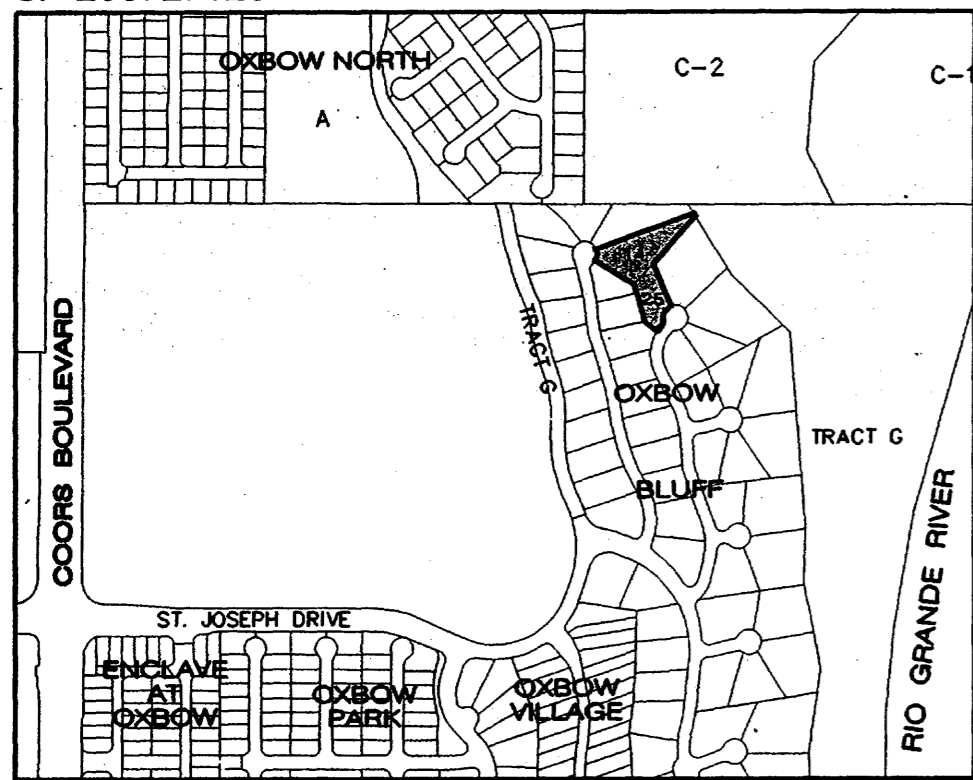


SP-200727123



LOCATION MAP

ZONE ATLAS INDEX MAP No. F-11
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index No. F-11.
3. Zoning: SU-3.
4. Gross Subdivision Acreage: 1.2255 Acres.
5. Total number of lots Created: One (1).
6. No streets were created.
7. Date of Survey: June, 2007.
8. Plat is located within the Town of Albuquerque Grant, within projected section 35, Township 11 North, Range 2 East, N.M.P.M., Albuquerque, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Lots 14 P-1 & 25 P-1 of the Plat of Oxbow Bluff Subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on February 23, 1999 in Book 99C, Page 32 as document number 1999023990 into one (1) lot and to redefine a Building Envelope.

DOC# 2007151812

10/31/2007 02:58 PM Page 1 of 1
PLAT R 37 00 B 2007C P 0325 M Toulouse, Bernalillo County

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	55° 32' 53"	23.70'	43.63'	45.00'	41.94'	N03° 08' 02" E
C2	78° 01' 18"	36.45'	61.28'	45.00'	56.65'	S30° 22' 54" W
C3	47° 49' 21"	11.08'	20.87'	25.00'	20.27'	S15° 16' 56" W
C4	04° 33' 40"	5.85'	11.70'	147.00'	11.70'	S36° 54' 46" W

Tangent Data		
ID	BEARING	DISTANCE
T1	N55° 22' 04" W	55.89'
T2	S31° 29' 48" E	11.44'
T3	S39° 11' 36" W	11.71'
T4	S31° 29' 48" E	53.81'
T5	S23° 07' 36" E	33.12'
T6	S41° 48' 33" W	40.99'
T7	N44° 55' 00" W	62.36'
T8	S52° 56' 14" W	37.02'
T9	N03° 08' 02" E	30.35'
T10	N68° 37' 16" W	26.52'
T11	S85° 42' 22" W	25.40'

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
- EXISTING (OLD) BUILDING ENVELOPE LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
- PROPOSED BUILDING ENVELOPE
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND REBAR/CAP STAMPED "WEAVER LS 6544"
- #5 REBAR NO CAP

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land located in the Town of Albuquerque Grant, within projected Section 35, Township 11 North, Range 2 East, N.M.P.M., in the City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Lots 14 P-1 and 25 P-1 of the Plat of Oxbow Bluff Subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on February 23, 1999 in Book 99C, Page 32 as document number 1999023990, now comprising Lot 14-A P-1 with restrictive covenants is with 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). Those signing as owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

SF TRUST - Owner Lot 14-A P-1

BY: *Scott Schlabor*
Scott Schlabor, SF Trust

State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on 3 day of July, 2007, by Scott Schlabor-Owner Lot 14-A P-1 SF Trust

My Commission Expires: 02-24-2011 *Stephanie L. Walton*
Notary Public

Thomas M. Bohman, Owner Lot 25-A P-1

BY: *Thomas M. Bohman*

State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on 5 day of July, 2007, by Thomas M. Bohman-Owner Lot 25 P-1

My Commission Expires: 02-24-2011 *Stephanie L. Walton*
Notary Public

OFFICIAL SEAL
STEPHANIE L. WALTON
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 02-24-2011

OFFICIAL SEAL
STEPHANIE L. WALTON
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 02-24-2011

DESCRIPTION

A certain tract of land located in the Town of Albuquerque Grant, within projected Section 35, Township 11 North, Range 2 East, N.M.P.M., in the City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Lots 14 P-1 and 25 P-1 of the Plat of Oxbow Bluff Subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on February 23, 1999 in Book 99C, Page 32 as document number 1999023990.

Tract contains 1.2255 acres of land, more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 and are the same as shown on the Plat of Oxbow Bluff Subdivision, Albuquerque, New Mexico recorded February 23, 1999 in Book 99C, Page 32 as Document No. 1999023990.
2. Distances are ground distances.
3. All easements of record that I am aware of are shown.
4. All Lots are to be "P1" and shall conform to Intermittent Parking Design Criteria Item #1.

**PLAT OF
LOT 14-A P-1
OXBOW BLUFF SUBDIVISION**

(A REPLAT OF LOTS 14 & 25,
OXBOW BLUFF SUBDIVISION)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2007

PLAT APPROVAL

PROJECT NUMBER	<u>1002092</u>
APPLICATION NUMBER	<u>07DRB-70120</u>
CITY APPROVALS:	
CITY SURVEYOR	<i>[Signature]</i> 7-9-07 DATE
TRAFFIC ENGINEERING/TRANSPORTATION DIVISION	<i>[Signature]</i> 7-16-07 DATE
UTILITY DEVELOPMENT DEPARTMENT	<i>[Signature]</i> 7-18-07 DATE
PARKS & RECREATION DEPARTMENT	<i>[Signature]</i> 7/18/07 DATE
A.M.P.C.A.	<i>[Signature]</i> 7/18/07 DATE
CITY ENGINEER	<i>[Signature]</i> 7/18/07 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	<i>[Signature]</i> 7/18/07 DATE
OXBOW BLUFF HOMEOWNERS ASSOCIATION	<i>[Signature]</i> 9.7.07 DATE

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

Listed Parcels
PROPERTY OWNER OF RECORD Witzel, Schlabor
BERNALILLO COUNTY TREASURERS OFFICE DATE 10/31/07

JURISDICTIONAL AFFIDAVIT

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque.

[Signature]
Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: July 2, 2007

SURVEYORS CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

[Signature]
Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: July 2, 2007

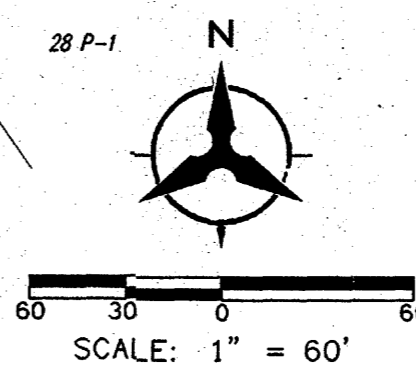


Bohannon & Huston

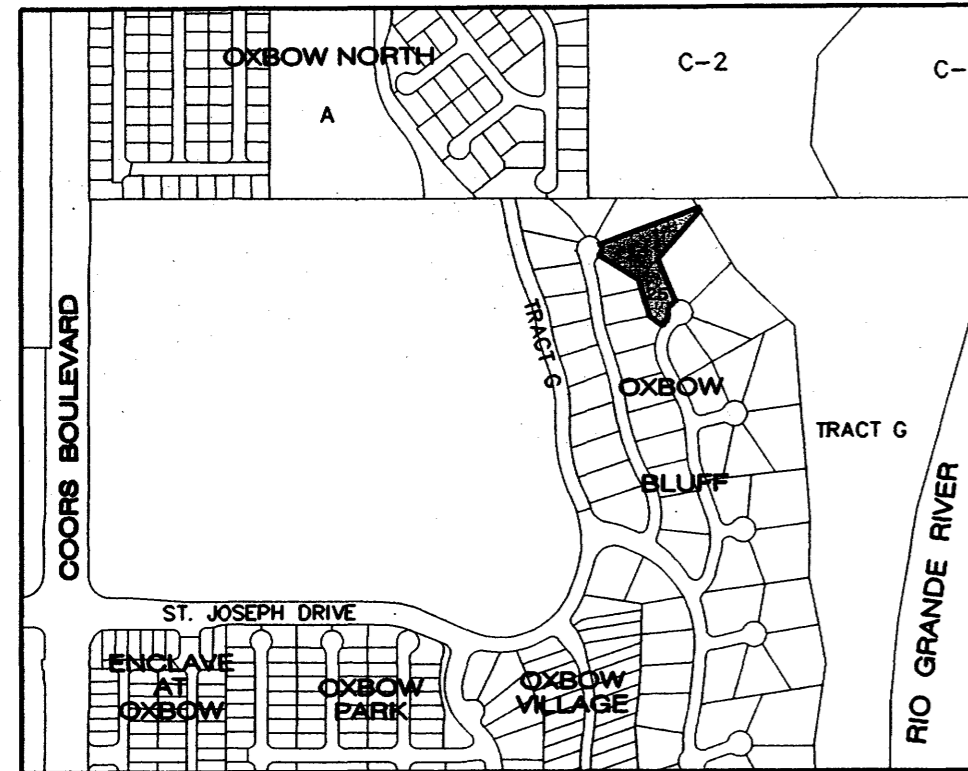
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 7109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

H:\Survey\Private Sector Survey\OxbowBluff\Replat\graphics\OxbowLots14and25replat.dgn JOB NO. 03-JUL-2007 - 12:05 dmedino

NCS BRASS TABLET STAMPED "JOSEPH 1969"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=366,686.82 Y=1,502,246.75
GROUND TO GRID FACTOR = 0.99967551
DELTA ALPHA = -00°15'24"
NGVD 1929 ELEVATION = 5113.852



SP-200727123



LOCATION MAP
ZONE ATLAS INDEX MAP No. F-11
NOT TO SCALE

SUBDIVISION DATA

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SF TRUST - Owner Lot 14-A P-1

BY: *Scott Schlabor*
Scott Schlabor, SF Trust
State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on 3 day of July, 2007, by Scott Schlabor-Owner Lot 14-A P-1 SF Trust

My Commission Expires: 02-24-2011 *Stephanie L. Walton*
Notary Public

Thomas M. Bohlman - Owner Lot 25-A P-1
BY: *Thomas M. Bohlman*
Thomas M. Bohlman
State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on 5 day of July, 2007, by Thomas M. Bohlman-Owner Lot 25 P-1

My Commission Expires: 02-24-2011 *Stephanie L. Walton*
Notary Public

DESCRIPTION

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LOT 14-A P-1
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(A REPLAT OF LOTS 14 & 25,
OXBOW BLUFF SUBDIVISION)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2007

PLAT APPROVAL

PRELIMINARY PLAT
APPROVED BY DRB
ON

PROJECT NUMBER

APPLICATION NUMBER

CITY APPROVALS:

CITY SURVEYOR

J. B. [Signature]
7-9-07
DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

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A.M.A.F.C.A. DATE

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DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

OXBOW BLUFF HOMEOWNERS' ASSOCIATION DATE

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Robert Gromatzky
New Mexico Professional Surveyor 16469

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Bohannon & Huston

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

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