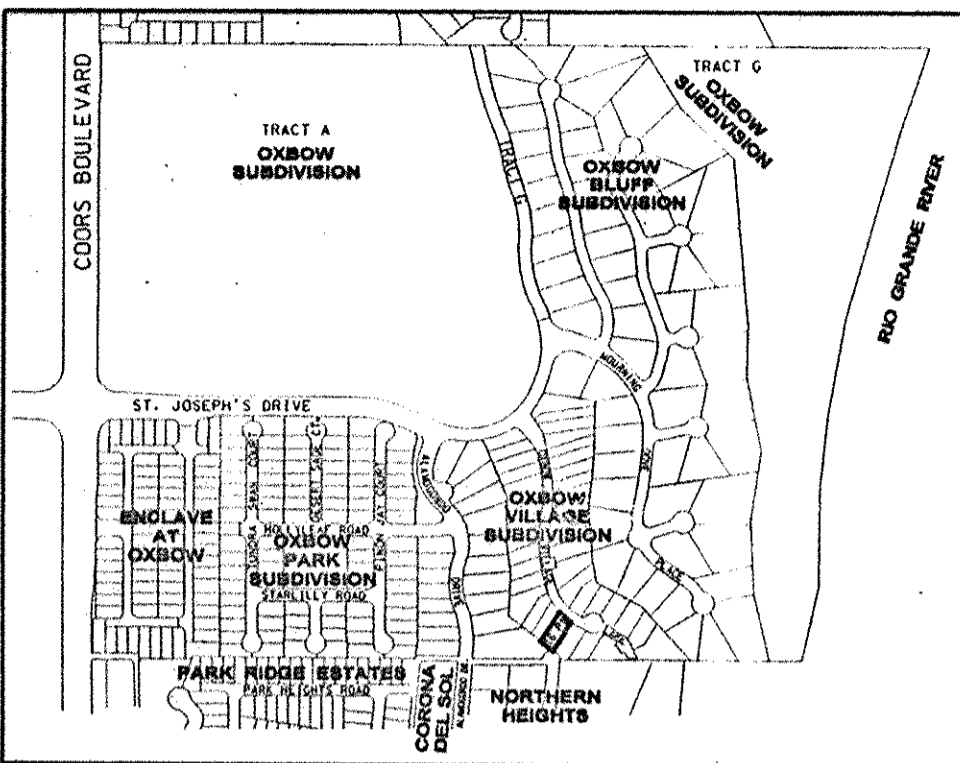


SP-2004311137



**LOCATION MAP**  
ZONE ATLAS INDEX MAP No. G-11-Z  
NOT TO SCALE

**SUBDIVISION DATA**

1. DRB PROJECT NO.
2. ZONE ATLAS INDEX NO. G-11-Z
3. GROSS SUBDIVISION ACREAGE: 0.1842 ACRES.
4. TOTAL NUMBER OF LOTS CREATED: ONE (1)
5. TOTAL MILEAGE OF FULL WIDTH PRIVATE STREETS CREATED: 0 MILE.
6. TOTAL MILEAGE OF PARTIAL WIDTH PRIVATE STREETS CREATED: 0 MILE.
7. DATE OF SURVEY: JULY, 2004
8. PLAT IS LOCATED WITHIN SECTION 2, T10N, R2E, N11PM.
9. EXISTING ZONING: SU-3

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO VACATE THE WESTERLY FOUR (4) FEET OF THE 40 FOOT WIDE SANITARY SEWER EASEMENT GRANTED JULY 15, 1999 IN BOOK 9910, PAGE 2698 AND 40 FOOT WIDE PUBLIC WATERLINE EASEMENT GRANTED BY PLAT RECORDED MARCH 8, 2000 IN BOOK 2000C, PAGE 73 AS DOCUMENT NO. 2000023171, WITHIN LOT 16-P1, 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.

**PUBLIC UTILITY EASEMENTS**

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

- PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- 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.
- 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 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 ERRECTED 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.

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

**DESCRIPTION**

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPLE MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING ALL OF LOT 16 P1 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.

LOT 16 P1 CONTAINS 0.1842 ACRE, MORE OR LESS.

**NOTES**

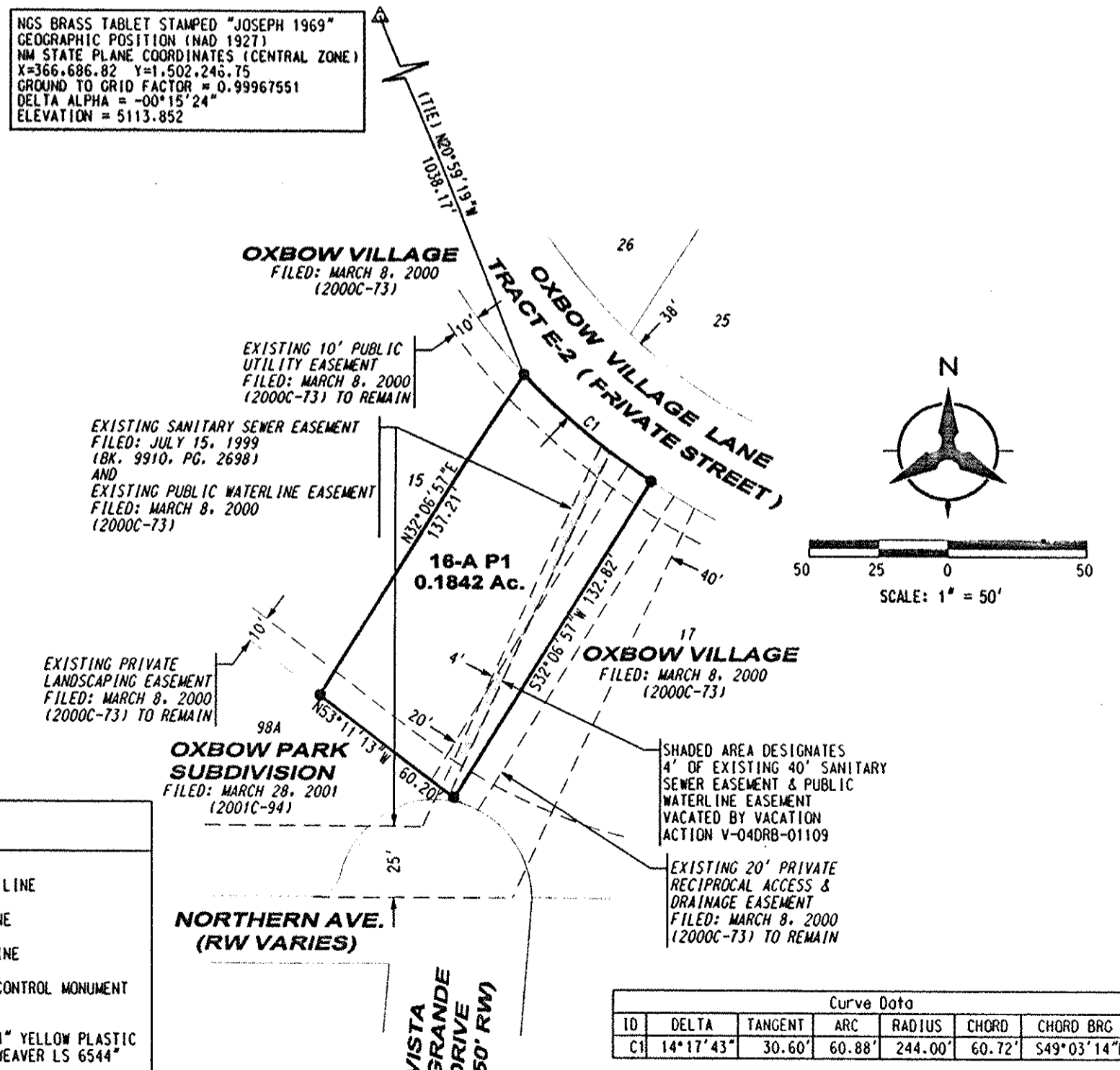
1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 1927) AND ARE THE SAME AS SHOWN ON THE PLAT OF OXBOW VILLAGE, ALBUQUERQUE, NEW MEXICO, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 8, 2000 IN BOOK 2000C, PAGE 73 AS DOCUMENT NO. 2000023171.
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.
5. THIS SUBDIVISION 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.

**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 PRINCIPLE MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING ALL OF LOT 16 P1 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, NOW COMPRISING LOT 16-A P1, 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, 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 AND OVERHEAD DISTRIBUTION LINES, CONDUITS, PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE CITY HAS THE RIGHT TO ENTER UPON THE GRANTEE'S 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 OTHERWISE RESPONSIBLE FOR REBUILDING OR REPAIRING OF IMPROVEMENTS OR ENCROACHMENTS. IF IN THE OPINION OF THE CITY, THE WORK TO BE PERFORMED BY THE CITY COULD ENDANGER THE STRUCTURAL INTEGRITY OR OTHERWISE DAMAGE THE IMPROVEMENTS OR ENCROACHMENTS, THE GRANTEE SHALL, AT ITS OWN EXPENSE TAKE WHATEVER PROTECTIVE MEASURES ARE REQUIRED TO SAFEGUARD THE IMPROVEMENTS OR ENCROACHMENTS. SAID OWNER(S) WARRANT THAT HE/SHE HOLDS COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

BY: *Gary L. Martin* *Jane D. Martin*  
GARY L. MARTIN JANE D. MARTIN  
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS  
OFFICIAL SEAL  
L. A. CORDOVA  
NOTARY PUBLIC STATE OF NEW MEXICO  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON *July 27/04*  
GARY L. MARTIN AND JANE D. MARTIN, 2004, BY  
MY COMMISSION EXPIRES: *2/27/09*  
NOTARY PUBLIC

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



Curve Data

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	14°17'43"	30.60'	60.88'	244.00'	60.72'	S49°03'14"E

2884114637  
612819E  
Page 1 of 1  
88/13/2884 10:38A  
BK-2884C Pg-249

Mary Herrera Bern. Co. PLAT R 7.88

**PLAT OF**  
**LOT 16-A P1**  
**OXBOW VILLAGE**  
(A REPLAT OF LOT 16 P1, OXBOW VILLAGE)  
ALBUQUERQUE, NEW MEXICO  
JULY, 2004

PROJECT NUMBER *1000296*  
APPLICATION NUMBER *04-01186*

**PLAT APPROVAL**

UTILITY APPROVALS:

NIA	8/13/04
QWEST	8/13/04
COMCAST CABLE	8/13/04
PNM ELECTRIC SERVICES	8/13/04
PNM GAS SERVICES	8/13/04

CITY APPROVALS:

<i>[Signature]</i>	8-2-04
CITY SURVEYOR	DATE
<i>[Signature]</i>	8-11-04
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>[Signature]</i>	8-11-04
UTILITIES DEVELOPMENT	DATE
<i>[Signature]</i>	8/11/04
PARKS & RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	8/11/04
CITY ENGINEER	DATE
<i>[Signature]</i>	8/13/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
<i>[Signature]</i>	8/13/04
REAL PROPERTY DIVISION	DATE

**TAX CERTIFICATION**  
UPC 1 011 060 441 335 11827  
PROPERTY OWNER OF RECORD *Scott Patrick, Inc*  
*[Signature]* 8/13/04  
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.

**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 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.  
*[Signature]*  
A. DWAIN WEAVER  
NEW MEXICO PROFESSIONAL SURVEYOR 6544  
DATE: JULY 29, 2004



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