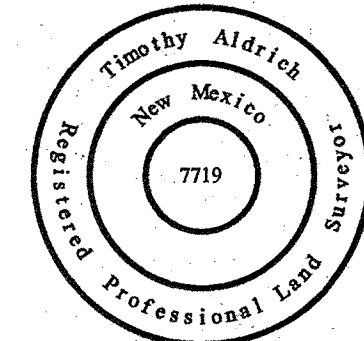
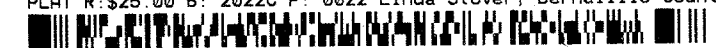
- 10' PUE = PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT (SEE PUE NOTE SHEET 1)
- ROW = PUBLIC RIGHT-OF-WAY

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	26.61'	14.78'	31°49'44"	N1°03'49"E	14.59'
C2	49.05'	1.10'	1°16'59"	N16°20'11"E	1.10'
C3	25.00'	35.41'	81°09'30"	S55°25'48"E	32.52'
C4	25.00'	43.13'	98°50'30"	S34°34'12"W	37.98'
C5	28.00'	43.98'	90°00'00"	N38°59'27"E	39.60'
C6	28.00'	43.98'	90°00'00"	N51°00'33"W	39.60'

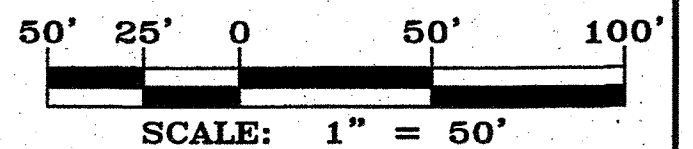
Line #	Direction	Length
L1	S6°00'33"E	6.00
L2	N6°01'49"W	6.00

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20220-22 (3)