

LOCATION MAP L-10-Z & L-11-Z

**PURPOSE OF PLAT**

- To create lots as shown hereon.
- To grant easements as shown hereon.
- To dedicate public street right-of-way as shown hereon.

**SUBDIVISION DATA**

- Project No.: PR-2019-003169
- Application No.: SD-2024-00151
- Zone Atlas Index No.: L-10-Z & L-11-Z
- Total Number of Lots created: 77
- Total Number of Tracts created: 4
- Total Number of existing Tracts: 1
- Gross Subdivision Acreage: 9.9596 Acres
- Public street right-of-way dedicated: 2.4247 Acres

**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 the plat of record entitled: "TOWN OF ATRISCO GRANT, UNIT 3", (12-05-1944, D-118) all being records of Bernalillo County, New Mexico.
- Field Survey: May, 2023.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2302345 (Commitment Date: May 19, 2023).
- Address of Property: Sage Road SW, Albuquerque, NM 87121
- City of Albuquerque, New Mexico IDO Zone: MX-T
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 329 of 825, dated August 16, 2012, and 337 of 825, dated September 26, 2008 and Revised by LOMR dated January 14, 2019, FLOOD INSURANCE RATE MAP, City of Albuquerque, Bernalillo County, New Mexico.
- Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

**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. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all 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.

Owner: Henry Revocable Trust

Scott Henry, Trustee

STATE OF NEW MEXICO  
BERNALILLO COUNTY

On this 14th day of June, 2023, this instrument was acknowledged before me by Scott Henry, Trustee, on behalf of the Henry Revocable Trust.

Notary Public

**DESCRIPTION**

A tract of land situate within projected Sections 26 & 27, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT 401, TOWN OF ATRISCO GRANT, UNIT 3, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on December 5, 1944, in Volume D, Folio 118, EXCEPTING THEREFROM:  
A tract of land being PARCEL A-2-30, AMOLE DEL NORTE DRAINAGE FACILITY, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 11, 1980, in Volume C17, Folio 66, and by QUITCLAIM DEED, on November 12, 1980, as Document No. 1980065872, and containing 9.9596 acres more or less.

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCCO, 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.

**BERNALILLO COUNTY TREASURER**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON  
UPC # 101005652511340513  
PROPERTY OWNER OF RECORD  
HENRY REVOCABLE TRUST  
BERNALILLO COUNTY TREASURER'S OFFICE

George Stone 11-19-2024

**SOLAR NOTE**

No property within the area of requested final action 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 this plat.

State of New Mexico  
Notary Public  
Gina Mares  
Commission # 1092856  
Commission Expires: 1/11/2025

DOCH 2024082739

11/19/2024 01:17 PM Page: 1 of 2  
PLAT R: \$25.00 B: 2024C P: 0110 Linda Stover, Bernalillo County

**PLAT FOR  
SAGE PARK SUBDIVISION  
(A REPLAT OF THE REMAINING  
PORTION OF TRACT 401,  
TOWN OF ATRISCO GRANT, UNIT 3)  
WITHIN THE  
TOWN OF ATRISCO GRANT,  
PROJECTED SECTIONS 26 & 27,  
TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2023**

PROJECT NUMBER: PR-2019-003169

Application Number: SD-2024-00151

THIS PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER ON OCTOBER 30, 2024

**PLAT APPROVAL**

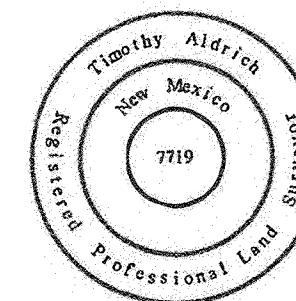
Utility Approvals:		
Public Service Company of New Mexico	<i>[Signature]</i>	06/29/2023
New Mexico Gas Company	<i>[Signature]</i>	6/29/2023
Lumen	<i>[Signature]</i>	06/29/2023
Comcast	<i>[Signature]</i>	06/30/2023
City Approvals:		
City Surveyor	<i>[Signature]</i>	6/16/2023
Real Property Division	<i>[Signature]</i>	Date
Traffic Engineering, Transportation Division	<i>[Signature]</i>	Nov 11, 2024
Albuquerque-Bernalillo County Water Utility Authority	<i>[Signature]</i>	Nov 13, 2024
Parks and Recreation Department	<i>[Signature]</i>	Nov 7, 2024
AMAFCA	<i>[Signature]</i>	7/10/2023
Hydrology	<i>[Signature]</i>	Nov 7, 2024
Code Enforcement	<i>[Signature]</i>	Nov 15, 2024
City Engineer	<i>[Signature]</i>	Nov 7, 2024
Planning Department	<i>[Signature]</i>	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, P.S. No. 7719

06-09-2023  
Date



Drawn By:	TA	Date:	06-09-2023
Checked By:	TA	Drawing Name:	23061PLT.DWG
Job No.:	23-061	Sheet:	1 of 2



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

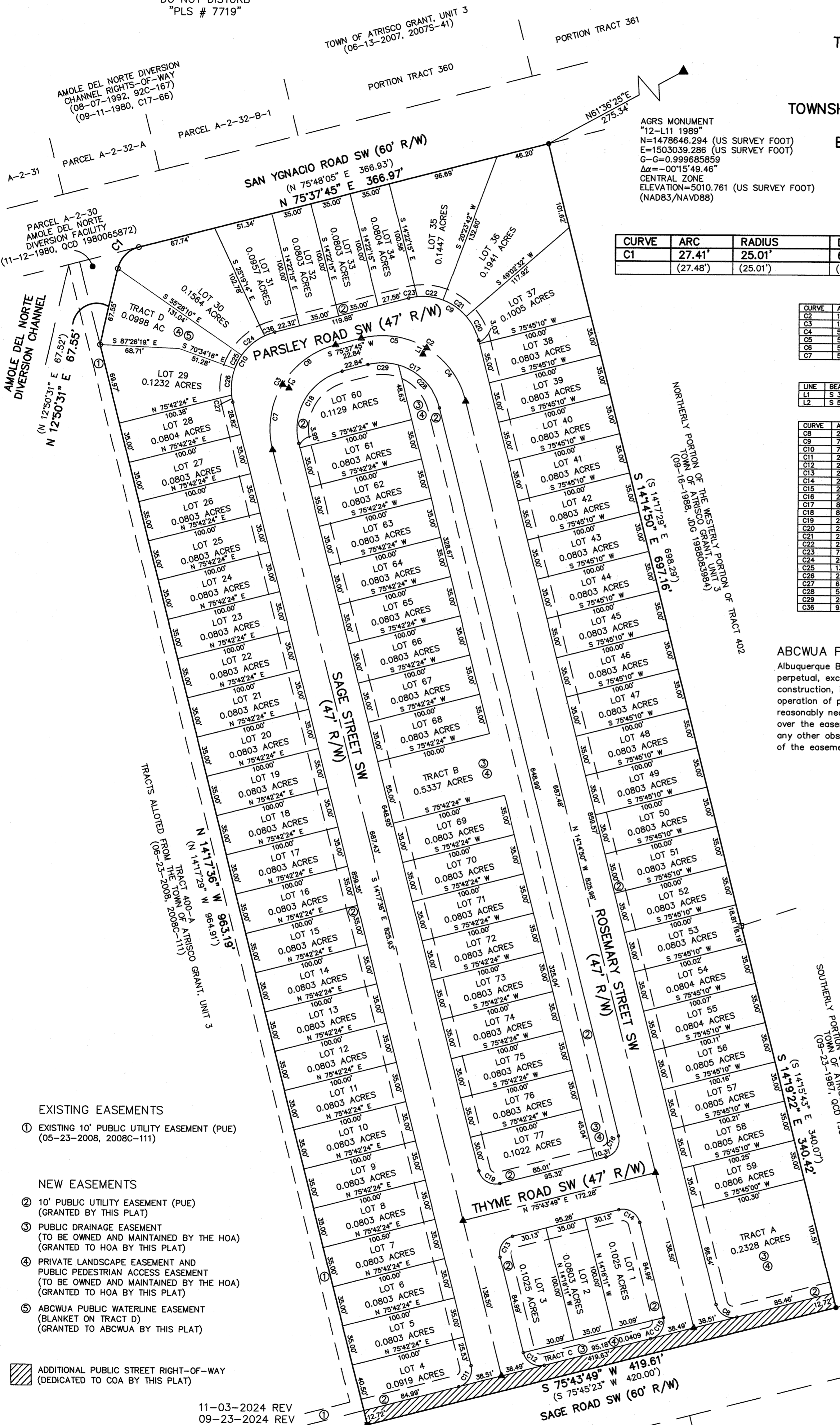
All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:

- "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
- "DO NOT DISTURB"
- "PLS # 7719"

DOCH 2024082739

11/19/2024 01:17 PM Page: 2 of 2  
 PLAT R: 325.00 B: 2024C P: 0110 Linda Stover, Bernalillo County

PLAT FOR  
**SAGE PARK SUBDIVISION**  
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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2023



AGRS MONUMENT  
 "12-L11 1989"  
 N=1478646.294 (US SURVEY FOOT)  
 E=1503039.286 (US SURVEY FOOT)  
 G=C=0.999685859  
 Δα=00°15'49.46"  
 CENTRAL ZONE  
 ELEVATION=5010.761 (US SURVEY FOOT)  
 (NAD83/NAVD88)

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.41'	25.01'	62°47'14"	N 44°14'08" E	26.06'
	(27.48')	(25.01')	(62°57'34")		

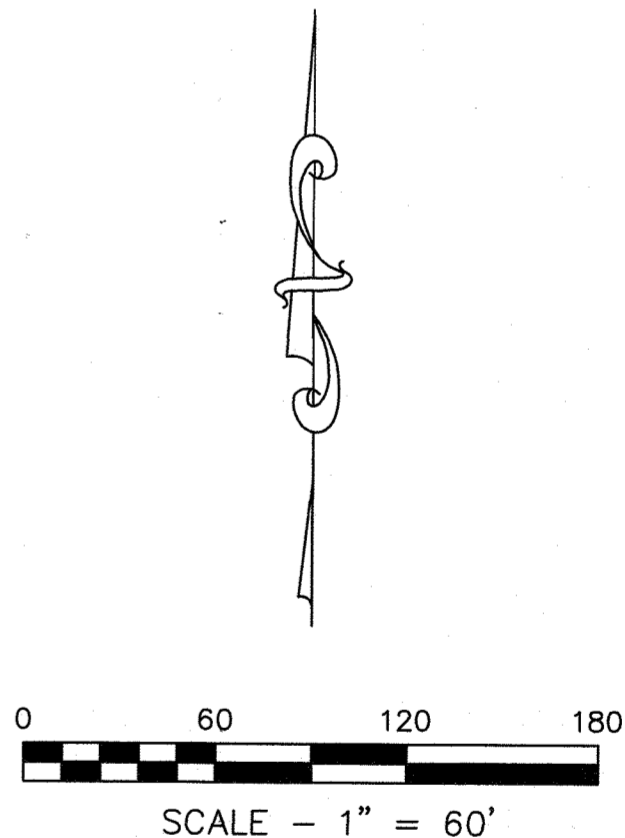
CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	117.97'	75.00'	90°07'25"	N 59°18'33" W	108.18'
C3	117.71'	75.00'	89°55'21"	S 30°40'04" W	105.99'
C4	58.99'	75.00'	45°03'42"	N 36°48'41" W	57.48'
C5	58.99'	75.00'	45°03'42"	N 81°50'24" W	57.48'
C6	58.85'	75.00'	44°57'41"	S 53°08'55" W	57.36'
C7	58.85'	75.00'	44°57'41"	S 08°11'14" W	57.36'

LINE	BEARING	DISTANCE
L1	S 30°41'27" W	6.34'
L2	S 59°19'56" E	6.46'

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C8	23.57'	15.00'	90°01'21"	N 59°15'31" W	21.22'
C9	78.65'	50.00'	90°07'25"	N 59°18'33" W	70.79'
C10	78.47'	50.00'	89°55'21"	S 30°40'04" W	70.66'
C11	23.57'	15.00'	90°01'21"	S 30°43'06" W	21.22'
C12	23.56'	15.00'	89°58'59"	N 59°16'12" W	21.21'
C13	23.57'	15.00'	90°01'25"	N 30°43'06" E	21.22'
C14	23.57'	15.00'	90°01'21"	S 59°15'31" E	21.22'
C15	23.56'	15.00'	89°59'59"	S 30°43'49" W	21.21'
C16	23.56'	15.00'	89°58'39"	N 30°44'29" E	21.21'
C17	81.01'	51.50'	90°07'25"	N 59°18'33" W	72.91'
C18	80.83'	51.50'	89°55'21"	S 30°40'04" W	72.78'
C19	23.56'	15.00'	89°58'35"	S 59°16'54" E	21.21'
C20	23.31'	50.00'	28°42'58"	N 27°36'09" W	23.10'
C21	25.00'	50.00'	28°38'50"	N 55°16'53" W	24.74'
C22	22.87'	50.00'	26°12'21"	N 82°42'29" W	22.67'
C23	7.47'	50.00'	08°33'36"	S 79°54'33" W	7.46'
C24	26.31'	50.00'	30°09'56"	S 49°36'18" W	26.01'
C25	13.18'	50.00'	15°06'06"	S 26°58'47" W	13.14'
C26	23.23'	50.00'	26°37'17"	S 06°07'06" W	23.02'
C27	6.20'	50.00'	07°06'04"	S 10°44'35" E	6.19'
C28	54.08'	51.50'	60°09'40"	N 44°19'40" W	51.83'
C29	26.93'	51.50'	28°57'45"	N 89°23'23" W	26.83'
C36	9.55'	50.00'	10°56'59"	S 70°09'15" W	9.54'

ABCWUA PUBLIC WATER AND SANITARY SEWER EASEMENTS

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted perpetual, exclusive easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary sewer lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with the use of the easement.



- EXISTING EASEMENTS
- ① EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (05-23-2008, 2008C-111)
- NEW EASEMENTS
- ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)
  - ③ PUBLIC DRAINAGE EASEMENT (TO BE OWNED AND MAINTAINED BY THE HOA) (GRANTED TO HOA BY THIS PLAT)
  - ④ PRIVATE LANDSCAPE EASEMENT AND PUBLIC PEDESTRIAN ACCESS EASEMENT (TO BE OWNED AND MAINTAINED BY THE HOA) (GRANTED TO HOA BY THIS PLAT)
  - ⑤ ABCWUA PUBLIC WATERLINE EASEMENT (BLANKET ON TRACT D) (GRANTED TO ABCWUA BY THIS PLAT)

ADDITIONAL PUBLIC STREET RIGHT-OF-WAY (DEDICATED TO COA BY THIS PLAT)

11-03-2024 REV  
 09-23-2024 REV  
 09-18-2023 REV  
 06-12-2023 REV

Drawn By:	TA	Date:	06-09-2023
Checked By:	TA	Drawing Name:	23061PLT3.DWG
Job No.:	23-061	Sheet:	2 of 2

LANDS OF FERNANDO ARAGON  
 (07-16-2021, WD 2021083981)

LOT A  
 LAND OF PREMITIVO GABALDON  
 (01-23-2008, 2008C-14)

LOT B  
 LAND OF PREMITIVO GABALDON  
 (01-23-2008, 2008C-14)



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