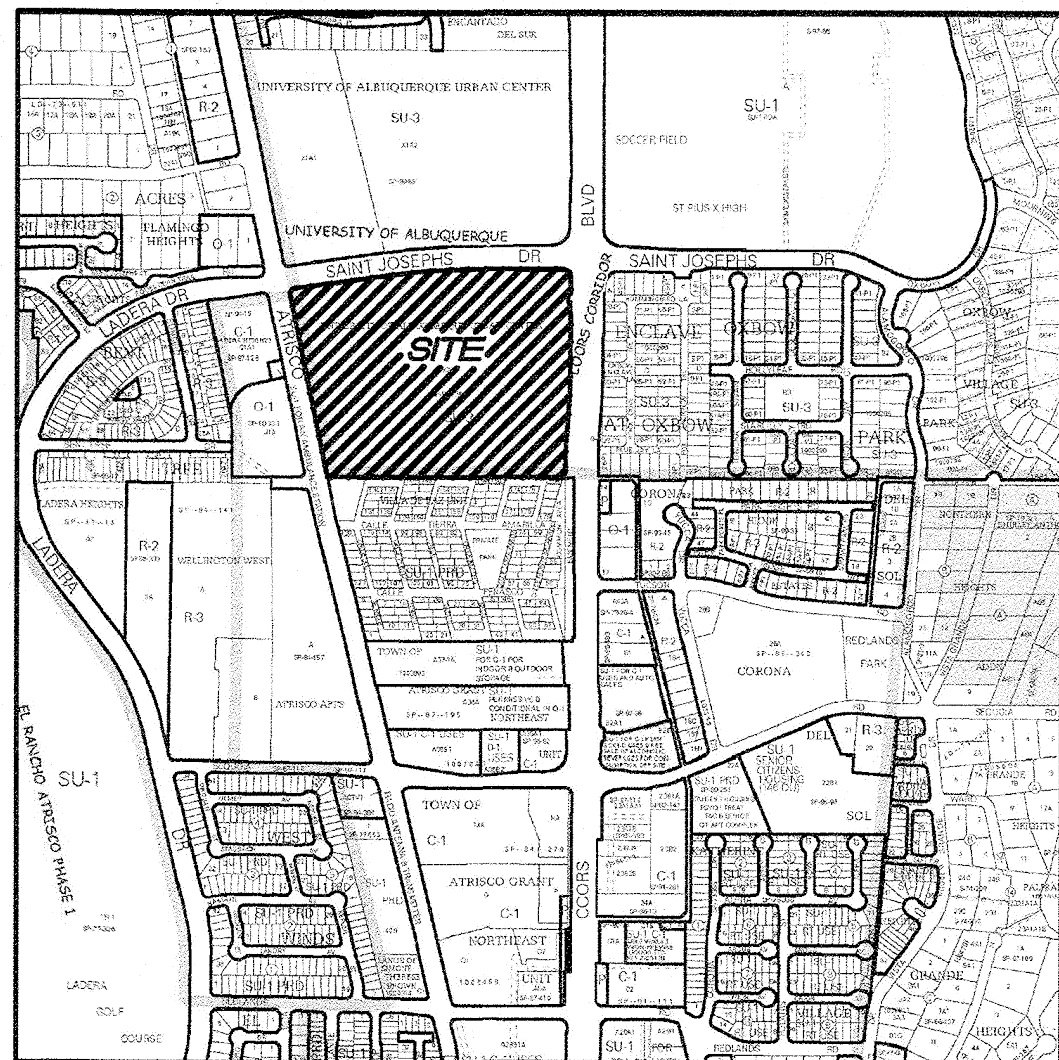


NAME: N:\Projects\W0007 Skarsgard\W0007.0004 Skarsgard Oxbow Center\3. CAD\Sheets\4 SURVEY (FOR INFORMATION ONLY).dwg PLOT DATE: May 13, 2024 2:49pm



VICINITY MAP
Not To Scale

GENERAL NOTES:

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground U.S. Survey Feet.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "8911" unless otherwise indicated hereon.
- 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.
- City of Albuquerque Zone Atlas Page G-11-Z.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Lots created: 10
- Total mileage of full width streets created: 0 miles
- Gross Subdivision acreage: 26.4992 acres.
- Total number of Tracts created: 0
- Total Right-of-Way Dedicated: 0.6318

PURPOSE OF PLAT:

The purpose of this Plat is to:

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

210218

DOCH 2023042906
07/11/2023 02:07 PM Page: 1 of 2
PLAT R \$28.00 \$: 20230 P: 0056 Linda Stover, Bernalillo County

TREASURERS CERTIFICATION

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

101106018038720705

Jennie Valpando 7/11/2023
Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

- 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.
- 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.
- 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.
- 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.

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

PROJECT NUMBER: PR - 2021 - 00 55 97

Application Number: SD-2023-00092

PLAT APPROVAL

UTILITY APPROVALS: 02/08/2022

Public Service Company of New Mexico

Jeff Estvanko Digitally signed by Jeff Estvanko
Date: 2023.02.03 11:17:23 -07'00'

New Mexico Gas Company

Abdul A. Bhuiyan

Qwest Corporation d/b/a CenturyLink QC.

Comcast

CITY APPROVALS:

Loren N. Rasnhoover P.S.

City Surveyor

N/A

*Real Property Division (conditional)

N/A

**Environmental Health Department (conditional)

Ernest Arriaga

Traffic Engineering, Transportation Division

Jeremy Shell

ABC/MUA

Mike Bly

Parks and Recreation Department

AMAF

Hoguen Chan

Hydrology

SH. Dan

Sanitation Division

Jay Padusback

Planning Department

Shahab Biswas

City Engineer

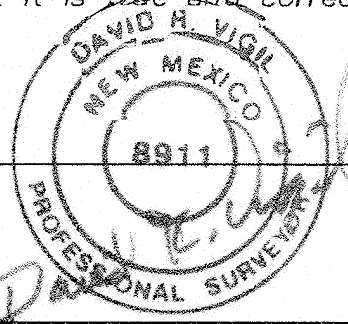
N/A

**MRGCD (conditional)

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



SHEET 1 OF 3

SURV TEK

Consulting Surveyors
Albuquerque, New Mexico

Phone: 505-897-3366

FOR INFORMATION ONLY

Project No. W0007.004

Zone Map No.
G-11-Z

Sheet 4 of X

NAME: N:\Projects\W0007 Skarsgard\W0007 0004 Skarsgard Oxbow Center\3. CAD\Sheets\4 SURVEY (FOR INFORMATION ONLY).dwg PLOT DATE: May 13, 2024 2:49pm

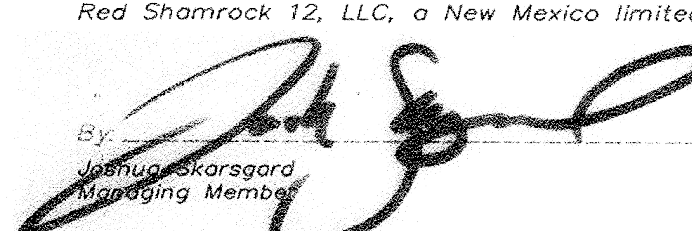
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07/11/2023 02:07 PM Page: 2 of 3
PLAT R: 555.00 B: 20230 P: 0055 Linda Stover, Bernalillo County


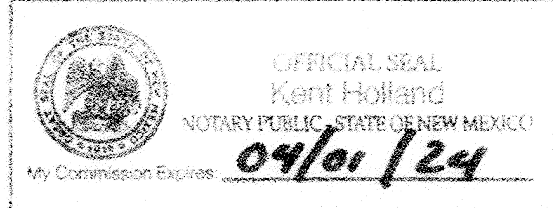
PLAT OF
LOTS 1 THRU 10
THE UNIVERSITY OF ALBUQUERQUE
URBAN CENTER
WITHIN
THE TOWN OF ATRISCO GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2021

ABQWUA PUBLIC WATER & SANITARY SEWER EASEMENTS
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABQWUA) IS GRANTED EASEMENT(S) IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH USE OF THE EASEMENT.

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:  Date: 2-14-22
Joshua Skarsgard
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
Brent Holloway
Notary Public


DRAINAGE EASEMENT LANGUAGE FOR SUBDIVISION PLAT
AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT WITH ENGINEER'S STAMP DATE APRIL 28, 2023 AND THE GRADING AND DRAINAGE PLAN WITH ENGINEER'S STAMP DATE APRIL 28, 2022 WHICH REPORT AND PLANS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER FILE #6110262. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

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 1996", 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: 05/16/12.

SIGNAGE NOTE
The three signs described in Condition A of the two Variances approved by the Zoning Hearing Examiner on April 5th, 2023 per PR-2021-005597 / VA-2023-00052 and VA-2023-00053 will be the only freestanding signs permitted on the Subject Property, even after replating.

SHEET 2 OF 3

SURV TEK
Consulting Surveyors
Albuquerque, New Mexico
Phone: 505-897-3366

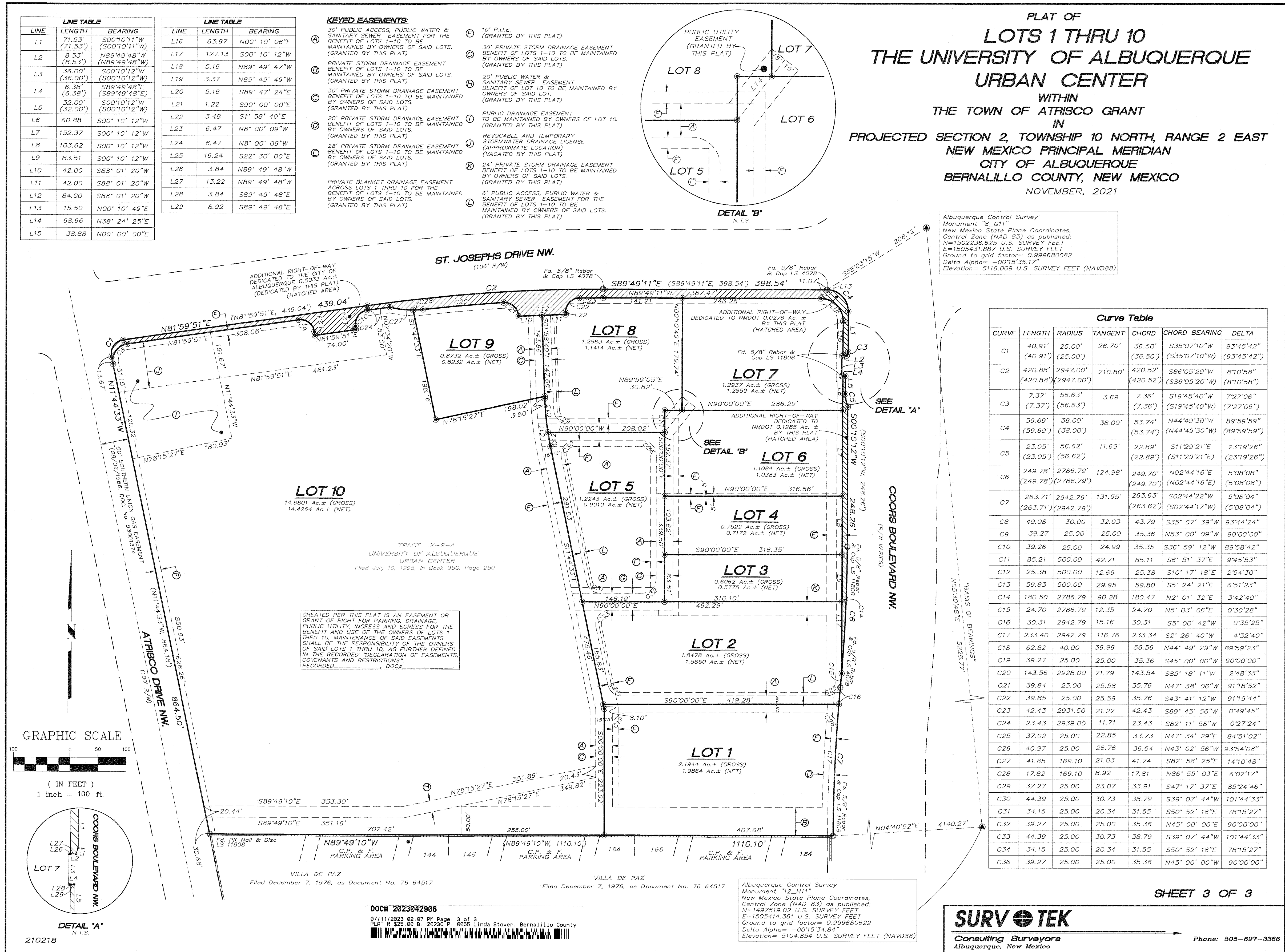
FOR INFORMATION ONLY

Project No. W0007.004

Zone Map No. G-11-Z

Sheet 5 of X

NAME: N:\Projects\W0007 Skarsgard\W0007.0004 Skarsgard Oxbow Center\3. CAD\Sheets\4 SURVEY (FOR INFORMATION ONLY).dwg PLOT DATE: May 13, 2024 2:49pm



FOR INFORMATION ONLY

Project No. W0007.004

Zone Map No. G-11-Z

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