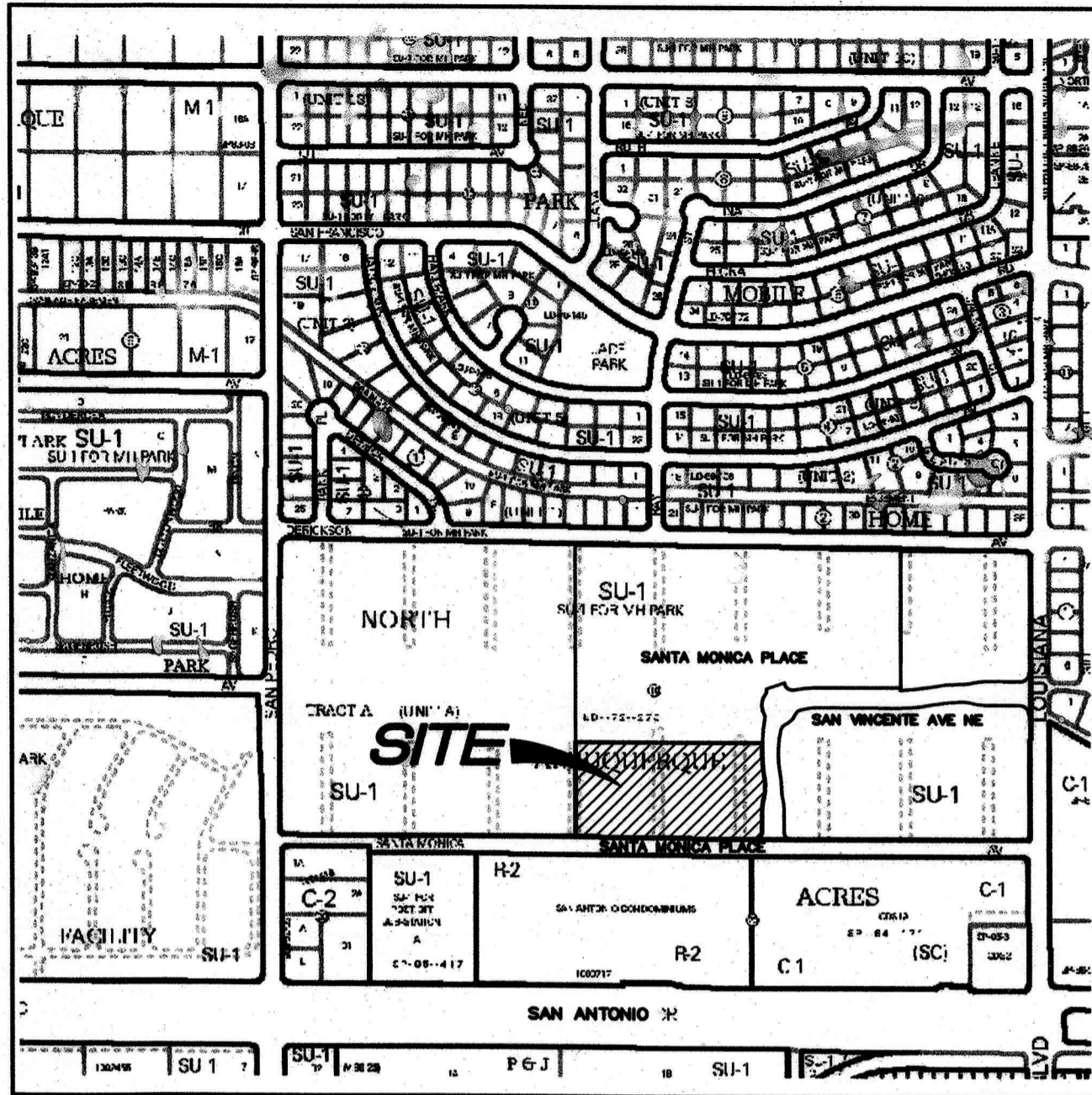


PLAT OF  
**SANTA MONICA ESTATES**  
 UNIT 2

(BEING A REPLAT OF TRACT 4-A-1, 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  
 FEBRUARY, 2018



VICINITY MAP  
 NOT TO SCALE

**TREASURERS CERTIFICATION**

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

101806340207440202  
Del Rey Investments LLC To Argus Development Co. INC  
Patsy M. Pugh 3-8-19  
 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.

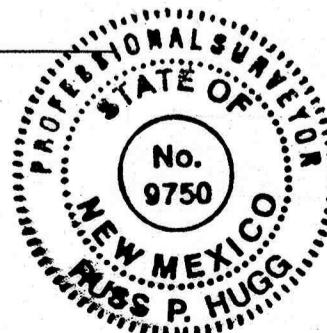
**DISCLAIMER**

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.

**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  
 February 1, 2018



**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: 1  
 Total number of new Lots created: 24  
 Total number of new Tracts created: 3  
 Total mileage of full width streets created: 0.16 mile  
 Total public right of way dedicated: 0.9277 Ac.  
 Gross Subdivision acreage: 4.6301 acres

**PURPOSE OF PLAT:**

The Purpose of this plat is to:

- Create 24 new Lots and new 3 Tracts as shown hereon.
- Dedicate the Public Street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants.
- Grant the Public Utility and Private Drainage Easements as shown hereon.

PROJECT NUMBER: 1010144  
 SD-2019-00014

**PLAT APPROVAL**

UTILITY APPROVALS:  
[Signature] 2-15-18  
 Public Service Company of New Mexico Date  
[Signature] 2-14-18  
 New Mexico Gas Company Date  
[Signature] 2/15/2018  
 QWest Corporation d/b/a CenturyLink QC Date  
[Signature] 2/14/18  
 Comcast Date

CITY APPROVALS:  
[Signature] 2/14/18  
 City Surveyor Date  
 Department of Municipal Development

N/A  
 Real Property Division Date

N/A  
 Environmental Health Department Date

[Signature] 2/13/19  
 Traffic Engineering, Transportation Division Date

[Signature] 02-13-19  
 ABCWUA Date

N/A  
 Parks and Recreation Department Date

[Signature] 2/21/18  
 AMAF-CA Date

[Signature] 2/13/19  
 City Engineer Date

[Signature] 2-13-2019  
 DRB Chairperson, Planning Department Date

[Signature] 2/13/19  
 Code Enforcement Date

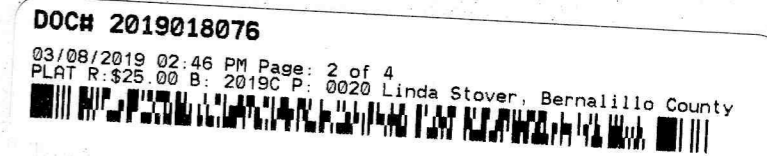


**PLAT OF  
SANTA MONICA ESTATES  
UNIT 2**

(BEING A REPLAT OF TRACT 4-A-1, 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

FEBRUARY, 2018



**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 Tract 4-A-1, Santa Monica Place, as the same are shown and designated on the plat entitled "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", filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 20, 2015 in Plat Book 2015C, Page 81.

Said parcel contains 4.6301 acres, more or less.

**DEDICATION**

- Tracts A, B and C shall be conveyed to The Santa Monica Estates Homeowners Association, Inc. in fee simple and shall be maintained by said association.
- Tracts A, B and C are Private Open Space Areas to be conveyed to The Santa Monica Estates Homeowners Association, Inc. Maintenance of said Tracts shall be the responsibility of said association. There shall be no direct vehicular access from adjacent tracts, parcels or lots.

**FREE CONSENT AND DEDICATION**

SURVEYED AND REPLATTED and now comprising "PLAT OF SANTA MONICA ESTATES UNIT 2 (BEING A REPLAT OF TRACT 4-A-1, 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 dedicate the 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 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**


SANTA MONICA PLACE DEVELOPMENT, LLC

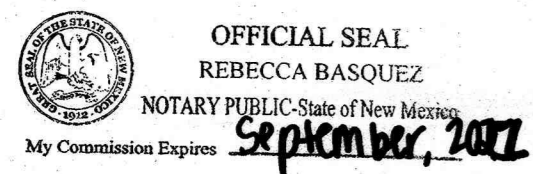
By:   
Ben F. Spencer, Manager

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 8 day of February, 2018, by Ben F. Spencer, Manager

 My commission expires September 28, 2021  
Notary Public



**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."

**LOT AND TRACT ACREAGES**

LOT NUMBER	ACREAGE
LOT 1	0.1398 Ac.
LOT 2	0.1270 Ac.
LOT 3	0.1269 Ac.
LOT 4	0.1268 Ac.
LOT 5	0.1267 Ac.
LOT 6	0.1521 Ac.
LOT 7	0.1549 Ac.
LOT 8	0.1435 Ac.
LOT 9	0.1435 Ac.
LOT 10	0.1441 Ac.
LOT 11	0.1489 Ac.
LOT 12	0.1583 Ac.
LOT 13	0.1651 Ac.
LOT 14	0.1664 Ac.
LOT 15	0.1831 Ac.
LOT 16	0.1729 Ac.
LOT 17	0.1598 Ac.
LOT 18	0.1599 Ac.
LOT 19	0.1590 Ac.
LOT 20	0.1531 Ac.
LOT 21	0.1435 Ac.
LOT 22	0.1381 Ac.
LOT 23	0.1372 Ac.
LOT 24	0.1510 Ac.
TRACT A	0.0455 Ac.
TRACT B	0.0648 Ac.
TRACT C	0.0104 Ac.

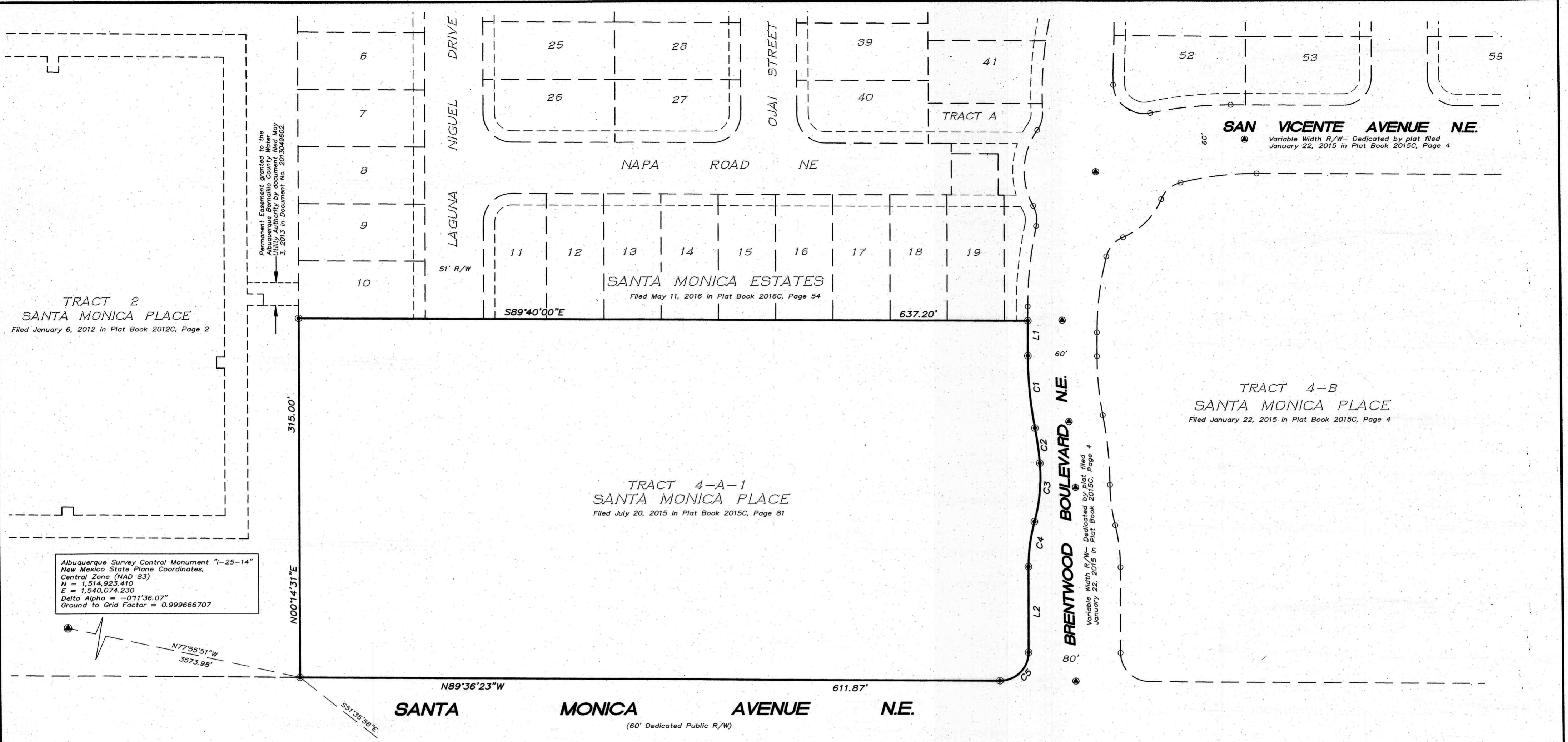
**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	63.78'	330.00'	31.99'	63.68'	S05°12'12"E	11°04'23"
C2	31.04'	270.00'	15.54'	31.02'	N07°26'46"W	6°35'14"
C3	51.80'	150.00'	26.16'	51.54'	N05°44'25"E	19°47'08"
C4	39.90'	150.00'	20.07'	39.78'	S08°00'48"W	15°14'22"
C5	39.30'	25.00'	25.03'	35.37'	N45°21'49"E	90°03'37"
C6	59.66'	330.00'	29.91'	59.58'	S04°50'46"E	10°21'32"
C7	4.11'	330.00'	2.06'	4.11'	S10°22'57"E	0°42'51"
C8	20.26'	150.00'	10.15'	20.25'	N00°16'57"W	7°44'23"
C9	31.54'	150.00'	15.83'	31.48'	N09°36'37"E	12°02'45"
C10	22.72'	150.00'	11.38'	22.69'	S11°17'41"W	8°40'38"
C11	17.18'	150.00'	8.60'	17.17'	S03°40'29"W	6°33'45"
C12	35.38'	25.00'	21.38'	32.50'	N40°52'14"E	81°04'28"
C13	3.92'	25.00'	1.96'	3.92'	N85°54'02"E	8°59'09"
C14	100.17'	500.00'	50.25'	100.00'	N84°39'16"E	11°28'42"
C15	100.17'	500.00'	50.25'	100.00'	S84°39'16"W	11°28'42"
C16	39.24'	25.00'	24.97'	35.34'	S44°38'12"E	89°56'23"
C17	95.06'	474.50'	47.69'	94.90'	N84°39'16"E	11°28'42"
C18	105.28'	525.50'	52.81'	105.10'	N84°39'16"E	11°28'42"
C19	95.06'	474.50'	47.69'	94.90'	S84°39'16"W	11°28'42"
C20	105.28'	525.50'	52.81'	105.10'	S84°39'16"W	11°28'42"
C21	43.82'	25.00'	30.02'	38.42'	N40°11'03"E	100°25'09"
C22	42.13'	25.00'	28.04'	37.32'	N41°19'31"W	96°33'45"
C23	49.08'	474.50'	24.56'	49.06'	N87°25'48"E	5°55'37"
C24	45.97'	474.50'	23.00'	45.96'	N81°41'27"E	5°33'05"
C25	4.66'	525.50'	2.33'	4.66'	S79°10'10"W	0°30'30"
C26	50.54'	525.50'	25.29'	50.52'	S82°10'43"W	5°30'37"
C27	50.08'	525.50'	25.06'	50.06'	S87°39'49"W	5°27'35"
C28	39.30'	25.00'	25.03'	35.37'	S45°21'48"W	90°03'37"
C29	43.73'	525.50'	21.88'	43.72'	N88°00'35"E	4°46'04"
C30	50.45'	525.50'	25.25'	50.43'	N82°52'32"E	5°30'03"
C31	11.10'	525.50'	5.55'	11.10'	N79°31'12"E	1°12'35"
C32	39.61'	474.50'	19.82'	39.60'	S81°18'25"W	4°47'00"
C33	50.13'	474.50'	25.09'	50.10'	S86°43'29"W	6°03'10"
C34	5.32'	474.50'	2.66'	5.32'	N89°55'39"W	0°38'33"
C35	2.84'	25.00'	1.42'	2.84'	N86°20'54"W	6°30'58"
C36	39.29'	25.00'	25.02'	35.37'	N38°04'02"W	90°02'47"
C37	3.83'	25.00'	1.92'	3.83'	N86°00'17"E	8°46'41"
C38	39.99'	25.00'	25.73'	35.86'	N35°47'42"E	91°38'28"



**SURVOTEK, INC.**  
Consulting Surveyors  
3984 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3388 Fax: 505-897-3377





TRACT 2  
SANTA MONICA PLACE  
Filed January 6, 2012 in Plat Book 2012C, Page 2

SANTA MONICA ESTATES  
Filed May 11, 2016 in Plat Book 2016C, Page 54

TRACT 4-A-1  
SANTA MONICA PLACE  
Filed July 20, 2015 in Plat Book 2015C, Page 81

SAN VICENTE AVENUE NE  
Variable Width R/W- Dedicated by plat filed  
January 22, 2015 in Plat Book 2015C, Page 4

TRACT 4-B  
SANTA MONICA PLACE  
Filed January 22, 2015 in Plat Book 2015C, Page 4

BRENTWOOD BOULEVARD NE  
Variable Width R/W- Dedicated by plat filed  
January 22, 2015 in Plat Book 2015C, Page 4

Albuquerque Survey Control Monument "1-25-14"  
New Mexico State Plane Coordinates,  
Central Zone (NAD 83)  
N = 1,514,923.410  
E = 1,540,074.230  
Delta Alpha = -0'11'36.07"  
Ground to Grid Factor = 0.999666707

Albuquerque Survey Control Monument "6-E19A"  
New Mexico State Plane Coordinates,  
Central Zone (NAD 83)  
N = 1,511,031.953  
E = 1,547,535.201  
Delta Alpha = -0'10'44.06"  
Ground to Grid Factor = 0.999655024

NEAREST PUBLISHED BENCHMARK  
Albuquerque Survey Control Monument "18-18"  
Located at San Antonio Drive and Louisiana  
Boulevard NE.  
Elevation= 5339.186 (NAVD 88) US Survey feet

SAN ANTONIO CONDOMINIUMS  
BLOCK 20, TRACT A, UNIT A  
NORTH ALBUQUERQUE ACRES  
(Filed November 8, 2000 in Volume 2000C, Folio 288)

TRACT CDS-1A  
BLOCK 20, TRACT A, UNIT A  
NORTH ALBUQUERQUE ACRES  
(Filed October 4, 1994 in Volume 94C, Folio 333)

**PLAT OF  
SANTA MONICA ESTATES  
UNIT 2**

(BEING A REPLAT OF TRACT 4-A-1, SANTA MONICA PLACE)

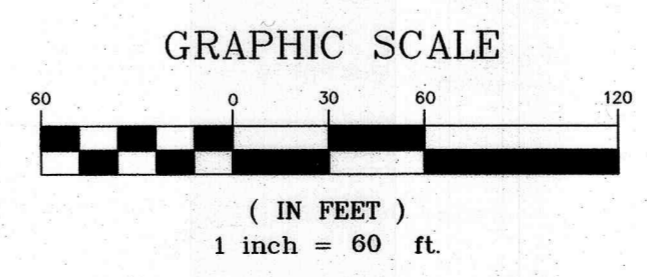
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NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2018

**PROPERTY CORNER LEGEND**

- FOUND 5/8" REBAR AND CAP STAMPED "L.S. 9750"
- ▲ FOUND 3-1/2" ALUMINUM MONUMENT STAMPED "L.S. 9750"

DOC# 2019018076  
03/09/2019 02:46 PM Page: 3 of 4  
PLAT R 025 00 B 2019C P 0020 Linda Stover, Bernalillo County



**SURV+TEK, INC.**  
Consulting Surveyors  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3368 Fax: 505-897-3377



TRACT 2  
SANTA MONICA PLACE  
Filed January 6, 2012 in Plat Book 2012C, Page 2

Albuquerque Survey Control Monument "1-25-14"  
New Mexico State Plane Coordinates,  
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Permanent Easement granted to the  
Albuquerque Bernalillo County Water  
Utility Authority by document filed May  
3, 2013 in Document No. 2013049602.

SANTA MONICA ESTATES  
Filed May 11, 2016 in Plat Book 2016C, Page 54

SAN VICENTE AVENUE N.E.  
Variable Width R/W - Dedicated by plat filed  
January 22, 2015 in Plat Book 2015C, Page 4

TRACT 4-B  
SANTA MONICA PLACE  
Filed January 22, 2015 in Plat Book 2015C, Page 4

BRENTWOOD BOULEVARD N.E.  
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January 22, 2015 in Plat Book 2015C, Page 4

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PLAT OF  
SANTA MONICA ESTATES  
UNIT 2

(BEING A REPLAT OF TRACT 4-A-1, SANTA MONICA PLACE AND TRACT C, SANTA MONICA ESTATES)

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  
FEBRUARY, 2018

SHEET 4 OF 4

NEW EASEMENT LEGEND

- (A) 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- (B) 5' PUBLIC DRAINAGE EASEMENT FOR FRONT YARD FIRST-FLUSH PONDS WHICH SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE LOT FROM THE DRIVEWAY ON EACH LOT. THE PONDS SHALL TERMINATE WITHIN 4' FEET OF DRY UTILITY SURFACE EQUIPMENT (TRANSFORMERS, PEDESTALS, ETC.) THE EASEMENT SHALL BE GRANTED TO THE CITY OF ALBUQUERQUE AND BE MAINTAINED BY THE UNDERLYING LOT OWNER. THE PONDS SHALL BE CONSTRUCTED BY THE LOT OWNER IN ACCORDANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN IN HYDROLOGY FILE D18D054F.

PROPERTY CORNER LEGEND

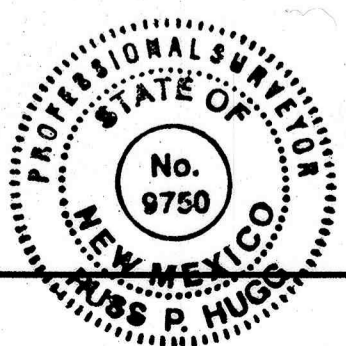
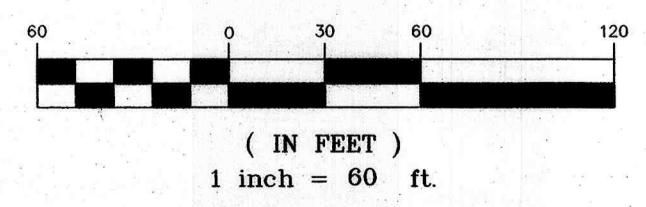
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DOCH 2019018076  
03/09/2019 02:46 PM Page: 4 of 4  
PLAT R: \$25.00 B: 2019C P: 0620 Linda Stover, Bernalillo County

Albuquerque Survey Control Monument "6-E19A"  
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NEAREST PUBLISHED BENCHMARK  
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Located at San Antonio Drive and Louisiana  
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Elevation = 5339.186 (NAVD 88) US Survey feet

GRAPHIC SCALE



**SURV TEK, INC.**  
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Fax: 505-897-3377