

**TREASURER'S CERTIFICATE**  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON TRACT A, LANDS OF STEWART-WALKER, TRACT C, TRACT B, MAP 35, AND TRACT A, LANDS OF R.E.I. PARCEL (D/S: 101.305822246022577, 101.305822243622578 AND 101.3058241022921)  
 BERNALILLO COUNTY TREASURER'S OFFICE:  
*James Valverde* 6/13/24

Plat of  
 Tracts A-1, A-2 and A-3  
 Lands of Sawmill Bellamah Properties, LLC  
 Town of Albuquerque Grant, Projected  
 Projected Section 18, Township 10 North, Range 3 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 August 2023  
 Project No. PR-2022-007153  
 Application No. SD-2023-00179  
 DHO Approval Date. October 25, 2023

**Legal Description**  
 SEE SHEET 3 OF 3

**Flood Note**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "X" AND "AH" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 500102023H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**M.R.G.C.D. Note:**

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED FOR SAID DISTRICT AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THIS SURVEY OR ADDITION OF PLAT, SAID DISTRICT IS ABSOLUTELY ENTITLED TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING THREE TRACTS INTO THREE NEW TRACTS AND TO GRANT EASEMENTS.

**Solar Note:**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DED RESTRICTION, COVENANT, OR BONDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR DEVICES ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Free Consent**

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

SAMMILL BELLAMAH PROPERTIES, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY BY: HERITAGE FUNDING LLC, A NEW MEXICO LIMITED LIABILITY COMPANY ITS MANAGING MEMBER BY: HERITAGE MANAGING MEMBER, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY ITS MANAGING MEMBER  
 BY: JAMES M. LONG, SOLE MEMBER

**Acknowledgment**

STATE OF NEW MEXICO ) ss  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>th</sup> DAY OF September, 2023 BY JAMES M. LONG, SOLE MEMBER, SAMMILL BELLAMAH PROPERTIES LLC  
 BY: *James Long* MY COMMISSION EXPIRES: Sept 29, 2025



|                    |              |
|--------------------|--------------|
| <i>[Signature]</i> | 08/30/2023   |
| DATE               |              |
| <i>[Signature]</i> | 8/17/2023    |
| DATE               |              |
| <i>[Signature]</i> | 8/19/2023    |
| DATE               |              |
| <i>[Signature]</i> |              |
| DATE               |              |
| <i>[Signature]</i> | 9/5/2023     |
| DATE               |              |
| <i>[Signature]</i> | Apr 11, 2024 |
| DATE               |              |
| <i>[Signature]</i> | Apr 19, 2024 |
| DATE               |              |
| <i>[Signature]</i> | Apr 11, 2024 |
| DATE               |              |
| <i>[Signature]</i> | 9/5/2023     |
| DATE               |              |
| <i>[Signature]</i> | May 8, 2024  |
| DATE               |              |
| <i>[Signature]</i> | Apr 11, 2024 |
| DATE               |              |
| <i>[Signature]</i> | Apr 11, 2024 |
| DATE               |              |
| <i>[Signature]</i> | 9/5/2023     |
| DATE               |              |
| <i>[Signature]</i> | Apr 11, 2024 |
| DATE               |              |

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE. SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSES FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
*[Signature]* 9/13/23  
 LARRY W. MEDRANO, STATE  
 N. M. S. No. 11993



**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 5.3847 ACRE  
 ZONE ATLAS INDEX NO.: J-13-Z  
 NO. OF TRACTS CREATED: 3  
 NO. OF LOTS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0

**Notes:**

- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN NOTATED TO MATCH BASES OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.
- VESTING DEEDS: SPECIAL WARRANTY DEED (10/16/2018, DOC. NO. 2018090234), SPECIAL WARRANTY DEED (10/16/2018, DOC. NO. 2018090235) AND WARRANTY DEED (09/09/2019, DOC. NO. 2019076666).

**Public Utility Easements**

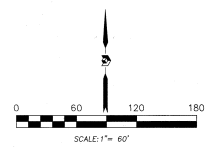
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:  
 A. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PMM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.  
 B. 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.  
 C. QUEST 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.  
 D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.  
 I. IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, REPAIR, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF CONVEYOR, GREN AND ACCESS ADJOINING LANDS OF GRANITOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY, AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS INCLUDING SUPPORTING WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL, DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 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), QUEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DO NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QUEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT, AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

|  |  |  |  |   |  |  |  |  |
|--|--|--|--|---|--|--|--|--|
| <b>COORDINATE AND DIMENSION INFORMATION</b><br>SOURCE ZONE: NM-C<br>HORIZONTAL DATUM: NAD83<br>VERTICAL DATUM: NAVD83<br>ALBUQUERQUE GEODETIC REFERENCE SYSTEM<br>COVERED SCALE FACTOR: GRID TO GROUND: 1.000153849<br>GROUND TO GRID: 0.999846151 |  | <b>PLSS INFORMATION</b><br>LAND GRANT: TOWN OF ALBUQUERQUE GRANT<br>SECTION: 18<br>TOWNSHIP: 10 NORTH<br>RANGE: 3 EAST<br>MERIDIAN: NMPM<br>CITY: ALBUQUERQUE<br>COUNTY: BERNALILLO<br>STATE: NM |  | <b>PROPERTY INFORMATION</b><br>PROPERTY OWNER: SAWMILL BELLAMAH PROPERTIES LLC<br>ADDRESS: 1924 S 1904 BELLAMAH AVENUE, N.W. 1905 MOUNTAIN ROAD, N.W.<br>SUBDIVISION NAME: LANDS OF SAWMILL BELLAMAH PROPERTIES, LLC<br>SHELLY ANN STENGER<br>UPC: 10130582246022577-TRACT A LANDS OF STEWART WALKER<br>10130582243622578-TRACT B AND 10130582194102501-TRACT A LANDS OF R.E.I. |  | <b>PRECISION SURVEYS, INC.</b><br>OFFICE LOCATION: 6500 San Mateo Boulevard, NE Albuquerque, NM 87113<br>505.856.6700 PHONE 505.856.7900 FAX | <b>PROJECT INFORMATION</b><br>CREW/TECH: ABOT/IMC<br>DATE OF SURVEY: 02/26/2023<br>DRAWN BY: JK<br>CHECKED BY: LM<br>PLS JOB NO: 228175P<br>SHEET NUMBER: 1 OF 3 |  |
|--|--|--|--|---|--|--|--|--|

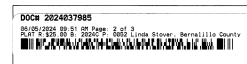
Tracts A-1, A-2 and A-3  
**Lands of Sawmill Bellamah Properties, LLC**  
 Town of Albuquerque Grant, Projected  
 Projected Section 18, Township 10 North, Range 3 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 August 2023



**Legend**

|               |   |
|---------------|---|
| N 30°00'00" E | MEASURED BEARINGS AND DISTANCES (IN INCHES)                         |
| ○             | MEASURED BEARINGS AND DISTANCES                                     |
| ○             | FOUND AND USED MONUMENT   |
| ⊙             | GENESEE NO. 8 BEARER WITH P.W. BEARING AND DISTANCE SET THIS SURVEY |
| △             | FOUND ALUMINUM ADJUST MONUMENT AS DESCRIBED                         |

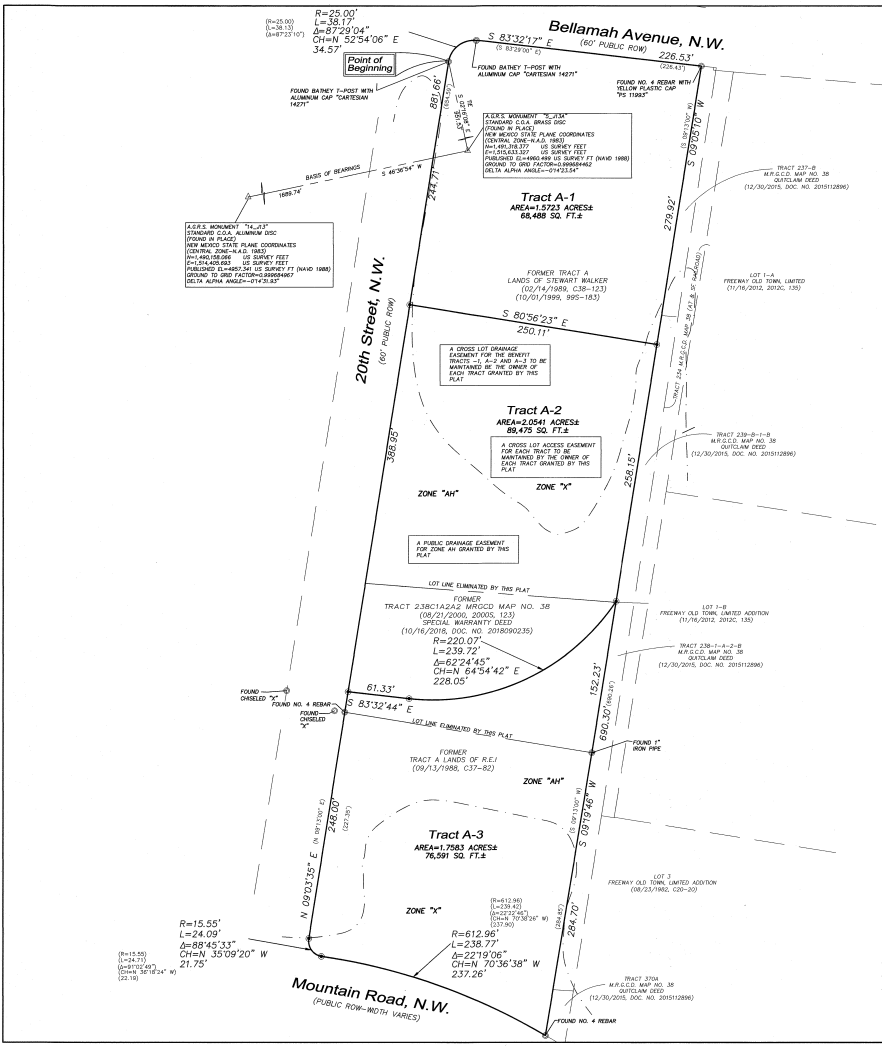
**Note:**  
 EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.



**PRECISION SURVEYS, INC.**

**OFFICE LOCATION:**  
 3200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX

| PROJECT INFORMATION |                            |
|---------------------|----------------------------|
| CREW/TECH: AJBOTIMC | DATE OF SURVEY: 02/20/2023 |
| DRAWN BY: JK        | CHECKED BY: LM             |
| PSJ JOB NO: 228176P | SHEET NUMBER: 2 OF 3       |





**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT A, LANDS OF STEWART-WALACE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 14, 1988, IN BOOK 0358 PAGE 123, TOGETHER WITH TRACT 23824242 MRGO PROPERTY MAP NO. 38, AS THE SAME IS DESIGNATED ON THE SPECIAL WARRANTY DEED THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 16, 2018, AS DOCUMENT NUMBER 2018060235, TOGETHER WITH TRACT A, LANDS OF, I.E., AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON SEPTEMBER 13, 1988, IN BOOK 037, PAGE 80, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF 20TH STREET N.W., MARKED BY A FOUND BATHY T-POST WITH ALUMINUM CAP "CARTESIAN 14271"; FROM WHENCE A TIE TO A.G.R.S. MONUMENT "S\_135A", BEARS S 02°16'08" E, A DISTANCE OF 951.53 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 38.17 FEET, A RADIUS OF 28.00 FEET, A DELTA ANGLE OF 87°29'04", A CHORD BEARING OF N 52°4'06" E, AND A CHORD LENGTH OF 34.57 FEET TO A POINT OF TANGENCY LYING ON THE SOUTH RIGHT OF WAY LINE OF BELLAMAH AVENUE, N.W., MARKED BY A FOUND BATHY T-POST WITH ALUMINUM CAP "CARTESIAN 14271";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 83°32'17" E, A DISTANCE OF 226.53 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "S 11953";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 09°05'10" W, A DISTANCE OF 690.30 FEET TO AN ANGLE POINT, MARKED BY A FOUND 1" IRON PIPE;

THENCE S 09°19'46" W, A DISTANCE OF 284.70 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE NORTH RIGHT OF WAY LINE OF MOUNTAIN ROAD, N.W., MARKED BY A FOUND NO. 4 REBAR;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 238.77 FEET, A RADIUS OF 412.96 FEET, A DELTA ANGLE OF 22°19'06", A CHORD BEARING OF N 70°36'38" W, AND A CHORD LENGTH OF 237.26 FEET, TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "S 11953";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, ALONG A REVERSE CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 24.09 FEET, A RADIUS OF 15.50 FEET, A DELTA ANGLE OF 88°45'33", A CHORD BEARING OF N 83°02'40" W, AND A CHORD LENGTH OF 21.79 FEET, TO A POINT OF TANGENCY LYING ON THE EAST RIGHT OF WAY LINE OF 20TH STREET N.W., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "S 11953";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 09°03'35" E, A DISTANCE OF 881.66 FEET TO THE POINT OF BEGINNING, CONTAINING 5.3847 ACRES (234,544 SQUARE FEET), MORE OR LESS, NOW COMPRISING OF TRACTS A-1, A-2 AND A-3, LANDS OF SAWMILL BELLAMAH PROPERTIES, LLC.



OFFICE LOCATION:  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX

| PROJECT INFORMATION    |                              |
|------------------------|------------------------------|
| CREW/TECH:<br>ABD/TCM  | DATE OF SURVEY<br>02/28/2023 |
| DRAWN BY:<br>JK        | CHECKED BY:<br>LM            |
| PSL JOB NO.<br>22817SP | SHEET NUMBER<br>3 OF 3       |