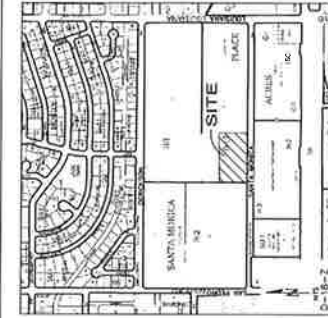


APR 20 2012

PRELIMINARY
PLAN FOR

PROJECTED SECTION 24, T11N, R3E, EL PASO GALLEGO GRANT
SANTA MONICA ESTATES, UNIT 2
BEING A REPLAT OF TRACT 4-A, SANTA MONICA ESTATES
TRACT 4-A, SANTA MONICA ESTATES, TRACT 4-A, SANTA MONICA ESTATES
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2018



Albuquerque Survey Central
Monuments, N.E. 1/4, N.E. 1/4, N.E. 1/4, N.E. 1/4
Central Zone (NAD 83)
E = 1,547,535.201
Ground to Grid Factor = 0.99985024

TRACT 2
SANTA MONICA PLACE

KEYED EASEMENTS

- EASEMENTS TO BE VACATED:**
- A. 15' PUBLIC STORM DRAIN EASEMENT BY PLAT FILED ON 10/15/08, 2018, BK 2018, PK 10, PG 10.
 - B. 25' PUBLIC WATERLINE AND SEWER EASEMENT BY PLAT FILED ON 10/15/08, 2018, BK 2018, PK 10, PG 10.
 - C. 15' WATERLINE EASEMENT TO BE GRANTED BY FINAL PLAT.
 - D. 15' WATERLINE EASEMENT SHALL BE GRANTED TO AGMA WITH FINAL PLAT.

SITE DATA

- 1. NUMBER OF EXISTING TRACTS: 2
- 2. TOTAL CROSS AREA: 4.618 AC.
- 3. NUMBER OF PROPOSED TRACTS: 3
- 4. NUMBER OF PROPOSED RESIDENTIAL LOTS: 24
- 5. PROPOSED DENSITY: 8.17 DU/AC
- 6. LOT SETBACKS SHALL CONFORM TO R-LT ZONE REGULATIONS.
- 7. STREETS WILL BE PUBLIC BY PLAT RELOCATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE.
- 8. OPEN SPACE TRACTS A-C SHALL BE PRIVATE AND DEEDED TO AND MAINTAINED BY THE FUTURE HOMEOWNERS ASSOCIATION.
- 9. THE SEWER MAIN OF 15" DIAMETER AND 15' DEPTH SHALL BE LOCATED 30' FROM THE MONUMENT LOCUS (SEWER) AND 15' FROM THE MONUMENT LOCUS (SEWER) AND 15' FROM THE MONUMENT LOCUS (SEWER).
- 10. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO BE LOCATED MUST BE VORFED AND COORDINATED WITH AGMA.
- 11. NO LOTS SHALL HAVE DIRECT ACCESS TO SANTA MONICA AVE. OR BRENTWOOD BLVD.
- 12. MILEAGE OF STREETS CREATED = 0.1826.

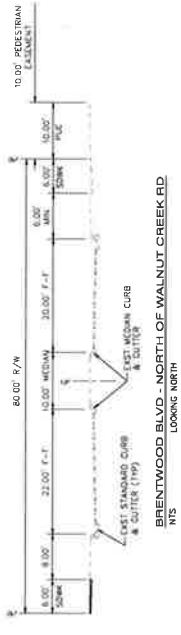
CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH	TANGENT
C1	39.30'	25.00'	90.00°	39.30'	N 42°14' E	35.37'	25.00'
C2	39.30'	150.00'	151°22'	8,800'48"	S 80°04' W	35.78'	20.07'
C3	31.80'	150.00'	19°47'05"	5,944'25"	N 54°25' E	51.54'	28.15'
C4	31.04'	270.00'	6°35'14"	7,286'46"	N 72°46' W	31.02'	15.54'
C5	63.76'	330.00'	11°04'23"	5,512'12"	E 51°12' E	63.68'	31.89'

Albuquerque Survey Central
Monuments, N.E. 1/4, N.E. 1/4, N.E. 1/4, N.E. 1/4
Central Zone (NAD 83)
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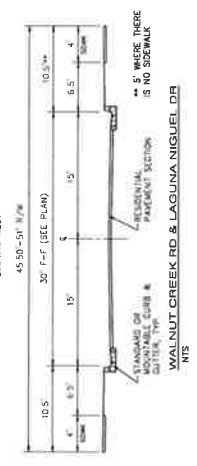
SAN ANTONIO CONDOMINIUMS
BLOCK 20 TRACT A, UNIT A
NORTH ALBUQUERQUE ACRES
(First November 6, 2000 - a Volume 20000, Page 20)



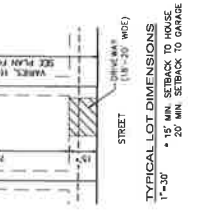
- LEGEND**
- 5/8" REBAR WITH CAP HEAD U.S. 9150' (199)
 - PROPERTY LINE
 - ADJOINING PROPERTY LINE
 - CENTERLINE MONUMENT



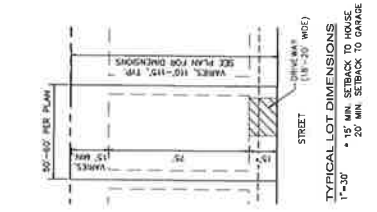
BRENTWOOD BLVD - NORTH OF WALNUT CREEK RD
NTS
LOOKING NORTH



SANTA MONICA AVE
NTS
LOOKING WEST



WALNUT CREEK RD & LAGUNA NIGUEL DR
NTS
LOOKING NORTH



BRENTWOOD BLVD - SOUTH OF WALNUT CREEK RD
NTS
LOOKING NORTH

FLOOD ZONE DETERMINATION

THE SUBJECT PROPERTY (AS SHOWN HEREON) LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP NO. 35001G137H, MAP REVISED AUGUST 16, 2012.

NOTES

- 1. ALL STREET CENTERLINE MONUMENTS SHOWN SHALL BE SET USING THE STANDARD 4" ALUMINUM MONUMENT STAMPED.
- 2. MONUMENTS SHALL NOT BE PLACED IN THE CENTERLINE OF ANY ADJOINING PROPERTY.
- 3. COORDINATE SYSTEM AS SHOWN ON THE PLAT SHALL BE USED FOR ALL MONUMENTS.
- 4. DISTANCES WILL BE GROUND DISTANCES.
- 5. MONUMENTS SHALL BE PLACED AT THE CORNERS OF ALL LOTS AND AT THE POINTS OF INTERSECTION OF ALL LOTS AND AT THE POINTS OF INTERSECTION OF ALL LOTS AND AT THE POINTS OF INTERSECTION OF ALL LOTS.

APPROVED

CITY SURETOR _____ DATE _____
OWNER
SANTA MONICA PLACE DEVELOPMENT, LLC
BY: BEN F. SPENCER, MANAGER
SANTA MONICA PLACE DEVELOPMENT, LLC
DATE _____

