

PRELIMINARY
 PLAT FOR
 Projected Section 24, T-11N, R-3E, Elena Gallegos Grant
SANTA MONICA ESTATES
 BEING A REPLAT OF
 TRACT 3-A-1, SANTA MONICA PLACE
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2015

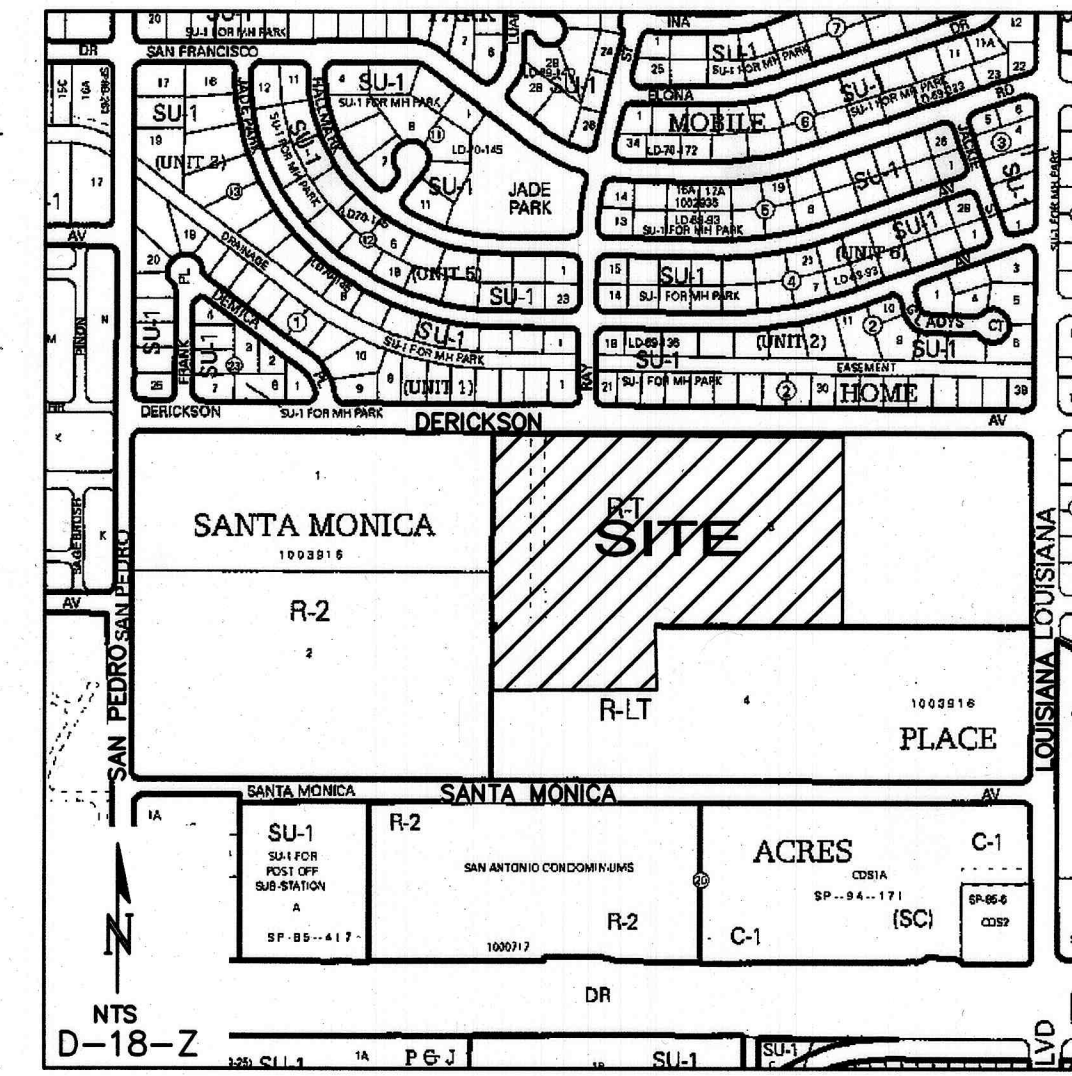
LEGAL DESCRIPTION
 That certain parcel of land situate within the Elena Gallegos Grant in Projected Section 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract 3-A-1, Santa Monica Place, as the same is shown and designated on the plat entitled "PLAT OF TRACTS 3-A-1 AND 4-A-1 (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, 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.

ACS BENCHMARK
 ACS MONUMENT 40-B18-BM 25-E18
 ELEVATION: 5324.79 (NGVD 1988)
 5339.186

- SITE DATA**
- NUMBER OF EXISTING TRACTS IS 1.
 - TOTAL ACREAGE = 15.0415 AC.
 - NUMBER OF PROPOSED TRACTS = 4.
 - NUMBER OF PROPOSED RESIDENTIAL LOTS:
 TOWNHOMES = 24 LOTS (LOTS 65-88)
 SINGLE DETACHED = 64 LOTS (LOTS 1-64)
 TOTAL NUMBER OF LOTS = 88 LOTS
 - PROPOSED DENSITY: = 5.85 DU/ACRE
 - LOT SETBACKS SHALL CONFORM TO R-LT AND R-T ZONE REGULATIONS.
 - STREETS WILL BE PUBLIC BY PLAT DEDICATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE.
 - OPEN SPACE TRACTS A-D SHALL BE PRIVATE AND DEEDED TO AND MAINTAINED BY THE FUTURE HOMEOWNERS' ASSOCIATION.
 - ALL STREETS HAVE RIGHT-OF-WAY/EASEMENT AND PAVING WIDTHS PER DPM STANDARDS, EXCEPT WHERE DESIGN VARIANCES ARE APPROVED.
 - CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH ABCWUA.
 - NO LOTS SHALL HAVE DIRECT ACCESS TO DERICKSON AVE.
 - MILEAGE OF STREETS CREATED = 0.595

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**
- ALL STREET CENTERLINE POINTS SHOWN THUS Δ 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.
 - BASIS OF BEARINGS WILL BE NAD83 GRID BEARINGS.
 - DISTANCES WILL BE GROUND DISTANCES.
 - 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.



VICINITY MAP

BLANKET DRAINAGE EASEMENT NOTE:
 AN EXISTING PUBLIC AND PRIVATE INTERIM DRAINAGE EASEMENT FILED JULY 20, 2015 IN PLAT BOOK 2015C PAGE 81 OVER TRACT 3-A-1 TO BE VACATED.

KEYED EASEMENTS

EXISTING EASEMENTS ALL TO BE VACATED:

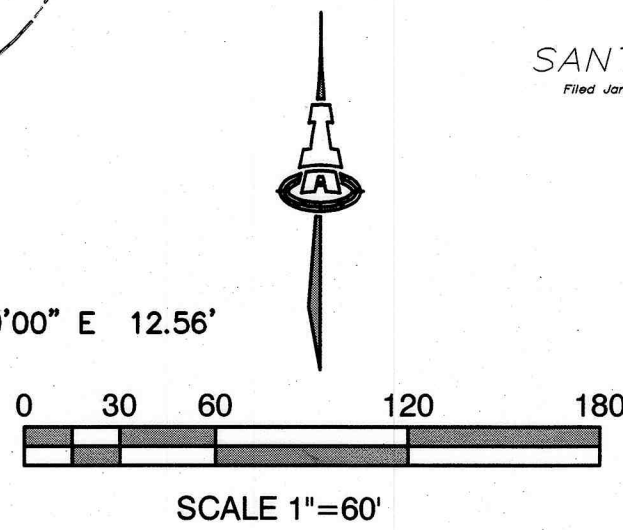
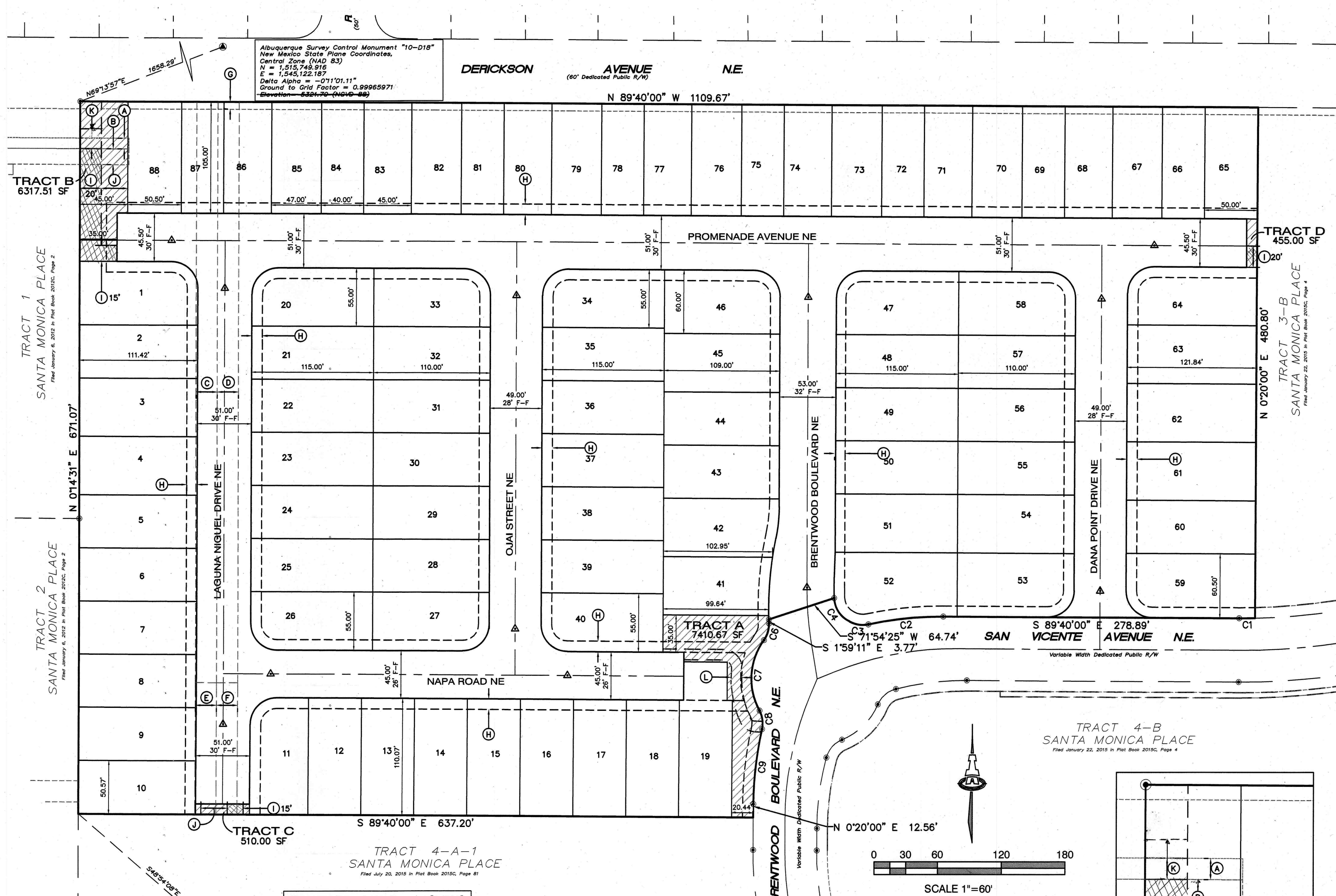
- 10' Water Authority Waterline Easement granted to A.B.C.W.U.A., surface easement granted to the City of Albuquerque by Document filed July 17, 2014 as Document No. 2014056270 to be vacated.
- 15' City Storm Drain Easement granted to the City of Albuquerque, surface easement granted to A.B.C.W.U.A. by Document filed July 17, 2014 as Document No. 2014056270 to be vacated.
- 20' Public Water and Sanitary Sewer Easement granted to the ABCWUA by plat filed January 6, 2012 in Plat Book 2012C, page 2 to be vacated.
- 20' Public Drainage Easement granted to the City of Albuquerque by plat filed January 6, 2012 in Plat Book 2012C, Page 2 to be vacated.
- 20' Public Water and Sanitary Sewer Easement granted to the ABCWUA by plat filed July 20, 2015 in Plat Book 2015C, page 81 to be vacated.
- 20' Public Drainage Easement granted to the City of Albuquerque by plat filed July 20, 2015 in Plat Book 2015C, page 81 to be vacated.
- Existing 7' Mountain States Telephone and Telegraph Company Easement per Document Filed 11-27-72, in Bk. Misc. 287, Page 584 to be vacated.

PROPOSED EASEMENT TO BE GRANTED BY FINAL PLAT:

- 10' PUE SHALL BE GRANTED WITH FINAL PLAT.
- STORM DRAIN EASEMENT SHALL BE GRANTED TO THE CITY OF ALBUQUERQUE (WIDTH PER PLAN) WITH FINAL PLAT.
- 25' WATERLINE AND SANITARY SEWER EASEMENT SHALL BE GRANTED TO ABCWUA WITH FINAL PLAT.
- 20' WATERLINE EASEMENT SHALL BE GRANTED TO ABCWUA WITH FINAL PLAT.
- 10' PUBLIC PEDESTRIAN EASEMENT SHALL BE GRANTED WITH FINAL PLAT.

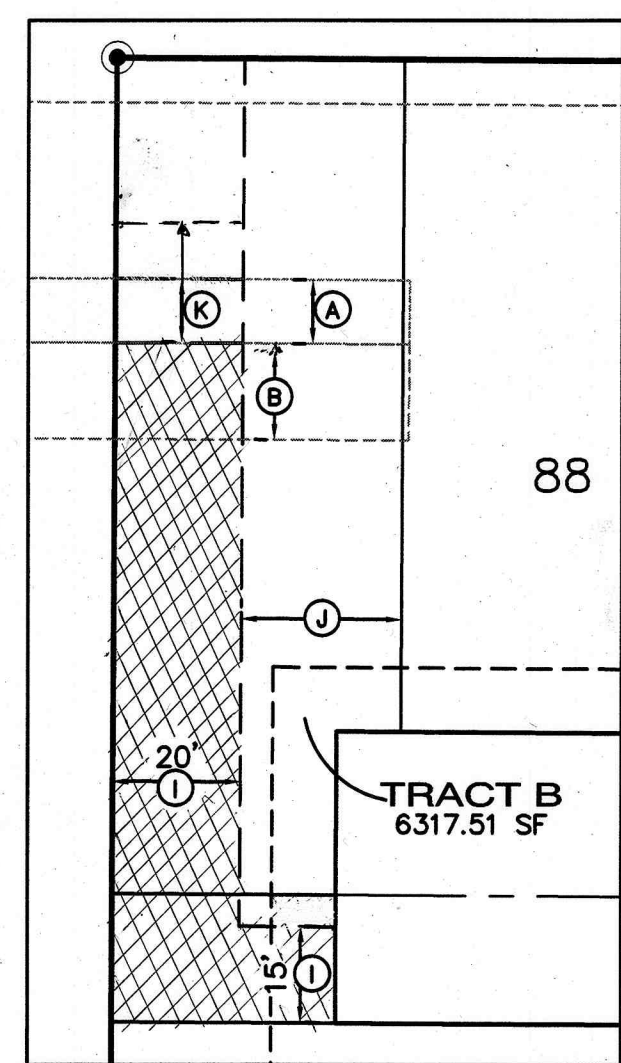
LEGEND

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

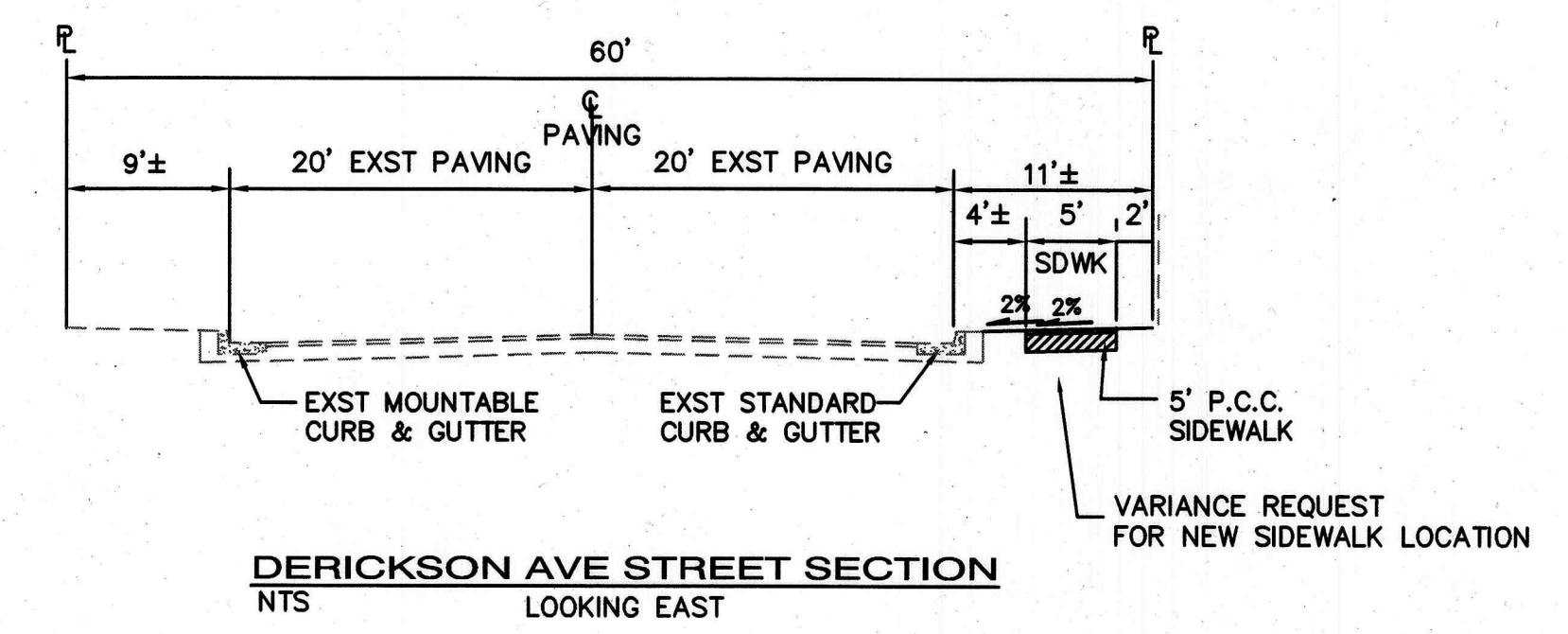
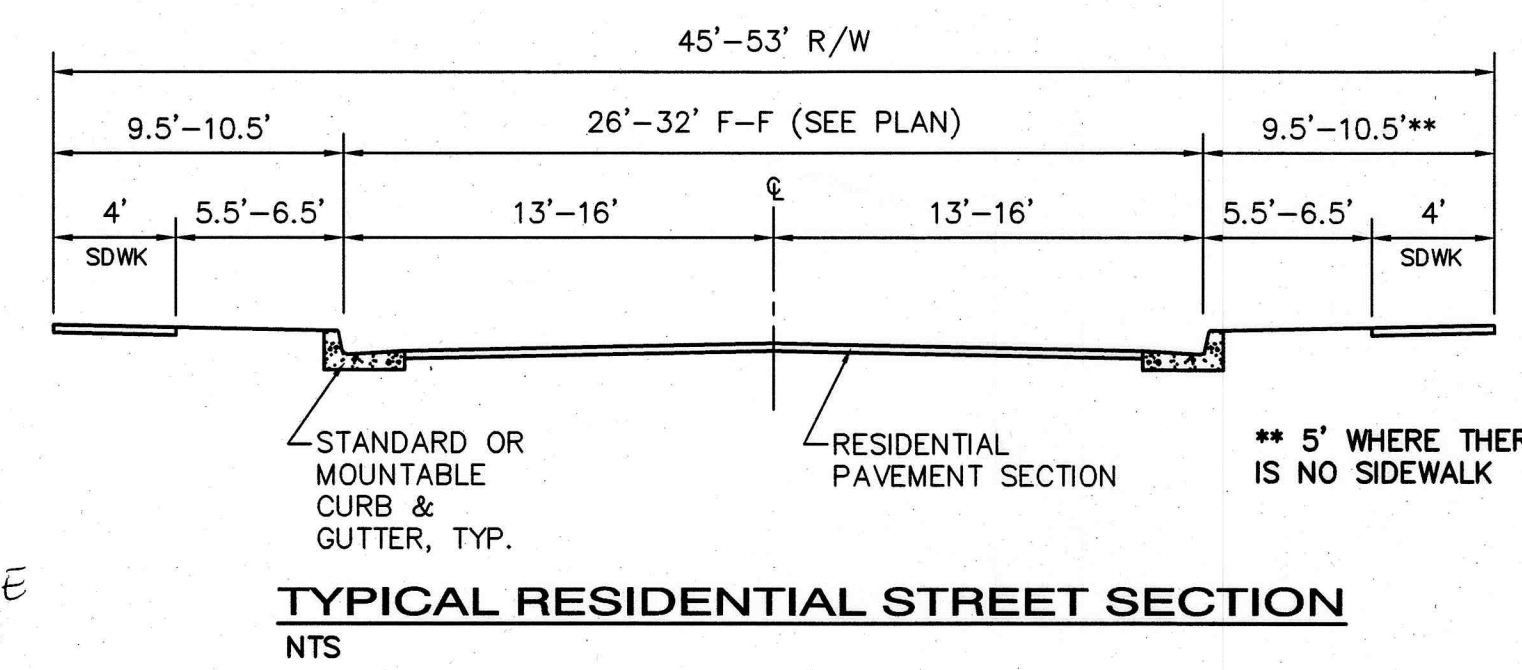
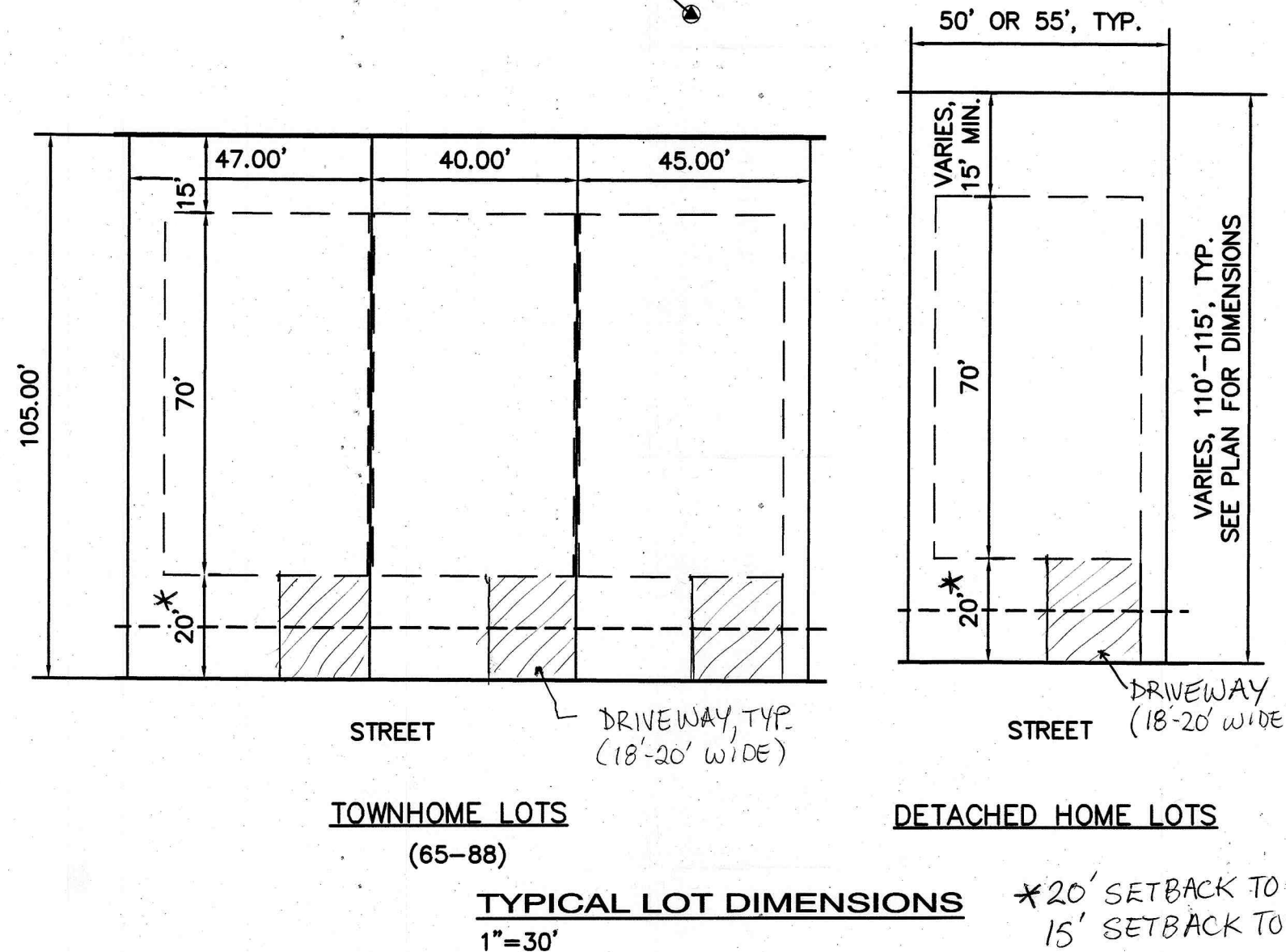


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	15.00'	570.00'	1'30"29"	N 89°34'46" E	15.00'	7.50'
C2	71.13'	330.00'	12'20"59"	S 84°09'31" W	70.99'	35.70'
C3	18.11'	25.00'	41'30"53"	S 81°15'33" E	17.72'	9.48'
C4	26.27'	25.00'	60'12"01"	S 31°47'57" E	25.08'	14.49'
C6	16.71'	25.00'	38'17"50"	N 16°49'59" E	16.40'	8.68'
C7	70.13'	62.00'	64°48'47"	S 3°34'30" W	66.45'	39.36'
C8	18.11'	25.00'	41'30"53"	N 8°04'27" W	17.72'	9.48'
C9	71.13'	330.00'	12'20"59"	S 6°30'29" W	70.99'	35.70'



TRACT B DETAIL
 1"=30'



APPROVED

Steven N. Anderson, P.S. 8/27/15
 CITY SURVEYOR DATE

OWNER
 SANTA MONICA PLACE DEVELOPMENT, LLC
Ben F. Spencer 8/27/15
 BY: BEN F. SPENCER, MANAGER DATE
 SANTA MONICA PLACE DEVELOPMENT, LLC

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
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 2109 C-701 PRELIM PLAT.dwg Aug 27, 2015