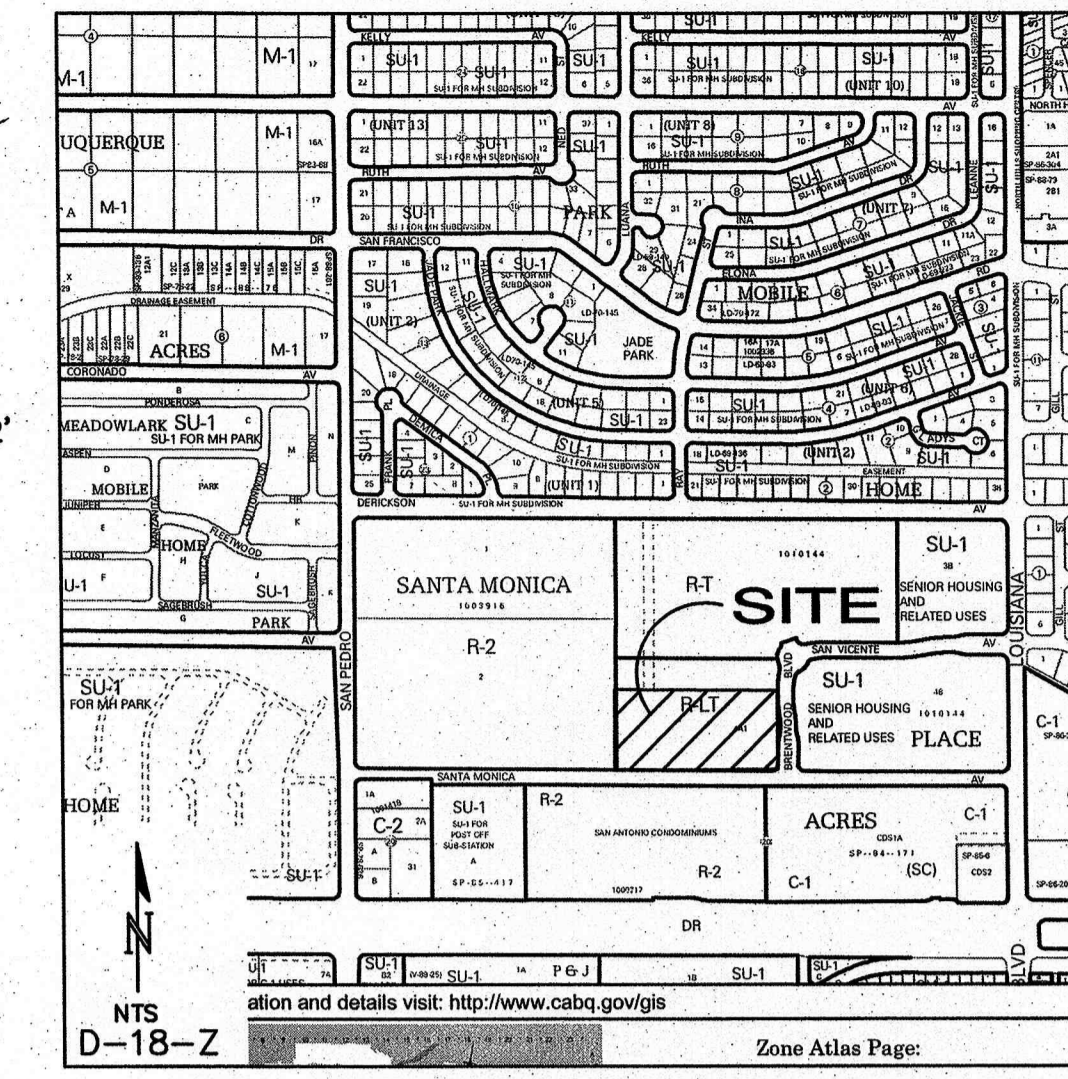


PRELIMINARY PLAT FOR
SANTA MONICA ESTATES, UNIT 2
 BEING A REPLAT OF TRACT 4-A-1, SANTA MONICA PLACE
 SITUATE WITHIN THE ELENA GALLEGOS GRANT
 IN PROJECTED SECTION 24, T-11N, R-3E
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2017



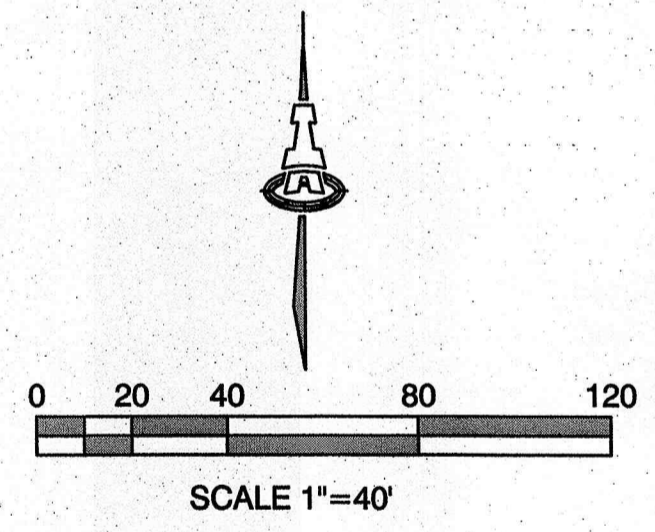
VICINITY MAP

KEYED EASEMENTS

PROPOSED EASEMENTS TO BE GRANTED BY FINAL PLAT:
 A. PUE SHALL BE GRANTED WITH FINAL PLAT--10' WIDE UNLESS OTHERWISE NOTED.

LEGEND

- ⊙ 5/8" REBAR WITH CAP "HUGG L.S. 9750" (TYP.)
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT

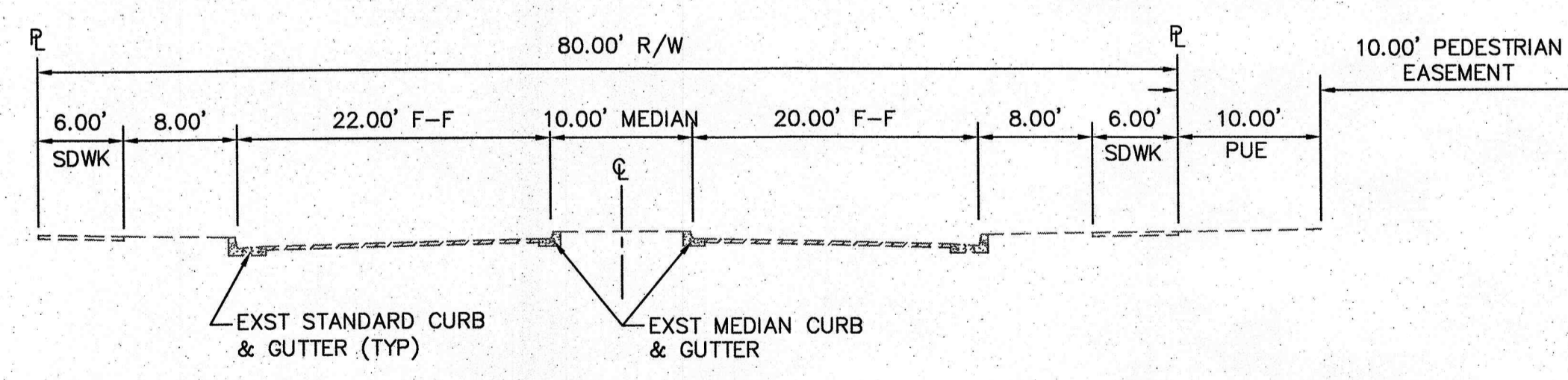


Albuquerque Survey Control Monument "6-E19A" New Mexico State Plane Coordinates, Central Zone (NAD 83)
 N = 1,511,031.953 U.S. SURVEY FEET
 E = 1,547,535.201 U.S. SURVEY FEET
 Delta Alpha = -0°10'44.06"
 Ground to Grid Factor = 0.999655024

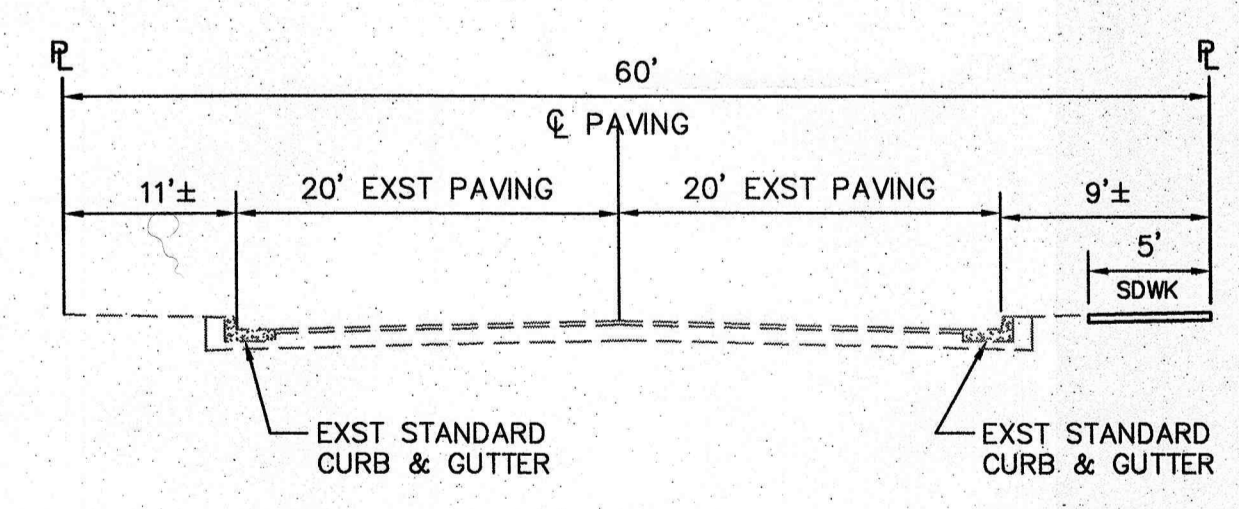
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SAN ANTONIO CONDOMINIUMS BLOCK 20, TRACT A, UNIT A NORTH ALBUQUERQUE ACRES
 (Filed November 8, 2000 in Volume 2000C, Folio 288)

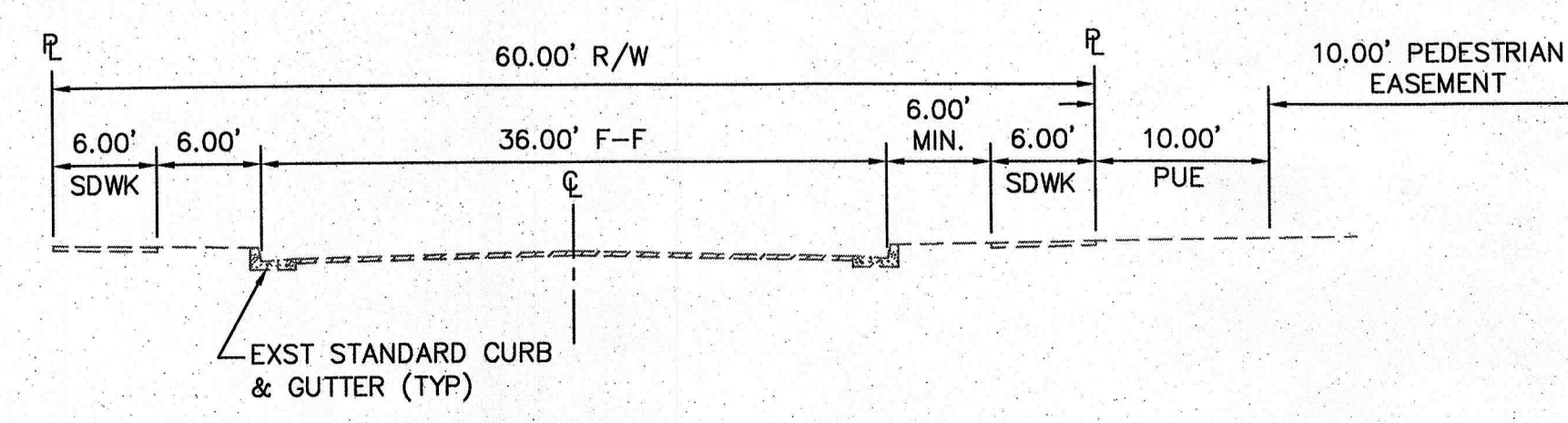
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	39.30'	25.00'	90°03'37"	N 45°21'49" E	35.37'	25.03'
C2	39.90'	150.00'	15°14'22"	S 8°00'48" W	39.78'	20.07'
C3	51.80'	150.00'	19°47'08"	N 5°44'25" E	51.54'	26.16'
C4	31.04'	270.00'	6°35'14"	N 7°26'46" W	31.02'	15.54'
C5	63.78'	330.00'	11°04'23"	S 5°12'12" E	63.68'	31.99'



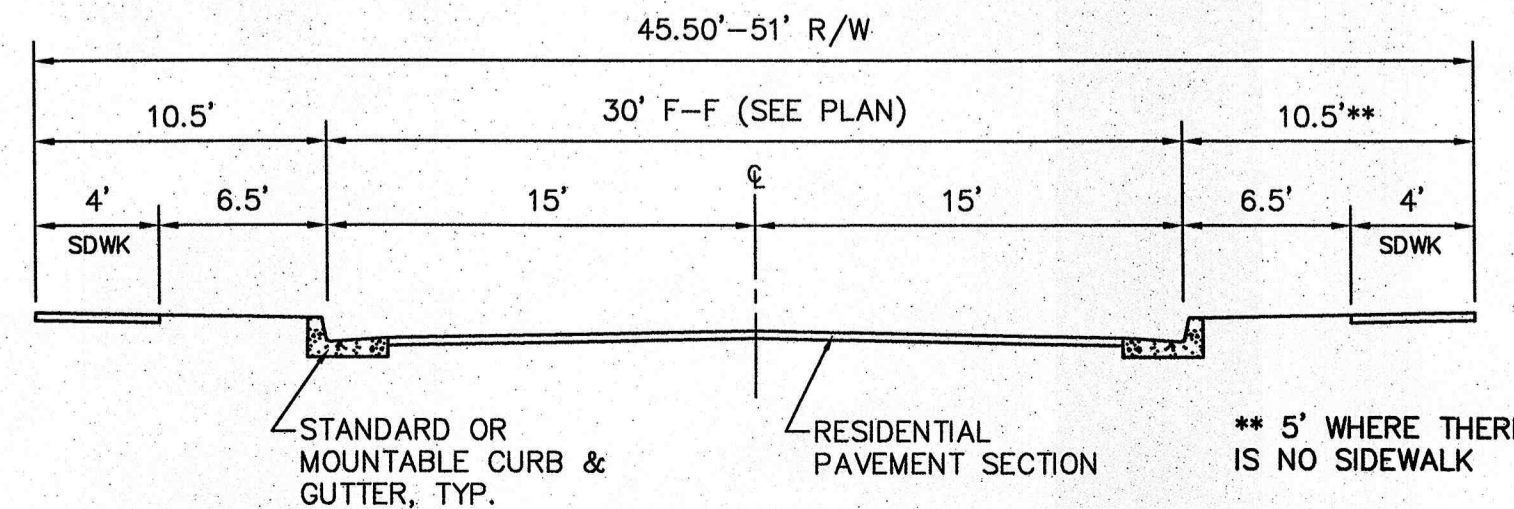
BRENTWOOD BLVD - SOUTH OF WALNUT CREEK RD
 NTS LOOKING NORTH



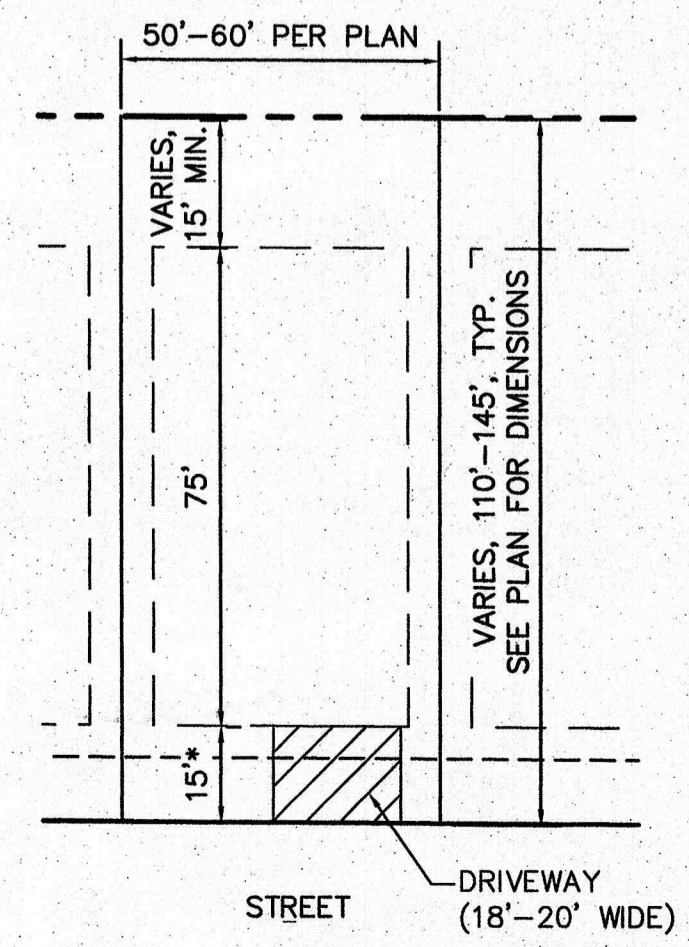
SANTA MONICA AVE
 NTS LOOKING WEST



BRENTWOOD BLVD - NORTH OF WALNUT CREEK RD
 NTS LOOKING NORTH



WALNUT CREEK RD & LAGUNA NIGUEL DR
 NTS



TYPICAL LOT DIMENSIONS
 1"=30' * 15' MIN. SETBACK TO HOUSE
 20' MIN. SETBACK TO GARAGE

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in projected Section 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract 4-A-1, Santa Monica Place, as the same is shown and designated on the plat entitled "PLAT OF TRACTS 3-A-1 AND 4-A-1, SANTA MONICA PLACE (BEING A REPLAT OF TRACTS 3-A AND 4-A, SANTA MONICA PLACE)", SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 24, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 20, 2015 in Plat Book 2015C, Page 81.

ACS BENCHMARK

ACS MONUMENT BM 25_E18
 ELEVATION: 5339.186 (NGVD 1988) U.S. SURVEY FEET

SITE DATA

1. NUMBER OF EXISTING TRACTS IS 1
2. TOTAL GROSS ACREAGE = 4.6301 AC.
3. NUMBER OF PROPOSED TRACTS = 3
4. NUMBER OF PROPOSED RESIDENTIAL LOTS = 24
5. PROPOSED DENSITY: = 5.18 DU/ACRE
6. LOT SETBACKS SHALL CONFORM TO R-LT ZONE REGULATIONS.
7. STREETS WILL BE PUBLIC BY PLAT DEDICATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE.
8. OPEN SPACE TRACTS A-C SHALL BE PRIVATE AND DEEDED TO AND MAINTAINED BY THE FUTURE HOMEOWNERS' ASSOCIATION.
9. ALL STREETS HAVE RIGHT-OF-WAY/EASEMENT AND PAVING WIDTHS PER DPM STANDARDS, EXCEPT WHERE DESIGN VARIANCES ARE APPROVED.
10. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH ABCWUA.
11. NO LOTS SHALL HAVE DIRECT ACCESS TO SANTA MONICA AVE. OR BRENTWOOD BLVD.
12. MILEAGE OF STREETS CREATED = 0.1628

FLOOD ZONE DETERMINATION

THE SUBJECT PROPERTY (AS SHOWN HEREON) LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 35001C0137H, MAP REVISED AUGUST 16, 2012.

NOTES

1. ALL STREET CENTERLINE POINTS SHOWN THUS △ WILL BE SET USING THE STANDARD 4" ALUMINUM MONUMENT STAMPED "CENTERLINE MONUMENT-DO NOT DISTURB, PS #9750". BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
2. BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
3. DISTANCES WILL BE GROUND DISTANCES.
4. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

Scott M. Rimbary P.S. 12/22/17
 CITY SURVEYOR DATE

OWNER
 SANTA MONICA PLACE DEVELOPMENT, LLC

BS 12-21-17
 BY: BEN F. SPENCER, MANAGER DATE
 SANTA MONICA PLACE DEVELOPMENT, LLC

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 www.iacivil.com
 2149 C-701 PRELIM PLAT.dwg Dec 20,2017