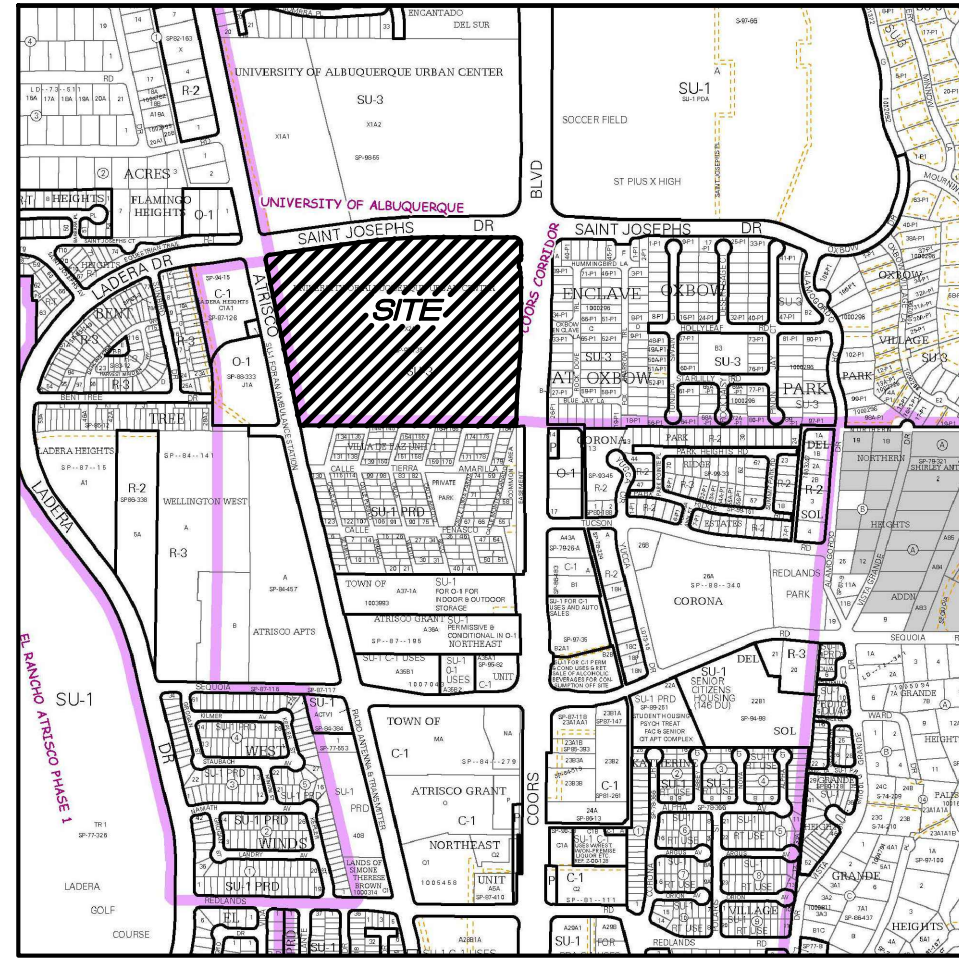


PLAT OF
LOTS 1 THRU 10
THE UNIVERSITY OF ALBUQUERQUE
URBAN CENTER
 WITHIN
THE TOWN OF ATRISCO GRANT
 IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2021



Zone Atlas G-11-Z

VICINITY MAP
Not To Scale

GENERAL NOTES

1. Bearings are grid 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 parenthesis ().
5. All corners found in place and held were tagged with a brass disk stamped "8911" unless otherwise indicated hereon.
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 hereon.
7. City of Albuquerque Zone Atlas Page G-11-Z.

SUBDIVISION DATA

1. Total number of existing Tracts: 1
2. Total number of Lots created: 10
3. Total mileage of full width streets created: 0 miles
4. Gross Subdivision acreage: 26.4992 acres.
5. Total number of Tracts created: 0
5. Total Right-of-Way Dedicated: 0.4613

PURPOSE OF PLAT:

The purpose of this Plat is to:

1. Create 10 new Lots from One existing Tract as shown hereon.
2. Dedicate Additional Right-of-Way as shown hereon.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer 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, cable, 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, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 (aboveground 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, 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 hereon. Consequently, PNM and NMGC do not waive 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.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS:

[Signature] 02/08/2022

Public Service Company of New Mexico Date

Jeff Estvanko Digitally signed by Jeff Estvanko Date: 2022.02.03 11:17:23 -07'00'

New Mexico Gas Company Date

Abdul A Bhuayan 2/11/2022

Qwest Corporation d/b/a CenturyLink QC. Date

Comcast 2-10-22

CITY APPROVALS:

Loren N. Risenhoover P.S. 6/14/2021

City Surveyor Date

Department of Municipal Development

Code Enforcement Date

Traffic Engineering, Transportation Division Date

ABCWUA Date

Parks and Recreation Department Date

AMAFCA Date

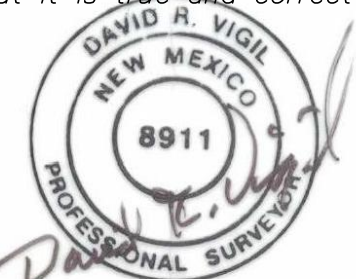
City Engineer Date

DRB Chairperson, Planning Department Date

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 Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

David Vigil
NMPS No. 8911



PLAT OF
LOTS 1 THRU 10
THE UNIVERSITY OF ALBUQUERQUE
URBAN CENTER
 WITHIN
 THE TOWN OF ATRISCO GRANT
 IN
 PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2021

LEGAL DESCRIPTION

Tract "X-2-A" of the Amended Plat of Tracts X-2-A & X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said amended plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 10, 1995, in Plat Book 95C, page 250.

FREE CONSENT AND DEDICATION

SURVEYED and SUBDIVIDED and now comprising Lots 1 THRU 10, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, 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.

OWNER

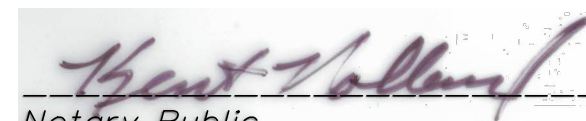
Red Shamrock 12, LLC, a New Mexico limited liability company

By:  2-14-22
 Joshua Skarsgard Date
 Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 14th
 day of February, 2022, by Joshua Skarsgard.

 My commission expires 04/01/24
 Notary Public



DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plat entitled "PLAT OF TRACTS X-1-A1 AND X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 1998", filed March 12, 1998, in Volume 98C, Folio 68, records of Bernalillo County, New Mexico.
- B. Plat entitled "AMENDED PLAT OF TRACTS X-2-A AND X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 1995", filed July 10, 1995, in Volume 95C, Folio 250, records of Bernalillo County, New Mexico.
- C. Plat entitled "REPLAT MAP FOR TRACT X A PORTION OF THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, NEW MEXICO, MAY, 1987", filed November 17, 1987 in Volume C35, Folio 29, records of Bernalillo County, New Mexico.
- D. Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. SP000104432, dated March 24, 2021.

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."

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) lies within Zone "X" (areas determined to be outside 0.2% annual chance flood plain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0329 H, Effective Date: 08/16/12.

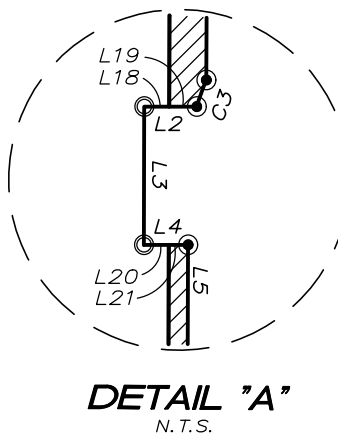
PLAT OF
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2021

LINE	LENGTH	BEARING
L1	71.53' (71.53')	S00°10'11"W (S00°10'11"W)
L2	8.53' (8.53')	N89°49'48"W (N89°49'48"W)
L3	36.00' (36.00')	S00°10'12"W (S00°10'12"W)
L4	6.38' (6.38')	S89°49'48"E (S89°49'48"E)
L5	32.00' (32.00')	S00°10'12"W (S00°10'12"W)
L6	60.87	S00°10'12"W
L7	152.37	S00°10'12"W
L8	103.62	S00°10'12"W
L9	95.51	S00°10'12"W
L10	42.08	S87°59'21"W
L11	37.92	S87°59'21"W
L12	80.00	S87°59'21"W

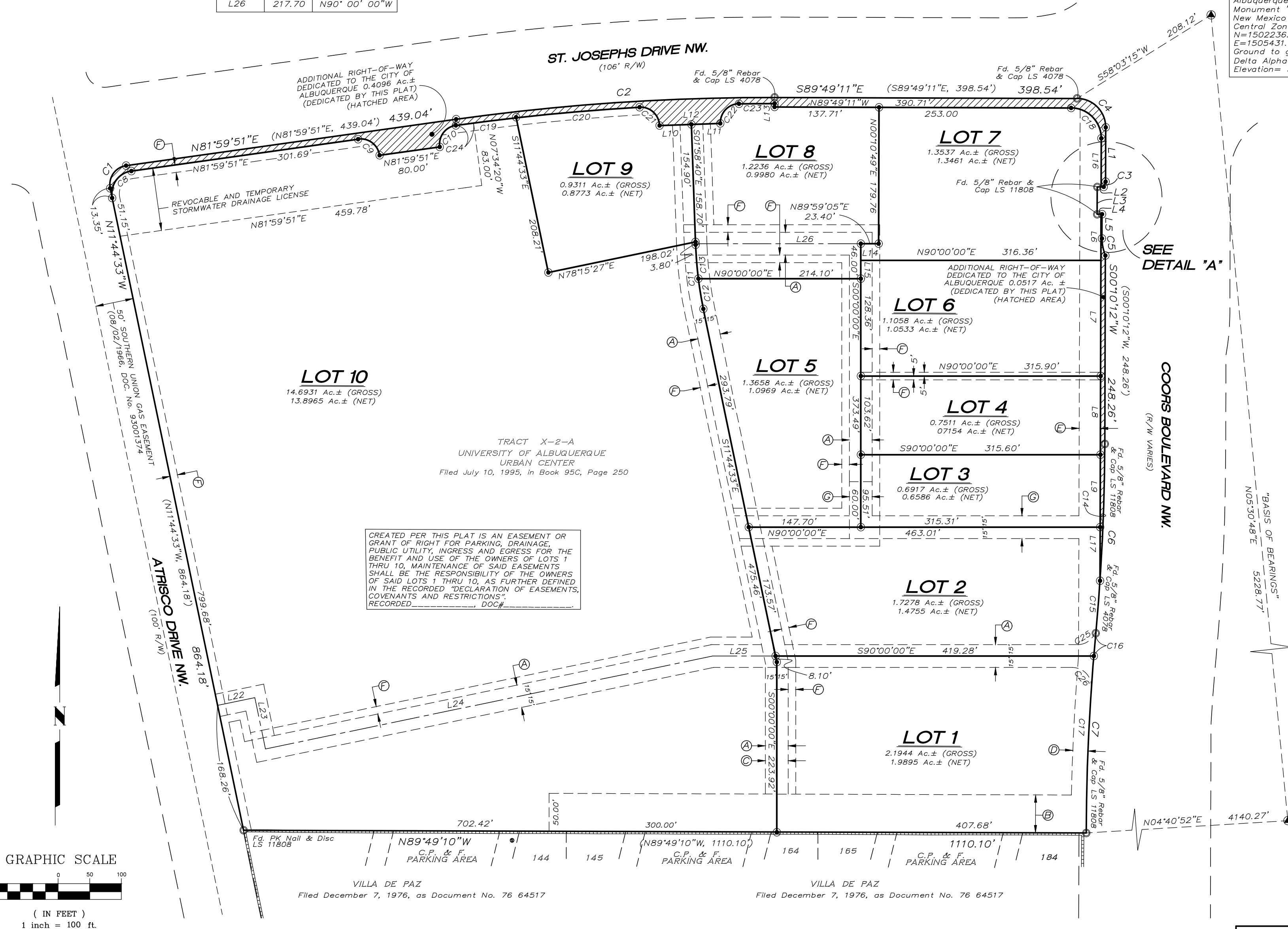
LINE	LENGTH	BEARING
L13	4.50	S0°10'47"W
L14	21.99	N00°00'00"E
L15	24.01	N00°00'00"W
L16	63.97	N00°10'06"E
L17	70.68	S00°10'12"W
L18	5.16	N89°49'47"W
L19	3.37	N89°49'49"W
L20	5.16	S89°47'24"E
L21	1.22	S90°00'00"E
L22	50.06	N78°15'27"E
L23	69.15	N11°44'33"W
L24	601.46	N78°15'27"E
L25	83.05	S90°00'00"E
L26	217.70	N90°00'00"W

KEYED EASEMENTS:

- (A) 30' PUBLIC ACCESS, PUBLIC WATER & SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
- (B) PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
- (C) 30' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
- (D) 20' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
- (E) 28' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
- (F) 10' P.U.E. (GRANTED BY THIS PLAT)
- (G) 30' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)

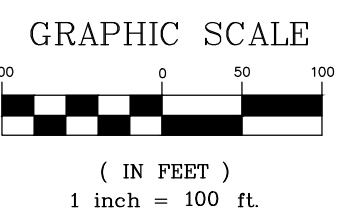


Albuquerque Control Survey Monument "8_G11" New Mexico State Plane Coordinates, Central Zone (NAD 83) as published: N=1502236.625 U.S. SURVEY FEET E=1505431.887 U.S. SURVEY FEET Ground to grid factor= 0.999680082 Delta Alpha= -00°15'35.17" Elevation= 5116.009 U.S. SURVEY FEET (NAVD88)

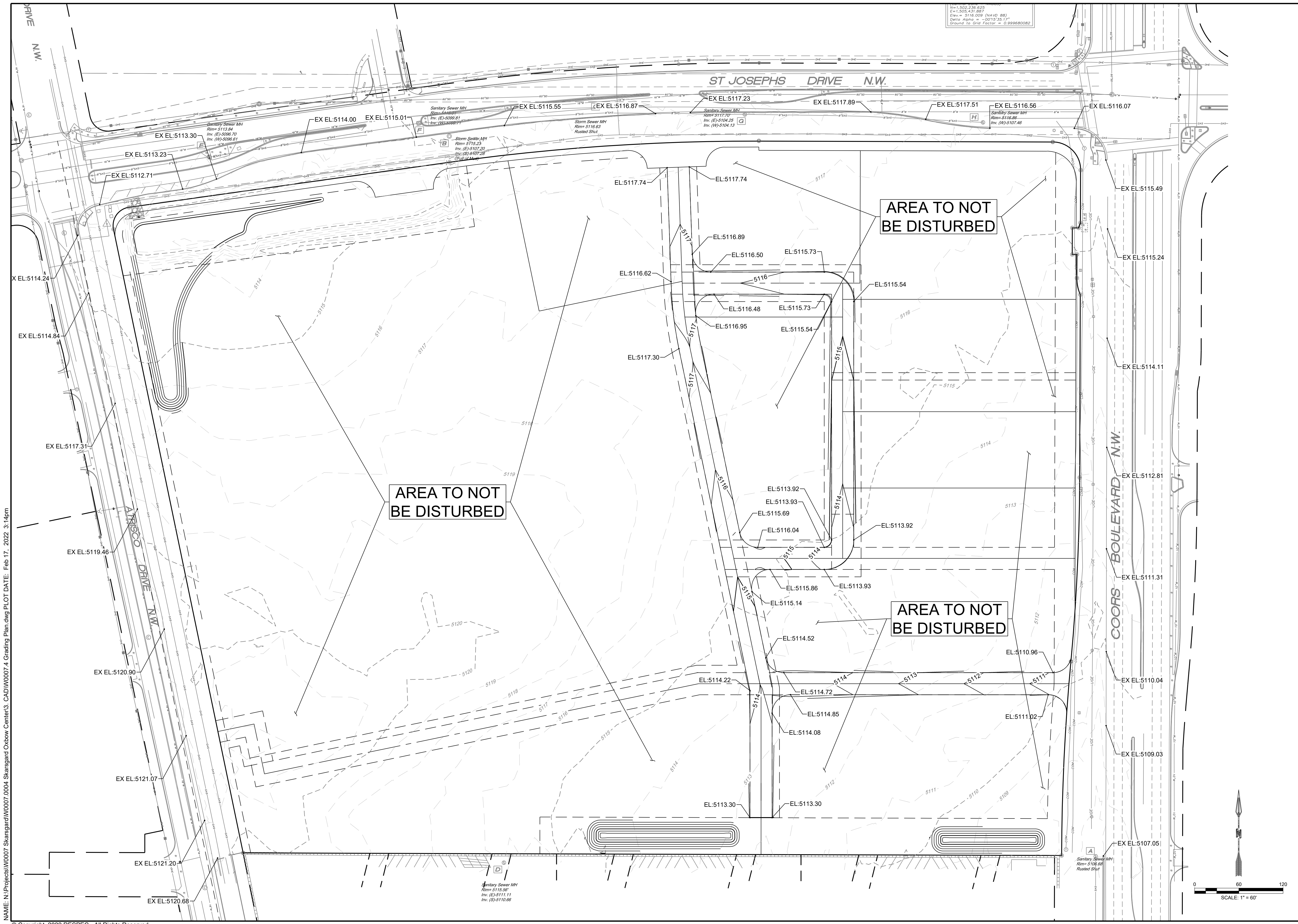


Curve Table						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	40.91' (40.91')	25.00' (25.00')	26.70' (26.70')	36.50' (36.50')	S35°07'10"W (S35°07'10"W)	93°45'42" (93°45'42")
C2	420.88' (420.88')	2947.00' (2947.00')	210.80' (210.80')	420.52' (420.52')	S86°05'20"W (S86°05'20"W)	8°10'58" (8°10'58")
C3	7.37' (7.37')	56.63' (56.63')	3.69' (3.69')	7.36' (7.36')	S19°45'40"W (S19°45'40"W)	7°27'06" (7°27'06")
C4	59.69' (59.69')	38.00' (38.00')	38.00' (38.00')	53.74' (53.74')	N44°49'30"W (N44°49'30"W)	89°59'59" (89°59'59")
C5	23.05' (23.05')	56.62' (56.62')	11.69' (11.69')	22.89' (22.89')	S11°29'21"E (S11°29'21"E)	23°19'26" (23°19'26")
C6	249.78' (249.78')	2786.79' (2786.79')	124.98' (124.98')	249.70' (249.70')	N02°44'16"E (N02°44'16"E)	5°08'08" (5°08'08")
C7	263.71' (263.71')	2942.79' (2942.79')	131.95' (131.95')	263.62' (263.62')	S02°44'17"W (S02°44'17"W)	5°08'04" (5°08'04")
C8	49.08	30.00	32.03	43.79	S35°07'39"W	93°44'24"
C9	39.27	25.00	25.00	35.36	N53°00'09"W	90°00'00"
C10	39.27	25.00	25.00	35.36	S36°59'51"W	90°00'00"
C11	85.21	500.00	42.71	85.11	S6°51'36"E	9°45'53"
C12	40.40	500.00	20.21	40.39	S9°25'39"E	4°37'48"
C13	44.81	500.00	22.42	44.79	S4°32'43"E	5°08'05"
C14	180.50	2786.79	90.28	180.47	N2°01'32"E	3°42'40"
C15	69.29	2786.79	34.64	69.28	N4°35'36"E	1°25'28"
C16	30.31	2942.79	15.16	30.31	S5°00'42"W	0°35'25"
C17	233.40	2942.79	116.76	233.34	S2°26'40"W	4°32'40"
C18	62.82	40.00	39.99	56.56	N44°49'33"W	89°59'17"
C19	80.09	2939.00	40.05	80.09	S82°45'06"W	1°33'41"
C20	163.05	2939.00	81.54	163.03	S85°07'18"W	3°10'43"
C21	39.83	25.00	25.56	35.75	N47°38'59"W	91°16'41"
C22	39.83	25.00	25.56	35.75	S43°37'42"W	91°16'41"
C23	46.83	2939.00	23.41	46.83	S89°43'26"W	0°54'46"
C24	23.43	2939.00	11.71	23.43	S82°11'58"W	0°27'24"
C25	37.02	25.00	22.85	33.73	N47°34'29"E	84°51'02"
C26	40.97	25.00	26.76	36.54	N43°02'56"W	93°54'08"

CREATED PER THIS PLAT IS AN EASEMENT OR GRANT OF RIGHT FOR PARKING, DRAINAGE, PUBLIC UTILITY, INGRESS AND EGRESS FOR THE BENEFIT AND USE OF THE OWNERS OF LOTS 1 THRU 10. MAINTENANCE OF SAID EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF SAID LOTS 1 THRU 10, AS FURTHER DEFINED IN THE RECORDED "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS", RECORDED.



Albuquerque Control Survey Monument "12_H11" New Mexico State Plane Coordinates, Central Zone (NAD 83) as published: N=1497519.02 U.S. SURVEY FEET E=1505414.361 U.S. SURVEY FEET Ground to grid factor= 0.999680622 Delta Alpha= -00°15'34.84" Elevation= 5104.854 U.S. SURVEY FEET (NAVD88)

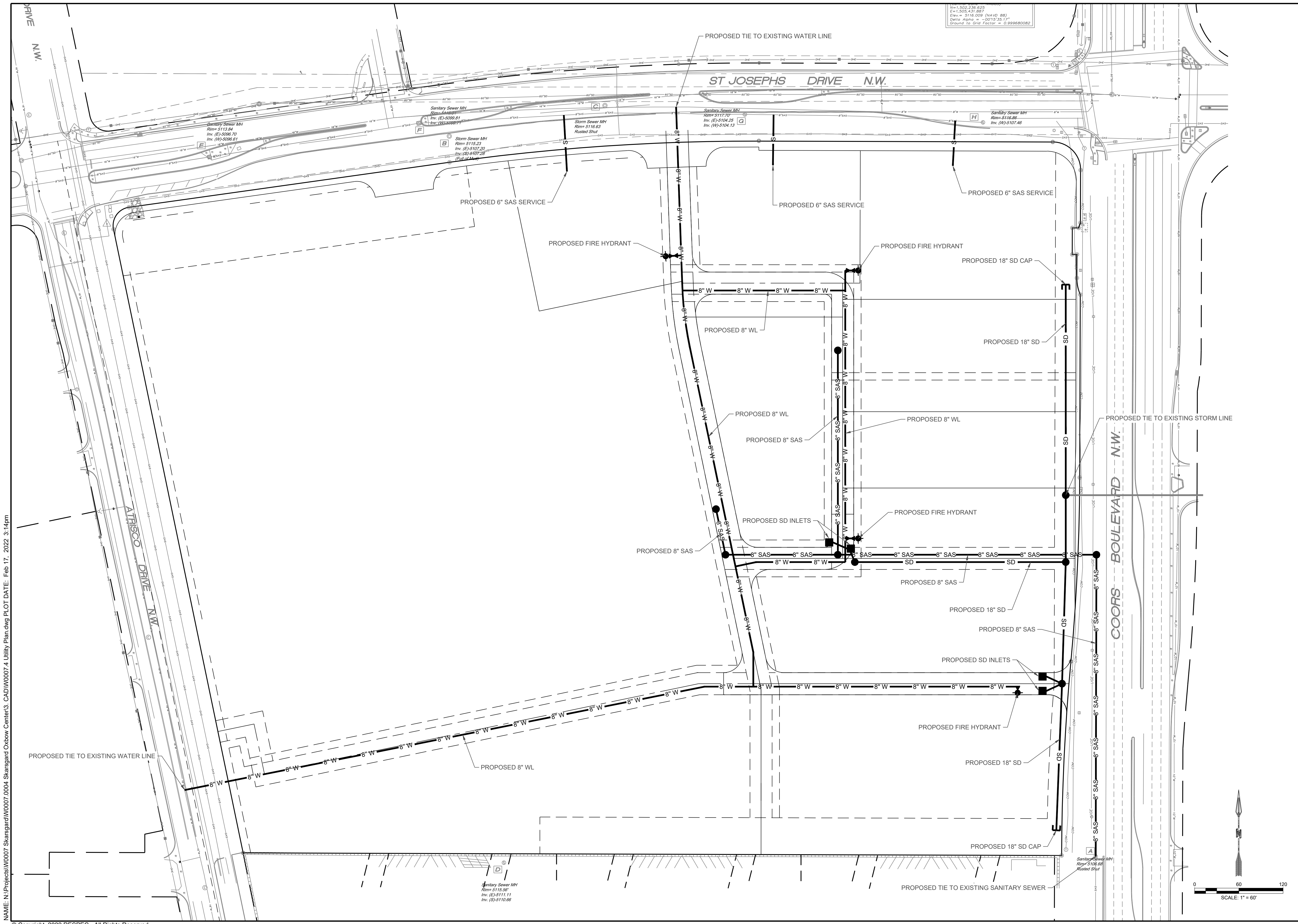


NAD 83
 Zone 12N
 Easting = 5116.009 (MAD: 88)
 Northing = 4313.127
 Delta Alpha = -0013.35 12"
 Ground to Grid Factor = 0.99980082

NAME: N:\Projects\W0007 Skarsgard\W0007 0004 Skarsgard\Oxbow Center\3_CAD\W0007_4 Grading Plan.dwg PLOT DATE: Feb 17, 2022 3:14pm

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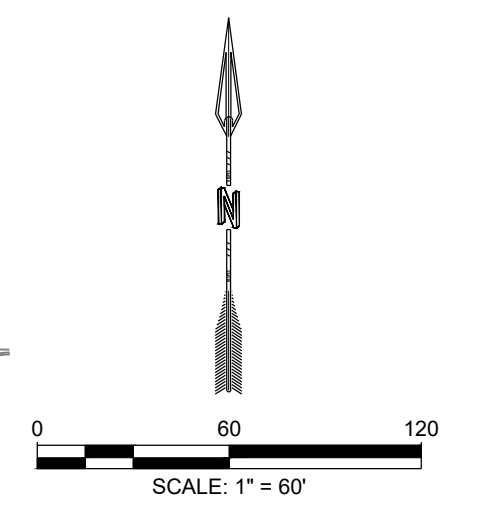
DESIGNED BY	DRAWN BY	CHECKED BY	DATE	REVISION
			2.17.2022	
6971 Jefferson Street Suite 101 Albuquerque, NM 87109 Water and Natural Resources respec.com 505.253.9718				
PRELIMINARY NOT FOR CONSTRUCTION 2/2022				
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.				
PROJECT NAME:			OXBOW CENTER	
SHEET TITLE:			CONCEPTUAL GRADING & DRAINAGE PLAN	
SUBMITTED FOR:			PRELIMINARY PLAN	
SHEET NUMBER:			C-XX	



NAD 83
 Zone 12N
 Spheroid: GRS80
 Datum: NAD 83
 Projection: UTM
 Units: Meter
 Datum Shift: 1111111.11
 Scale Factor: 0.9996000002
 False Easting: 500000.00
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 Contour Label: 1.00

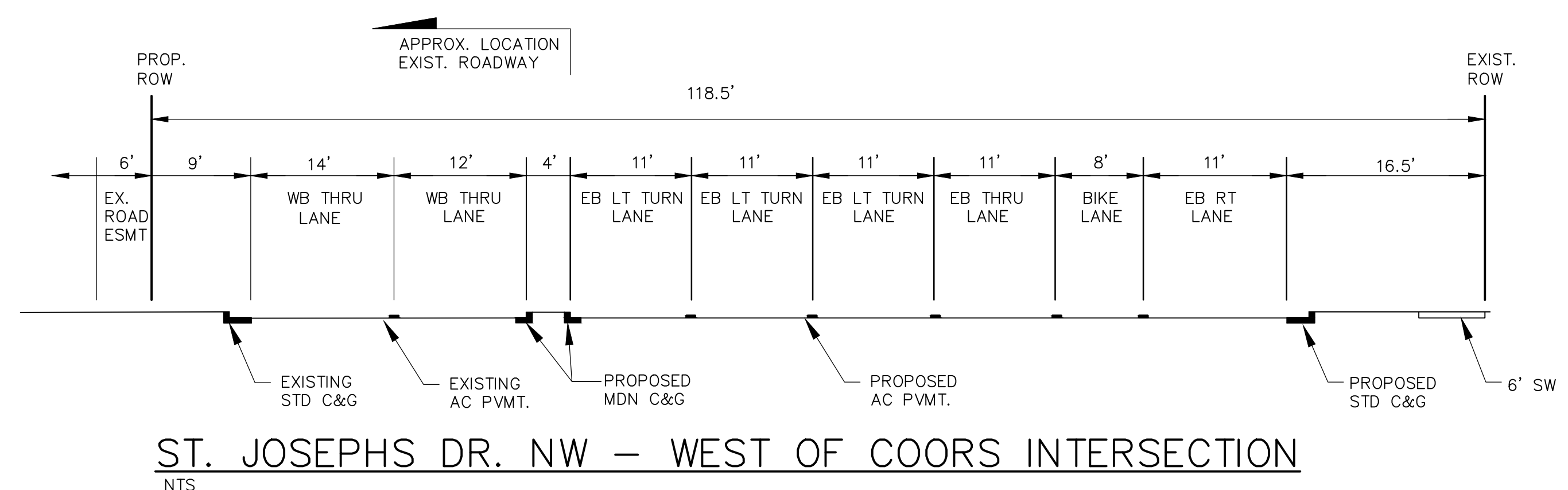
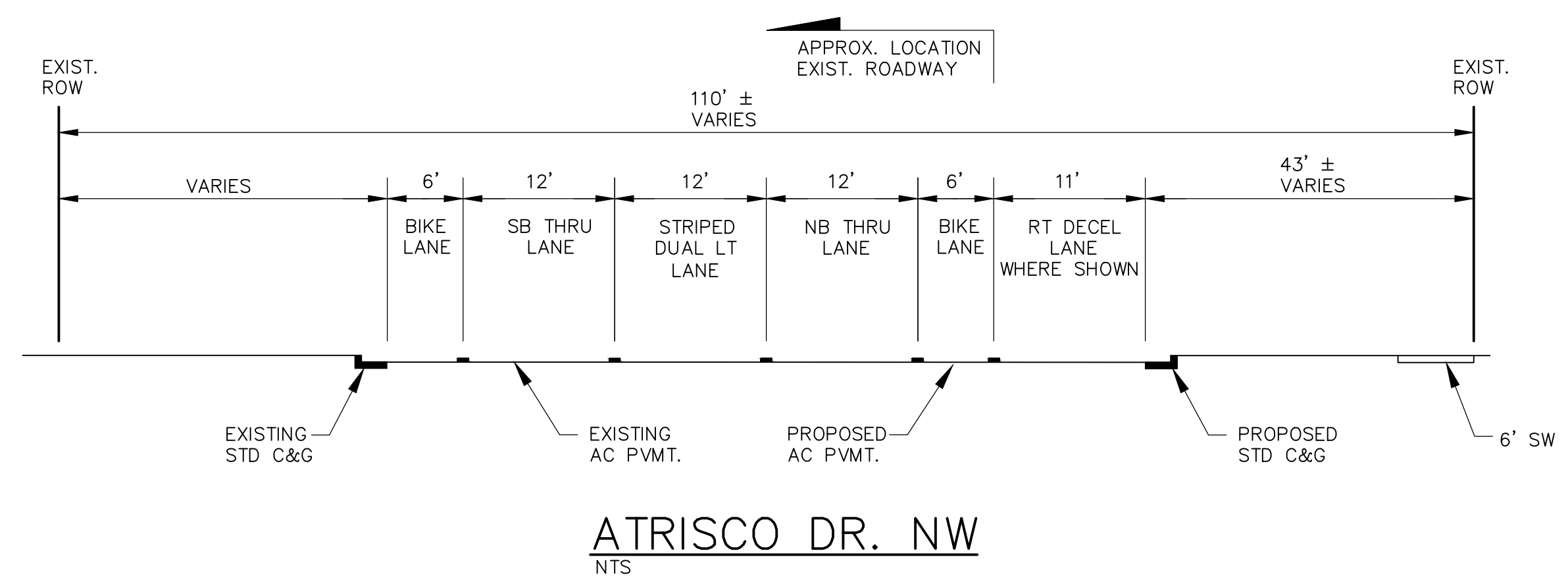
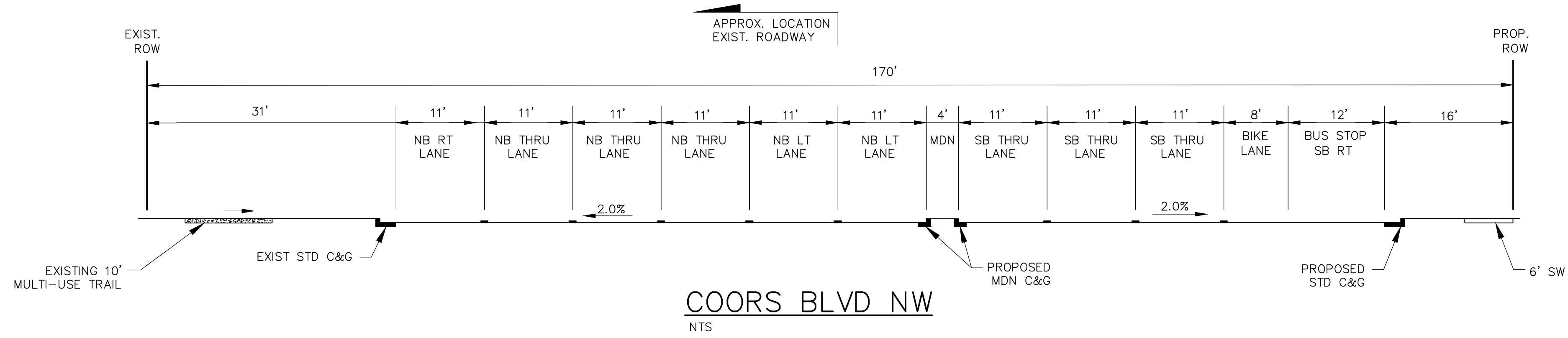
NAME: N:\Projects\W0007 Skansgard\W0007 0004 Skansgard Oxbow Center\3_CAD\W0007_4 Utility\Plan.dwg PLOT DATE: Feb 17, 2022 3:14pm

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DESIGNED BY DRAWN BY CHECKED BY DATE	REVISION
6971 Jefferson Street Suite 101 Albuquerque, NM 87113 Water and Natural Resources respec.com 505.253.9718	
STAMP 	
<p style="color: red; text-align: center;"> PRELIMINARY NOT FOR CONSTRUCTION 2/2022 </p> <p style="font-size: small;"> THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED </p>	
PROJECT NAME:	OXBOW CENTER
SHEET TITLE:	CONCEPTUAL UTILITY PLAN
SUBMITTED FOR:	PRELIMINARY PLAT
SHEET NUMBER:	C-XX

NAME: N:\Projects\W0007 Stansgard\W0007.0004 Stansgard\Oxbow Center\3_CAD\W0007_4 Road Section Exhibits 021722.dwg PLOT DATE: Feb 17, 2022 3:36pm



<p>DESIGNED BY: _____</p> <p>DRAWN BY: _____</p> <p>CHECKED BY: _____</p> <p>DATE: 2.17.2022</p>	<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; height: 20px;"> </td> <td style="width: 50%; height: 20px;"> </td> </tr> <tr> <td style="width: 50%; height: 20px;"> </td> <td style="width: 50%; height: 20px;"> </td> </tr> </table>				
<p>RESPEC</p> <p>6971 Jefferson Street Suite 101 Albuquerque, NM 87110 Water and Natural Resources respec.com 505.253.9718</p> <p>RESPEC</p>					
<p>STAMP</p> <p>PRELIMINARY NOT FOR CONSTRUCTION 2/2022</p> <p><small>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.</small></p>					
<p>PROJECT NAME: OXBOW CENTER</p>					
<p>SHEET TITLE: CONCEPTUAL ROAD CROSS SECTIONS</p>					
<p>SUBMITTED FOR: PRELIMINARY PLAT</p>					
<p>SHEET NUMBER: C-XX</p>					