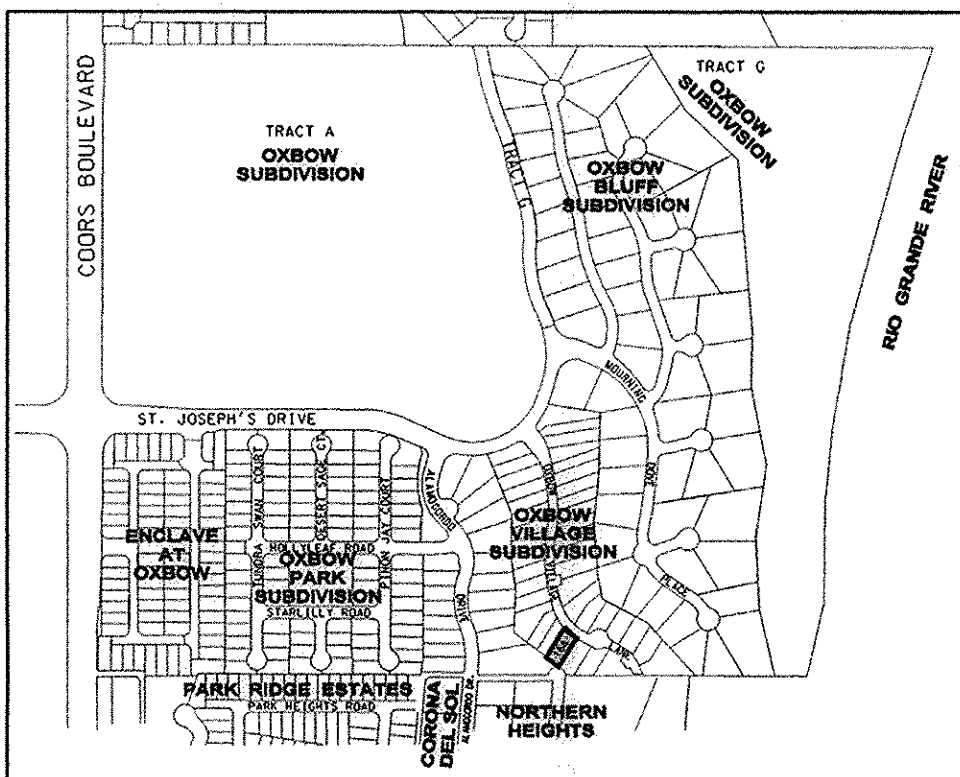


SP-2005111190



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, Zoning: SU-3
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, NMPM.

DISCLOSURE STATEMENT

The purpose of this Plat is to vacate the westerly one (1) foot of the remaining 36 foot wide Sanitary Sewer Easement granted July 15, 1999 in Book 9910, Page 2698 within Lot 16-A as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County New Mexico on August 13, 2004 in Book 2004C, Page 240 and the remaining 36 foot wide Public Waterline Easement within Lot 16-A granted by plat recorded March 8, 2000 in Book 2000C, Page 73 as Document No. 2000023171.

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-A P1 of the PLAT OF LOT 16-A 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 August 13, 2004 in Book 2004C, Page 240 as Document No. 2004114637.

Lot 16-A P1 contains 0.1842 acre, more or less.

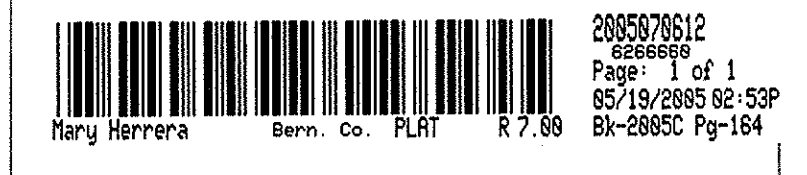
NOTES

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-A P1 of the PLAT OF LOT 16-A 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 August 13, 2004 in Book 2004C, Page 240 as Document No. 2004114637, now comprising Lot 16-A-1 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 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 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* *June D. Martin*
 Gary L. Martin OFFICIAL: *June D. Martin*
 State of New Mexico) JULIE A. CORDOVA
 County of Bernalillo) NOTARY PUBLIC STATE OF NEW MEXICO
 My Commission Expires: *May 2005*
 This instrument was acknowledged before me on *May 5, 2005* day of *May*, 2005, by Gary L. Martin and June D. Martin.
 My Commission Expires: *2/27/00*
[Signature]
 Notary Public



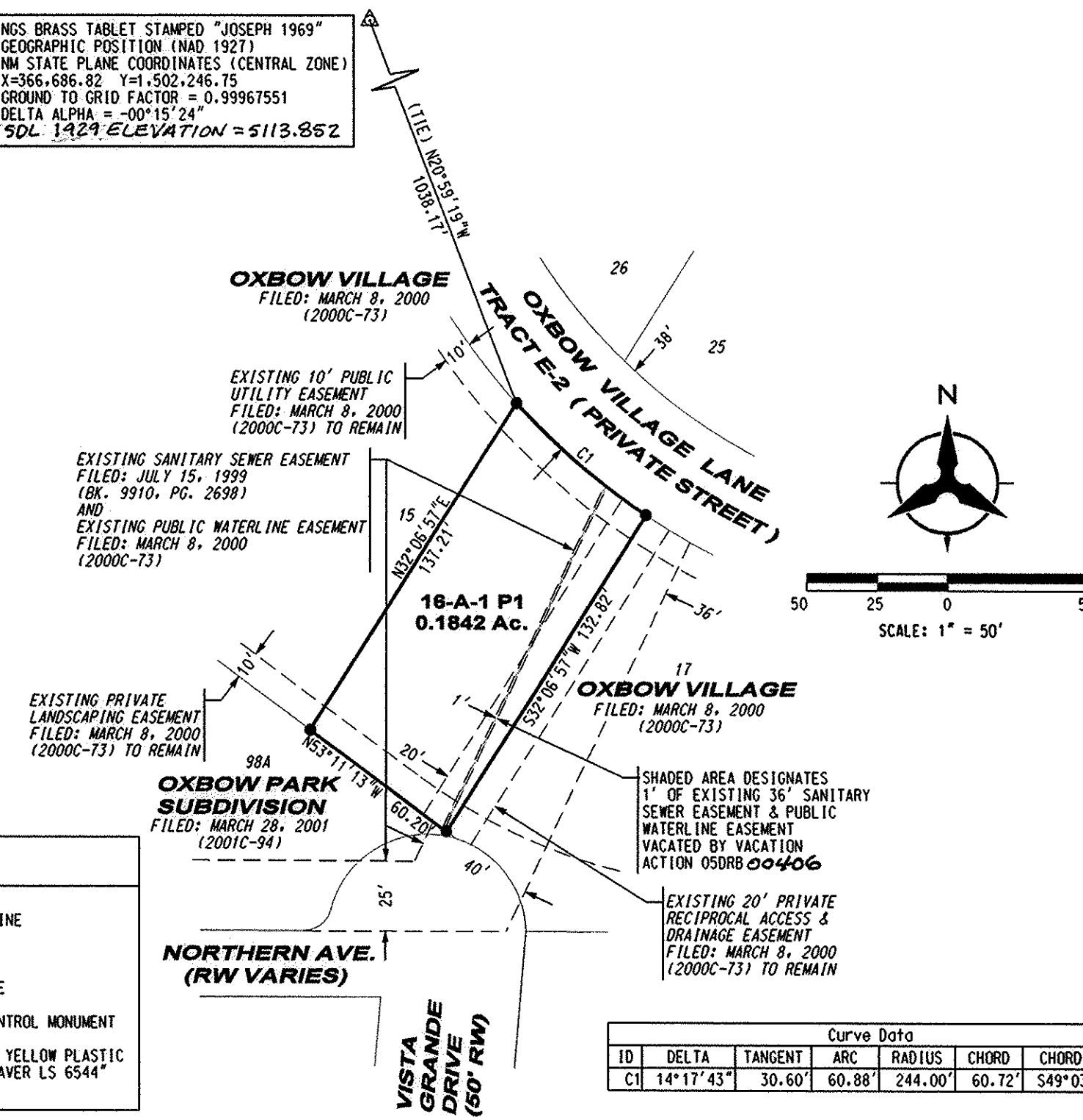
PLAT OF
LOT 16-A-1 P1
OXBOW VILLAGE
 (A REPLAT OF LOT 16-A P1, OXBOW VILLAGE)
 ALBUQUERQUE, NEW MEXICO
 MAY, 2005

PROJECT NUMBER 1000276
 APPLICATION NUMBER 05-00789

PLAT APPROVAL

CITY APPROVAL:
 CITY SURVEYOR: *[Signature]* DATE: 5-9-05
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION: *[Signature]* DATE: 5-18-05
 UTILITIES DEVELOPMENT: *[Signature]* DATE: 5/18/05
 PARKS & RECREATION DEPARTMENT: *[Signature]* DATE: 5/18/05
 A.M.A.F.C.R.: *[Signature]* DATE: 5/18/05
 CITY ENGINEER: *[Signature]* DATE: 5/18/05
 DRB CHAIRPERSON, PLANNING DEPARTMENT: *[Signature]* DATE: 5/18/05
 REAL PROPERTY DIVISION: *[Signature]* DATE: 5/18/05

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"
 *SDL 1424 ELEVATION = 5113.85Z



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"

TAX CERTIFICATION
 1-011-060-441-335-11827
 PROPERTY OWNER OF RECORD: *Martinez Gary*
[Signature] DATE: 5-19-05
 BERNALILLO COUNTY TREASURER'S OFFICE

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 Ordinance, and is true and accurate to the best of my knowledge and belief.
A. Dwain Weaver
 A. Dwain Weaver
 New Mexico Professional Surveyor 6544
 Date: May 5, 2005

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