

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

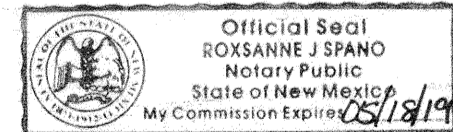
By: 
 Ben F. Spencer, Manager

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."



RAY STREET N.E.

DERICKSON AVENUE N.E.

(60' Dedicated Public R/W)

1109.67'

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

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

(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 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

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

500'20'00"W

10' Public Utility and 10' Public Pedestrian Access Easement granted by plat filed 1-22-15, 2015C-4

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

R-T Zoning

SAN VICENTE AVENUE N.E.

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

ZONE BOUNDARY

R-LT Zoning

Additional 20' Public Drainage Easement granted to the City of Albuquerque by this plat. Upon future platting and development of Tract 3-A-1 this easement may be vacated as needed. VACATED BY 15 DRB-70307

Additional 20' Public Water and Sanitary Sewer Easement granted to the ABCWUA by this plat. Upon future platting and development of Tract 3-A-1 this easement may be vacated as needed. VACATED BY 15 DRB-70307

TRACT 4-B

SANTA MONICA PLACE

Filed January 22, 2015 in Plat Book 2015C, Page 4

EXISTING PLAT

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

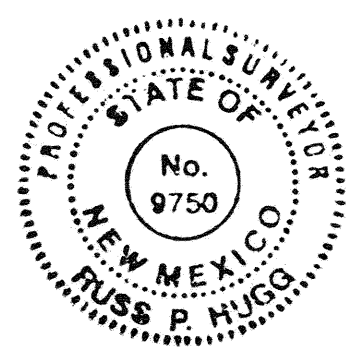
SHEET 3 OF 5

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

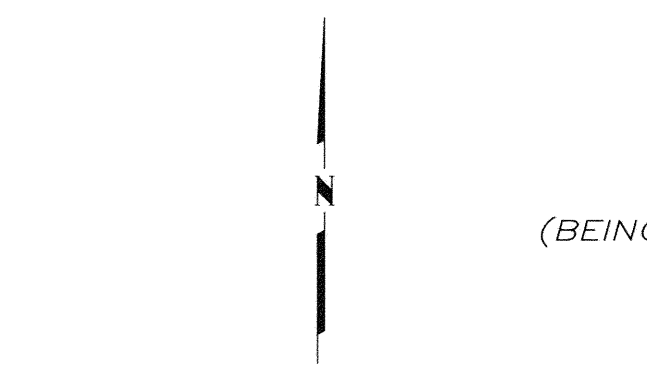
TRACT 4-A-1
SANTA MONICA PLACE
Filed July 20, 2015 in Plat Book 2015C, Page 81

CURVE	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"

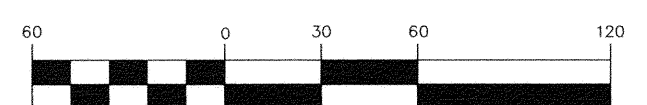
LINE	LENGTH	BEARING
L1	64.74	S71°54'25"W
L2	3.77	S01°59'11"E
L3	12.56	S00°20'00"W



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



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

SURV TEK, INC.

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

150568_SHEET 1-3.dwg



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

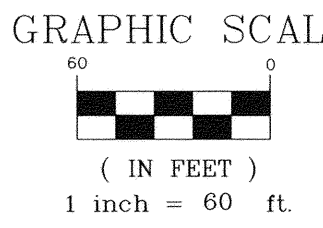
Existing Permanent Easement granted to the Albuquerque Bernalillo Authority by document filed May 3, 2013 in Document No. 2013049602.
S48°54'08"E
5264.40'

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 to Alpha = -0°10'44.06"
Ground to Grid Factor = 0.999655024

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	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°23'42"
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"

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°03'57"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



- 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

**PLAT OF
SANTA MONICA ESTATES**
(BEING A REPLAT OF TRACT 3-A-1, SANTA MONICA PLACE)
SITUATE WITHIN
TRACT 3-A-1
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

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

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
SANTA MONICA ESTATES
(BEING A REPLAT OF TRACT 3-A-1, SANTA MONICA PLACE)

SITUATE WITHIN
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IN
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MARCH, 2016

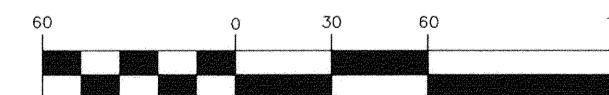
SHEET 5 OF 5

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.
- (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"
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	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