

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: 2
Total number of new Tracts created: 2
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 plat."

TREASURERS CERTIFICATION

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

101806344807440202 -
101806344811940203
Del Ray Investments LLC
7-20-15
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:

- 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.

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
JUNE, 2015

PROJECT NUMBER: 1010144

PLAT APPROVAL

UTILITY APPROVALS:

Forman, L. V. 6-30-15
Public Service Company of New Mexico Date
Chris Gallegos 6-30-15
New Mexico Gas Company Date
Qwest Corporation d/b/a CenturyLink QC 7-14-15
Date
Comcast 6/30/15
Date

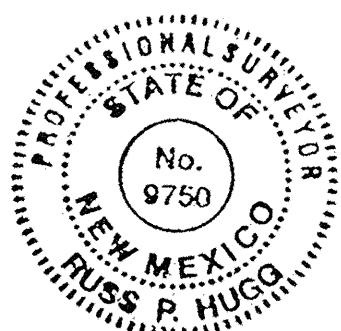
CITY APPROVALS:

Steven N. Rioshaver P.E. 6/29/15
City Surveyor Date
Department of Municipal Development
N/A 7/20/15
Real Property Division Date
N/A 7/20/15
Environmental Health Department Date
Ragland M. M. 7/15/15
Traffic Engineering, Transportation Division Date
Katie Cadena 07/15/15
ABCWUA Date
Carol S. Dumont 7-15-15
Parks and Recreation Department Date
Ante C. Chu 7-15-15
AMAFCA Date
Dete P. H. 7-15-15
City Engineer Date
Jed Clark 7-20-15
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.

Russ P. Hugg
NMPS No. 9750
June 26, 2015



SHEET 1 OF 3

SURV+TEK, INC.

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

DOCH 2015061973

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

PLAT OF
TRACTS 3-A-1 AND 4-A-1
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(BEING A REPLAT OF TRACTS 3-A AND 4-A, SANTA MONICA PLACE)
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BERNALILLO COUNTY, NEW MEXICO
JUNE , 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 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
A New Mexico limited liability company

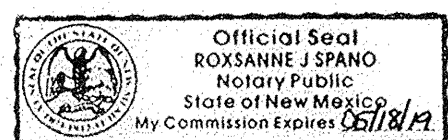
By: Ben F. Spencer, Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

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

Roxsanne J. Spano My commission expires 05/18/2019
Notary Public



DOCH 2015061973
07/20/2015 12:32 PM Page: 2 of 3
PLAT R-325.00 B: 2015C P: 0081 M: Toulouse Oliver, Bernalillo Cour

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 City Engineer.
- Said Easement within Tracts 3 and 4, Santa Monica 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'	35.70'	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	60°12'01"
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
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF
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SANTA MONICA PLACE

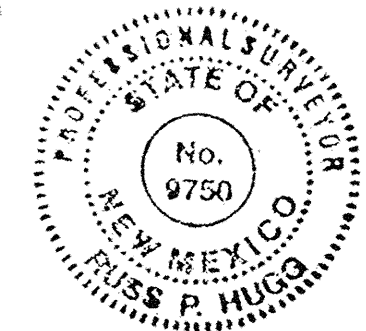
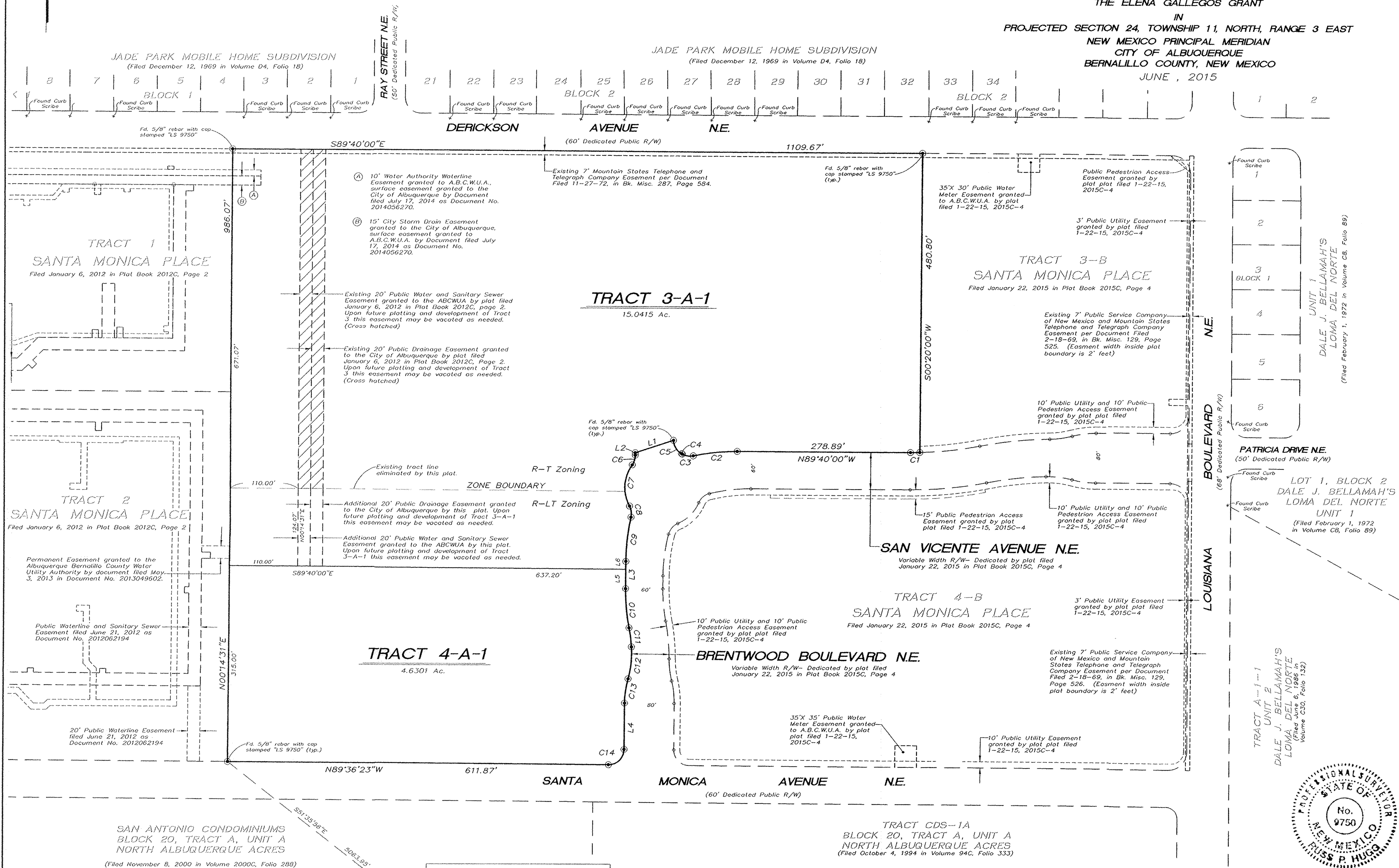
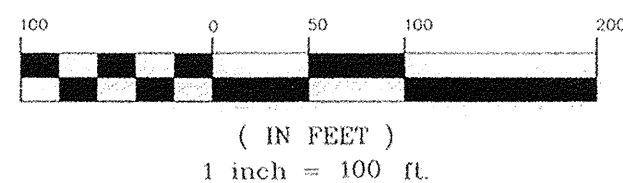
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NEW MEXICO PRINCIPAL MERIDIAN
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JUNE, 2015



SHEET 3 OF 3

DOCH 2015061973
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PLAT R: \$25.00 B: 2015C-P: 0081 M. Toulouse Oliver, Bernalillo Cour
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