

DOC# 2824039885
PLAT 1788E, 30E, 35E, 36E, 37E, 38E, 39E, 40E, 41E, 42E, 43E, 44E, 45E, 46E, 47E, 48E, 49E, 50E, 51E, 52E, 53E, 54E, 55E, 56E, 57E, 58E, 59E, 60E, 61E, 62E, 63E, 64E, 65E, 66E, 67E, 68E, 69E, 70E, 71E, 72E, 73E, 74E, 75E, 76E, 77E, 78E, 79E, 80E, 81E, 82E, 83E, 84E, 85E, 86E, 87E, 88E, 89E, 90E, 91E, 92E, 93E, 94E, 95E, 96E, 97E, 98E, 99E, 00E

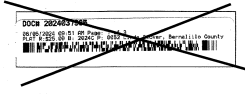
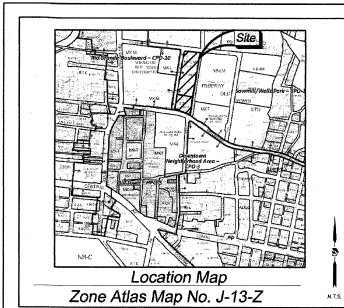
CORRECTION
Plat of

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

Project No. PR-2022-007153
Application No. SD-2023-00179
DHO Approval Date. October 25, 2023

Table with columns: Utility Approvals, City Approvals, Surveyor's Certificate, and Date. Includes approvals from entities like NEW MEXICO GAS COMPANY and LOUISIANA STATE ELECTRICITY COMPANY.



TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON TRACT A LANDS OF STEWART-BELLAMAH TRACT 2023ARWZ, MAP 08, AND TRACT A LANDS OF R.E.L. PARCELS 07E, 10E, 11E, 12E, 13E, 14E, 15E, 16E, 17E, 18E, 19E, 20E, 21E, 22E, 23E, 24E, 25E, 26E, 27E, 28E, 29E, 30E, 31E, 32E, 33E, 34E, 35E, 36E, 37E, 38E, 39E, 40E, 41E, 42E, 43E, 44E, 45E, 46E, 47E, 48E, 49E, 50E, 51E, 52E, 53E, 54E, 55E, 56E, 57E, 58E, 59E, 60E, 61E, 62E, 63E, 64E, 65E, 66E, 67E, 68E, 69E, 70E, 71E, 72E, 73E, 74E, 75E, 76E, 77E, 78E, 79E, 80E, 81E, 82E, 83E, 84E, 85E, 86E, 87E, 88E, 89E, 90E, 91E, 92E, 93E, 94E, 95E, 96E, 97E, 98E, 99E, 00E

Legal Description
SEE SHEET 3 OF 3

Flood Note
BY GRAPHIC PLATTING ONLY, THIS PROPERTY IS IN ZONES "F" AND "AE" OF THE FLOOD INSURANCE RATE MAP...

M.R.G.C.D. Note:
APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS...

Purpose of Plat
THE PURPOSE OF THIS PLAT IS TO REPEAT 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 REB RESTRICTION COVENANT...

Free Consent
THE REPEAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNER...

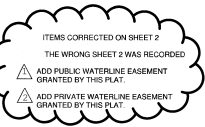
Acknowledgment
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS 13th DAY OF September 2023 BY JAMES M. LONG, SOLE MEMBER, SAWMILL BELLAMAH PROPERTIES, LLC

SHELLEY ANN STRINGER
Notary Public, State of New Mexico
Commission # 1121695
My Comm. Expires Sep. 25, 2025

JERRY R. MEDRANO
Notary Public, State of New Mexico
Commission # 1121695
My Comm. Expires Sep. 25, 2025



Subdivision Data:
ONGES SUBDIVISION AVERAGE: 5.3842 ACRES
ZONE: ATLAS AREA NO. 30-J-13-Z



Notes:

- 1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

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 (PSCNM) A NEW MEXICO CORPORATION (PJM 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.
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.

Disclaimer
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PJM), ONIEST CORPORATION (OJJA) CENTURYLINK (CC) AND NEW MEXICO GAS COMPANY (NMGC) DO NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON...

Table with columns: COORDINATE AND DIMENSION INFORMATION, PLS INFORMATION, PROPERTY INFORMATION, PROJECT INFORMATION. Includes details like NMC, GRID, ABO GEIOD, DATE, LAND GRANT, TOWN OF ALBUQUERQUE GRANT, PROPERTY OWNER, SAWMILL BELLAMAH PROPERTIES LLC, ADDRESS, 1001 & 1004 BELLAMAH AVENUE, N.W., 1000 MOUNTAIN ROAD, N.W.



DATE OF SURVEY: 02/28/2023
DRAWN BY: JK
CHECKED BY: LM

PROJECT INFORMATION table with columns: DATE OF SURVEY, DRAWN BY, CHECKED BY, PLS OR NO, SHEET NUMBER.

**Easement Line Table**

LINE	BEARING	DISTANCE
L1	S 09°01'11" W	21.74
L2	N 83°00'10" W	53.83
L3	N 06°29'43" E	26.52
L4	S 83°32'17" E	58.79
L5	S 08°05'10" W	258.61
L6	N 80°25'23" W	151.00
L7	N 09°10'10" E	238.25
L8	S 83°00'10" E	101.01

R=25.00'  
L=38.17'  
Δ=87°29'04"  
CH=N 32°54'06" E  
34.57'

Point of Beginning  
FOUND BATTERY T-POST WITH ALUMINUM CAP (VARIABLE 1927)

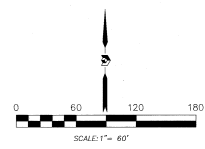
FOUND BATTERY T-POST WITH ALUMINUM CAP (VARIABLE 1927)

FOUND BATTERY T-POST WITH ALUMINUM CAP (VARIABLE 1927)

R=15.55'  
L=24.09'  
Δ=88°45'33"  
CH=N 55°09'20" W  
21.75'

R=612.96'  
L=238.77'  
Δ=221°06'  
CH=N 70°36'38" W  
237.26'

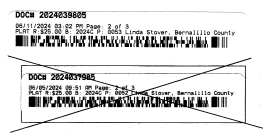
CORRECTION  
Tracts A-1, A-2 and A-3  
**Lands of Sawmill Bellamah Properties, LLC**  
Town of Albuquerque Grant, Projected  
Projected Section 18, Township 10 North, Range 3 East, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
August 2023



**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(IN BRACKET)	MEASURED BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT
○	FOUND AND USED MONUMENT (AS DISCLOSED)
●	FOUND AND USED MONUMENT WITH PINK PLASTIC CAP (AS DISCLOSED)
△	FOUND ALUMINUM AGERS MONUMENT (AS DISCLOSED)

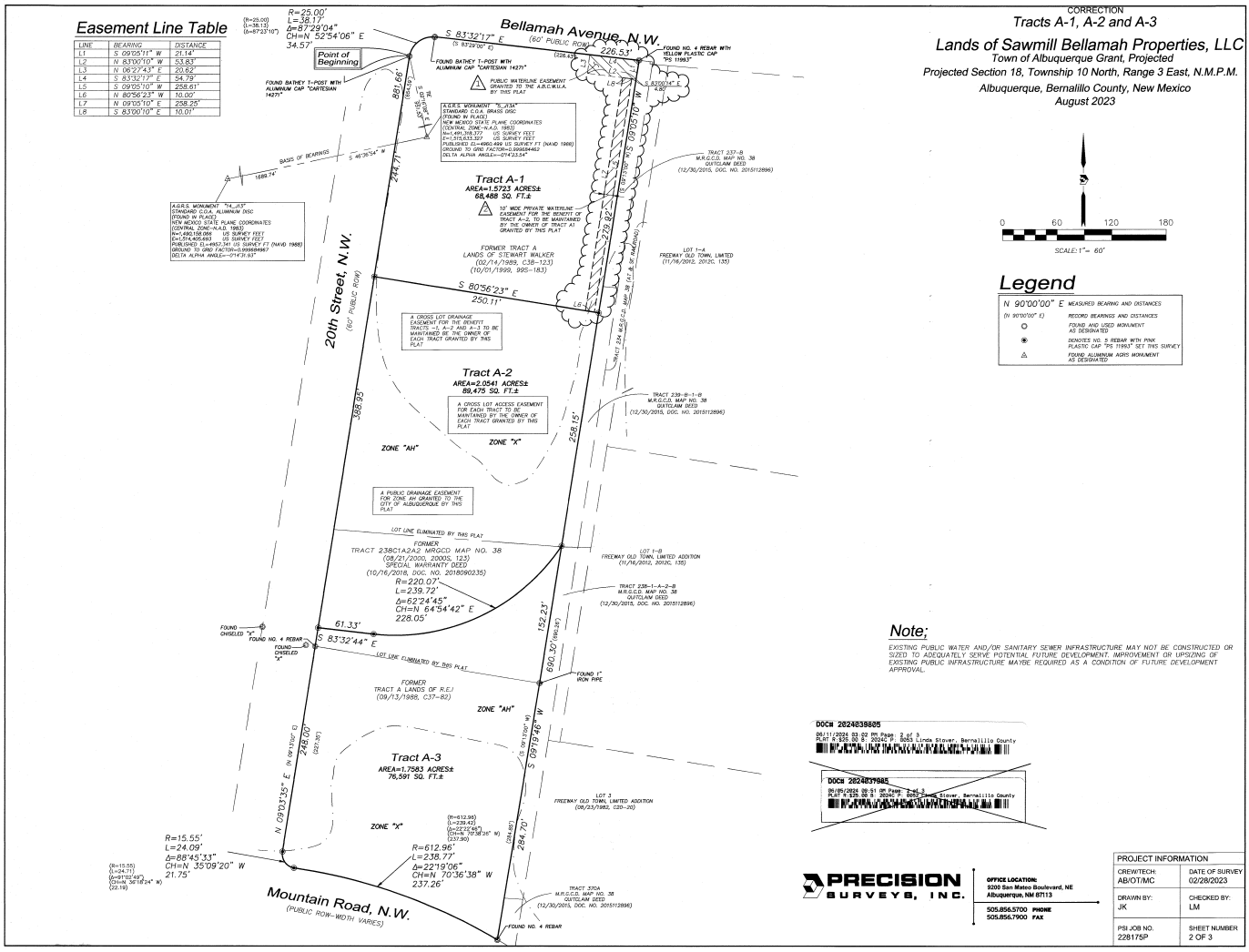
**Note:**  
EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT, IMPROVEMENT, OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.



**PRECISION SURVEYS, INC.**

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

PROJECT INFORMATION	
CHECKED BY: AB/OT/MC	DATE OF SURVEY 02/28/2023
DRAWN BY: JK	CHECKED BY: LM
PS JOB NO. 22817SP	SHEET NUMBER 2 OF 3



DOC# 2024039805  
REVISED BY: J. L. LUTZ, S. L. P., San Mateo, Bernalillo County

DOC# 2024039805  
REVISED BY: J. L. LUTZ, S. L. P., San Mateo, Bernalillo County

CORRECTION  
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Projected Section 18, Township 10 North, Range 3 East, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
August 2023

### 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-WALKER, AS THE SAME IS SHOWN AND DESCRIBED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 14, 1989, IN BOOK C35, PAGE 123, TOGETHER WITH TRACT B (S3014242 ARIZO PROPERTY MAP NO. 35, 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 15, 2019, AS DOCUMENT NUMBER 201908053, TOGETHER WITH TRACT A, LANDS OF R.E.I., 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, 1998, IN BOOK C37, PAGE 82, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (MAG 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 BATHEY T-POST WITH ALUMINUM CAP "CARTESIAN 14271", FROM WHENCE A TIE TO A.G.R.S. MONUMENT "S. J334", BEARS S 02°16'08" E, A DISTANCE OF 191.53 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 24.17 FEET, A RADIUS OF 26.00 FEET, A DELTA ANGLE OF 87°20'04", A CHORD BEARING OF N 52°54'08" E, AND A CHORD LENGTH OF 34.57 FEET TO A POINT OF TANGENCY LYING ON THE SOUTH RIGHT OF WAY LINE OF BELLAHMA AVENUE, N.W., MARKED BY A FOUND BATHEY T-POST WITH ALUMINUM CAP "CARTESIAN 14271";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 83°32'17" E, A DISTANCE OF 228.53 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

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°15'48" 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 SAID NORTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 238.17 FEET, A RADIUS OF 612.96 FEET, A DELTA ANGLE OF 22°19'08", A CHORD BEARING OF N 70°36'36" 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 "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, ALONG A REVERSE CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 14.09 FEET, A RADIUS OF 15.55 FEET, A DELTA ANGLE OF 88°43'51", A CHORD BEARING OF N 35°28'20" W, AND A CHORD LENGTH OF 21.75 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 "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 09°03'35" E, A DISTANCE OF 681.66 FEET TO THE POINT OF BEGINNING, CONTAINING 5.2847 ACRES (234,544 SQUARE FEET), MORE OR LESS, NOW COMPRISING OF TRACTS A-1, A-2 AND A-3, LANDS OF SAWMILL BELLAHMA PROPERTIES, LLC.



OFFICE LOCATION:  
8300 San Mateo Boulevard, NE  
Albuquerque, NM 87113  
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505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: JLB/OT/MC	DATE OF SURVEY: 02/28/2023
DRAWN BY: JK	CHECKED BY: LM
PS JOB NO. 228175P	SHEET NUMBER 3 OF 3