

**SUBDIVISION PLAT
LOTS 2-A, 2-B, 2-C AND 2-D
AND TRACT A, BLOCK 16
SANTA BARBARA SUBDIVISION**

BEING A REPLAT OF LOT 2, BLOCK 16
SANTA BARBARA SUBDIVISION

SITUATE WITHIN
PROJECTED SECTION 19, T.11N., R.4E., N.M.P.M.,
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE 2022

DOCH 2022085795

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PLAT R: \$25.00 B: 2022C P: 0103 Linda Stover, Bernalillo County

GEODETIC TIE:
AGRS MONUMENT 16-D19 "HEAVEN"
LONG: -106°33'41.7862 (AGRS)
LAT: 35°10'26.73532 (AGRS)
NMSD-C NAD83 (US SURVEY FT):
Y=1,518,799.515 (USF)
X=1,547,297.145 (USF)
ORTHO. HT: 5378.235 (NAVD 1988)
COMB. G-G: 0.999655810
CONV: -0°10'06.22"

C1
R=169.75'
L=110.13'
C=108.21'
CB=N83°50'59"W
D= 37°10'25"

(R=168.38'
L=110.16'
C=108.21'
CB=N83°46'06"W
D= 37°29'11")

C2
R=120.06'
L=52.67'
C=52.25'
CB=N77°19'49"W
D= 25°08'08"

(R=122.74'
L=52.81'
C=52.41'
CB=N77°21'06"W
D 24°39'14")

RANCHO DE PALOMAS SINE
(30' P.T. ROAD EASEMENT)

SANTA BARBARA
TRACT A

WHIPORWILL LN. NE.
(30' PVT. ROAD EASEMENT)

RESERVED TRACT
(SEE NOTE 10)

EXIST. 12' UTILITY EASEMENT

NEW SIDEWALK EASEMENT
GRANTED BY THIS PLAT ("SW" = PLAT DISTANCE TO PROPERTY)

N22°10'57"E
1202.13'
BASIS OF BEARINGS
AGIS PLAT TIE

SANTA BARBARA ROAD NE. (30' PVT. ROAD EMT.)

20' MIN. FRONT GARAGE SETBACK FROM WALK CLEARSPACE (PER COVENANTS), 26' SHOWN

12' UTIL EMT. (EXIST)

EXISTING 20' WATERLINE
EASEMENT (TO COA)
RECONSTRUCTED FROM PLAT
BK C29-PG 85 FILED 1/21/86

LOT 4 LOT 3
SANTA BARBARA
BLOCK 17 LOTS 1 - 24
FILED
01-07-94
VOL 94C FOLIO 8

EXISTING 12' UTILITY
EASEMENT RECONSTRUCTED
FROM PLAT BK C29-PG 85
FILED 1/21/86

N01°27'39"W
(N1°22'46"W)
(118.35')

N00°15'37"E 97.56'
20' EXIST. DRAINAGE EMT. TRACT A
(1986 AND 1992 PLAT)

LOT 2-D
0.1197 AC.

LOT 2-C
0.1186 AC.

LOT 2-B
0.1157 AC.

LOT 2-A
0.1047 AC.

LOT 1
94C-008
Santa
Barbara
Subd Lots
1-24
FILED
01-07-94
VOL 94C
FOLIO 8

LOT 3
BLK 16
Santa Barbara
Subd Lots
1-20
FILED
09-22-92
VOL 92C,
FOLIO 206

LOT 4

12.80' N89°59'10"W (70' R/W)
15.26' 11.02' 42.00'
15' REAR SETBACK 45.00'
15' REAR SETBACK 45.00'
15' REAR SETBACK 50.80'
15' REAR SETBACK 48.00'

DOMINGO BACA ARROYO

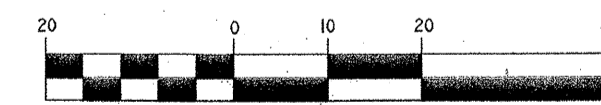
(70' R/W)

CITY VARIANCES OR DEVELOPMENT CONDITIONS :

NOTES (CONTINUED):

- Water utility service to new lots is provided by the Santa Barbara Home Owner's Association (SBHOA) through a master water meter. This system is owned and maintained by the Association.
- All streets and sidewalks are owned and maintained by the SBHOA. See Association covenants and by-laws for maintenance particulars.
- Additional plat reference: Plat of Santa Barbara Subdivision, being a Replat of the Amended Replat of Rancho de Palomas Manufactured Housing Subdivision, (filed 4/19/82, Vol. C19, Pg. 123) Filed 1/21/86, Book C29, Folio 85.
- A reserved "Tract A", as shown hereon, is retained by the SBHOA for the purpose of surface drainage, grading control and existing or new facilities necessary for directed street drainage leading to the channel rundown to the Domingo Baca Arroyo. The Tract allows surface driveways and developed lot improvements as approved by the SBHOA, including subsurface service utilities, and may be replatted, removed, altered or vacated pending any approved alternatives for street drainage conditions.
- Existing utility easements also taken from Santa Barbara Block 17 Lots 1 - 24 Plat (1/07/94, Vol. 94C Folio 8) notes 1 and 12 referencing Plat Book C29, Page 85 (filed 1/21/86).

- THIS EXISTING SUBDIVISION IS SERVED BY A PRIVATE STREET SYSTEM WITHIN EASEMENTS CREATED BY PREDECESSOR PLATS. THE STREET "SANTA BARBARA ROAD NE" IS LOCATED ON A 30 FOOT ACCESS EASEMENT INCLUDING A 10' GAS AND WATER EASEMENT AND ADJACENT 7' AND 12' EASEMENT FOR UTILITIES. THIS PLAT IS FOR NO EXPANSION IN WIDTH OR TYPE OF ACCESS (PRIVATE STREET REMAINS).
- UTILITY SERVICE IS BY PRIVATE PROVIDERS (CATV, POWER AND COMMUNICATIONS). WATER SERVICE IS BY THE ABCWUA TO MASTER METER(S). WITH DISTRIBUTION BY THE SBHOA PRIVATE WATER SYSTEM. THIS PLAT IS FOR NO CHANGE IN PROVIDED SERVICES.
- THE SIDEWALK ABUTTING THE SUBDIVISION LOT IS AN EXISTING 4 FOOT CONCRETE WALK. IT IS REQUESTED THE NEW WALK CONTINUE WITH A 4' WIDTH (TO BE INSTALLED BY THE DEVELOPER) WITHIN A NEW EASEMENT. NOTE: RECORDED COVENANTS REQUIRE A 20' SETBACK FROM THE PHYSICAL SIDEWALK. ACCORDINGLY, AN ADDITIONAL GARAGE SETBACK LINE IS SHOWN AT 26' FROM THE STREET EASEMENT.
- THE REQUIRED CLEAR SIGHT TRIANGLE WILL BE PROVIDED AT ALL NEW DRIVEWAYS. NO STREET INTERSECTIONS ARE CREATED.



SCALE: 1"= 20'

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- ACS CONTROL STATION
- SET 5/8" REBAR WITH YELLOW CAP STAMPED "SPIROCK PS4972" UNLESS OTHERWISE NOTED

NO.	DATE	DESCRIPTION
1	2/04	LOTS FOR DRB-CE SIZES
2	2/26	REVISIONS PER CITY SURVEYOR
3	3/06	ADDRESSED DRB COMMENTS
4	4/22	REVISED SIDEWALK EASEMENT
5	6/22	ADDED TRACT A FOR DRAINAGE

SUBDIVISION PLAT
LOTS 2-A, 2-B, 2-C AND 2-D, AND TR A, BLOCK 16
Santa Barbara Subdivision, Albuquerque, NM

DWS PATH: F:\N679-RMH Development\COA P-F PLAT SUBMIT VER. 5 6/1/2022.dwg	
GPS: TIO	2
Created: 11/24/2021	2
Last Rev: 6/11/2022	
SCALE: 1"=20'	2
CREW: LRC	
DRAWN: CAS	2
JOB NO.: N679-01-860	

