

# **FOR SALE : 6.93 ACRES VACANT LAND**

124 Aspen NW Albuquerque NM 87104

\$1,500,000 Zoning: S-I Sawmill/Wells Park Sector Plan



505.345.5075

[www.sycamore-associates.com](http://www.sycamore-associates.com)

SYCAMORE ASSOCIATES LLC

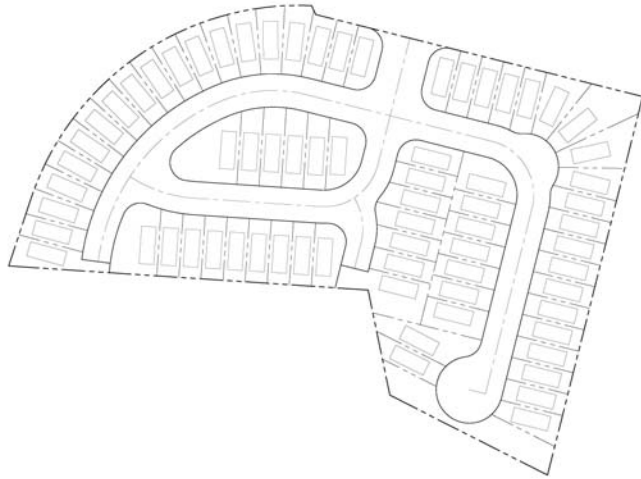
Mike Leach -- [mdl@sycamore-associates.com](mailto:mdl@sycamore-associates.com)

or Greg Leach -- [greg.leach@sycamore-associates.com](mailto:greg.leach@sycamore-associates.com)

PO Box 90608 Albuquerque NM 87199



THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE RENTAL OR FINANCING IS FROM SOURCES DEEMED IN OUR OPINION TO BE RELIABLE BUT NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.



## Proposed Sawmill Village

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ALTA / A.C.S.M. LAND TITLE SURVEY

OF  
**LOT B-1-A-2**  
**DUKE CITY LUMBER**  
**COMPANY ADDITION**  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2005

LEGAL DESCRIPTION:

LOT NUMBERED B-1-A-2, DUKE CITY LUMBER COMPANY ADDITION, AS THE SAME IS SHOWN AND DESCRIBED ON THE PLAT ENTITLED "LOTS B-1-A-1, B-1-A-2 AND B-1-A-3 (BEING A REPLAT OF LOT B-1-A) DUKE CITY LUMBER COMPANY ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," FILED BY THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 15, 1995 IN VOLUME 95C, FOLIO 451

VICINITY MAP No. H-13.

CURVE DATA  
 CI = 383.77'  
 R = 751.42'  
 CD = S 34°02'23" W  
 CL = 466.49'  
 L = 503.81'

7th NAIL  
 W/ANCHOR P55823  
 FENCE POST ENCLOSES  
 PROPERTY CORNER BY 0.50'  
 FID # 1/4 B  
 W/CAP L35823

GENERAL NOTES:

- OWNER OF RECORD PER LANDAMERICA ALBUQUERQUE, TITLE CO. TITLE ERROR DATED: JANUARY 11, 2005. SEE DEED ESTATE, LLC.
- LEGAL DESCRIPTION AND EASEMENTS SHOWN WAS PROVIDED BY LANDAMERICA ALBUQUERQUE, TITLE CO. COMMITMENT NO. 242550 SD.
- PLATS USED TO ESTABLISH BOUNDARY:  
 A: PLAT OF DUKE CITY LUMBER COMPANY ADDITION  
 FILED: DECEMBER 15, 1995 IN VOLUME 95C, FOLIO 451  
 B: FIELD WORK PERFORMED ON: JANUARY, 2005

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

CERTIFY TO: SHESHINE INVESTMENT LLC and LANDAMERICA ALBUQUERQUE TITLE

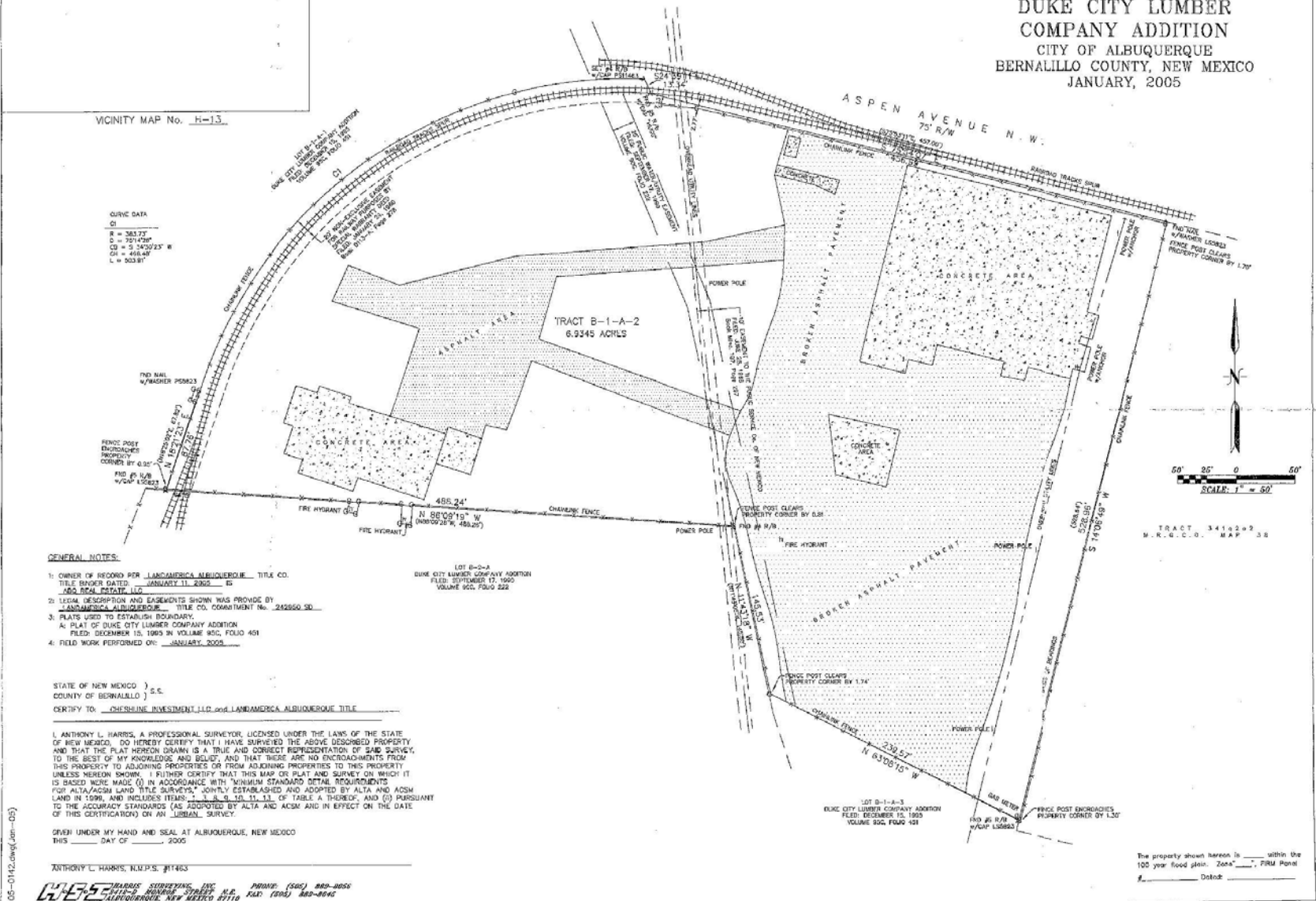
I, ANTHONY L. HARRIS, A PROFESSIONAL SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THERE ARE NO ENCROACHMENTS FROM THIS PROPERTY TO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES TO THIS PROPERTY UNLESS HEREON SHOWN. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/A.C.S.M. LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND A.C.S.M. LAND IN 1999, AND INCLUDES ITEMS 1, 3, 8, 9, 10, 11, 13, OF TABLE A THEREOF; AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND A.C.S.M. AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) ON AN "URBAN" SURVEY.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO  
 THIS \_\_\_\_ DAY OF \_\_\_\_, 2005

ANTHONY L. HARRIS, R.L.P.S. #11463

**ALTA SURVEYING, INC.** PHOENIX (505) 882-8655  
 1412-G HUNTER STREET, N.E. SUITE (200) 882-8646  
 ALBUQUERQUE, NEW MEXICO 87110

CG-0142.dwg (Jm-05)



The property shown hereon is \_\_\_\_\_ within the 100 year flood plain. "Zone" \_\_\_\_\_, "FIRM Panel" # \_\_\_\_\_, "Date" \_\_\_\_\_

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