

# ZONE ATLAS INDEX MAP No. G-II-Z NOT TO SCALE

#### SUBDIVISION DATA

- I. DRB No. 2. ZONE ATLAS INDEX NO. G-II-Z.
- 3. Gross Subdivision Acreage: 0.4728 Acre.
- 4. TOTAL NUMBER OF LOTS/TRACTS CREATED: TWO (2) LOTS.
- 5. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0 MILE.
  6. TOTAL MILEAGE OF PARTIAL WIDTH PUBLIC STREETS CREATED: 0 MILE.
- o. TOTAL MILEAGE OF PARTIAL WIDTH PUBLIC STREETS CREATED: O MIL 7. DATE OF SURVEY: MAY, 2003
- 8. PLAT IS LOCATED WITHIN SECTION 2, TION, R2E, NMPM.

#### **DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOTS 13 PI AND 14 PI OF THE PLAT OF OXBOW VILLAGE, ALBUQUERQUE, NEW MEXICO AS THE S.ME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 8, 2000 IN BOOK 2000C, PAGE 73 AS DOCUMENT NO. 2000023171, INTO TWO (2) LYTS.

#### **NOTES**

- I. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 1927) AND ARE THE SAME AS SHOWN ON THE PLAT OF OXBOW VILLAGE, ALBUQUERQUE, NEW MEXICO, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 8, 2000 IN BOOK 2000C, PAGE 73 AS DOCUMENT NO. 200023171.
- 2. DISTANCES ARE GROUND DISTANCES.
  3. ALL EASEMENTS OF RECORD ARE SHOWN.
- 4. FIREPLACES AND/OR STOVES SHALL BE LIMITED TO GAS LOGS AND ENVIRONMENTAL PROTECTION AGENCY APPROVED WOOD-BURNING DEVICES. NO ORDINARY WOOD-BURNING FIREPLACES SHALL BE INSTALLED IN ANY RESIDENTIAL DWELLING UNIT.
- INDIALLED IN ANY RESIDENTIAL DWELLING UNIT.

  5. THIS SLADIVISION LIES WITHIN THE CITY OF ALBUQUERQUE, WATER AND SANITARY SEWER
  CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S FACILITIES. WATER AND SANITARY
  SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE.
- SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE.

  6. TRACT E-2, (OXBOW VILLAGE LANE NW) GRANTED AS A PUBLIC SANITARY SEWER, WATER AND SUBSURFACE STORM DRAIN EASEMENT TO THE CITY OF ALBUQUERQUE BY PLAT OF OXBOW VILLAGE, ALBUQUERQUE, NEW MEXICO, RECORDED MARCH 8, 2000 IN BOOK 2000C, PAGE 73 AS DOCUMENT NO. 2000023171.
- 7. TRACT E-2, (OXBOW VILLAGE LANE NW) CREATED AS A PRIVATE ACCESS AND SURFACE DRAINAGE EASEMENT TO SERVE LOTS I PI THROUGH 40 PI BY PLAT OF OXBOW VILLAGE, ALBUQUERQUE, NEW MEXICO, RECORDED MARCH 8, 2000 IN BOOK 2000C, PAGE 73 AS DOCUMENT NO. 200002371, TO BE RESERVED FOR AND GRANTED TO OXBOW VILLAGE HOMEOWNERS ASSOCIATION AND ITS ASSIGNS BY SEPARATE DOCUMENT.

#### **PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMNTS SHOWN ON THIS PLAT ARE FOR THE COMMON JOINT USE OF:

- A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- C. QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

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 EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORNERS, 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, (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETION 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 ELECTRIC SAFETY CODE CAUSED 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 FEET (10') IN FRONT OF TRANSFORMERS/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

#### **DESCRIPTION**

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF LOTS 13 PI AND 14 PI OF THE PLAT OF OXBOW VILLAGE, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 8, 2000 IN BOOK 2000C, PAGE 73 AS DOCUMENT NO. 2000023171 AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 1927) AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14 PI, A POINT ON A CURVE ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OXBOW VILLAGE LANE NW, WHENCE THE ALBUQUERQUE CITY SURVEY (ACS) MONLIMENT "NOSE R 1950 (R)", A STANDARD USGS BRASS TABLET SET IN TOP OF A CONCRETE POST, HAVING NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE NAD 1927) OF X=367,317.96 AND Y=1,501,006.81 BEARS \$42\*43\*15\*E, A DISTANCE OF 428.81 FEET AND FROM SAID POINT OF BEGINNING RUNNING THENCE ALONG THE EASTERLY BOLINDARY LINE OF SAID LOT 14 PI, THENCE

SUZ VO 37 W, A DISTANCE OF 13.03 FEET TO THE SOUTHEAST CONVER OF SAID LOT 14 PI, THENCE RUNNING ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOTS 14 PI AND 13 PI, N53°11'13"W, A DISTANCE OF 114.23 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13 PI, THENCE RUNNING ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 13 PI, N02°25'25"E, A DISTANCE OF 77.09 FEET TO THE NORTHWEST CORNER OF SAID LOT 13 PI, THENCE

RUNNING ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 13 PI,
N70°44'28"E, A DISTANCE OF 152.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 13 PI, A POINT
ON A CURVE ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OXBOW VILLAGE LANE NW, THENCE RUNNIII G
ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID LOTS 13 PI AND 14 PI AND ALSO ALONG SAID
RIGHT-OF-WAY LINE

10.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 644.00 FEET AND A CHORL WHICH BEARS SIG<sup>8</sup>15'29"E, A DISTANCE OF 10.26 FEET TO A POINT OF TANGENCY; THENCE, SIG<sup>8</sup>42'51"E, A DISTANCE OF 7.37 FEET TO A POINT OF CURVATURE; THENCE, 53.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 244.00 FEET AND A CHORL WHICH BEARS S22<sup>8</sup>57'02"E, A DISTANCE OF 53.01 FEET TO THE POINT AND PLACE OF BEGINNING.

TRACT CONTAINS 20,594 SQUARE FEET OR 0.4728 ACRE, MORE OR LESS.

EXISTING 20' PRIVATE RECIPROCAL -

ONNERS OF THE TWO ADJACENT LOTS

FILED: MARCH 8. 2000 (2000C-73)

SHARED AND MAINTAINED BY THE

101 P1

(#6 REBAR)

100 PI

(#4 REBAR),

EXISTING 10' PRIVATE-LANDSCAPING EASEMENT

FILED: MARCH 8, 2000

SUBDIVISION BOUNDARY LINE

ADJOINING PROPERTY LINE

EXISTING (OLD) LOT LINE ELIMINATED BY PLAT

EXISTING 10' PUBLIC UTILITY EASEMENT

CITY OF ALBUQUERQUE CONTROL MONUMENT

5/8" REBAR WITH 1 1/4" YELLOW SURVEY

FILED: MARCH 8. 2000 (2000C-73)

CAP STAMPED "WEAVER LS 6544"

PK NAIL WITH 1" BRASS SURVEY

WASHER STAMPED "PLS 6544"

FOUND REBAR (SIZE)

CHISELED "+" IN DRIVE

(2000C-73)

NEW LOT LINE

---- EXISTING EASEMENT LINE

10' PUE

A

•

 $(\widehat{\times})$ 

99 P1

OXBOW PARK

(2000C-74)

FILED: MARCH 9. 2000

USC & GS 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"
SLD 1929 ELEVATION = 5113.852

OXBOW VILLAGE

FILED: MARCH 8. 2000

(2000C-73)

13-A P1

0.2500 Acres

98 P1

14-A P1

0.2228 Acres

**SCALE:** 1'' = 40'

13 P1

SCOTT SCHIABOR DWNER OF LOTS 13 PI & 14 PI)

SCOTT SCHIABOR

STATE OF NEW MEXICO )

27 P1

OXBOW VILLAGE

FILED: MARCH 8. 2000

(2000C-73)

26 P1

**A**G#

TRACT E-2

OXBOW VILLAGE FILED: MARCH 8. 2000 (2000C-73)

COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4th DAY OF JULY 2003
2003, BY SCOTT SCHIABOR.

MY COMMISSION EXPIRES: 7/30/05 (NU sterke) & Black

FREE CONSENT AND DEDICATION

THE FOREGOING PLAT OF THAT CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING ALL OF LOTS 13 PI AND 14 PI OF THE PLAT OF OXBOW VILLAGE, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS

COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 8, 2000 IN BOOK 2000C,

PAGE 73 AS DOCUMENT NO. 2000023171, NOW COMPRISING LOTS 13-A PI AND 14-A PI, PLAT OF OXBOW VILLAGE, ALBUQUERQUE, NEW MEXICO IS WITH THE 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) DO HEREBY GRANT ALL ACCESS,

SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE

UTILITY, AND DRAINAGE EASEMENTS HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER

AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, PIPES FOR

RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE CITY HAS THE RIGHT TO ENTER UPON THE GRANTEES PROPERTY AT ANY TIME AND PERFORM WHATEVER INSPECTION,

INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION OR REMOVAL ("WORK") IT DEEMS APPROPRIATE WITHOUT LIABILITY TO THE CITY. IF WORK AFFECTS ANY IMPROVEMENTS OR ENCROACHMENTS MADE BY THE GRANTEE, THE CITY WILL NOT BE FINANCIALLY OR

ENCROACHMENTS. IF IN THE OPINION OF THE CITY, THE WORK TO BE PERFORMED BY THE

WHATEVER PROTECTIVE MEASURES ARE REQUIRED TO SAFEGUARD THE IMPROVEMENTS OR ENCROACHMENTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS WITH ITS FREE

OTHERWISE RESPONSIBLE FOR REBUILDING OR REPAIRING OF IMPROVEMENTS OR

CITY COULD ENDANGER THE STRUCTURAL INTEGRITY OR OTHERWISE DAMAGE THE IMPROVEMENTS OR ENCROACHMENTS, THE GRANTEE SHALL, AT ITS OWN EXPENSE TAKE

UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE

OFFICIAL SEAL
CHRISTINA D. BLACK
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: July 30, 2003

TANGENT DATA

ID BEARING DISTANCE

T1 \$16.42'51"E 7.37'

T2 \$33.15'06"W 22.80'

T3 \$69.39'46"W 8.05'

CURVE DATA							
10	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG	
C1 C2 C3 C4	00°54′46″ 12°28′21″ 05°07′45″ 07°20′37″	5.13' 26.66' 10.93' 15.66'	10.26' 53.12' 21.84' 31.27'	644.00' 244.00' 244.00' 244.00'	10.26' 53.01' 21.84' 31.25'	\$16*15'29"E \$22*57'02"E \$19*16'44"E \$25*30'55"E	

USGS BRASE TABLET STAMPED "VABM 5108 NOSE RG 1950"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE CONTROL (CENTRAL ZONE)
X = 367.317.96 Y = 1.501.006.81
GROUND TO GRID FACTOR = 0.9996757
DELTA ALPHA = -00°15'19"
SLD 1929 ELEVATION = 5111.597

EXISTING 20' PRIVATE RECIPROCAL
ACCESS & DRAINAGE EASEMENT
SHARED AND MAINTAINED BY THE
OWNERS OF THE TWO ADJACENT LOTS
FILED: MARCH 8, 2000 (2000C-73)

#### SURVEYOR'S CERTIFICATION

I, A. DWAIN WEAVER, 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 EMINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED IN THE ALBUQUEROUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



A. DWAIN WEAVER
NEW MEXICO PROFESSIONAL SURVEYOR 6544

DATE: JUNE 3, 2003

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SHEET I OF I

PLAT OF

### LOTS 13-A P1 & 14-A P1 OXBOW VILLAGE

(A REPLAT OF LOTS 13 PI & 14 PI, OXBOW VILLAGE)
ALBUQUERQUE, NEW MEXICO
JUNE, 2003

PROJECT NUMBER	
APPLICATION NUMBER	
PLAT APPROVAL	•
UTILITY APPROVALS:	
OWEST TELECOMMUNICATIONS	DATE
COMCAST CABLE	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
CITY APPROVALS:	
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING. TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
Ä.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE

#### TAX CERTIFICATION

PROPERTY OWNER OF RECORD	
BERNALILLO COUNTY TREASURER'S OFFICE	DATE

#### **PNM STAMP**

In approving this plat. PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

## Bohannan A Huston

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