

LOCATION MAP

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

SUBDIVISION DATA

- 1. DRB No.
2. Zone Atlas Index No. F-11-Z & G-11-Z
3. Existing Zoning: SU-3
4. Gross Subdivision Acreage: 1.8366 Acres
5. Total Number of Lots Created: Two (2)
6. Total Mileage of Full Width Streets Created: 0 Mile
7. Total Mileage of Partial Width Streets Created: 0 Mile
8. Date of Survey: June, 2004
9. Plat is Located Within the Town of Albuquerque Grant, projected Section 2, Township 10 North, Range 2, East, N.M.P.M., Bernalillo County, Albuquerque, New Mexico.

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide Lots 33, 34 & 35 of the plat of Oxbow Bluff Subdivision, Albuquerque, New Mexico as the same are shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on February 23, 1999 in Book No. 99-C, Page 32 as Document No. 199023220 into Two (2) Lots building envelopes, lot easements, stormwater building envelopes, create building envelopes.

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD27) and are the same as shown on the Plat of OXBOW BLUFF SUBDIVISION, Albuquerque, New Mexico recorded February 23, 1999 in book 99-C, Page 32 as Document number 199023220.
2. Distances are ground distances
3. All easements of record are shown

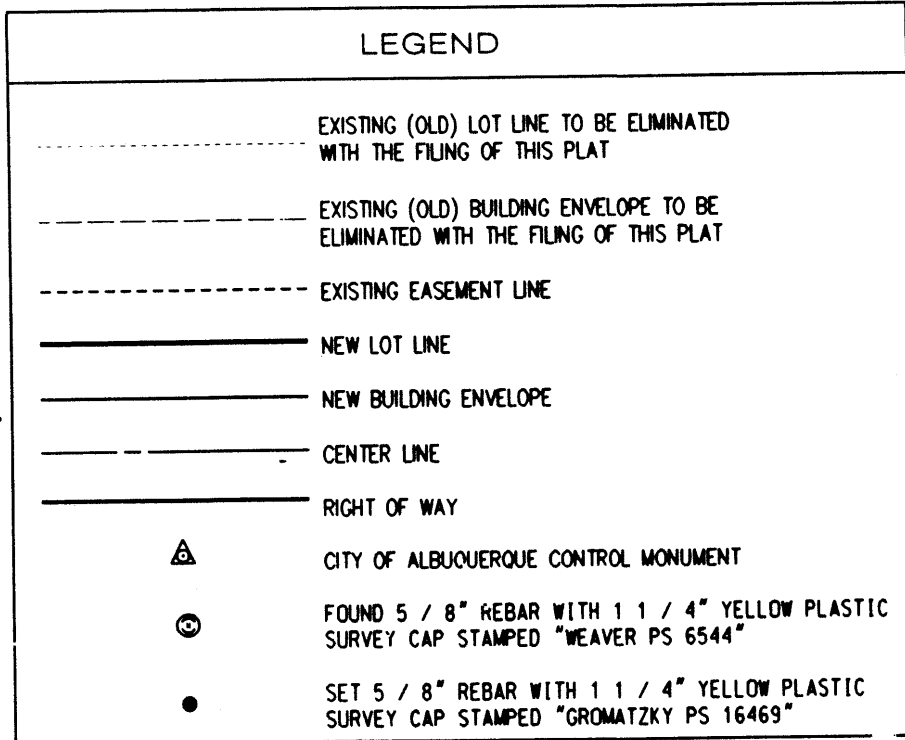
PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS 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 1 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.
E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement.

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 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, (above ground or subsurface), hot tub, concrete 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 transformer/switchgear doors and five feet (5') on each side.

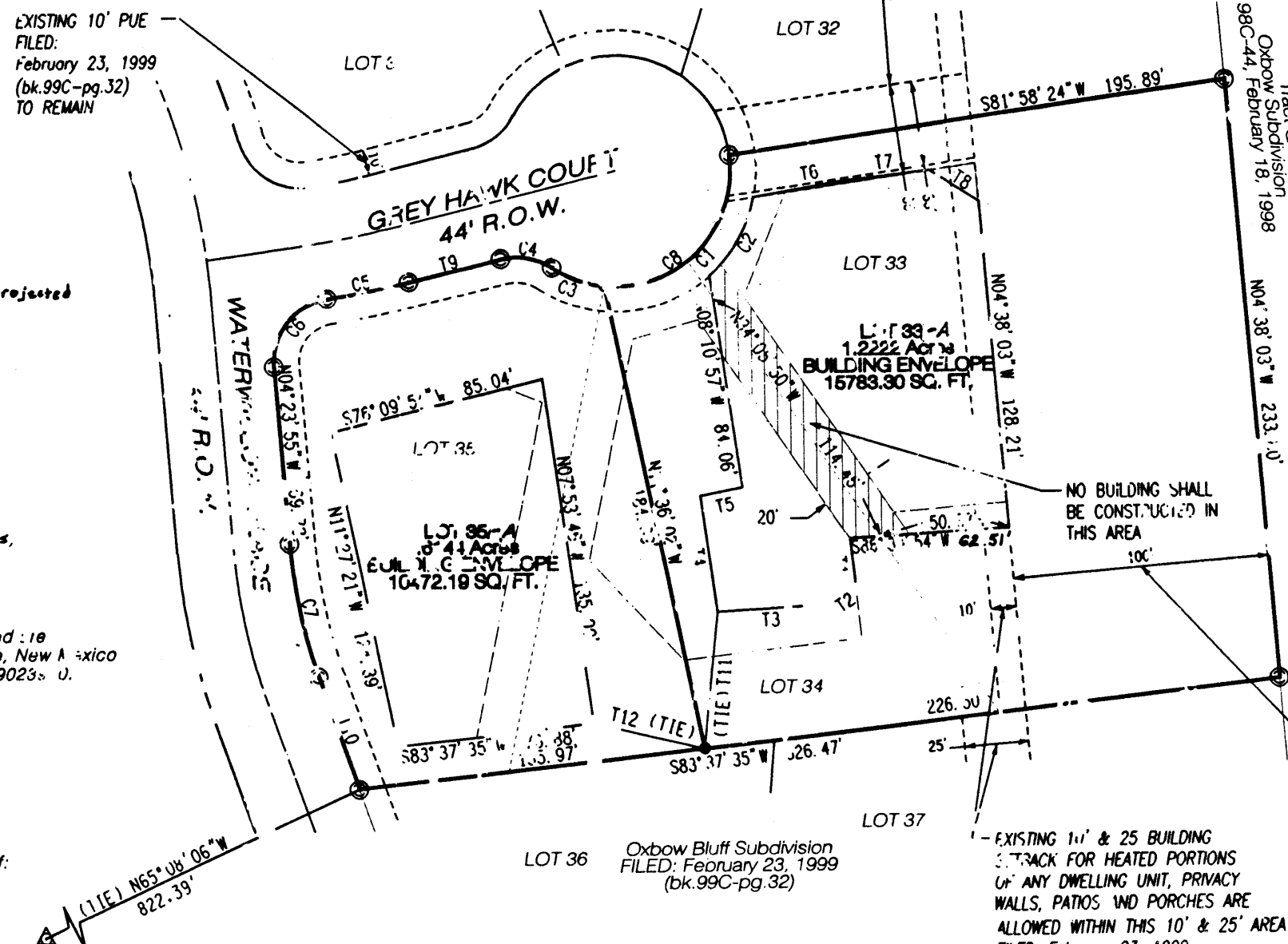


DESCRIPTION

A certain tract of land located in the Town of Albuquerque Grant, projected Section 2, Township 10 North, Range 2, East, N.M.P.M., in the City of Albuquerque, Bernalillo County, New Mexico, and being and comprising of all of Lots 33, 34, and 35 of the plat of OXBOW BLUFF SUBDIVISION filed as Book 99C, Page 32, document number 1999023990 on February 23, 1999 in the office of the Bernalillo County Clerk.

Tract contains 1.8366 acres of land, more or less.

EXISTING 35' PUBLIC STORM DRAIN AND SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FILED: February 23, 1999 (bk.-99C, pg.32) AND A EXISTING 35' PRIVATE ACCESS AND LANDSCAPE EASEMENT GRANTED TO THE OXBOW BLUFF HOMEOWNERS ASSOCIATION AS SET FORTH IN ACCESS AND LANDSCAPE EASEMENT FILED FOR RECORD ON February 18, 1999 IN BOOK 9903, PAGE 1987, RECORDS OF BERNALILLO COUNTY, NEW MEXICO DOCUMENT NO. 1999022049 2' STRIP OF PUBLIC EASEMENT TO BE VACATED WITH THE FILING OF THIS PLAT (REFERENCED BY DRB PROJECT NO. 05DRB-01121)



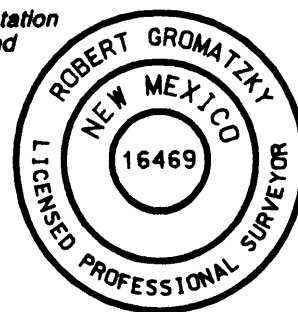
NGS BRASS TABLET STAMPED "JOSEPH 1969" GEOGRAPHIC POSITION (NAD 1927) NM STATE PLANE COORDINATES (CENTRAL ZONE) X=366,686.82 Y=1,502,246.75 GROUND TO GRID FACTOR = 0.99967551 DELTA ALPHA = -00°15'24" ELEVATION = 5113.852 NGSYD 1929 ELEV = 5113.852

SURVEYOR'S 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 in October, 2000 and meets the minimum requirements for nomenclature and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky, New Mexico Professional Surveyor 16469

Date: 8-8-05



FREE CONSENT AND DEDICATION

The foregoing Plat of a tract in Town of Albuquerque Grant, projected Section 2, Township 10 North, Range 2, East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tracts 33, 34, and 35 of the OXBOW BLUFF SUBDIVISION, 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 February 23, 1999 in Book 99C, Page 32 as Document No. 1999023990, now comprising Lots 33A and 35A 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.

Altura West Ltd. Co. (Owner of Lot 34)

BY: Thomas F. Keleher - President, Altura West Ltd. Co.

State of New Mexico, County of Bernalillo



OFFICIAL SEAL CINDA L. BANKS NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 8-18-07

This instrument was acknowledged before me on 15th day of August, 2005, by Thomas F. Keleher, President of Altura West Ltd. Co.

My Commission Expires: 8/18/07 Notary Public

Arthur J. Beach and Alex D. Beach (Owners of Lot 35)

BY: Arthur J. Beach and Alex D. Beach - Landowner

State of New Mexico, County of Bernalillo



OFFICIAL SEAL CINDA L. BANKS NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 8-18-07

This instrument was acknowledged before me on 15th day of August, 2005, by Arthur J. Beach and Alex D. Beach

My Commission Expires: 8-18-07 Notary Public

Vern L. Raburn and Dorothy L. Hall (Owners Lot 33)

BY: Vern L. Raburn and Dorothy L. Hall - Landowner

State of New Mexico, County of Bernalillo



OFFICIAL SEAL CASSANDRA T. JONES Notary Public State of New Mexico My Commission Expires 7-12-09

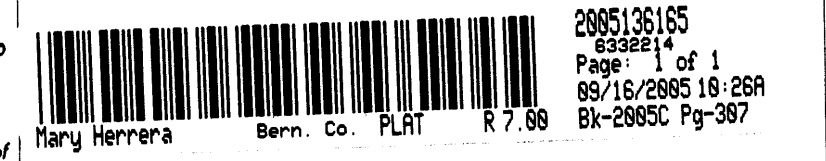
This instrument was acknowledged before me on 12th day of August, 2005, by Vern L. Raburn and Dorothy L. Hall

My Commission Expires: July 12, 2009 Notary Public

EXISTING 100' PUBLIC STORM DRAIN AND SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FILED: February 23, 1999 (bk.-99C, pg.32) AND A PRIVATE EASEMENT GRANTED TO THE OXBOW BLUFF HOMEOWNERS ASSOCIATION AS SET FORTH IN CONSERVATION LANDSCAPE AND WALKWAY EASEMENT FILED FOR RECORD ON February 18, 1999 IN BOOK 9903, PAGE 1987, RECORDS OF BERNALILLO COUNTY, NEW MEXICO DOCUMENT NO. 1999022049 TO REMAIN

Table with 6 columns: ID, DELTA, TANGENT, ARC, RADIUS, CHORD, CHORD BRG. Contains curve data for various points.

Table with 3 columns: ID, BEARING, DISTANCE. Contains tangent data for various points.



PLAT OF LOTS 33A & 35A OXBOW BLUFF SUBDIVISION (A REPLAT OF LOTS 33, 34 & 35 OF OXBOW BLUFF SUBDIVISION) ALBUQUERQUE, NEW MEXICO AUGUST, 2005

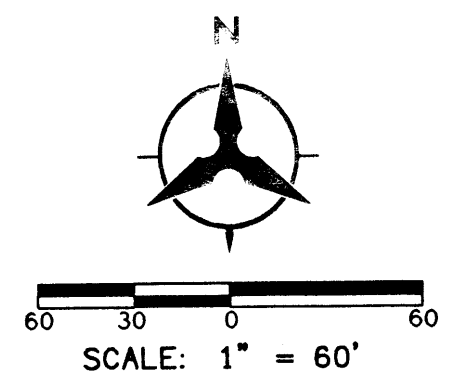
PLAT APPROVAL

PROJECT NUMBER 1004313 APPLICATION NUMBER 05DRB-01805

- CITY APPROVALS: 8/16/05
CITY SURVEYOR: 8-24-05
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION: 9-16-05
UTILITIES DEVELOPMENT: 8/24/05
PARKS & RECREATION DEPARTMENT: 8/24/05
A.M.A.F.C.A.: 8-24-05
CITY ENGINEER: 9-16-05
DRB CHAIRPERSON, PLANNING DEPARTMENT: N/A
REAL PROPERTY DIVISION: 8/24/05
OXBOW BLUFF HOMEOWNERS ASSOCIATION: 15 Aug 05

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 3106 Cade #10 see attached tax Cert. Altura West LTD Co. Ready Arthur J. Beach, Dorothy L. Hall, Vern L. Raburn, Dorothy L. Hall. P. Raburn 9/16/05 BERNALILLO COUNTY TREASURER'S OFFICE DATE

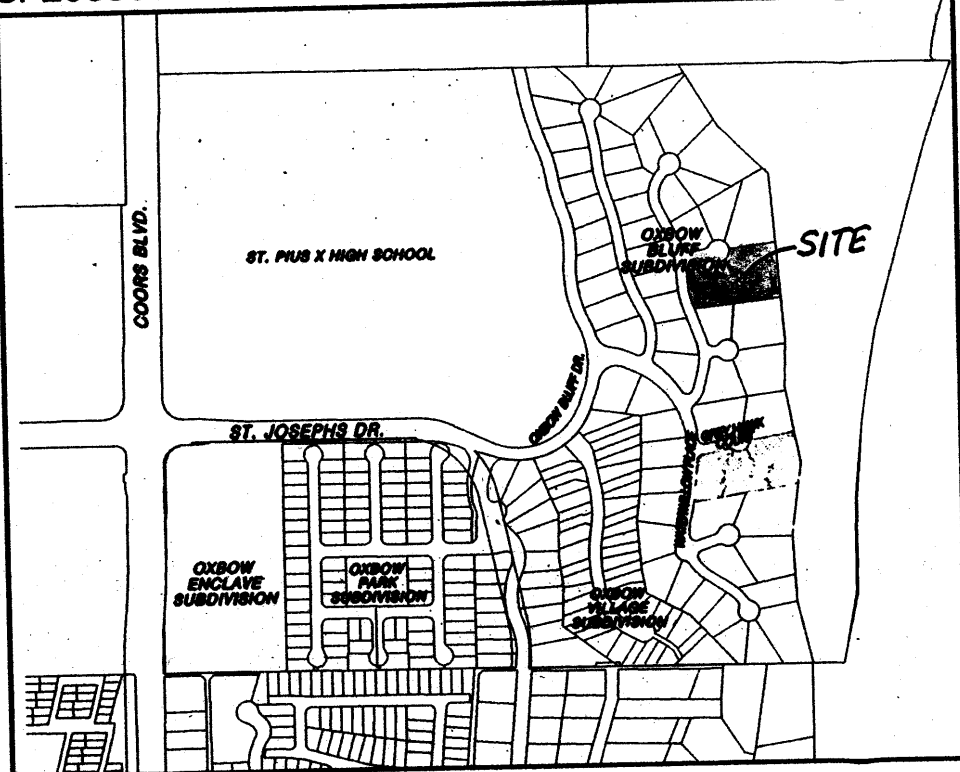


In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.



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

SP2005330265



LOCATION MAP

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

SUBDIVISION DATA

- 1. DRB No.
2. Zone Atlas Index No. F-11-Z & G-11-Z
3. Existing Zoning: SU-3
4. Gross Subdivision Acreage: 1.8366 Acres
5. Total Number of Lots Created: Two (2)
6. Total Mileage of Full Width Streets Created: 0 Mile
7. Total Mileage of Partial Width Streets Created: 0 Mile
8. Date of Survey: June, 2004
9. Plat is Located Within the of Section 2, Township 10 North, Range 2, East, N.M.P.M. Bernalillo County, Albuquerque, New Mexico.

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide Lots 33, 34 & 35 of the plat of Oxbow Bluff Subdivision, Albuquerque, New Mexico as the same are shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on February 23, 1999 in Book No. 99C, Page 32 as Document No. 199023220 into Two (2) Lots building envelopes, to vacate easements, eliminate building envelopes, create building envelopes.

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD27) and are the same as shown on the Plat of OXBOW BLUFF SUBDIVISION, Albuquerque, New Mexico recorded February 23, 1999 in book 99-C, Page 32 as Document number 199023990.
2. Distances are ground distances.
3. All easements of record are shown.

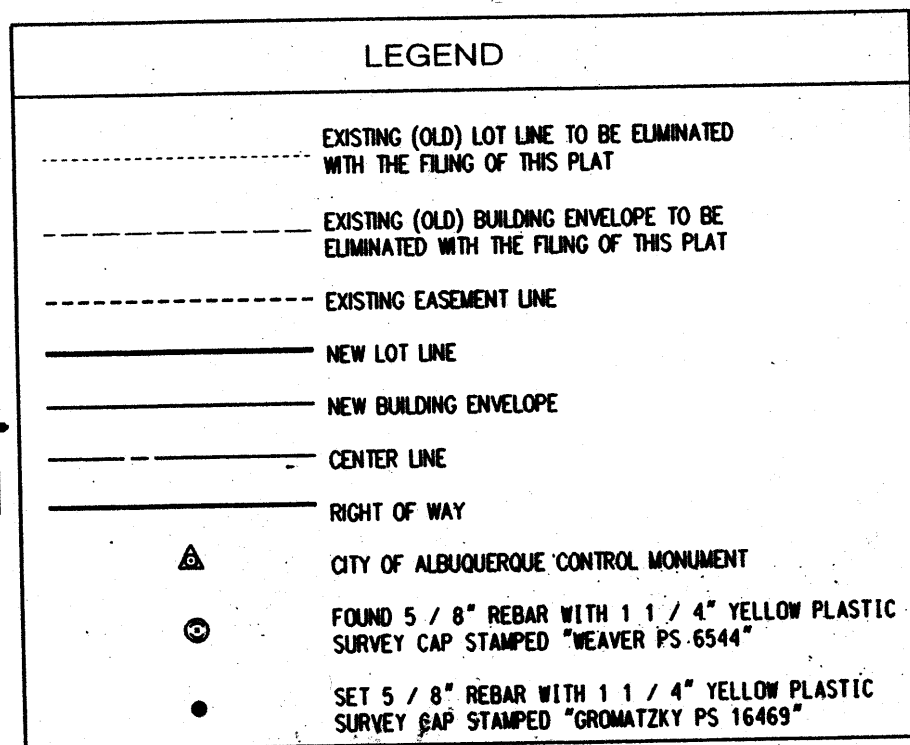
PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS 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.
E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement.

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 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, (above ground or subsurface), hot tub, concrete 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 transformer/switchgear doors and five feet (5') on each side.

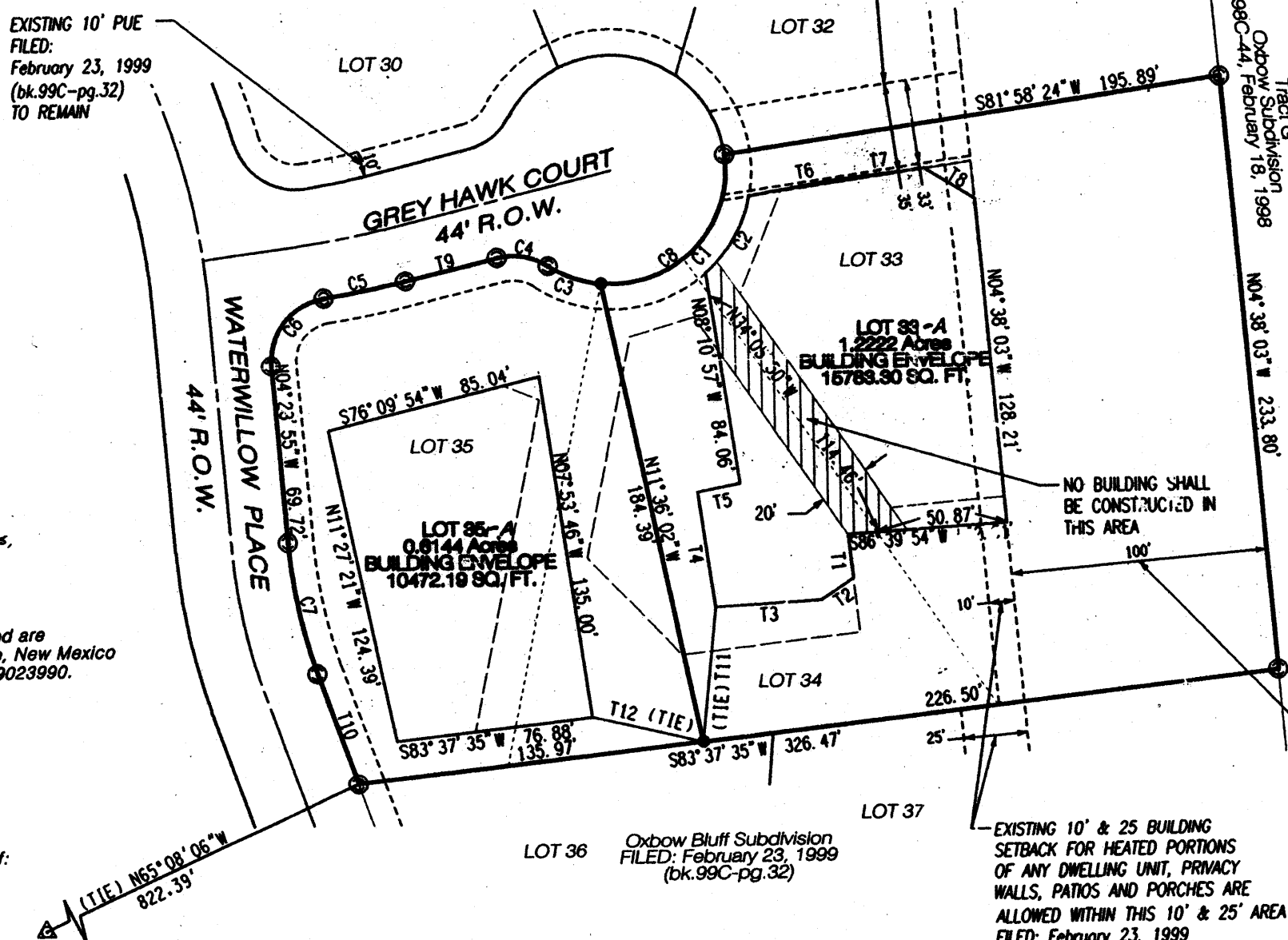


DESCRIPTION

A certain tract of land located in one Section 2, Township 10 North, Range 2, East, N.M.P.M., in the City of Albuquerque, Bernalillo County, New Mexico, and being and comprising of all of Lots 33, 34, and 35 of the plat of OXBOW BLUFF SUBDIVISION filed as Book 99C, Page 32, document number 199023990 on February 23, 1999 in the office of the Bernalillo County Clerk.

Tract contains 1.8366 acres of land, more or less.

EXISTING 35' PUBLIC STORM DRAIN AND SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FILED: February 23, 1999 (bk.-99C, pg.32) AND A EXISTING 35' PRIVATE ACCESS AND LANDSCAPE EASEMENT GRANTED TO THE OXBOW BLUFF HOMEOWNERS ASSOCIATION AS SET FORTH IN ACCESS AND LANDSCAPE EASEMENT FILED FOR RECORD ON February 18, 1999 IN BOOK 9903, PAGE 1987, RECORDS OF BERNALILLO COUNTY, NEW MEXICO DOCUMENT NO. 1999022049 2' STRIP OF PUBLIC EASEMENT TO BE VACATED WITH THE FILING OF THIS PLAT (REFERENCED BY DRB PROJECT NO. 05DRB-01121)



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" ELEVATION = 5113.852 NGVD 1929 ELEV = 5113.852

SURVEYOR'S 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 in October, 2000 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.

Robert Gromatzky, New Mexico Professional Surveyor 16469

Date: 8-8-05

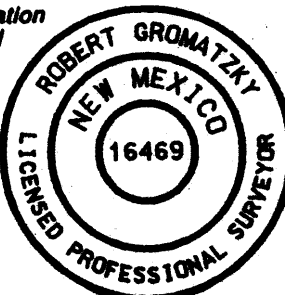


Table with 6 columns: ID, DELTA, TANGENT, ARC, RADIUS, CHORD, CHORD BRG. Contains curve data for various points along the plat boundaries.

Table with 3 columns: ID, BEARING, DISTANCE. Contains tangent data for various points along the plat boundaries.

PRELIMINARY PLAT APPROVED BY DRB ON 8/24/05

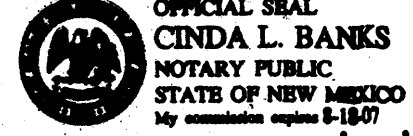
PLAT OF LOTS 33A & 35A OXBOW BLUFF SUBDIVISION (A REPLAT OF LOTS 33, 34 & 35 OF OXBOW BLUFF SUBDIVISION) ALBUQUERQUE, NEW MEXICO AUGUST, 2005

PLAT APPROVAL

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 Tracts 33, 34, and 35 of the OXBOW BLUFF SUBDIVISION, 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 February 23, 1999 in Book 99C, Page 32 as Document No. 199023990, now comprising Lots 33A and 35A 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.

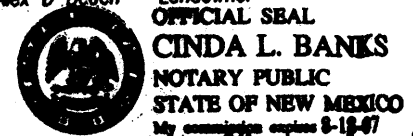
Altura West Ltd. Co. (Owner of Lot 34) BY: Thomas F. Keleher - President Altura West Ltd. Co.



This instrument was acknowledged before me on 15th day of August, 2005, by Thomas F. Keleher, President of Altura West Ltd. Co.

My Commission Expires: 8/18/07

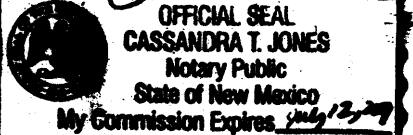
BY: Arthur O. Beach and Alex D. Beach (Owners of Lot 35) BY: Arthur O. Beach and Alex D. Beach - Landowner



This instrument was acknowledged before me on 15th day of August, 2005, by Arthur O. Beach and Alex D. Beach

My Commission Expires: 8-18-07

BY: Vern L. Raburn and Dorothy L. Hall (Owners Lot 33) BY: Vern L. Raburn and Dorothy L. Hall - Landowner



This instrument was acknowledged before me on 12th day of August, 2005, by Vern L. Raburn and Dorothy L. Hall

My Commission Expires: July 22, 2009

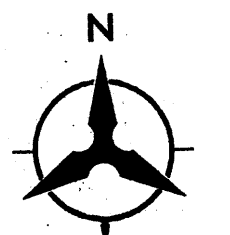
Approval form with fields for PROJECT NUMBER, APPLICATION NUMBER, CITY APPROVALS, CITY SURVEYOR, TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, UTILITIES DEVELOPMENT, PARKS & RECREATION DEPARTMENT, A.M.A.F.C.A., CITY ENGINEER, DRB CHAIRPERSON, PLANNING DEPARTMENT, REAL PROPERTY DIVISION, OXBOW BLUFF HOMEOWNERS ASSOCIATION. Includes signatures and dates.

TAX CERTIFICATION

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

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE DATE



SCALE: 1" = 60'

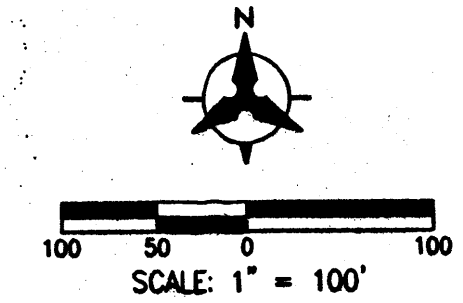
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Bohannon & Huston

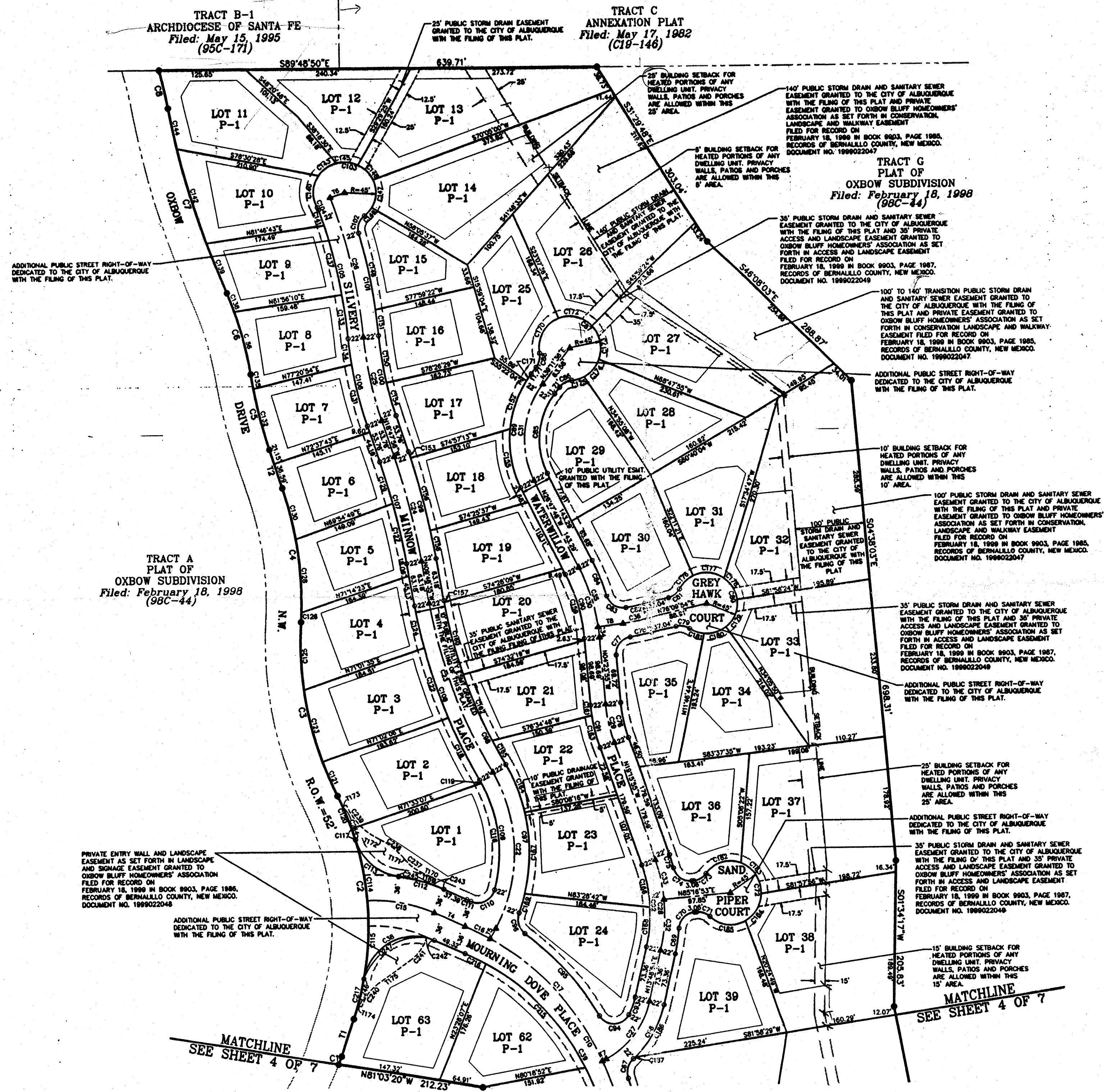
Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

PLAT OF  
**OXBOW BLUFF SUBDIVISION**  
 ALBUQUERQUE, NEW MEXICO  
 FEBRUARY, 1999

1999022048  
 5163699  
 Page: 3 of 7  
 02/23/1999 03:46P  
 Judy D. Woodward Bern. Co. PLM R 37.00 Bk-88C Pg-32



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	MONUMENT TIE LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	FOUND 5/8" REBAR WITH 1 1/4" DIA. SURVEY CAP STAMPED "WEAVER LS 6544"
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT



TRACT B-1  
 ARCHDIOCESE OF SANTA FE  
 Filed: May 15, 1995  
 (95C-171)

TRACT C  
 ANNEXATION PLAT  
 Filed: May 17, 1982  
 (C19-146)

TRACT G  
 PLAT OF  
 OXBOW SUBDIVISION  
 Filed: February 18, 1998  
 (98C-44)

TRACT A  
 PLAT OF  
 OXBOW SUBDIVISION  
 Filed: February 18, 1998  
 (98C-44)

PRIVATE ENTRY WALL AND LANDSCAPE EASEMENT AS SET FORTH IN LANDSCAPE AND SIGNAGE EASEMENT GRANTED TO OXBOW BLUFF HOMEOWNERS' ASSOCIATION FILED FOR RECORD ON FEBRUARY 18, 1999 IN BOOK 9903, PAGE 1985, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. DOCUMENT NO. 1999022048

ADDITIONAL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.

35' PUBLIC STORM DRAIN AND SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT AND 35' PRIVATE ACCESS AND LANDSCAPE EASEMENT GRANTED TO OXBOW BLUFF HOMEOWNERS' ASSOCIATION AS SET FORTH IN ACCESS AND LANDSCAPE EASEMENT FILED FOR RECORD ON FEBRUARY 18, 1999 IN BOOK 9903, PAGE 1987, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. DOCUMENT NO. 1999022049

ADDITIONAL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.

25' BUILDING SETBACK FOR HEATED PORTIONS OF ANY DWELLING UNIT. PRIVACY WALLS, PATIOS AND PORCHES ARE ALLOWED WITHIN THIS 25' AREA.

ADDITIONAL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.

35' PUBLIC STORM DRAIN AND SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT AND 35' PRIVATE ACCESS AND LANDSCAPE EASEMENT GRANTED TO OXBOW BLUFF HOMEOWNERS' ASSOCIATION AS SET FORTH IN ACCESS AND LANDSCAPE EASEMENT FILED FOR RECORD ON FEBRUARY 18, 1999 IN BOOK 9903, PAGE 1987, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. DOCUMENT NO. 1999022049

15' BUILDING SETBACK FOR HEATED PORTIONS OF ANY DWELLING UNIT. PRIVACY WALLS, PATIOS AND PORCHES ARE ALLOWED WITHIN THIS 15' AREA.

MATCHLINE  
 SEE SHEET 4 OF 7

MATCHLINE  
 SEE SHEET 4 OF 7

JOB No. 97-142A-12  
 Bohannon & Huston

Courtyard One  
 7500 JEFFERSON NE  
 Albuquerque  
 NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS  
 SURVEYORS LANDSCAPE ARCHITECTS

SHEET 3 OF 7

2420