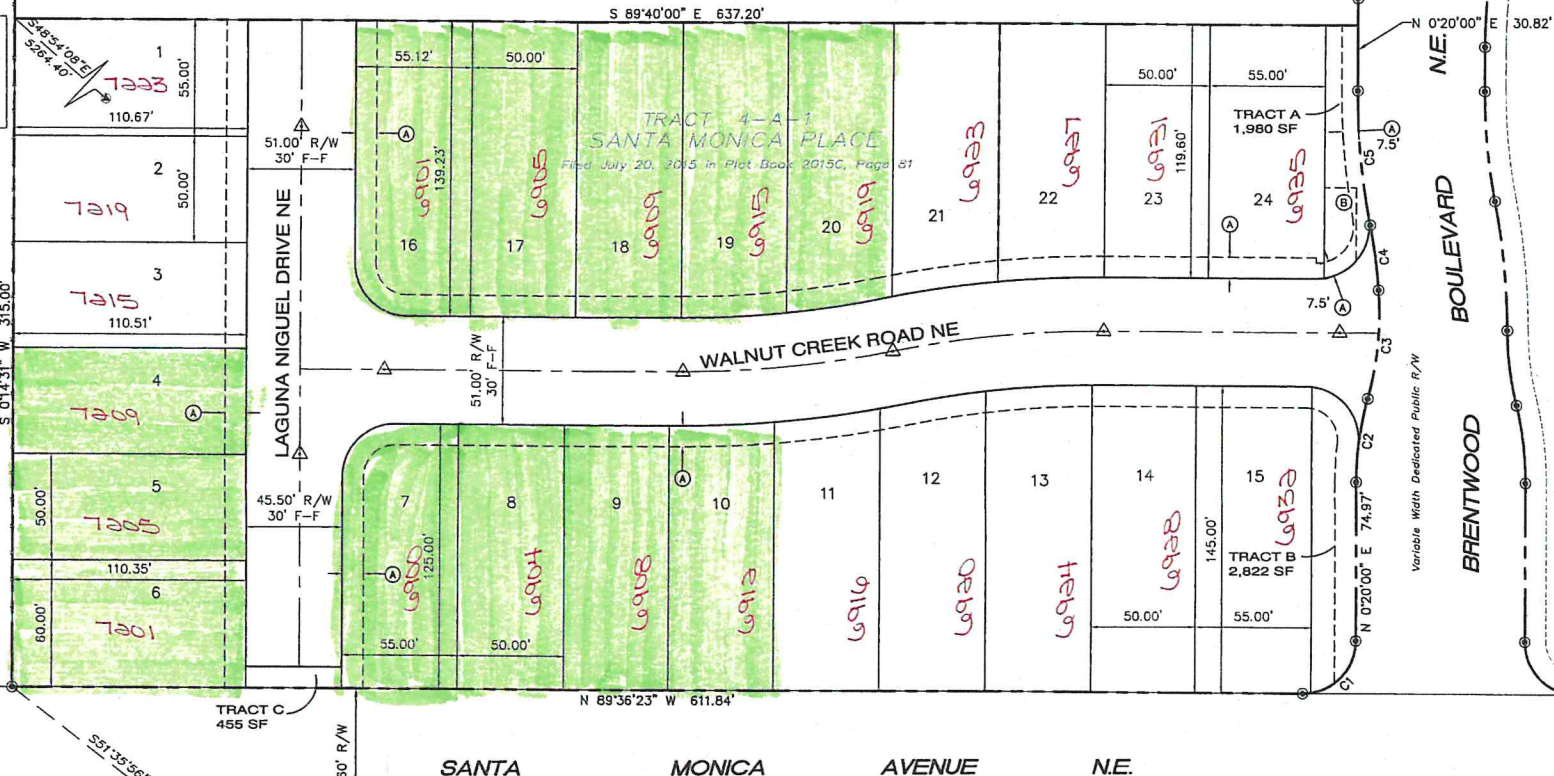


Stillbrooke Homes - Lots

TRACT 3-A-1
SANTA MONICA PLACE
Filed July 20, 2015 in Plat Book 2015C, Page 81

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

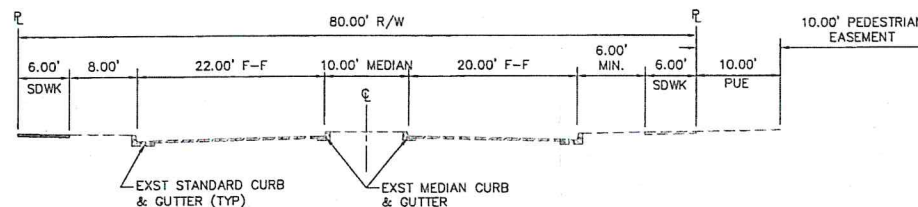
TRACT 2
SANTA MONICA PLACE
Filed January 6, 2012 in Plat Book 2012C, Page 2



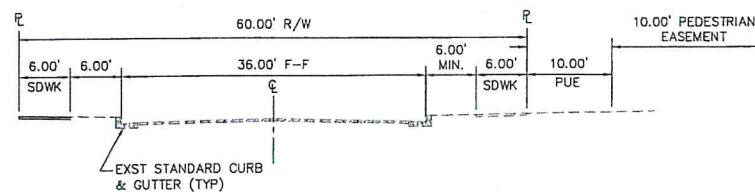
Albuquerque Survey Control Monument "6-E19A" New Mexico State Plane Coordinates, Central Zone (NAD 83)
N = 1,511,031.953
E = 1,547,535.201
Delta Alpha = -0°10'44.06"
Ground to Grid Factor = 0.999655024

SAN ANTONIO CONDOMINIUMS BLOCK 20, TRACT A, UNIT A NORTH ALBUQUERQUE ACRES
(Filed November 5, 2000 in Volume 2000C, Folio 288)

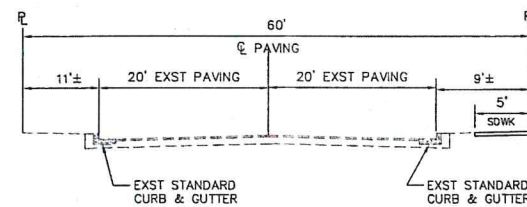
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	39.30'	25.00'	90°03'37"	N 45°21'49" E	35.37'	25.03'
C2	39.90'	150.00'	15°14'22"	S 8°00'48" W	39.78'	20.07'
C3	51.80'	150.00'	19°47'08"	N 5°44'25" E	51.54'	26.16'
C4	31.04'	270.00'	6°35'14"	N 7°26'46" W	31.02'	15.54'
C5	63.78'	330.00'	11°04'23"	S 5°12'12" E	63.68'	31.99'



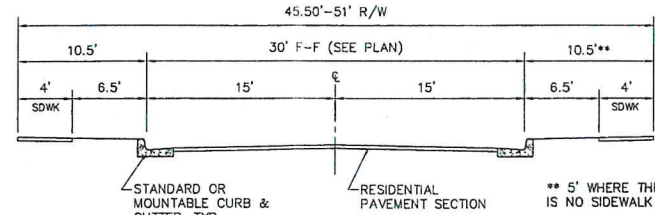
BRENTWOOD BLVD - SOUTH OF WALNUT CREEK RD
NTS
LOOKING NORTH



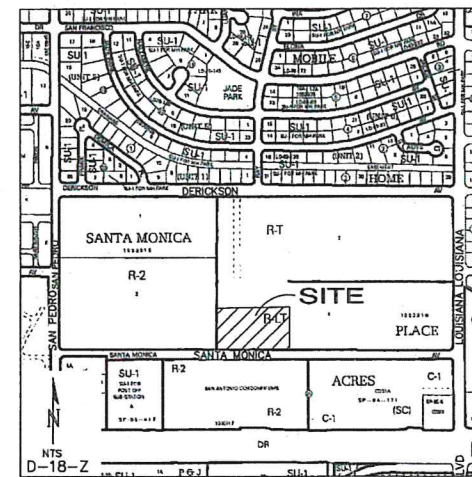
BRENTWOOD BLVD - NORTH OF WALNUT CREEK RD
NTS
LOOKING NORTH



SANTA MONICA AVE
NTS
LOOKING WEST



WALNUT CREEK RD & LAGUNA NIGUEL DR
NTS



VICINITY MAP

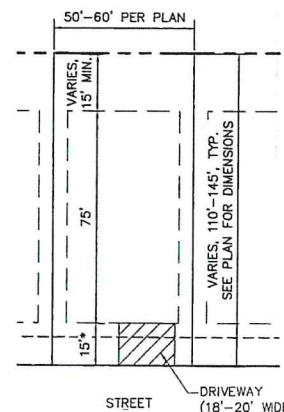
KEYED EASEMENTS

PROPOSED EASEMENTS TO BE GRANTED BY FINAL PLAT:

- PUE SHALL BE GRANTED WITH FINAL PLAT--10' WIDE UNLESS OTHERWISE NOTED.
- 15' WATERLINE EASEMENT SHALL BE GRANTED TO ABCWA WITH FINAL PLAT.

LEGEND

- 5/8" REBAR WITH CAP "HUGG L.S. 9750" (TYP.)
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE MONUMENT



TYPICAL LOT DIMENSIONS
1"=30'
* 15' MIN. SETBACK TO HOUSE
20' MIN. SETBACK TO GARAGE

Preliminary
D-18
PRELIMINARY
PLAT FOR
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, T-11N, R-3E
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2016
ADDRESS 414116
VERIFICATION
CITY OF ALBUQUERQUE

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 is 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.

ACS BENCHMARK

ACS MONUMENT BM 25_E18
ELEVATION: 5339.186 (NGVD 1988)

SITE DATA

- NUMBER OF EXISTING TRACTS IS 1
- TOTAL GROSS ACREAGE = 4.6301 AC.
- NUMBER OF PROPOSED TRACTS = 3
- NUMBER OF PROPOSED RESIDENTIAL LOTS = 24
- PROPOSED DENSITY: = 5.18 DU/ACRE
- LOT SETBACKS SHALL CONFORM TO R-LT ZONE REGULATIONS.
- STREETS WILL BE PUBLIC BY PLAT DEDICATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE.
- OPEN SPACE TRACTS A-C SHALL BE PRIVATE AND DEEDED TO AND MAINTAINED BY THE FUTURE HOMEOWNERS' ASSOCIATION.
- ALL STREETS HAVE RIGHT-OF-WAY/EASEMENT AND PAVING WIDTHS PER DPM STANDARDS, EXCEPT WHERE DESIGN VARIANCES ARE APPROVED.
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH ABCWA.
- NO LOTS SHALL HAVE DIRECT ACCESS TO SANTA MONICA AVE. OR BRENTWOOD BLVD.
- MILEAGE OF STREETS CREATED = 0.1626

FLOOD ZONE DETERMINATION

THE SUBJECT PROPERTY (AS SHOWN HEREON) LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 35001C0137H, MAP REVISED AUGUST 16, 2012.

NOTES

- ALL STREET CENTERLINE POINTS SHOWN THUS Δ WILL BE SET USING THE STANDARD 4" ALUMINUM MONUMENT STAMPED "CENTERLINE MONUMENT-DO NOT DISTURB, PS #9750".
- BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
- DISTANCES WILL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

Ben F. Spencer P.S. 2/24/16
CITY SURVEYOR DATE

OWNER
SANTA MONICA PLACE DEVELOPMENT, LLC

BFS 2-23-16
BY: BEN F. SPENCER, MANAGER DATE
SANTA MONICA PLACE DEVELOPMENT, LLC

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isaacson.com
2149 C-701 PRELIM PLAT.dwg Feb 22, 2016