

GEODETIC TIE:
 AGRS MONUMENT 16-D19 "HEAVEN"
 LONG: -106°33'41.7862 (AGRS)
 LAT: 35°10'26.73532 (AGRS)
 NAD83-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"

SANTA BARBARA TRACT A

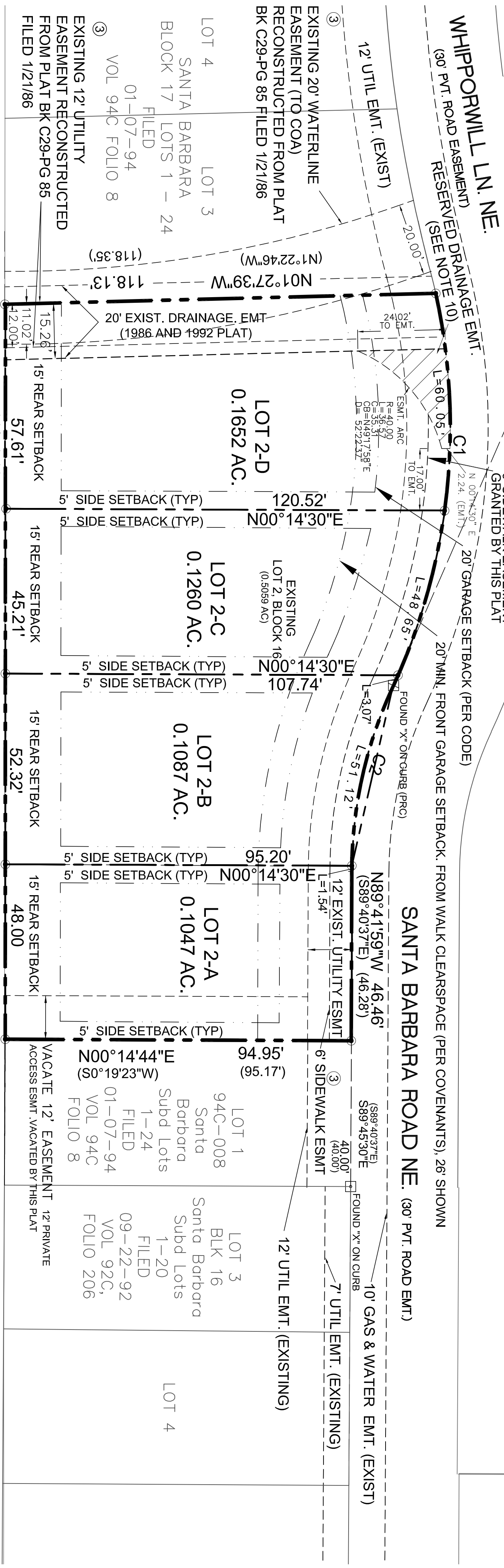
**SUBDIVISION PLAT
 LOTS 2-A, 2-B, 2-C AND 2-D, BLOCK 16
 SANTA BARBARA SUBDIVISION**

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
 APRIL 2022
 Project Number: DRB SD-2022-039

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")



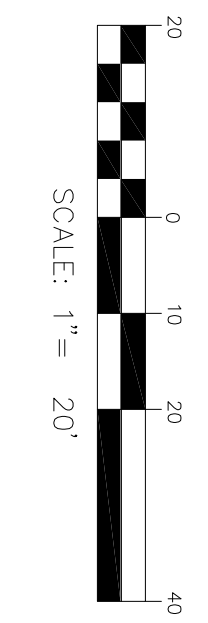
NOTES (CONTINUED):

7. 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.
8. All streets and sidewalks are owned and maintained by the SBHOA. See Association covenants and by-laws for maintenance particulars.
9. 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.
10. A reserved drainage easement on Lot 2-D, 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 runoff to the Domingo Baca Arroyo. The easement allows surface driveways and developed lot improvements as approved by the SBHOA, including subsurface services utilities, and may be removed, altered or vacated pending any approved alternatives for street drainage conditions.
11. 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).

CITY VARIANCES OR DEVELOPMENT CONDITIONS:

1. 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).
2. UTILITY SERVICE IS BY PRIVATE PROVIDERS (CATV, POWER AND COMMUNICATIONS). WATER SERVICE IS BY THE ABCWUA TO MASTER METERS(S), WITH DISTRIBUTION BY THE SBHOA PRIVATE WATER SYSTEM. THIS PLAT IS FOR NO CHANGE IN PROVIDED SERVICES.
3. 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 6 FT. BUFFER AREA. 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.
4. THE REQUIRED CLEAR SIGHT TRIANGLE WILL BE PROVIDED AT ALL NEW DRIVEWAYS. NO STREET INTERSECTIONS ARE CREATED.

NOTE KEY FOR REVISION NO. 3



MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- △ ACS CONTROL STATION
- SET 5/8" REBAR WITH YELLOW CAP STAMPED "SPROCK #54972 UNLESS OTHERWISE NOTED"

NO.	DATE	REVISIONS DESCRIPTION	BY
1	2/04	LOTS FOR DRB-CE SIZES	CAS
2	2/25	REVISIONS PER CITY SURVEYOR	
3	3/06	ADDRESSED DRB COMMENTS	

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

DATE: 11/06/2022
 SCALE: 1" = 20'
 DRAWN: LRC
 CHECKED: CAS

COMMUNITY SCIENCES CORPORATION
 Land Surveying
 (505) 897.0000