

VICINITY MAP NOT TO SCALE

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:

Total number of new Tracts created:

Gross Subdivision acreage: 19.6715 acres

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

TREASURERS CERTIFICATION

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

61806344807440202 -Ray Investments LLC 7-20-15 Bernalillo County Treasurer

PUBLIC UTILITY EASEMENTS

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

- A. 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.
- B. 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.
- C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. 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.

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:

- Adjust the existing tract line between Tracts 3-A and 4-A as shown hereon.
- Grant the Additional Public Drainage Easement and Public Water and Sanitary Sewer Easement as shown hereon.

DOC# 2015061973 07/20/2015 12:32 PM Page: 1 of 3 PLAT R:\$25.00 B: 2015C P: 0081 M. Toulouse Oliver, Bernalillo Cour

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

PROJECTED SECTION 24, TOWNSHIP 11, NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

JUNE , 2015

PROJECT NUMBER:	1010144
PLAT APPROVAL	

Public Service Company of New Mexico	Date
Chi Lallys.	6.30.15
New Mexico Gas Company	Date
	7.14.15
QWest Corporation of bla GenturyLink QC	Date
	6/34/15
Corncast	Date

CITY APPROVALS:

Loven M. Risungover 7.5.	6/29/15
City Surveyor Department of Municipal Development	l l Date
ALA	7/20/15
Real Property Division	Date
N/A	7/20/15
Environmental Health Department	Dote
Lagguel Ma Mil	4/15/15
Traffig Engineering, Transportation Division	Date
Builto Gadera	07/15/15

ABCNOA	Date
Parks and Recreation Department	7-15-15
Parks and Recreation Department	Date
Contra chen	7-15-15
AMAFCA .	Date
Rete 1	7.15.15
City Engineer	Date

DRB Lhairperson, Planning Department

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 Surveyor's; 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

NMPS No June 26,

SHEET 1 OF 3

No.

2 9750 O

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

Phone: 505-897-3366

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 Tracts 3—A and 4—A, Santa Monica Place, as the same are shown and designated on the plat entitled "PLAT OF TRACTS 3-A, 3-B, 4-A and 4-B, SANTA MONICA PLACE (BEING A REPLAT OF TRACTS 3 AND 4, 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 January 22, 2015 in Plat Book 2015C, Page 4.

Said parcel contains 19.6715 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "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, 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.

OWNER

DEL REY INVESTMENTS, LLC

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 29___, 2015, by Ben F. Spencer, Manager

My commission expires 05/18/2019



07/20/2015 12:32 pm Page: 2 of 3 Toulouse Oliver, Bernalillo Courplet R:\$25.00 B: 2015C P: 0081 M. Toulouse Oliver, Bernalillo Courplet R:\$25.00 B: 2015C P: 0081 M. Toulouse Oliver, Bernalillo Courplet R:\$25.00 B: 2015C P: 0081 M. Toulouse Oliver, Bernalillo Courplet R:\$25.00 B: 2015C P: 0081 M. Toulouse Oliver, Bernalillo Courplet R:\$25.00 B: 2015C P: 0081 M. Toulouse Oliver, Bernalillo Courplet R:\$25.00 B: 2015C P: 0081 M. Toulouse Oliver, Bernalillo Courplet R:\$25.00 B: 2015C P: 0081 M. Toulouse Oliver, Bernalillo Courplet R:\$25.00 B: 2015C P: 0081 M. Toulouse Oliver, Bernalillo Courplet R:\$25.00 B: 2015C P: 0081 M. Toulouse Oliver, Bernalillo Courplet R:\$25.00 B: 2015C P: 0081 M. Toulouse Oliver, Bernalillo Courplet R:\$25.00 B: 2015C P: 0081 M. Toulouse Oliver, Bernalillo Courplet R:\$25.00 B: 2015C P: 0081 M. Toulouse Oliver, Bernalillo Courplet R:\$25.00 B: 2015C P: 0081 M. Toulouse Oliver, B:\$25.00 M. Toulouse Olive



(BEING A REPLAT OF TRACTS 3-A AND 4-A, SANTA MONICA PLACE)

SITUATE WITHIN THE ELENA GALLEGOS GRANT

PROJECTED SECTION 24, TOWNSHIP 11, NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUEROUE BERNALILLO COUNTY, NEW MEXICO

JUNE , 2015

DRAINAGE EASEMENT NOTES

A. There is an existing interim Cross Lot Drainage Easement granted by plat filed January 6, 2012 in Plat Book 2012C, Page 2 for the mutual benefit of the owners of Tracts 1 thru 4 until future development occurs. Tracts 1 thru 4 will discharge drainage to the existing drainage facilities/outfalls located at the intersection of Derickson and San Pedro as outlined in the Conceptual Drainage Report prepared by Isaacson & Arfman, P.A. dated 12-2-11. Owners/Developers of any of the tracts are allowed to grade interim drainage facilities such as grading, berming, ponding or outfall structures on adjacent undeveloped property and will be maintained by the benefiting tract owner until such time that future development (TBD) of the undeveloped property is complete and applicable interim facilities are no longer required. Notwithstanding anything herein to the contrary, the interim Cross Lot Drainage Easement may not be terminated without the approval of the

Said Easement within Tracts 3 and 4, Santa Monice Place is VACATED by 14DRB-70355.

B. A Public and Private Interim Drainage Easement has been granted by plat filed January 22, 2015 in Plat Book 2015C, page 4 over Tract 3—A, for the benefit of Tracts 3—B and 4—A. Owners of said Tracts 3—B and 4—A shall be allowed to grade Interim Drainage Facilities on Tract 3-A. Said Interim Drainage Facilities shall be maintained by the owner of Tract 3-A until such time that future development (TBD) of Tract 3-A is complete and applicable Interim Facilities are no longer required.

LINE TABLE				
LINE	LENGTH	BEARING		
L1	64.74	S71°54′25″W		
L2	3.77	S01°59'11"E		
L3	43.38	S00°20'00"W		
L4	74.97	S00°20'00"W		
L5	30.82	N00°20'00"E		
L6	12.56	N00°20'00"E		

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	15.00'	570.00'	7.50'	15.00'	N89'34'46"E	1'30'29"
C2	71.13'	330.00'	<i>35.70</i> ′	70.99'	S84*09'31"W	12'20'59"
C3	18.11'	25.00	9.48'	17.72	S81*15'33"E	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'	S31*47'57"E	6012'01"
C6	16.71	25.00'	8.68'	16.40'	N16*49'59"E	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	N08*04'27"W	41'30'53"
C9	71.13'	330.00'	35.70'	70.99'	S06'30'29"W	12'20'59"
C10	63.78'	330.00'	31.99'	63.68'	S05*12'12"E	11.04'23"
C11	31.04'	270.00'	15.54'	31.02'	N07*26'46"W	6'35'14"
C12	51.80'	150.00	26.16	51.54	N05*44'25"E	19*47'08"
C13	39.90'	150.00'	20.07	39.78'	S08*00'48"W	15*14'22"
C14	39.27'	25.00'	25.00'	35.36'	N45*19'59"E	89 * 59'57"



SHEET 2 OF 3

SURV @ TEK, INC.

Consulting Surveyors

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

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) (IN FEET) SITUATE WITHIN 1 inch = 100 ft.THE ELENA GALLEGOS GRANT PROJECTED SECTION 24, TOWNSHIP 11, NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN JADE PARK MOBILE HOME SUBDIVISION CITY OF ALBUQUEROUE JADE PARK MOBILE HOME SUBDIVISION (Filed December 12, 1969 in Volume D4, Folio 18) BERNALILLO COUNTY, NEW MEXICO (Filed December 12, 1969 in Volume D4, Folio 18) JUNE , 2015 25 34 BLOCK 2 BLOCK BLOCK 2 **AVENUE** DERICKSON N.E. (60' Dedicated Public R/W) S89'40'00"E 1109.67 Fd. 5/8" rebor with cap stomped "LS 9750"— (typ.) --Existing 7' Mountain States Telephone and Telegraph Company Eosement per Document Filed 11--27-72, in Bk. Misc. 287, Page 584. Public Pedestrian Access-(A) 10' Water Authority Waterline Easement granted to A.B.C.W.U.A., Easement granted by plat plat filed 1--22--15, 2015C--4 35'X 30' Public Water surface easement granted to the City of Albuquerque by Document Meter Easement granted— to A.B.C.W.U.A. by plat filed 1-22-15, 2015C-4 filed July 17, 2014 as Document No. (B) 15' City Storm Droin 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. 3' Public Utility Eosement granted by plat filed 1-22-15, 2015C-4 TRACT TRACT 3-B SANTA MONICA PLACE SANTA MONICA PLACE BLOCK 1 Filed January 22, 2015 in Plat Book 2015C, Page 4 Existing 20' Public Water and Sanitary Sewer TRACT 3-A-1 January 6, 2012 in Plot Book 2012C, page 2. Upon future platting and development of Tract Existing 7' Public Service Company— of New Mexico and Mountain States Telephone and Telegraph Company 15.0415 Ac. this easement may be vacated as needed. (Cross hatched) Easement per Document Filed 2-18-69, in Bk. Misc. 129, Page Existing 20' Public Droinage 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. 525. (Easment width inside plat boundary is 2' feet) 10' Public Utility and 10' Public-Pedestrian Access Easement granted by plat plat filed 1–22–15, 2015C–4 Fd. 5/8" rebor with 278.89 PATRICIA DRIVE N.E. N89*40'00"W (50' Dedicated Public R/W) -Existing tract line R-T Zoning LOT 1, BLOCK 2 -- 110.00' ZONE BOUNDARY DALE J. BELLAMAH'S NOT THE WAY THE WAY AND TRACT 2 LOMA DEL NORTE -Additional 20' Public Oroinage 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. -10' Public Utility and 10' Public SANTA MONICA PLACE UNIT 1 Pedestrian Access Easement granted by plot plat filed 1-22-15, 2015C-4 -15' Public Pedestrian Access Easement granted by plat plat filed 1-22-15, 2015C-4 (Filed February 1, 1972 Filed January 6, 2012 in Plat Book 2012C, Page 2 in Volume C8, Folio 89) -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. 'SAN VICENTE AVENUE N.E. Variable Width R/W- Dedicated by plat filed January 22, 2015 in Plat Book 2015C, Page Permanent Easement granted to the Albuquerque Bernalillo County Water Utility Authority by document filed May-3, 2013 in Document No. 2013049602. S89'40'00"E TRACT 4-B 3' Public Utility Easement granted by plot plot filed 1-22-15, 2015C-4 SANTA MONICA PLACE -10' Public Utility and 10' Public Filed January 22, 2015 in Plat Book 2015C, Page 4 Public Waterline and Sanitary Sewer -Pedestrian Access Easement Easement filed June 21, 2012 as granted by plat plat filed 1-22-15, 2015C-4 TRACT 4-A-1 Existing 7' Public Service Company—of New Mexico and Mountain States Telephone and Telegraph Company Easement per Document Filed 2—18—69, in Bk. Misc. 129, Page 526. (Easment width inside BRENTWOOD BOULEVARD N.E. Variable Width R/W- Dedicated by plat filed January 22, 2015 in Plat Book 2015C, Page 4 plat boundary is 2' feet) 35'X 35' Public Water Meter Easement granted-to A.B.C.W.U.A. by plat plat filed 1-22-15, 2015C-4 20' Public Waterline Easement -filed June 21, 2012 as Document No. 2012062194 -10' Public Utility Easement Fd. 5/8" rebar with cap stamped "LS 9750" (typ.) granted by plot plot filed 1-22-15, 2015C-4 C14 N89'36'23"W 611.87 SANTA MONICA **AVENUE** N.E. (60' Dedicated Public R/W) No. 9750 TRACT CDS-1A SAN ANTONIO CONDOMINIUMS BLOCK 20, TRACT A, UNIT A BLOCK 20, TRACT A, UNIT A NORTH ALBUQUERQUE ACRES NORTH ALBUQUERQUE ACRES (Filed November 8, 2000 in Volume 2000C, Folio 288) Albuquerque Survey Control Monument "6~E19A" New Mexico State Plane Coordinates, SHEET 3 OF 3 DOC# 2015061973 Central Zone (NAD 83) N = 1,511,031.953 E = 1,547,535.201 07/20/2015 12:32 PM Page: 3 of 3 PLAT R:\$25.00 8: 2015C P: 0081 M. Toulouse Oliver, Bernalillo Cour SURV TEK, INC. Delta Alpha = -0"10"44.06" Ground to Grid Factor = 0.999655024 Consulting Surveyors Phone: 505-897-3366 150434. DWG 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377