EASEMENT LEGEND

(A) Existing 7' Mountain States Telephone and Telegraph Company Easement per Document Filed 11-27-72, in Bk. Misc. 287, Page 584 (Typical) ALL INTERIOR EASEMENTS VACATED by 11 DRB-70317.

(B) 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 525 To remain in place.

(C) 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. To remain in place

(D) Portion of Existing 7' Mountain States Telephone and Telegraph Company Easement per Document Filed 11-27-72, in Bk. Misc. 287, Page 584. Easements along the site perimeter adjacent to Derickson Avenue and San Pedro Boulevard shall remain in place.

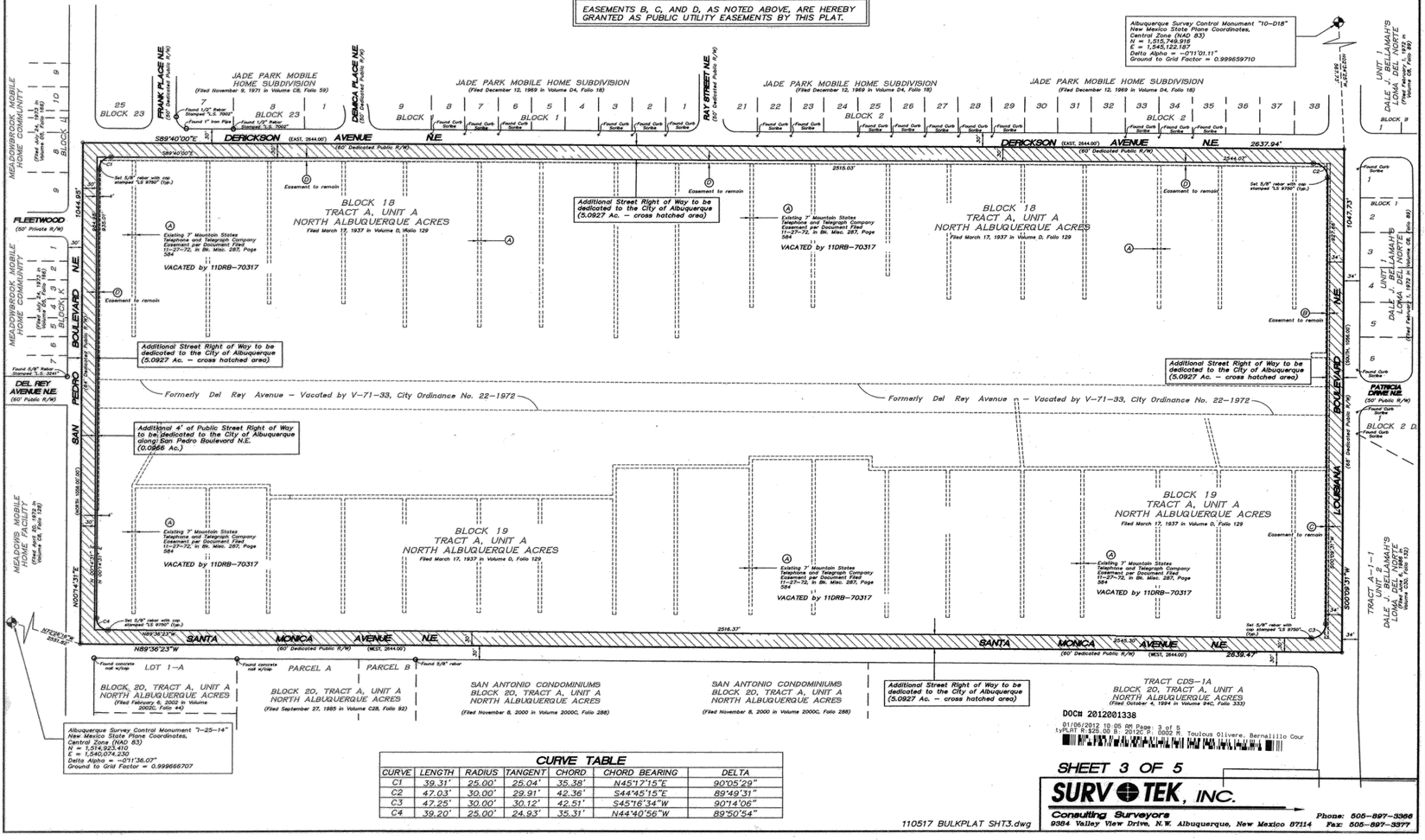
EASEMENTS B, C, AND D, AS NOTED ABOVE, ARE HEREBY GRANTED AS PUBLIC UTILITY EASEMENTS BY THIS PLAT.

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



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.31'	25.00'	25.04'	35.38'	N45°17'15"E	90°05'29"
C2	47.03'	30.00'	29.91'	42.36'	S44°45'15"E	89°49'31"
C3	47.25'	30.00'	30.12'	42.51'	S45°16'34"W	90°14'06"
C4	39.20'	25.00'	24.93'	35.31'	N44°40'56"W	89°50'54"

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SHEET 3 OF 5

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

DRAINAGE EASEMENT NOTES

A. An interim Cross Lot Drainage Easement is granted by this plat 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 or ponding 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.

B. A Cross Lot Drainage Easement across Tract 1 for the benefit of Tract 2 is hereby granted by this plat. Maintenance of said easement shall be the responsibility of the owners of Tract 2.

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.)

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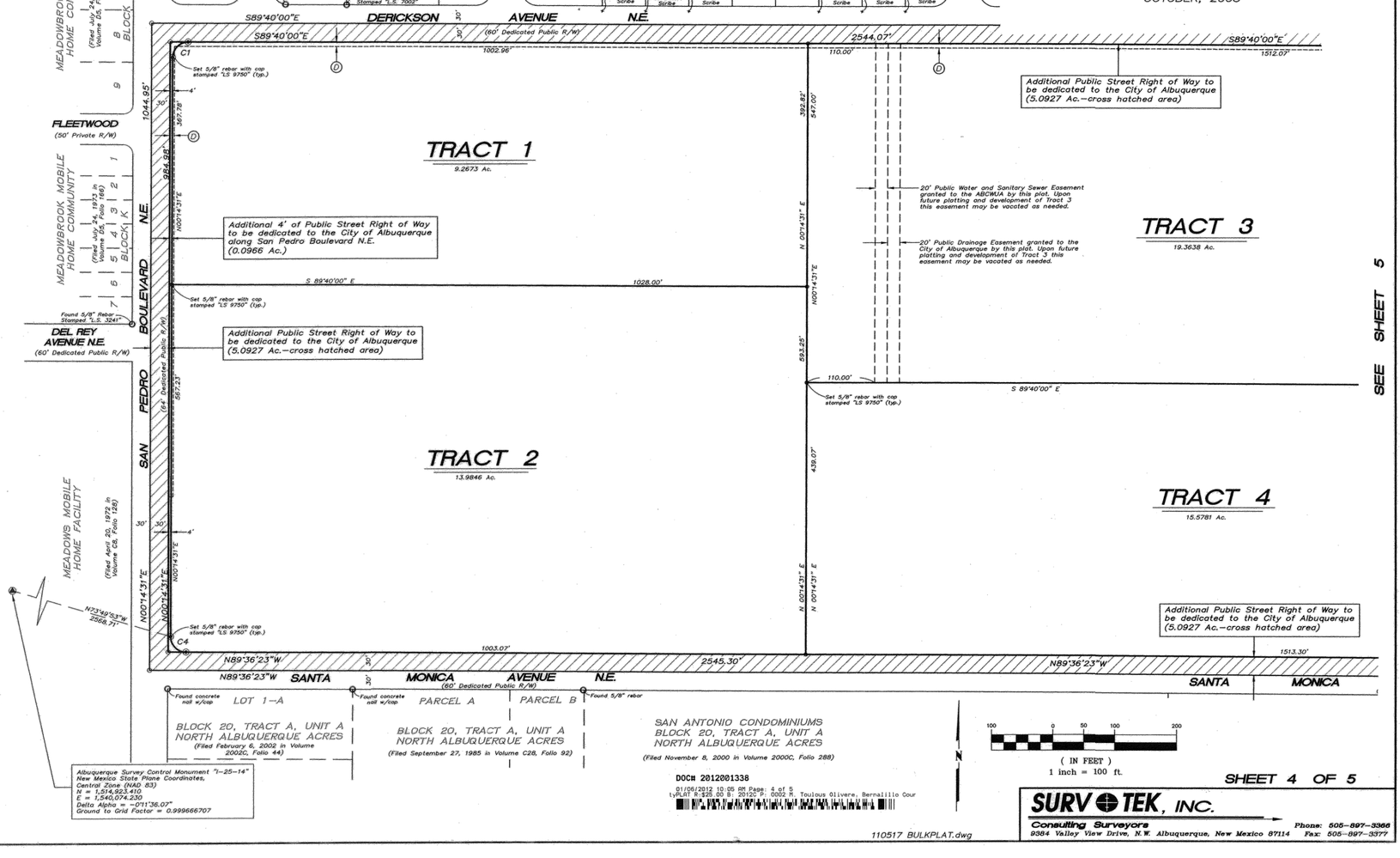
OCTOBER, 2008



110517 BULKPLAT.dwg

SHEET 4 OF 5

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SEE SHEET 5

FOR INFORMATION ONLY CPN# X SHEET 3 OF X