

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

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

SITUATE WITHIN
PROJECTED SECTION 19, T.11N., R.3E., N.M.P.M.,
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2022

SITE DATA:
FEMA Map Number 35001C0137G
Zoning R-T
No. of Existing Lots 1
No. of Lots Created 4
Total Area 0.5059 acres
Area net of existing 20' Drg. Easement 0.4634 acres
Area net of Drg. and Sidewalk Easements** 0.4200 acres

** Used for lot size IDO conformity as comparable to a conventional RT zone city lot, gross lot size. 4 lots = 0.0655 Min. to .1092 Ac. per Code Enforcement.

Project Number: DRB PROJECT # 2021-006287
SKETCH PS #2021-00150.

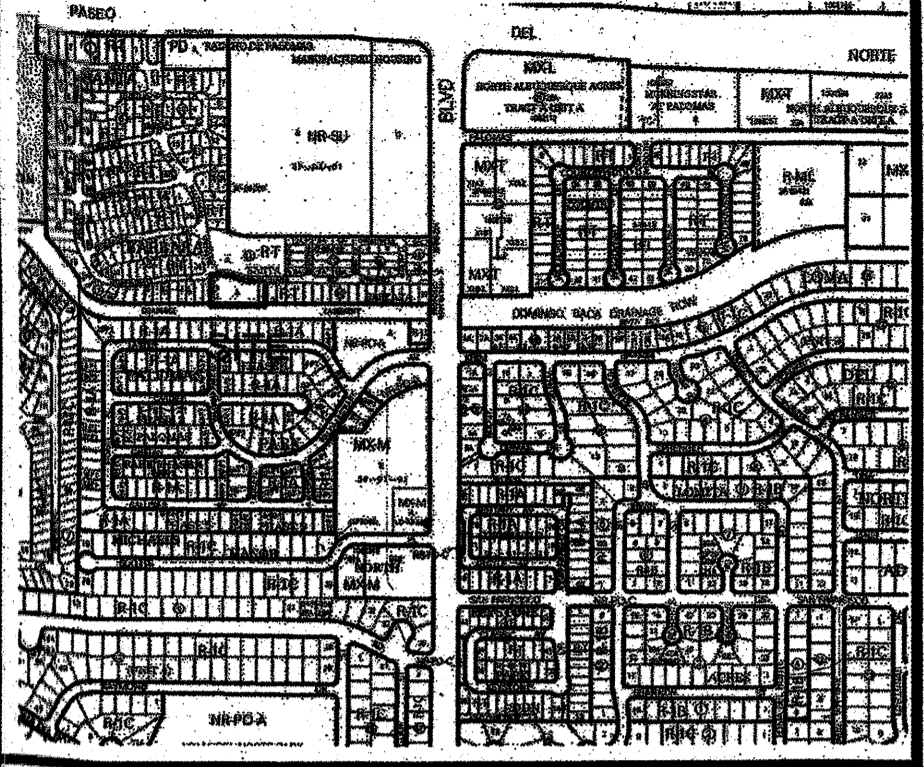
PLAT APPROVAL

UTILITY APPROVALS

	03/09/2022
PNM Electric Services	date
	3/11/2022
New Mexico Gas Company	date
	3/14/22
Natalia Antonio Lumen Technologies Inc.	date
	03/11/2022
Mike Mortus Comcast	date

CITY APPROVALS

	2/25/2022
Loren N. Risenhoover P.S.	date
City Surveyor	date
Parks & Recreation Department	date
City Engineer	date
	3/14/2022
AMASCA	date
ABCWUA	date
Traffic Engineer, Transportation Department	date
Environmental Health Department	date
DRB Chair, Planning Department	date



VICINITY MAP
not to scale

ZONE ATLAS MAP
D-19-Z

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.

Public Utility Easements shown on this plat are granted for the common and joint use of:

- A. 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.
- B. New Mexico Gas Company (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Lumen Technologies for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Comcast 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 within the easement, 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, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

NOTES:

1. The basis of bearings is the line between the two found property corners indicated and also referenced to AGRS Station "Heaven" as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane, Central zone, NAD83. Distances are ground distances. Elevation Datum is NAVD88. Bearings and distances shown in () are per record plat of Lots 1-24, Block 16 (Bk. 94C-Pg.8)
2. Documents used (on file at Bernalillo County Clerk unless noted):
 - 2.1. Plat of Lots 1-24: BOOK 94C PG. 8 REC: JAN. 7, 1994
 - 2.2. Plat of Tract F: BOOK C3 PG. 121 REC: July 24, 1986
 - 2.3. Plat of Lots 1-20, Block 16: BOOK 92C PG. 206 REC: September 22, 1992
 - 2.4. By-laws, Declaration of Covenants, Amendments and Annexations as provided by the Santa Barbara Subdivision Association.
 - 2.5. Ground Leases, conveyances and descriptions recited in the Declaration of Covenants as provided by the Santa Barbara Subdivision Association (circa 1986) recorded in Bernalillo County, New Mexico as documents 86-11980 Page 945, 86-683 Pages 498 through 596 and document 91089915.
3. These properties are located in Zone X, areas of minimal flood hazard per FEMA Flood Insurance Rate Map 35001C01137G, effective date 09/26/2006, as shown on this plat.
4. All known easements of record are shown on this plat. The 12 foot Private Access Easement at the easterly line of Lot 2, Block 16, is hereby vacated by the servient tenement, the Santa Barbara Homeowners Association. No dominant tenement is disclosed or referenced by the prior plat of record or known to the Association.
5. All references to this land (Lot 2) being a "Private Park" are hereby voided.
6. All roadways serving the subdivided properties are Private Street and Roadway Easements granted and accepted by prior platting.

SEE SHEET 2 FOR CONTINUATION

LEGAL DESCRIPTION:

Lot 2 of the "Plat of Lots 1-24 (Inclusive) Block 17 Being a replat of Tract E-1 and Lots 1 and 2, Block 16 together with the vacated portion of Rancho de Palomas NE (V-93-59), Albuquerque, New Mexico, July 1993" as the same are shown and designated on the plat thereof recorded in the office of the County Clerk, Bernalillo County, New Mexico on January 7, 1994 in Plat Book 94C, Page 8 as document No. 94003225.

PURPOSE OF PLAT:

The purpose of this plat is to combine one (1) existing lot into four (4) new lots, to grant specific drainage and utility easements as shown, and to vacate an existing private access easement as shown hereon, all in accordance with the by-laws, private covenants and maintenance obligations for the Santa Barbara Homeowner's Association (original declarants Rancho de Palomas Ltd. and Realty Marketing Services, recorded Bernalillo County, June 8, 2010 as document 86-6883 including applicable and subsequent annexations, revisions and amendments to same).

FREE CONSENT:

The undersigned owners and proprietors of the properties represented hereon do hereby certify and affirm that this replat is created with our free will and consent in accordance with our expressed wishes and desires.

by Date 2-25-22

Acting Secretary for: SANTA BARBARA HOMEOWNERS ASSOCIATION (SBHOA), a New Mexico corporation, as an official authorized act by their Board of Directors.

The principal office of the corporation is located at 7800 Rancho de Palomas, NE, Albuquerque, NM 87109. The mailing address of the Association is Post Office Box 93636, Albuquerque, NM 87109.

ACKNOWLEDGEMENT

State of New Mexico
County of Bernalillo SS

The foregoing instrument was acknowledged before me this 25 day of February 2022 by:

Notary Public: My commission expires: 6/10/23



SOLAR NOTE:

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 the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

TREASURER'S CERTIFICATION:

This is to certify that all taxes due and payable have been paid in full for year 2021 pursuant to New Mexico statute 78-38-44.1
LOT 2, Block 17: 101906316840521901

Bernalillo County Treasurer's Office: by: _____ date: _____

SURVEYOR'S CERTIFICATION

I, Cliff A. Spirock, New Mexico Professional Surveyor No. 4972, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and to the City of Albuquerque Subdivision Ordinance.

Date 2/25/22
Cliff A. Spirock
New Mexico Professional Surveyor No. 4972

INFO FOR COUNTY CLERK:

OWNER: SANTA BARBARA HOMEOWNERS ASSOCIATION (SBHOA),
a New Mexico corporation
7800 Rancho de Palomas, NE, Albuquerque, NM 87109

PROPERTY: LOT 2, BLOCK 16 SANTA BARBARA SUBDIVISION

UPC #: 101906316840521901

<p align="center">SUBDIVISION PLAT LOTS 2-A, 2-B, 2-C AND 2-D, BLOCK 16 Santa Barbara Subdivision, Albuquerque, NM</p>	
<p>NO. DATE DESCRIPTION</p> <p>1 2/04 LOTS FOR DRB-CE SIZES</p> <p>2 2/25 REVISIONS PER CITY SURVEYOR</p> <p>3 3/12 REV 3.0 NOTES</p>	<p>OWC PATH: F:\N679-RM\Development\N679-01-860 COA P-F PLAT SUBMIT VER 2 02252022.dwg</p> <p>PLS: TIO</p> <p>Created: 11/24/2021</p> <p>Last Rev: 2/25/2022</p> <p>SCALE: 1"=20'</p> <p>CREW: LRC</p> <p>DRAWN: CAS</p> <p>JOB NO: N679-01-860</p>
<p align="center">Community Sciences Corporation Land Surveying (505) 897.0000</p>	
1	of 2