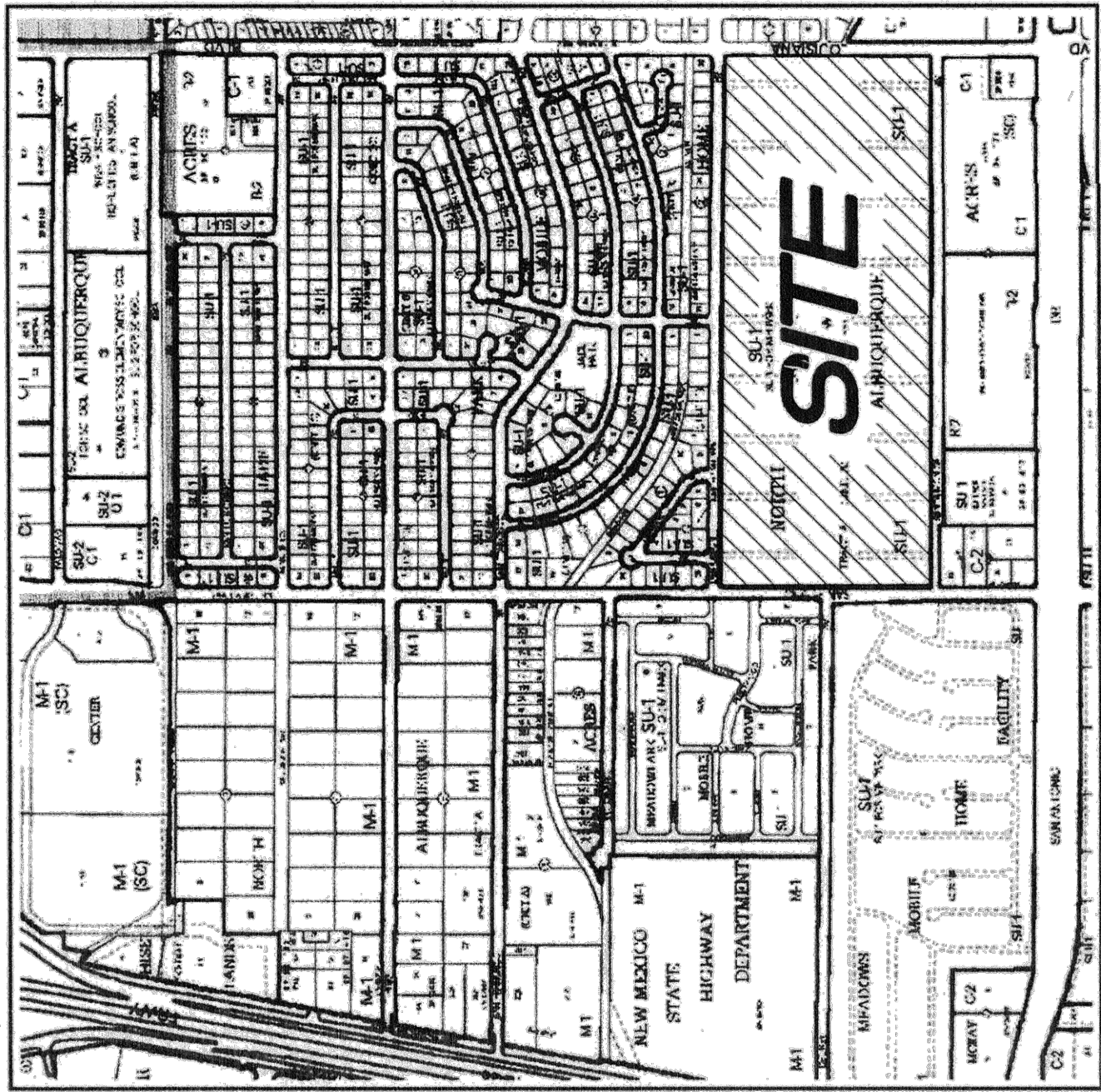




VICINITY MAP
NOT TO SCALE

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, where they differ from those established by this field survey, are in parentheses ().
- All corners that were set are either a 5/8" rebar with cap stamped "HUGO 9750" or a 1/2" rebar with cap stamped "HUGO 9750" unless otherwise indicated herein.
- All corners found in place and held were tagged with a brass disk stamped "HUGO L.S. 9750" unless otherwise indicated herein.
- City of Albuquerque Zone Atlas Page: D-18-2

SUBDIVISION DATA

Total number of existing Blocks: 2
Total number of new Tracts created: 4
Gross Subdivision acreage: 63.3632 acres

SHEET INDEX

- SHEET 1 - General Notes, Approvals, Surveyors Certification
SHEET 2 - Legal Description, Free Consent and Dedication
SHEET 3 - Existing Boundary, Right of Way, Dedication and Existing Easements Vacated by 11DRB-16317
SHEET 4 - West Portion of Bulk Plat.
SHEET 5 - East Portion of Bulk Plat.

LEGAL DESCRIPTION

That certain parcel of land and situate within the Elena Gallegos Grant in Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Blocks Eighteen (18) and Nineteen (19), as shown on a plat filed in Volume D, Folio 129, of the Albuquerque County Clerk's Office, Albuquerque, New Mexico, and the centerline of Santa Monica Avenue N.E. and the centerline of Del Rey Avenue N.E., as shown on a plat filed in Volume D, Folio 129, of the Albuquerque County Clerk's Office, Albuquerque, New Mexico, on March 17, 1937 in Volume D, Folio 129.

TOGETHER WITH:

That section of Del Rey Avenue between Blocks 18 and 19 as shown on a plat filed in Volume D, Folio 129, vacated by V-71-33 City of Albuquerque Ordinance No. 22-1972, and all the land abutting Blocks 18 and 19 to the north, south, east and west, as shown on a plat filed in Volume D, Folio 129, of the Albuquerque County Clerk's Office, Albuquerque, New Mexico, and the centerline of Santa Monica Avenue N.E. and the centerline of Del Rey Avenue N.E., as shown on a plat filed in Volume D, Folio 129, of the Albuquerque County Clerk's Office, Albuquerque, New Mexico, on August 14, 1972 in Volume B7, Folio 9, described by survey performed by Russ P. Hugos, Professional Land Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone (NAD 83) grid bearings and ground distances as follows:

Beginning at the southeasterly corner of the parcel herein described, whence the Albuquerque Survey Control Monument "1-25-14" bears N 72°26'16" W, 2,501.62 feet distant, said point also being the intersection of said centerline of San Pedro Drive N.E. and the centerline of San Pedro Drive N.E.; thence, along said centerline of San Pedro Drive, N.E.,

N 007°43'1" E, 1,044.95 feet to the northwesterly corner of the parcel herein described, said point also being the intersection of said centerline of San Pedro Drive N.E. and the centerline of San Rafael Avenue N.E.; thence, along said centerline of San Rafael Avenue N.E.,

S 89°40'00" E, 2,637.94 feet to the northwesterly corner of the parcel herein described, said point also being the intersection of said centerline of Del Rey Avenue N.E. and the centerline of Del Rey Avenue N.E.; thence, along said centerline of Del Rey Avenue N.E.,

S 00°09'31" W, 1,047.73 feet to the southeasterly corner of the parcel herein described, said point also being the intersection of said centerline of Louisiana Boulevard N.E. and said centerline of Santa Monica Avenue N.E.; thence, along said centerline of Santa Monica Boulevard N.E.,

N 89°36'23" W, 2,639.47 feet to the point of beginning.

Said parcel contains 63.3632 acres, more or less.

TREASURERS CERTIFICATION

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

11DRB-16317, 105, 4030

DEL REY INVESTMENTS LLC

Benita County Treasurer

Date: 11/11

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, and related equipment and facilities reasonably necessary to provide electrical services.

- New Mexico Gas Company for installation, maintenance, and service of overhead and underground gas lines, and related equipment and facilities reasonably necessary to provide natural gas services.

- Quest 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 television services.

In addition, the right to build, install, reconstruct, relocate, locate, maintain, 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 of ingress and egress, and the right to extend services to, from, and over said easements to, from, and over said easements, and the right to use the right of way and easement to extend services to, from, and over said easements, 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 underground structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be responsible for the installation, maintenance, and service of Electrical Safety Code by construction of poles, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

Approving this plat, Public Service Company of New Mexico ("PNM") Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement interest in the property shown on this plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT:

The Purpose of this plat is to:

- Create, 4 new Tracts, from existing Blocks 18 and 19, and the portion of Del Rey Avenue, this Bulk Land Plat is created to satisfy the conditions of the "Amendment to Zone Map" Project # 1003916, 11EPC-40037 approved by the EPC on July 16, 2011.
- Grant the Public Utility Easements as shown hereon to the respective Utility Companies named hereon.
- Dedicate the additional street right of way to the City of Albuquerque as shown hereon.
- Show the existing easements vacated by 11DRB-16317.

SURVEYOR'S CERTIFICATION

I, Russ P. Hugos, 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 and that the same are true and correct to the best of my knowledge and belief.



Russ P. Hugos
New Mexico Professional Surveyor
No. 9750
October 17, 2011

DOCH 201201338

11/09/2012 10:55 AM Page: 1 of 5
Russ P. Hugos, Bernalillo Co. NM
11/09/2012 10:55 AM Page: 1 of 5

SURV TEK, INC.
Consulting Surveyors

110517 BULKPLAT.dwg

SHEET 1 OF 5

Phone: 505-897-3986
Fax: 505-897-3977

BULK LAND PLAT OF TRACTS 1 THRU 4 SANTA MONICA PLACE

(BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A, UNIT A,
NORTH ALBUQUERQUE ACRES,
AND A VACATED PORTION OF DEL REY AVENUE N.E.)

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
OCTOBER, 2011

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 3 AND 4
SANTA MONICA PLACE

The plat of TRACTS 3 AND 4, SANTA MONICA PLACE has been filed pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon improvement of streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require future plat and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved. By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water, sewer, gas, electric, telecommunications, drainage, flood control, or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is directed to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for TRACTS 3 AND 4, SANTA MONICA PLACE, filed in the office of the County Clerk of Bernalillo County, New Mexico on Doc. No. 201200 / 339

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, provided that the foregoing requirement shall be a condition to approval of this plat.

DOCH 201201338

11/09/2012 10:55 AM Page: 2 of 5
Russ P. Hugos, Bernalillo Co. NM
11/09/2012 10:55 AM Page: 2 of 5

SURV TEK, INC.
Consulting Surveyors

Phone: 505-897-3986
Fax: 505-897-3977

SHEET 2 OF 5