

PLAT OF
SANTA MONICA ESTATES
 (BEING A REPLAT OF TRACT 3-A-1, 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
 MARCH, 2016

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 3-A-1, Santa Monica Place, as the same are 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.

Said parcel contains 15.0415 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF SANTA MONICA ESTATES (BEING A REPLAT OF TRACT 3-A-1, 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, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietors(s). 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 grant the public easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

DEDICATION

1. Tracts A, B and C shall be conveyed to The Santa Monica Estates Homeowners Association, Inc. in fee simple and shall be maintained by said association.
2. Tracts A, B and C are Private Open Space Areas to be conveyed to The Santa Monica Estates Homeowners Association, Inc. Maintenance of said Tracts shall be the responsibility of said association. There shall be no direct vehicular access from adjacent tracts, parcels or lots.

OWNER


SANTA MONICA PLACE DEVELOPMENT, LLC

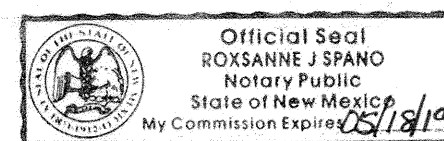
By: 
 Ben F. Spencer, Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

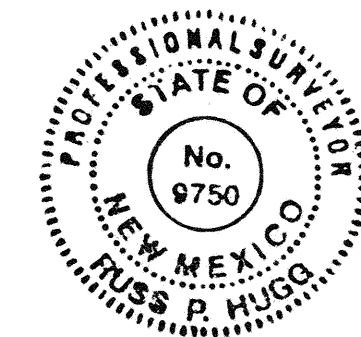
The foregoing instrument was acknowledged before me this 23rd day of March, 2016, by Ben F. Spencer, Manager

 My commission expires 05/18/19
 Notary Public

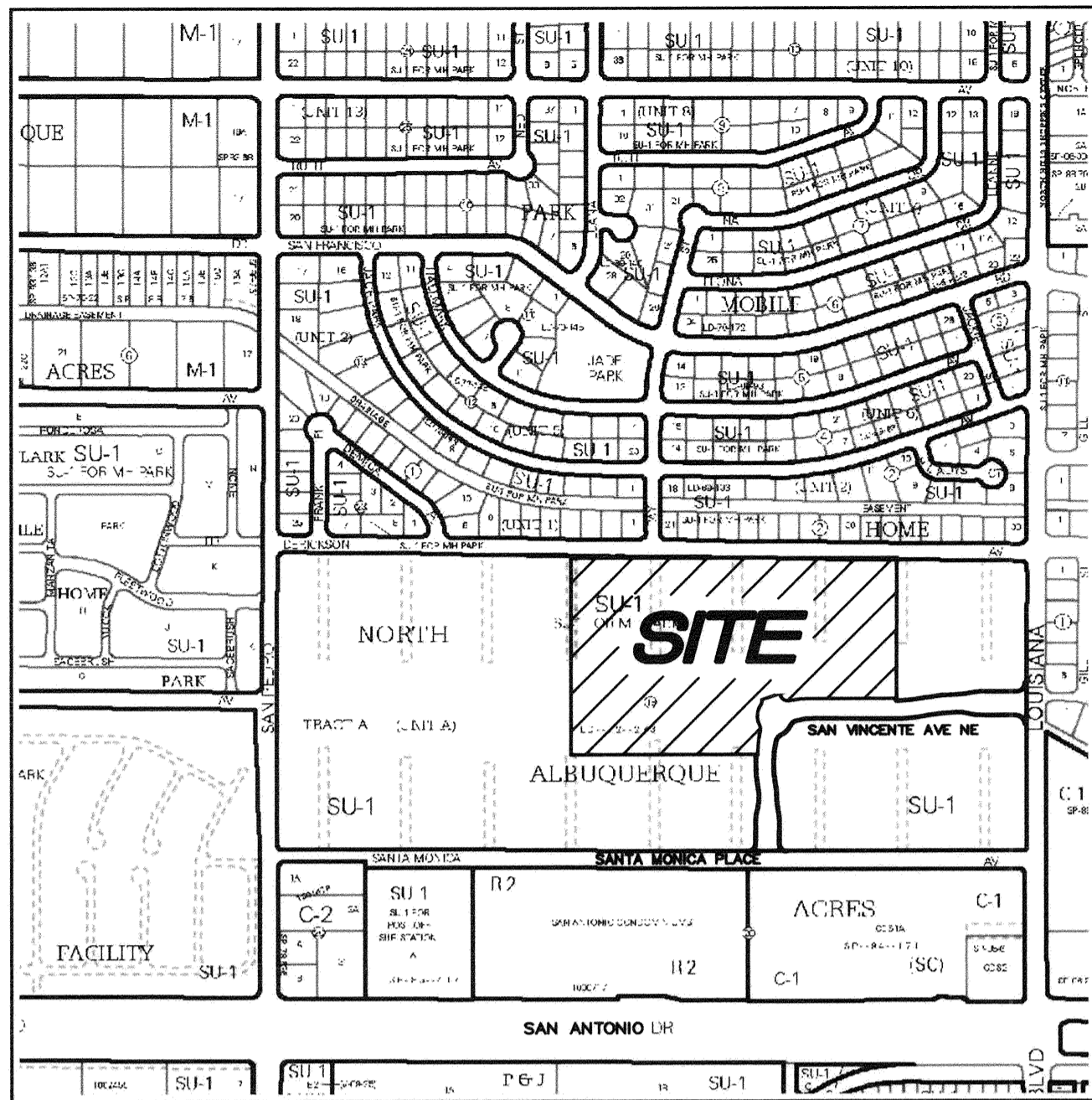


SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"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."



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BERNALILLO COUNTY, NEW MEXICO
MARCH, 2016



VICINITY MAP
NOT TO SCALE

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:

- 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 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.

PURPOSE OF PLAT:

The Purpose of this plat is to:

- Create 88 new Lots and new 3 Tracts as shown hereon.
- Dedicate the Public Street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants.
- Grant the Waterline Easement, Storm Drain Easement, Waterline And Sanitary Sewer Easement, and Pedestrian Easement as shown hereon.
- Grant the Public Utility Easements as shown hereon.
- Show the easements Vacated by 15DRB-70307.

GENERAL NOTES

- Bearings are grid based on the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- Distances are ground.
- Distances shown along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, do not differ from those established by this field survey.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page: D-18-Z

SUBDIVISION DATA

Total number of existing Tracts: 1
Total number of new Lots created: 88
Total number of new Tracts created: 3
Total mileage of full width streets created: 0.593 mile
Gross Subdivision acreage: 15.0415 acres

PROJECT NUMBER: 1010144

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico Date
Chris Gallegos 3/23/16
New Mexico Gas Company Date

QWest Corporation d/b/a CenturyLink QC Date
[Signature] 3/23/16
Comcast Date

CITY APPROVALS:

Brian W. Risenhoover P.S. 3/23/16
City Surveyor Date
Department of Municipal Development

Real Property Division Date

Environmental Health Department Date

Traffic Engineering, Transportation Division Date

ABCWUA Date

Parks and Recreation Department Date

AMAFCA Date

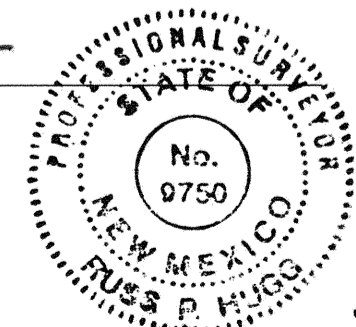
City Engineer Date

DRB Chairperson, Planning Department Date

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in the State of 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.

[Signature]
Russ P. Hugg
NMPS No. 9750
March 21, 2016



SURV TEK, INC.

Consulting Surveyors Phone: 505-897-3366
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

RAY STREET NE

DERICKSON AVENUE N.E.

(60' Dedicated Public R/W)

1109.67'

Fd. 5/8" rebar with cap stamped "LS 9750" (typ.)

(A) 10' Water Authority Waterline Easement granted to A.B.C.W.U.A., surface easement granted to the City of Albuquerque by Document filed July 17, 2014 as Document No. 2014056270. VACATED BY 15 DRB-70307

(B) 15' City Storm Drain Easement granted to the City of Albuquerque, surface easement granted to A.B.C.W.U.A. by Document filed July 17, 2014 as Document No. 2014056270. VACATED BY 15 DRB-70307

Existing 7' Mountain States Telephone and Telegraph Company Easement per Document Filed 11-27-72, in Bk. Misc. 287, Page 584. VACATED BY 15 DRB-70307

Existing 20' Public Water and Sanitary Sewer Easement granted to the ABCWUA by plat filed January 6, 2012 in Plat Book 2012C, page 2. Upon future platting and development of Tract 3 this easement may be vacated as needed. VACATED BY 15 DRB-70307

Existing 20' Public Drainage Easement granted to the City of Albuquerque by plat filed January 6, 2012 in Plat Book 2012C, page 2. Upon future platting and development of Tract 3 this easement may be vacated as needed. VACATED BY 15 DRB-70307

TRACT 3-A-1

15.0415 Ac.

BLANKET DRAINAGE EASEMENT NOTE:
AN EXISTING PUBLIC AND PRIVATE INTERIM DRAINAGE EASEMENT FILED JULY 20, 2015 IN PLAT BOOK 2015, PAGE 81 OVER TRACT 3-A-1 VACATED BY 15 DRB-70307

TRACT 1
SANTA MONICA PLACE
Filed January 6, 2012 in Plat Book 2012C, Page 2

671.07'

N00°14'31"E

TRACT 2
SANTA MONICA PLACE
Filed January 6, 2012 in Plat Book 2012C, Page 2

TRACT 3-B
SANTA MONICA PLACE
Filed January 22, 2015 in Plat Book 2015C, Page 4

480.80'

10' Public Utility and 10' Public Pedestrian Access Easement
Filed January 22, 2015 in Plat Book 2015C-4

S00°20'00"W

5/8" rebar with cap stamped "LS 9750" (typ.)

R-T Zoning

ZONE BOUNDARY

R-LT Zoning

SAN VICENTE AVENUE N.E.

Variable Width R/W- Dedicated by plat filed January 22, 2015 in Plat Book 2015C, Page 4

TRACT 4-B
SANTA MONICA PLACE
Filed January 22, 2015 in Plat Book 2015C, Page 4

EXISTING PLAT

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IN PROJECTED SECTION 24, TOWNSHIP 11, NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

MARCH, 2016

SHEET 3 OF 5

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

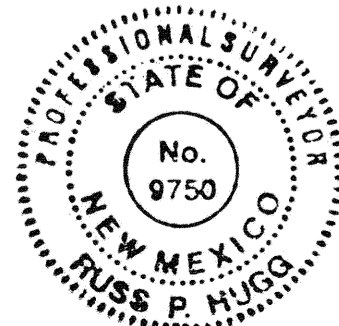
TRACT 4-A-1
SANTA MONICA PLACE
Filed July 20, 2015 in Plat Book 2015C, Page 81

CURVE TABLE

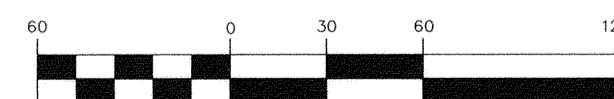
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	15.00'	570.00'	7.50'	15.00'	S89°34'46"W	1°30'29"
C2	71.13'	330.00'	35.70'	70.99'	S84°09'31"W	12°20'59"
C3	18.11'	25.00'	9.48'	17.72'	N81°15'33"W	41°30'53"
C4	1.51'	62.00'	0.76'	1.51'	N61°12'02"W	1°23'52"
C5	26.27'	25.00'	14.49'	25.08'	N31°42'57"W	60°12'01"
C6	16.71'	25.00'	8.68'	16.40'	S16°49'59"W	38°17'50"
C7	70.13'	62.00'	39.36'	66.45'	S03°34'30"W	64°48'47"
C8	18.11'	25.00'	9.48'	17.72'	S08°04'27"E	41°30'53"
C9	71.13'	330.00'	35.70'	70.99'	S06°30'29"W	12°20'59"

LINE TABLE

LINE	LENGTH	BEARING
L1	64.74	S71°54'25"W
L2	3.77	S01°59'11"E
L3	12.56	S00°20'00"W



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

150568_SHEET 1-3.dwg

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

TRACT 1
SANTA MONICA PLACE
Filed January 6, 2012 in Plat Book 2012C, Page 2

TRACT 2
SANTA MONICA PLACE
Filed January 6, 2012 in Plat Book 2012C, Page 2

TRACT 3-B
SANTA MONICA PLACE
Filed January 22, 2015 in Plat Book 2015C, Page 4

TRACT 4-B
SANTA MONICA PLACE
Filed January 22, 2015 in Plat Book 2015C, Page 4

TRACT 4-A-1
SANTA MONICA PLACE
Filed July 20, 2015 in Plat Book 2015C, Page 81

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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2015

SHEET 4 OF 5

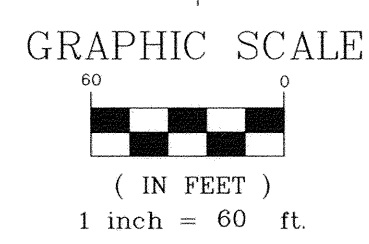
SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368 Fax: 505-897-3377

KEYED EASEMENTS

- (A) Existing Water Authority Waterline Easement granted by document filed July 17, 2014, Document No. 2014056271.
 - (B) Existing City Storm Drain Easement granted by document filed July 17, 2014, Document No. 2014056271.
 - (C) 10' Public Utility Easement granted by this plat.
 - (E) 3' Public Utility Easement granted by this plat.
- SEE SHEET 5 FOR ADDITIONAL EASEMENTS

LINE TABLE

LINE	LENGTH	BEARING
L1	26.48	S71°54'25"W
L2	38.26	S71°54'25"W
L3	3.77	S01°59'11"E
L4	12.56	S00°20'00"W
L5	37.34	N09°03'52"W
L6	23.76	N02°20'22"E
L7	86.84	S89°40'00"E
L8	110.00	S89°40'00"E
L9	75.07	S00°20'00"W
L10	51.59	N89°40'00"W
L11	85.07	S00°20'00"W
L12	96.84	N89°40'00"W
L13	86.59	N89°40'00"W
L14	90.00	S89°40'00"E
L15	36.00	N00°20'00"E
L16	9.00	N00°20'00"E
L17	20.00	N89°40'00"W
L18	45.50	S00°14'31"W
L19	35.00	N89°40'00"W
L20	41.00	S89°40'00"E
L21	36.00	S00°20'00"W
L22	5.00	S89°40'00"E
L23	20.00	N00°20'00"E
L24	25.50	N00°20'00"E
L25	20.00	N00°14'31"E
L26	25.50	N00°14'31"E
L27	25.50	N89°40'00"W
L28	25.50	N89°40'00"W
L29	10.00	S00°20'00"W
L30	10.00	S00°20'00"W
L31	10.00	S89°40'00"E
L32	10.00	S89°40'00"E



CURVE TABLE

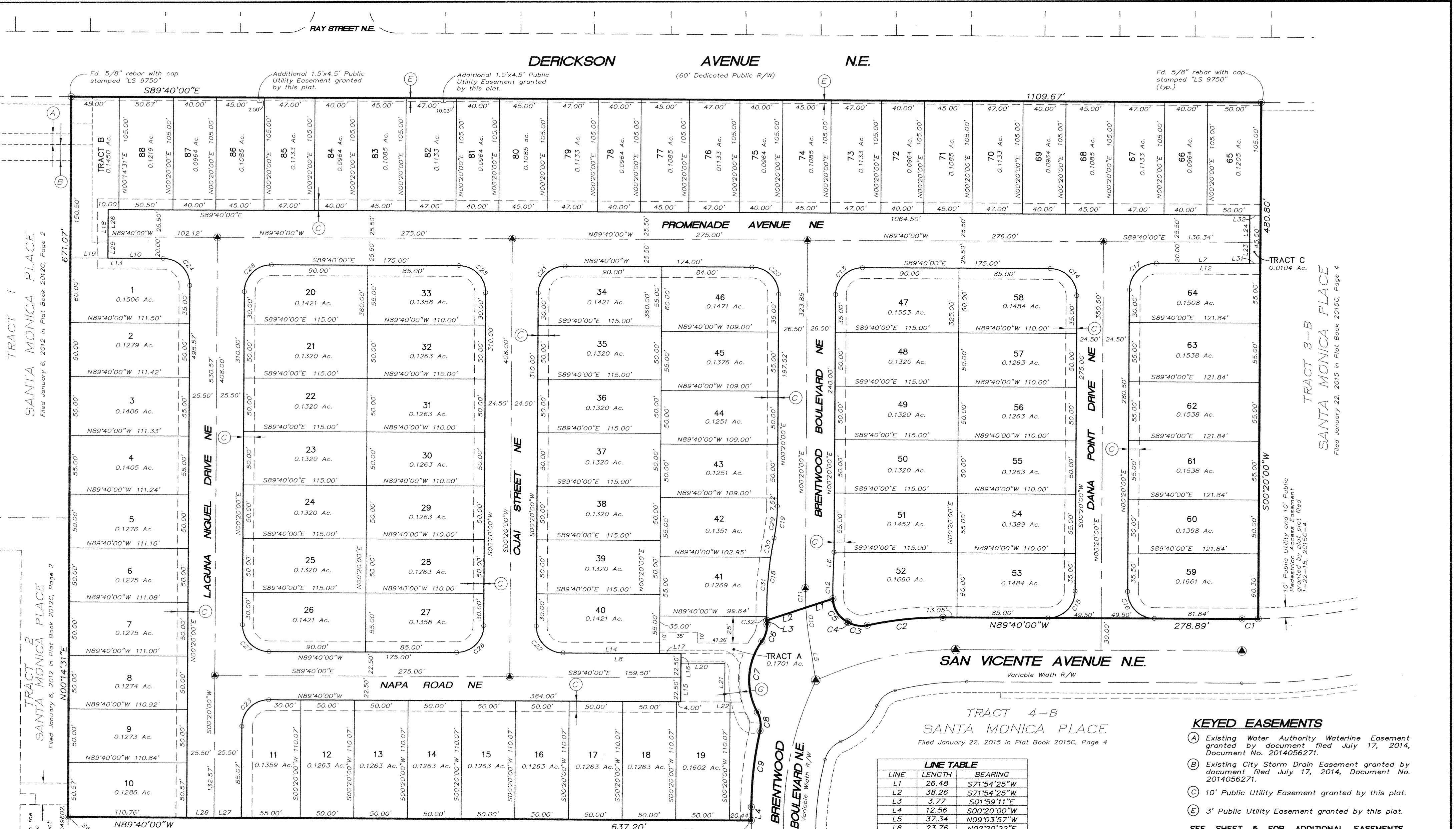
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	15.00'	570.00'	7.50'	15.00'	S89°34'46"W	1°30'29"
C2	71.13'	330.00'	35.70'	70.99'	S84°09'31"W	12°20'59"
C3	18.11'	25.00'	9.48'	17.72'	N81°15'33"W	41°30'53"
C4	1.51'	62.00'	0.76'	1.51'	N61°12'02"W	1°23'52"
C5	26.27'	25.00'	14.49'	25.08'	N31°47'57"W	60°12'01"
C6	16.71'	25.00'	8.68'	16.40'	S16°49'59"W	38°17'50"
C7	70.13'	62.00'	39.36'	66.45'	S03°34'30"W	64°48'47"
C8	18.11'	25.00'	9.48'	17.72'	S08°04'27"E	41°30'53"
C9	71.13'	330.00'	35.70'	70.99'	S06°30'29"W	12°20'59"
C10	31.10'	300.00'	15.56'	31.08'	S06°05'46"E	5°56'21"
C11	18.12'	300.00'	9.06'	18.11'	S01°23'48"E	3°27'36"
C12	19.35'	274.50'	9.68'	19.34'	S00°19'13"W	4°02'18"
C13	39.27'	25.00'	25.00'	35.36'	S45°20'00"W	90°00'00"
C14	39.27'	25.00'	25.00'	35.36'	N44°40'00"W	90°00'00"
C15	39.27'	25.00'	25.00'	35.36'	N45°20'00"E	90°00'00"
C16	39.27'	25.00'	25.00'	35.36'	S44°40'00"E	90°00'00"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C17	39.27'	25.00'	25.00'	35.36'	S45°20'00"W	90°00'00"
C18	76.81'	328.50'	38.58'	76.63'	S05°02'27"W	13°23'47"
C19	29.86'	150.00'	14.98'	29.81'	N06°02'10"E	11°24'20"
C20	39.27'	25.00'	25.00'	35.36'	N44°40'00"W	90°00'00"
C21	39.27'	25.00'	25.00'	35.36'	S45°20'00"W	90°00'00"
C22	39.27'	25.00'	25.00'	35.36'	S44°40'00"E	90°00'00"
C23	39.27'	25.00'	25.00'	35.36'	S45°20'00"W	90°00'00"
C24	39.27'	25.00'	25.00'	35.36'	N44°40'00"W	90°00'00"
C25	39.27'	25.00'	25.00'	35.36'	N44°40'00"W	90°00'00"
C26	39.27'	25.00'	25.00'	35.36'	N45°20'00"E	90°00'00"
C27	39.27'	25.00'	25.00'	35.36'	S44°40'00"E	90°00'00"
C28	39.27'	25.00'	25.00'	35.36'	S45°20'00"W	90°00'00"
C29	29.86'	150.00'	14.98'	29.81'	N06°02'10"E	11°24'20"
C30	18.09'	328.50'	9.05'	18.08'	S10°09'42"W	3°09'17"
C31	55.16'	328.50'	27.65'	55.10'	S03°46'25"W	9°37'17"
C32	3.56'	328.50'	1.78'	3.56'	S01°20'50"E	0°37'12"

Albuquerque Survey Control Monument "6-E19A"
New Mexico State Plane Coordinates,
Central Zone (NAD 83)
N = 1,511,031.953
E = 1,547,535.201
Delta Alpha = -010°44.06"
Ground to Grid Factor = 0.999655024

Existing Permanent Easement granted to the County Water Utility Authority by document filed May 3, 2013 in Plat Book 2013C, Document No. 2013049602.
S89°40'00"E
5254.40'



RAY STREET N.E.

DERICKSON AVENUE N.E.

(60' Dedicated Public R/W)

S89°40'00"E

1109.67'

PROMENADE AVENUE NE

TRACT 1
SANTA MONICA PLACE
Filed January 6, 2012 in Plat Book 2012C, Page 2

TRACT 2
SANTA MONICA PLACE
Filed January 6, 2012 in Plat Book 2012C, Page 2

TRACT 3-B
SANTA MONICA PLACE
Filed January 22, 2015 in Plat Book 2015C, Page 4

SAN VICENTE AVENUE N.E.
Variable Width R/W

TRACT 4-B
SANTA MONICA PLACE
Filed January 22, 2015 in Plat Book 2015C, Page 4

TRACT 4-A-1
SANTA MONICA PLACE
Filed July 20, 2015 in Plat Book 2015C, Page 81

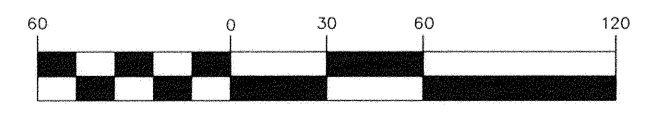
ADDITIONAL EASEMENTS

PLAT OF
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(BEING A REPLAT OF TRACT 3-A-1, SANTA MONICA PLACE)
SITUATE WITHIN
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2016

KEYED EASEMENTS

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- (B) Existing City Storm Drain Easement granted by document filed July 17, 2014, Document No. 2014056271.
- (C) 10' Public Utility Easement granted by this plat.
- (D) 25' Waterline and Sanitary Sewer Easement granted to Albuquerque Bernalillo County Water Utility Authority by this plat.
- (E) 3' Public Utility Easement granted by this plat.
- (F) 20' Waterline Easement granted to Albuquerque Bernalillo County Water Utility Authority by this plat.
- (G) 10' Public Pedestrian Easement granted by this plat.
- (H) Existing Permanent Easement granted to the Albuquerque Bernalillo County Water Utility Authority by document filed May 3, 2013 in Document No. 2013049602.
- (J) 10' Public Utility and 10' Public Pedestrian Access Easement granted by plat filed 1-22-15, 2015C-4.
- (K) Storm Drain Easement granted to The City of Albuquerque by this plat.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	15.00'	570.00'	7.50'	15.00'	S89°34'46"W	1°30'29"
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C4	1.51'	62.00'	0.76'	1.51'	N61°12'02"W	1°23'52"
C5	26.27'	25.00'	14.49'	25.08'	N31°47'57"W	60°12'01"
C6	16.71'	25.00'	8.68'	16.40'	S16°49'59"W	38°17'50"
C7	70.13'	62.00'	39.36'	66.45'	S03°34'30"W	64°48'47"
C8	18.11'	25.00'	9.48'	17.72'	S08°04'27"E	41°30'53"
C9	71.13'	330.00'	35.70'	70.99'	S06°30'29"W	12°20'59"
C10	29.70'	18.00'	19.48'	26.44'	S42°24'00"E	94°31'59"
C11	46.13'	91.84'	23.56'	45.64'	S09°31'20"E	28°46'39"
C12	5.68'	5.12'	3.17'	5.39'	S55°41'27"E	63°33'34"
C13	10.83'	25.00'	5.50'	10.74'	N16°25'34"W	24°48'40"

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.48	S71°54'25"W
L2	38.26	S71°54'25"W
L3	3.77	S01°59'11"E
L4	12.56	S00°20'00"W
L5	3.00	N00°20'00"E
L6	57.07	S89°40'00"E
L7	7.29	S87°28'14"E

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