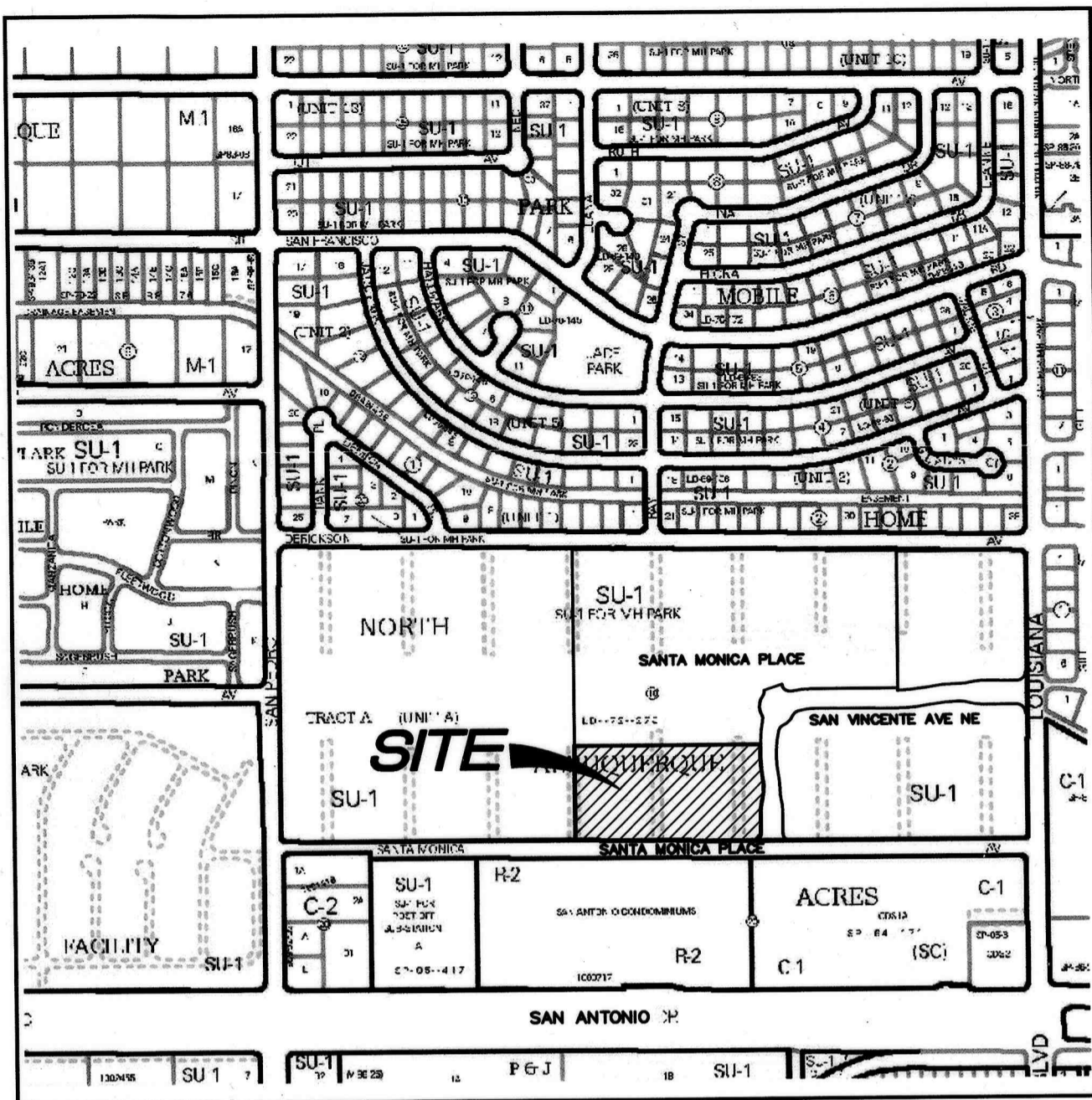


PLAT OF
SANTA MONICA ESTATES
UNIT 2

(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

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.

TREASURERS CERTIFICATION

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

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.

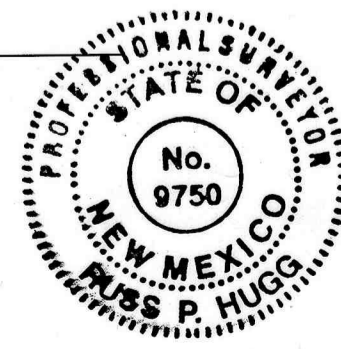
DISCLAIMER

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



PROJECT NUMBER: 1010144

PLAT APPROVAL

UTILITY APPROVALS:

[Signature]
 Public Service Company of New Mexico

2-15-18
 Date

[Signature]
 New Mexico Gas Company

2-14-18
 Date

[Signature]
 Qwest Corporation d/b/a CenturyLink QC

2/15/2018
 Date

[Signature]
 Comcast

2/14/18
 Date

CITY APPROVALS:

[Signature] Loren M. Risenhoover P.E.
 City Surveyor
 Department of Municipal Development

2/14/18
 Date

Real Property Division

Date

Environmental Health Department

Date

Traffic Engineering, Transportation Division

Date

ABCWUA

Date

Parks and Recreation Department

Date

[Signature]
 AMAFCA

2/21/18
 Date

City Engineer

Date

DRB Chairperson, Planning Department

Date

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



OFFICIAL SEAL
REBECCA BASQUEZ
NOTARY PUBLIC-State of New Mexico
My Commission Expires September, 2021

**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."

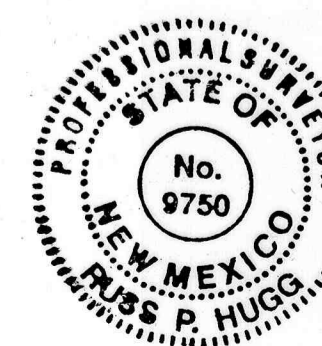
LOT AND TRACT ACREAGES

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 NUMBER	ACREAGE
TRACT A	0.0455 Ac.
TRACT B	0.0648 Ac.
TRACT C	0.0104 Ac.

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.82	S00°20'00"W
L2	74.97	S00°20'00"W
L3	45.50	S89°40'00"E
L4	10.00	N00°20'00"E
L5	25.50	S89°40'00"E
L6	20.00	S89°40'00"E
L7	10.00	S00°20'00"W
L8	6.32	S89°36'23"E
L9	1.00	S89°36'23"E
L10	15.30	S89°40'00"E

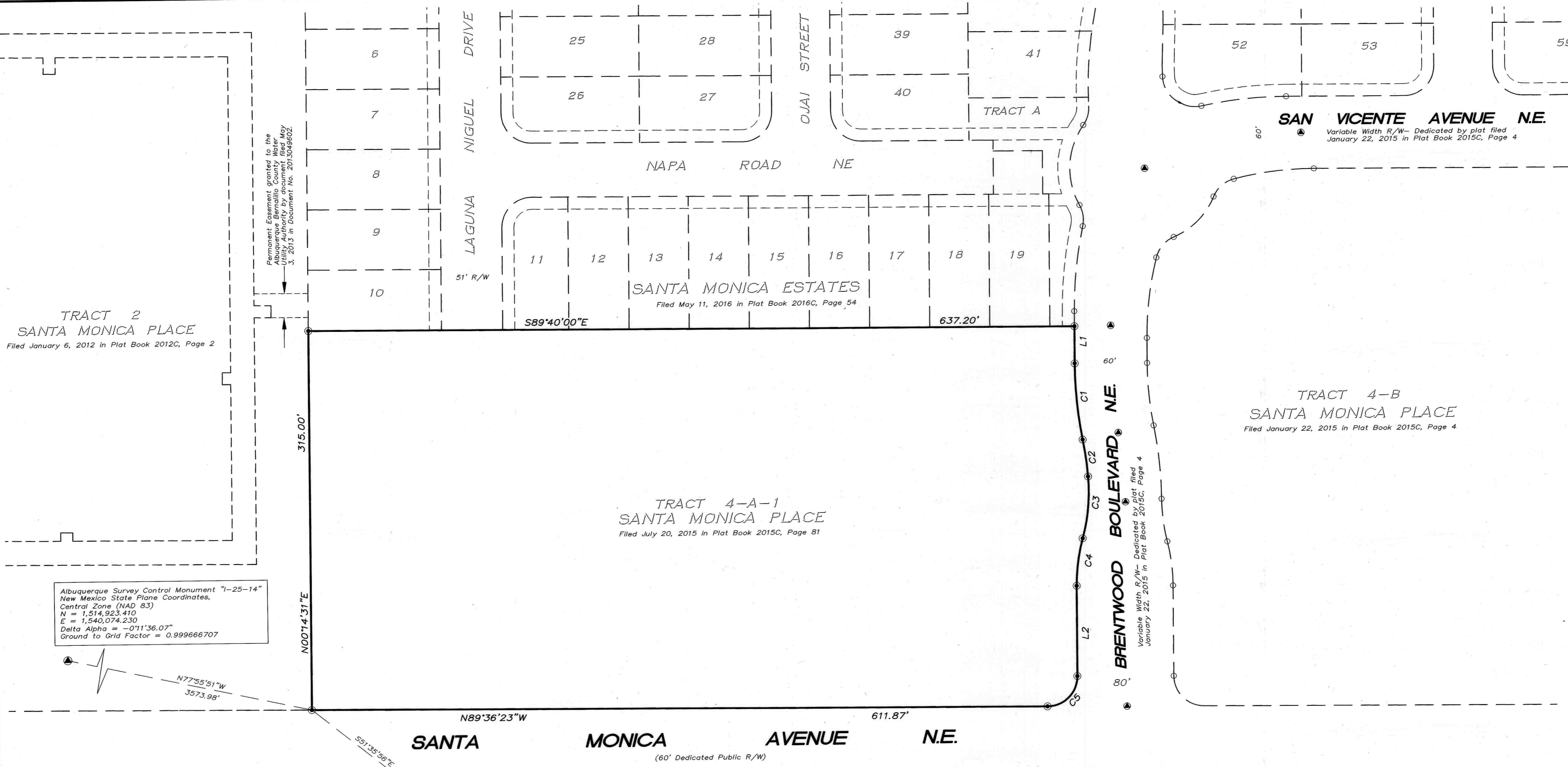
CURVE TABLE

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"



SURV TEK, INC.

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

TRACT 4-B
SANTA MONICA PLACE
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**

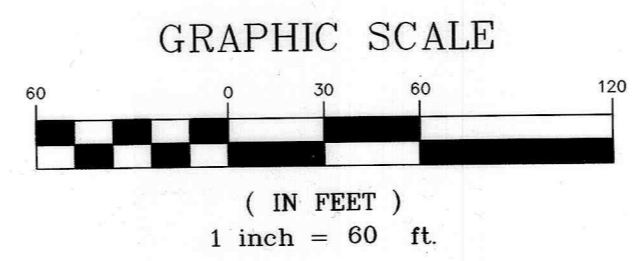
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

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"



SURV+TEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
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TRACT 2
SANTA MONICA PLACE
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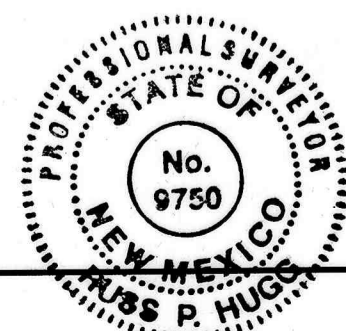
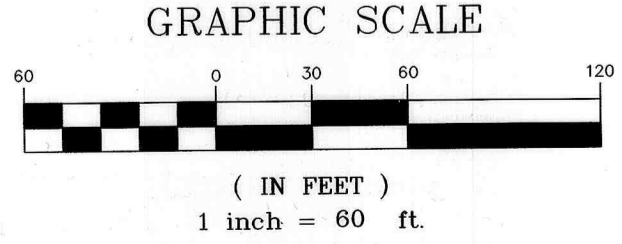
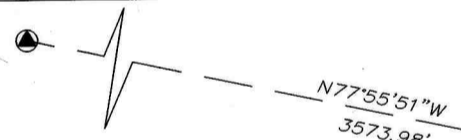
Permanent Easement granted to the
Albuquerque Bernalillo County Water
Utility Authority by document No. 2013096602,
3, 2013 in document No. 2013096602.

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

Variable Width R/W- Dedicated by plat filed
January 22, 2015 in Plat Book 2015C, Page 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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- ▲ FOUND 3-1/2" ALUMINUM MONUMENT STAMPED "L.S. 9750"

SAN ANTONIO CONDOMINIUMS
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SANTA MONICA ESTATES
UNIT 2**

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

SITUATE WITHIN
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NEW MEXICO PRINCIPAL MERIDIAN
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FEBRUARY, 2018

SHEET 4 OF 4

SURV TEK, INC.
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