

VICINITY MAP
Not To Scale

DOC# 2021089347
07/28/2021 03:33 PM Page: 1 of 3
Linda Stover, Bernalillo County

PLAT OF
LOTS 27 P-1A AND 29 P-1A
OXBOW BLUFF SUBDIVISION
(BEING A REPLAT OF LOTS 27 P-1, 28 P-1 AND 29 P-1, OXBOW BLUFF SUBDIVISION) WITHIN

PROJECTED SECTION 2,
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2021

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:
 1011 061 488004 48501 / 1011 060 481 506 11336
 1011 060 472502 11335 McCarty Frances Ann McCarty Ellis
 Bernalillo County Treasurer 7/27/21 Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM 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.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with any easements, rights, and over and across easements, with the right and privilege of gaining upon, over and across adjoining lands of another for the purpose set forth herein and with the right to utilize the right of way and easement to extend services to customers at their premises, 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 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 Electrical Safety Code by construction of poles, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER
 In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a title search of the properties shown herein. Consequently, PNM and NMGC do not make or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

GENERAL NOTES

1. Bearings are given and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground U.S. Survey feet.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ().
5. All corners found in place and held were tagged with a brass disk stamped "8911" unless otherwise indicated herein.
6. All corners that were set are either a 5/8" rebar with cap stamped "8911" or a concrete nail with brass disk stamped "8911" unless otherwise indicated herein.
7. City of Albuquerque Zone Atlas Page F-11 Z.

SUBDIVISION DATA

1. Total number of existing lots: 3
2. Total number of lots created: 2
3. Total mileage of full width streets created: 0 miles
4. Gross Subdivision acreage: 1.8940 acres.
5. Total number of Tracts created: 0

PURPOSE OF PLAT:
 The purpose of this Plat is to:
 1. Create 2 new lots from three existing lots as shown herein.
 2. Vacate and Dedicate building envelopes.

200506
 2021C-86

PROJECT NUMBER: PR 2021-005017
Application Number: 2021-00121

UTILITY APPROVALS:
 Public Service Company of New Mexico
 New Mexico Gas Company
 1/26/2021
 1/25/2021

PLAT APPROVAL
 Abdul A. Shaurian
 Qwest Corporation d/b/a CenturyLink QC
 1/25/2021
CITY APPROVALS:
 Louise N. Rosenbloom
 City Surveyor
 1/25/2021

WITNESSES:
 Vincent Mankins (Jul 21, 2021 12:55 MDT)
 1/21/2021
 Name: [Signature]
 Blaine Carter
 City Engineer
 1/21/2021
 City Engineer
 Maggie Gould
 DBS Chidpersion, Planning Department
 1/26, 2021

SURVEYORS CERTIFICATION
 I, David Vigil, New Mexico Professional Surveyor Number 8911, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Decisions; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

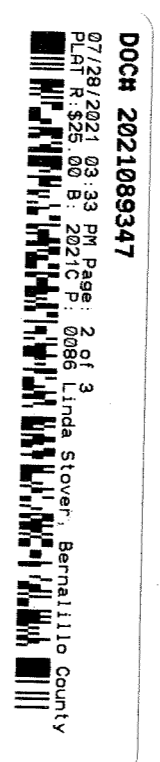
David Vigil
 MHP#s No. 8911

DAVID VIGIL
 NEW MEXICO PROFESSIONAL SURVEYOR
 8911

SURV TEK
 Consulting Surveyors
 Albuquerque, New Mexico 87114
 Phone: 800-877-5366
 SHEET 1 OF 3
 (1)

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DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

Plat entitled "Oxbow Bluff Subdivision, Albuquerque, New Mexico", filed in the office of the County Clerk of Bernalillo County, New Mexico on February 23, 1999 in Book 99C, Page 32.

LEGAL DESCRIPTION
 Lots 27 P-1, 28 P-1 and 29 P-1, Oxbow Bluff Subdivision, Albuquerque, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 23, 1999 in Book 99C, Page 32.

FREE CONSENT AND DEDICATION

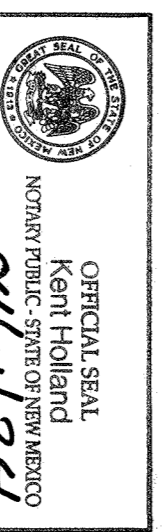
SURVEYED and SUBDIVIDED and now comprising Lots 27 P-1A and 29 P-1A, Oxbow Bluff Subdivision, being a replat of Tracts 27 P-1, 28 P-1 and 29 P-1, Oxbow Bluff Subdivision, Albuquerque, New Mexico, County Clerk of Bernalillo County, New Mexico on February 23, 1999 in Book 99C, Page 32, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof, Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

OWNER

By: Frances Ann McCarty Date 04/01/24



ACKNOWLEDGMENT
 STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 3rd day of FEBRUARY, 2021 by FRANCES MCCARTY.

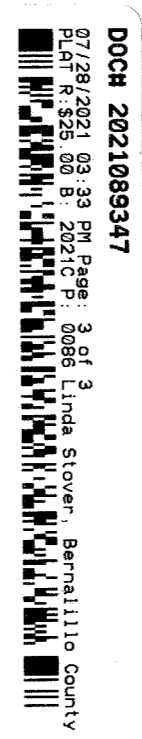
Kent Holland My commission expires 04/01/24
 Notary Public

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) lies within Zone "X" (Areas determined to be outside 0.2% annual chance floodplain.) in accordance with the National Flood Insurance Program Rate Map No. 35001C0114H, Effective Date 08-16-2012.

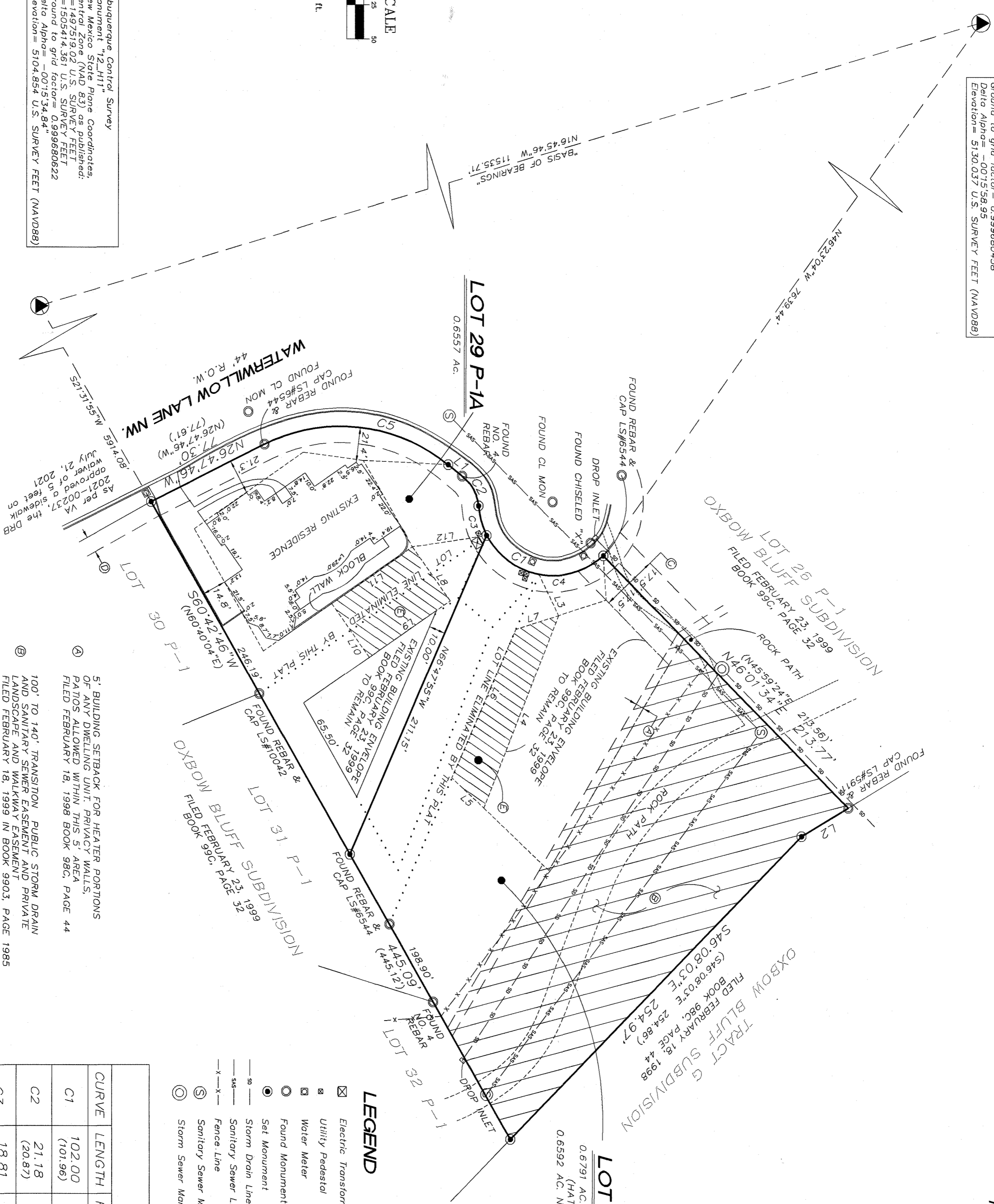
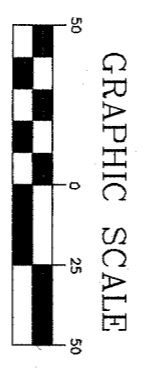
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 PLAT R 525 00 B 2021C.P. 0085


Albuquerque Control Survey
 New Mexico State Plane Coordinates
 Central Zone (NAD 83) as published:
 N=1508561.022 U.S. SURVEY FEET
 E=1502086.378 U.S. SURVEY FEET
 Ground to grid factor= 0.999680458
 Delta Alpha= 88.935
 Elevation= 5130.037 U.S. SURVEY FEET (NAVD88)

Albuquerque Control Survey
 Monument 12_H11
 New Mexico State Plane Coordinates:
 N=1497519.02 U.S. SURVEY FEET
 E=1505414.361 U.S. SURVEY FEET
 Ground to grid factor= 0.999680622
 Delta Alpha= -00'15.348"
 Elevation= 5104.854 U.S. SURVEY FEET (NAVD88)



LOT 27 P-1A
 0.6791 AC. PRESERVED LAND
 (HATCHED AREA)
 0.6592 AC. NON PRESERVED LAND

Parcel Line Table		
Line #	Length	Direction
L1	10.89	N39° 12' 38"E (11.71)
L2	33.24	S31° 26' 45"E (33.24)
L3	27.60	N64° 46' 21"E
L4	125.90	N68° 47' 55"W
L5	26.76	S43° 51' 37"W
L6	98.30	S66° 47' 55"E
L7	27.45	N18° 00' 15"W
L8	40.00	N55° 04' 52"E
L9	60.00	N34° 55' 08"W
L10	40.00	N55° 04' 52"E
L11	60.00	S34° 55' 08"E
L12	45.50	S8° 50' 28"E

- LEGEND**
- ⊠ Electric Transformer
 - ⊡ Utility Pedestal
 - ⊞ Water Meter
 - ⊙ Found Monument (as noted)
 - Set Monument
 - Storm Drain Line
 - Sanitary Sewer Line
 - Fence Line
 - ⊙ Sanitary Sewer Manhole
 - ⊙ Storm Sewer Manhole

Curve Table

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	102.00 (101.96)	45.00 (45.00)	96.21	81.52	N22° 01' 59"E	129°52'05"
C2	21.18 (20.87)	25.00 (25.00)	11.27 (11.08)	20.55 (20.27)	N61° 29' 03"E (N63° 06' 16"E)	48°32'01" (47°49'21")
C3	18.81 (18.81)	45.00 (45.00)	9.54 (9.54)	18.67 (18.67)	N74° 59' 35"E (N75° 02' 37"E)	23°56'53" (23°56'40")
C4	83.19 (83.15)	45.00 (45.00)	59.63	71.84	N10° 03' 33"E	105°55'12"
C5	119.38 (118.63)	103.00 (103.00)	67.41 (66.88)	112.81 (112.81)	N06° 13' 05"E (N06° 11' 55"E)	66°24'21" (65°59'22")

- Ⓐ 5' BUILDING SETBACK FOR HEATER PORTIONS OF ANY DWELLING UNIT, PRIVACY WALLS, PATIOS ALLOWED WITHIN THIS 5' AREA. FILED FEBRUARY 18, 1998 BOOK 98C, PAGE 44
- Ⓑ 100' TO 140' TRANSPORT, PUBLIC STORM DRAIN AND SANITARY SEWER EASEMENT AND LANDSCAPE AND PRIVATE LANDSCAPE AND WILDLIFE EASEMENT. FILED FEBRUARY 18, 1999 IN BOOK 9903, PAGE 1985
- Ⓒ 35' PUBLIC STORM DRAIN AND SANITARY SEWER EASEMENT FILED FEBRUARY 18, 1999 IN BOOK 9903, PAGE 1987
- Ⓓ 10' P.U.E. FILED FEBRUARY 18, 1998 BOOK 98C, PAGE 44
- Ⓔ ADDITIONAL BUILDING PAD DEDICATED BY THIS PLAT (HATCHED AREA)

NOTE:
 THERE IS A CROSS DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 29 P-1A & 27 P-1 TO BE MAINTAINED BY THE OWNERS OF LOT 29 P-1A & 27 P-1 GRANTED BY THIS PLAT