

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

PROJECTED SECTION 24, TOWNSHIP 11, NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER , 2014

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 and 4, Santa Monica Place, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TRACTS 1 THRU 4, SANTA MONICA PLACE (BEING A REPLAT OF BLOCKS 18 AND 19, TRACT 4, 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", filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 6, 2012 in Plat Book 2012C, Page 2.

Said parcel contains 34.9419 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REFLATTED and now comprising "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, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(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 dedicate the additional public street right of way, as shown hereon, to the City of Albuquerque in fee simple with warranty covenants. 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
SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by Ben F. Spencer, Manager

Notary Public _____ My commission expires _____

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-_____.

B. A New Public and Private Interim Drainage Easement shall be granted by this plat over Tract 3-A, for the benefit of Tracts 3-B, 4-A and 4-B. Owners of said Tracts 3-B, 4-A and 4-B 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-B is complete and applicable Interim facilities are no longer required.

LINE TABLE		
LINE	LENGTH	BEARING
L1	75.03	S00°20'00"W
L2	20.82	N00°20'00"E
L3	256.33	N89°40'00"W
L4	120.09	N89°40'00"W
L5	214.63	N89°40'00"W
L6	266.87	S89°40'00"E
L7	18.13	N68°05'29"E
L8	522.34	S1°31'W
L9	31.36	N00°20'00"E
L10	169.66	N00°20'00"E
L11	74.97	N00°20'00"E
L12	43.38	N00°20'00"E
L13	278.89	S89°40'00"E
L14	119.66	N89°40'00"W
L15	3.77	N01°59'11"W
L16	64.74	N71°54'25"E
L17	31.61	S89°40'00"E
L18	105.00	S89°40'00"E
L19	20.00	S89°40'00"E
L20	52.62	S00°20'00"W
L21	84.21	N89°40'00"W
L22	92.64	S6°17'30"W
L23	63.96	S46°10'40"W
L24	39.93	S01°09'55"W
L25	17.27	N56°43'06"E
L26	20.00	S33°16'54"E
L27	16.28	S56°43'06"W
L28	202.90	S33°16'54"E
L29	6.17	N86°43'06"E
L30	16.08	N86°43'06"E
L31	20.00	N86°43'06"E
L32	16.08	S03°16'54"E
L33	139.30	N86°43'06"E
L34	43.11	S24°55'39"E
L35	59.19	S00°23'37"W
L36	20.00	N89°36'23"W
L37	291.70	N89°36'23"W
L38	34.70	N00°23'37"E
L39	25.04	N24°55'39"W
L40	163.43	S86°43'06"W
L41	242.10	N33°16'54"W
L42	52.66	N01°09'55"E
L43	75.97	N46°10'40"E
L44	100.44	N6°17'30"E
L45	68.28	S89°40'00"E
L46	32.62	N00°20'00"E
L47	2.84	S89°40'00"E
L48	42.97	S49°20'31"E
L49	153.78	S89°40'00"E
L50	30.00	S00°20'00"W
L51	35.00	S89°40'00"E
L52	30.00	N00°20'00"E
L53	25.89	S37°29'42"E
L54	20.00	N52°30'18"E
L55	34.05	N37°29'42"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.03'	30.00'	29.91'	42.36'	N44°45'15"W	89°49'31"
C2	47.25'	30.00'	30.12'	42.51'	N45°16'34"E	90°14'06"
C3	39.24'	25.00'	24.97'	35.34'	S44°38'11"E	89°56'23"
C4	37.02'	150.00'	18.60'	36.92'	N06°40'35"W	14°08'24"
C5	35.79'	150.00'	17.98'	35.70'	S06°54'42"E	13°40'10"
C6	61.41'	330.00'	30.80'	61.32'	N05°24'30"W	10°39'46"
C7	52.18'	270.00'	26.17'	52.10'	S05°12'12"E	11°04'23"
C8	67.43'	220.00'	33.89'	62.25'	S07°29'15"W	14°18'31"
C9	23.17'	25.00'	12.49'	22.35'	S41°11'39"W	53°06'16"
C10	48.51'	62.00'	25.57'	42.28'	N45°20'00"E	44°49'34"
C11	23.17'	25.00'	12.49'	22.35'	S49°28'21"W	53°06'16"
C12	67.43'	270.00'	33.89'	62.25'	S83°10'44"W	14°18'31"
C13	123.73'	630.00'	62.07'	123.54'	N84°42'24"E	11°15'11"
C14	96.38'	570.00'	48.31'	96.27'	S83°55'28"W	9°41'18"
C15	42.63'	150.00'	21.46'	42.48'	N83°05'25"W	16°16'52"
C16	38.53'	150.00'	19.37'	38.43'	S82°18'28"E	14°43'04"
C17	47.03'	30.00'	29.91'	42.36'	N44°45'15"W	89°49'31"
C18	117.84'	600.00'	59.11'	117.65'	S84°42'24"W	11°15'11"
C19	117.84'	600.00'	59.11'	117.65'	N84°42'24"E	11°15'11"
C20	116.46'	300.00'	58.97'	115.73'	S79°12'44"W	22°14'31"
C21	116.46'	300.00'	58.97'	115.73'	S11°22'16"W	22°14'31"
C22	57.98'	300.00'	29.08'	57.89'	S05°12'12"E	11°04'23"
C23	57.98'	300.00'	29.08'	57.89'	N05°12'12"W	11°04'23"
C24	39.30'	25.00'	25.03'	35.37'	N45°21'48"E	90°03'37"
C25	39.90'	150.00'	20.07'	39.28'	S08°00'48"W	15°14'22"
C26	51.80'	150.00'	26.16'	51.54'	N05°44'25"E	19°47'08"
C27	31.04'	270.00'	15.54'	31.02'	N07°26'45"W	6°35'14"
C28	63.78'	330.00'	31.99'	63.68'	S05°12'11"E	11°04'23"
C29	71.13'	330.00'	35.70'	70.99'	S06°30'30"W	12°20'59"
C30	18.11'	25.00'	9.48'	17.72'	N08°04'28"W	41°30'53"
C31	26.27'	25.00'	14.49'	25.07'	S31°47'57"E	60°12'02"
C32	18.11'	25.00'	9.48'	17.72'	S81°15'32"E	41°30'53"
C33	71.13'	330.00'	35.70'	70.99'	S84°09'30"E	12°20'59"
C34	111.95'	570.00'	56.16'	111.77'	N84°42'24"E	11°15'11"
C35	113.69'	630.00'	57.00'	113.54'	S84°15'00"W	10°20'23"
C36	36.64'	150.00'	18.41'	36.55'	N82°25'20"E	13°59'43"
C37	39.03'	150.00'	19.63'	38.92'	S82°52'44"W	14°54'32"
C38	47.22'	30.00'	30.09'	42.49'	N45°14'46"E	90°10'29"
C39	15.00'	570.00'	7.50'	15.00'	N89°34'46"E	1°30'29"
C40	96.95'	570.00'	48.59'	96.83'	N85°57'10"E	9°44'43"
C41	24.73'	62.00'	12.53'	24.57'	S17°24'17"E	22°51'15"
C42	16.71'	25.00'	8.68'	16.40'	N16°49'58"E	38°17'50"
C43	45.40'	62.00'	23.77'	44.40'	S15°00'07"W	41°57'33"
C44	1.51'	62.00'	0.76'	1.51'	N61°12'11"W	1°23'52"
C45	122.13'	645.00'	61.25'	121.95'	N84°54'31"E	10°50'57"
C46	31.20'	62.00'	15.94'	30.87'	N53°19'53"E	28°49'49"