

City of Santa Fe, New Mexico

**Cases #2024-7909
3471, 3431, 3435, 3439, 3443 Cerrillos Rd.
& 3420 + 3450 Rufina St.
Development Plan
Planning Commission
January 16th, 2025**

Exhibit E

Appendix

1. Lot Consolidation Application 3431+ 3471 Cerrillos Rd.
2. Lot Consolidation + Lot Line Adjustment Application 435-3443 Cerrillos Rd + 3450 Rufina St.
3. RKSS- Cerrillos Lot Line Adjustments + Lot Consolidation Plats
4. Lot Split Application for M-2
5. Lot Split Plat for Lot M-2



LOT CONSOLIDATION OR LOT LINE ADJUSTMENT

Parcel Information

Project Name: _____

Address: _____ Property Size: _____

Current Use of Land: _____ Proposed Use of Land: _____

Does this project have a Legal Lot of record? YES NO

Uniform Parcel Code Number: _____

Does the application comply with all zoning requirements (please illustrate on plans)? YES NO

Property Owner Information

Name: _____
First Last

Address: _____
Street Address Suite/Unit #

_____ *City State ZIP Code*

Phone: () _____ E-mail Address: _____

Applicant/Agent Information (if different from owner)

Company Name: _____

Name: _____
First Last

Address: _____
Street Address Suite/Unit #

_____ *City State ZIP Code*

Phone: () 820-7444 _____ E-mail Address: _____

Correspondence Directed to: Owner Applicant Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize _____ to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

Submittal Checklist (Requirements found in Section 14-3.7 SFCC 1987)

Three (3) 24"x36" copies and one (1) CD with a PDF of the preliminary plat are required. Please include the following:

<input type="checkbox"/> Letter of Application (intent, location, acreage)	<input type="checkbox"/> Legal Lot of Record, Legal Description
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Plat must illustrate the following:

<input type="checkbox"/> Vicinity Map	<input type="checkbox"/> Legal access easements and width of easements	<input type="checkbox"/> Existing and proposed utility and right-of-way easements and widths	<input type="checkbox"/> Drainage easements with bearings and distances	<input type="checkbox"/> Indicate adjacent property ownership (Owner name, plat book and page)
<input type="checkbox"/> Identify old lot lines (utilizing a dashed line)	<input type="checkbox"/> Boundary tie must be a permanent survey monument	<input type="checkbox"/> Give location and description of all monuments	<input type="checkbox"/> Define 100-year flood plain limits (if applicable)	<input type="checkbox"/> Define slopes greater than 30% (if applicable)
<input type="checkbox"/> Define lot area, acreage	<input type="checkbox"/> Show parking lot layout (if applicable)	<input type="checkbox"/> Net leasable area calculations (non-residential only)	<input type="checkbox"/> Common and private open space	<input type="checkbox"/> Signature blocks for City Engineer and City Planner

Subdivision Approval Criteria (Section 14-3.7(C) SFCC 1987)

Resubdivisions:

Section 14-3.7(E) SFCC 1987: The land use director has the authority to review and approve or disapprove resubdivisions where the combination or recombination of portions of previously platted lots does not increase the total number of lots and the resulting lots comply with the approval criteria in Subsection (C) of this section:

- (1) In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.
- (2) The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).
- (3) All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).
- (4) A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.
- (5) A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 2001. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: Angelica Reed Date: _____



LOT CONSOLIDATION OR LOT LINE ADJUSTMENT

Parcel Information

Project Name: RKSS- Cerillos Multifamily (Lot Line Adjustment + Lot Consolidation)

Address: 3435- 3443 Cerrillos Rd and 3450 Rufina St. Property Size: 2.964 / 4.658 ac

Current Use of Land: Vacant Proposed Use of Land: Vacant

Does this project have a Legal Lot of record? YES/ NO

Uniform Parcel Code Number: 54027136 / 56011995

Does the application comply with all zoning requirements (please illustrate on plans)? YES/ NO

Property Owner Information

Name: RKSS Santa Fe 1, LLC
First Last

Address: P.O. Box 5098
Street Address Suite/Unit #
Santa Fe NM 87502
City State ZIP Code

Phone: () E-mail Address: _____

Applicant/Agent Information (if different from owner)

Company Name: JenkinsGavin Inc.

Name: Angelica Reed
First Last

Address: 130 Grant Ave 101
Street Address Suite/Unit #
Santa Fe NM 87501
City State ZIP Code

Phone: (505) 820-7444 E-mail Address: angelica@jenkingavin.com

Correspondence Directed to: Owner Applicant Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: << See authorization Letters >>

I/We authorize _____ to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

Submittal Checklist (Requirements found in Section 14-3.7 SFCC 1987)

Three (3) 24"x36" copies and one (1) CD with a PDF of the preliminary plat are required. Please include the following:

<input type="checkbox"/> Letter of Application (intent, location, acreage)	<input type="checkbox"/> Legal Lot of Record, Legal Description
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Plat must illustrate the following:

<input type="checkbox"/> Vicinity Map	<input type="checkbox"/> Legal access easements and width of easements	<input type="checkbox"/> Existing and proposed utility and right-of-way easements and widths	<input type="checkbox"/> Drainage easements with bearings and distances	<input type="checkbox"/> Indicate adjacent property ownership (Owner name, plat book and page)
<input type="checkbox"/> Identify old lot lines (utilizing a dashed line)	<input type="checkbox"/> Boundary tie must be a permanent survey monument	<input type="checkbox"/> Give location and description of all monuments	<input type="checkbox"/> Define 100-year flood plain limits (if applicable)	<input type="checkbox"/> Define slopes greater than 30% (if applicable)
<input type="checkbox"/> Define lot area, acreage	<input type="checkbox"/> Show parking lot layout (if applicable)	<input type="checkbox"/> Net leasable area calculations (non-residential only)	<input type="checkbox"/> Common and private open space	<input type="checkbox"/> Signature blocks for City Engineer and City Planner

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- (2) The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).
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- (5) A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 2001. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: Angelica Reed Date: _____

LOT LINE ADJUSTMENT SURVEY
LOT 5 AND LOT 5A, LYING AND BEING SITUATE WITHIN
S.H.C. 454, LOT 2; S.H.C. 432, LOT 2; S.H.C. 434, TRACT 1; S.H.C. 433 TRACT 3 AND LOT 11
SECTION 05, TOWNSHIP 16 NORTH, RANGE 09 EAST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

DEDICATION OF LOT LINE ADJUSTMENT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF LOT 5A, RKSS SANTA FE 1 LLC AND LOT 5, THE TRAILER RANCH INC, HAS CAUSED THE FOREGOING LOT LINE ADJUSTMENT OF THE LAND AS SHOWN HEREON. THIS LOT LINE ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNERS. THESE LANDS LIE WITHIN THE PLANNING AND FLATTING JURISDICTION OF THE CITY OF SANTA FE, SANTA FE COUNTY, STATE OF NEW MEXICO.

ACKNOWLEDGEMENT OF OWNER(S):

THE UNDERSIGNED BEING THE OWNER OF THE LAND DESCRIBED HEREIN, HEREBY CONSENTS TO THIS LOT CONSOLIDATION.

OWNER(S) SIGNATURE: _____ DATE: _____

OWNER(S) NAME PRINTED _____

DATE _____
RKSS SANTA FE 1, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF: _____

COUNTY OF: _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024.

BY: _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____ DATE _____

ACKNOWLEDGEMENT OF OWNER(S):

THE UNDERSIGNED BEING THE OWNER OF THE LAND DESCRIBED HEREIN, HEREBY CONSENTS TO THIS LOT CONSOLIDATION.

OWNER(S) SIGNATURE: _____ DATE: _____

OWNER(S) NAME PRINTED _____

DATE _____
THE TRAILER RANCH INC.

ACKNOWLEDGEMENT

STATE OF: _____

COUNTY OF: _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024.

BY: _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____ DATE _____

CITY OF SANTA FE REVIEW:

CITY ENGINEER FOR LAND USE _____ DATE _____

CITY PLANNER _____ DATE _____

SANTA FE COUNTY TREASURER _____ DATE _____

UTILITY COMPANY SIGNATURES:

PNM ELECTRIC _____ DATE _____

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

CITY OF SANTA FE WASTEWATER _____ DATE _____

CITY OF SANTA FE WATER DIVISION _____ DATE _____

COMCAST _____ DATE _____

SANTA FE COUNTY PUBLIC NOTICE:

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

OWNER(S) SIGNATURE: _____ DATE: _____

OWNER(S) NAME PRINTED _____

DATE _____
THE TRAILER RANCH INC.

ACKNOWLEDGEMENT

STATE OF: _____

COUNTY OF: _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024.

BY: _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____ DATE _____

COUNTY OF SANTA FE) SS
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the ____ day of _____, 20____ A.D. at _____ o'clock _____, and was duly recorded in book _____ page(s) _____ of the records of Santa Fe County.
Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe County, N.M.
Deputy

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINES BETWEEN LOTS 5 AND 5A OF THE PLAT TITLED "DIVISION OF LAND PLAT PREPARED FOR TRAILER RANCH RESORT LLC" FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 897, PAGE 44, ON DECEMBER 1, 2022, LYING AND BEING SITUATE WITHIN S.H.C. 454, LOT 2; S.H.C. 432, LOT 2; S.H.C. 434, TRACT 1; S.H.C. 433 TRACT 3 AND LOT 11, SECTION 05, TOWNSHIP 16 NORTH, RANGE 09 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

BASIS OF BEARING:

THE BASIS OF BEARING OF THIS SURVEY SHOWN HEREIN IS GRID NORTH BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM. DISTANCES AND COORDINATES ARE MODIFIED (SURFACE) NEW MEXICO STATE PLANE COORDINATES, NEW MEXICO CENTRAL ZONE 3002, NAD83, NAVD88, FROM A CONTROL POINT DETERMINED BY AN OPUS SOLUTION.
REFERENCE FRAME: MODIFIED NAD83(2011) (EPOCH 2010.0000)
VERTICAL DATUM: NAVD88 (ORTHOMETRIC HEIGHTS COMPUTED USING GEOID18)
ORIGIN OF SCALE: N=1691026.42 E=1713347.25 (N35°38'50.78022" W106°00'16.27164")
GRID TO GROUND SCALE FACTOR: 1.0004984259
CONVERGENCE: 00° 08' 35.04"
ELEVATION USED FOR SCALE: 6635.86
ALL DISTANCES ARE GROUND DISTANCES. UNITS ARE U.S. SURVEY FEET.

NOTES:

- 1. BEARINGS AND DISTANCES IN PARENTHESIS ARE THE RECORD DIMENSIONS AS SHOWN ON. "DIVISION OF LAND PLAT PREPARED FOR TRAILER RANCH RESORT LLC LYING AND BEING SITUATE WITHIN S.H.C. 454, LOT 2; S.H.C. 432, LOT 2; S.H.C. 434, TRACT 1; S.H.C. 433 TRACT 3 AND LOT 11 SECTION 05, T.16 N., R. 9 E., NEW MEXICO PRINCIPAL MERIDIAN CITY LIMITS OF SANTA FE, SANTA FE COUNTY, STATE OF NEW MEXICO". PREPARED BY LORENZO E. DOMINGUEZ P.S. NO. 10461 AND FILED IN THE SANTA FE COUNTY CLERKS OFFICE ON DECEMBER 01, 2022 IN BOOK 897, PAGE 44.
2. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND IN RESPONSE TO NM811 DESIGN LOCATE REQUEST (NM811 TICKET# 23NV080432 DATE: NOVEMBER 08, 2023, 12:03 P.M.). LOCATIONS AND SIZES OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. BURIED UTILITIES/STRUCTURES SHOWN HEREON MAY NOT EXIST. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO FIND OR VERIFY BURIED UTILITIES LOCATIONS.
3. SUBJECT PROPERTY LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN ACCORDING TO THE FEMA MAP NO. 35049C0394D EFFECTIVE DATE: JUNE 17, 2008.
4. SUBJECT PROPERTY IS ZONED C-2 NON-RESIDENTIAL PER SANTA FE CODE OF ORDINANCES, CHAPTER 14.
5. OWNER OF RECORD:
LOT 5: THE TRAILER RANCH INC. BY SPECIAL WARRANTY DEED FILED ON JUNE 27, 1991 AS INSTRUMENT NO. 741192.
LOT 5A: RKSS SANTA FE 1, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FILED ON SEPTEMBER 14, 2023 AS INSTRUMENT NO. 2019673.
6. THE WORD CERTIFY OR CERTIFICATION AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON THEIR BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, AND DOES NOT CONSTITUTE A GUARANTEE, NOR A WARRANTY, EXPRESSED OR IMPLIED.
7. ALL CORNERS FOUND IN PLACE AND HELD WERE TAGGED WITH A BRASS DISC STAMPED "NMP5 27749" UNLESS OTHERWISE NOTED HEREIN
8. FIELDWORK COMPLETED: DECEMBER 01, 2023
9. LOT 5A PREVIOUS AREA: ±167,982.39 SQ. FT. / ±3.86 ACRES ADJUSTED AREA: ±171,086.13 SQ. FT. / ±3.93 ACRES
LOT 5 PREVIOUS AREA: ±293,514.55 SQ. FT. / ±6.74 ACRES ADJUSTED AREA: ±290,659.81 SQ. FT. / ±6.67 ACRES

REFERENCE DOCUMENTS

- 1. "DIVISION OF LAND PLAT PREPARED FOR TRAILER RANCH RESORT, LLC, LYING AND BEING SITUATE WITHIN S.H.C. 454, LOT 2; S.H.C. 432, LOT 2; S.H.C. 434, TRACT 1; S.H.C. 433 TRACT 3 AND LOT 11 SECTION 05, T.16 N., R. 9 E.", PREPARED BY LORENZO E. DOMINGUEZ, P.S. NO. 10461, AND FILED IN THE SANTA FE COUNTY CLERKS OFFICE ON DECEMBER 01, 2022 IN BOOK 897, PAGE 44.
2. "FAMILY TRANSFER LOT SPLIT FOR EDUARDO RAMIREZ & MARIA DE JESUS B. RAMIREZ 3501 RUFINA ST. - LOT 1-A 3531 CERRILLOS RD. - LOT 1-B." PREPARED BY MORRIS APODACA P.L.S. NO. 5300, AND FILED IN THE SANTA FE COUNTY CLERKS OFFICE ON FEBRUARY 15, 2002 IN BOOK 494, PAGE 012.
3. "PLAT OF BOUNDARY SURVEY FOR RAJ HOLDINGS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, A TRACT OF LAND SITUATE AT 3501 CERRILLOS ROAD." PREPARED BY PHILIP B. WIEGER, P.S. NO. 9759 AND FILED IN THE SANTA FE COUNTY CLERKS OFFICE ON SEPTEMBER 18, 2020 IN BOOK 867, PAGE 11.
4. LOT CONSOLIDATION OF LOT B1 (FORMERLY LOTS 1,B1 & 2,B1 OF THE MEXPLAT). " PREPARED BY JAMES COMBS, P.S. NO. 23200, AND FILED IN THE SANTA FE COUNTY CLERKS OFFICE ON FEBRUARY 10, 2021 IN BOOK 873, PAGE(S) 48-49.
5. BOUNDARY SURVEY MONTOYA LOT, BEING A PORTION OF P.C. NO 581, LOCATED AT 3420 RUFINA ST., LOT A, WITHIN A PORTION OF SHC 581, LOCATED AT 3450 RUFINA ST., AND LOTS 3, 4, 5, WITHIN A PORTION OF SHC 454, TRACT 3. " PREPARED BY JAYSON NATERA, N.M.P.S. NO. 27749, AND FILED IN THE SANTA FE COUNTY CLERKS OFFICE ON OCTOBER 19, 2023 IN BOOK 907, PAGE(S) 28-29.
6. DEEDS AND PLATS AS NOTED AND REFERENCED HEREIN

LEGAL DESCRIPTIONS

LOT 5A

LOT 5A, AS THE SAME IS SHOWN AND DESIGNATED OF THE PLAT TITLED "DIVISION OF LAND PLAT PREPARED FOR TRAILER RANCH RESORT LLC" FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 897, PAGE 44, ON DECEMBER 1, 2022, LYING AND BEING SITUATE WITHIN S.H.C. 454, LOT 2; S.H.C. 432, LOT 2; S.H.C. 434, TRACT 1; S.H.C. 433 TRACT 3 AND LOT 11, SECTION 05, TOWNSHIP 16 NORTH, RANGE 09 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND USGLO BRASS CAP STAMPED "P.C. 433 TR 4 P.C. 454 TR 1 T16N R9E" THENCE N 46°35'21" E A DISTANCE OF 146.07 FEET TO THE POINT OF BEGINNING, BEING A SET #4 REBAR OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749 FOR THE NORTHWEST CORNER OF LOT 5A HEREIN DESCRIBED; THENCE N 58°25'17" E A DISTANCE OF 52.56 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE N 60°19'55" E A DISTANCE OF 56.85 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE S 29°07'05" E A DISTANCE OF 3.85 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE N 67°34'36" E A DISTANCE OF 24.04 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE N 59°28'27" E A DISTANCE OF 9.05 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE S 27°04'14" E A DISTANCE OF 15.90 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE N 27°04'14" E A DISTANCE OF 17.95 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE N 62°55'46" E A DISTANCE OF 32.99 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE N 27°04'14" E A DISTANCE OF 17.95 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE N 59°30'17" E A DISTANCE OF 113.93 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE N 31°18'53" E A DISTANCE OF 3.85 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE N 60°47'42" E A DISTANCE OF 44.65 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE N 74°22'36" E A DISTANCE OF 48.41 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749" FOR THE NORTHEAST CORNER OF SAID LOT 5A; THENCE SOUTH 09°10'31" E A DISTANCE OF 9.51 FEET TO A FOUND MAG NAIL WITH WASHER ON THE ANGLE POINT OF THE BLOCK WALL STAMPED "NATERA NMP5 27749"; THENCE SOUTH 19°06'43" E A DISTANCE OF 17.31 FEET TO A FOUND REBAR WITH A CAP STAMPED "SHRAEDER PS 12451"; THENCE SOUTH 15°09'10" E A DISTANCE OF 394.78 FEET TO A FOUND REBAR WITH CAP STAMPED "NATERA NMP5 27749" FOR THE SOUTHEAST CORNER OF SAID LOT 5A; THENCE SOUTH 52°58'17" W A DISTANCE OF 404.73 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749" FOR THE SOUTHWEST CORNER OF SAID LOT 5A; THENCE N 15°00'57" W A DISTANCE OF 454.65 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE N 09°59'42" W A DISTANCE OF 33.06 FEET TO THE POINT OF BEGINNING OF LOT 5A HEREIN DESCRIBED, CONTAINING 171,086 SQUARE FEET OR 3.93 ACRES, MORE OR LESS.

LOT 5

LOT 5, AS THE SAME IS SHOWN AND DESIGNATED OF THE PLAT TITLED "DIVISION OF LAND PLAT PREPARED FOR TRAILER RANCH RESORT LLC" FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 897, PAGE 44, ON DECEMBER 1, 2022, LYING AND BEING SITUATE WITHIN S.H.C. 454, LOT 2; S.H.C. 432, LOT 2; S.H.C. 434, TRACT 1; S.H.C. 433 TRACT 3 AND LOT 11, SECTION 05, TOWNSHIP 16 NORTH, RANGE 09 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND USGLO BRASS CAP STAMPED "P.C. 433 TR 4 P.C. 454 TR 1 T16N R9E" THENCE N 46°35'21" E A DISTANCE OF 146.07 FEET TO THE POINT OF BEGINNING, BEING A SET #4 REBAR OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749" FOR THE NORTHWEST CORNER OF LOT 5 HEREIN DESCRIBED; THENCE N 58°25'17" E A DISTANCE OF 52.56 FEET TO A FOUND NO. 4 REBAR WITH AN ILLEGIBLE CAP WITHIN A 1-INCH IRON PIPE FOR THE NORTHWEST CORNER OF LOT 5; THENCE N 60°23'09" E A DISTANCE OF 126.48 FEET TO A 3/4-INCH IRON PIPE; THENCE N 60°27'32" E A DISTANCE OF 10.00 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE N 80°27'32" E A DISTANCE OF 113.49 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE N 60°27'32" E A DISTANCE OF 122.74 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749" FOR THE NORTHEAST CORNER OF LOT 5; THENCE S 09°10'31" E A DISTANCE OF 733.98 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749" FOR THE SOUTHEAST CORNER OF LOT 5; THENCE S 74°22'36" W A DISTANCE OF 48.41 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE S 60°47'42" W A DISTANCE OF 44.65 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE S 31°18'53" E A DISTANCE OF 3.85 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE S 59°30'17" W A DISTANCE OF 113.93 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE S 27°04'14" E A DISTANCE OF 17.95 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE S 62°55'46" W A DISTANCE OF 32.99 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE N 27°04'14" W A DISTANCE OF 15.90 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE N 59°28'27" W A DISTANCE OF 9.05 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE N 67°34'36" W A DISTANCE OF 24.04 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE N 60°19'55" W A DISTANCE OF 56.85 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE S 29°07'05" W A DISTANCE OF 3.85 FEET TO A SET NO.4 REBAR WITH A CAP OR MAG NAIL WITH WASHER STAMPED "NATERA NMP5 27749"; THENCE N 60°47'42" W A DISTANCE OF 44.65 FEET TO THE POINT OF BEGINNING OF SAID LOT 5 HEREIN DESCRIBED, CONTAINING 290,660 SQUARE FEET OR 6.67 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, JAYSON NATERA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 27749, DO HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IN COMPLIANCE WITH THE CITY OF SANTA FE LAND DEVELOPMENT CODE; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAYSON NATERA, N.M.P.S.# 27749

DATE _____

TITLE AND INDEXING INFORMATION FOR COUNTY CLERK
LOT LINE ADJUSTMENT OF LOTS 5 AND 5A
TRAILER RANCH RESORT LYING AND BEING SITUATE WITHIN S.H.C. 454, LOT 2; S.H.C. 432, LOT 2; S.H.C. 434, TRACT 1; S.H.C. 433 TRACT 3 AND LOT 11, SECTION 05, TOWNSHIP 16 NORTH, RANGE 09 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.
LOT 5A U.P.C. CODE: 1050096389334000000 PARCEL NO.: 09312013
LOT 5 U.P.C. CODE: 1050096389334000000 PARCEL NO.: 11662330

Table with columns: Rev.#, Date, Description, By, Check. Includes SMA logo and contact information for Souder, Miller & Associates: Engineering • Environmental • Surveying, Serving the Southwest & Rocky Mountains, 5454 Venice Avenue NE, Suite D, Albuquerque, NM 87113, Phone: (505) 299-0942, Fax: (505) 293-3430, www.soudermiller.com.

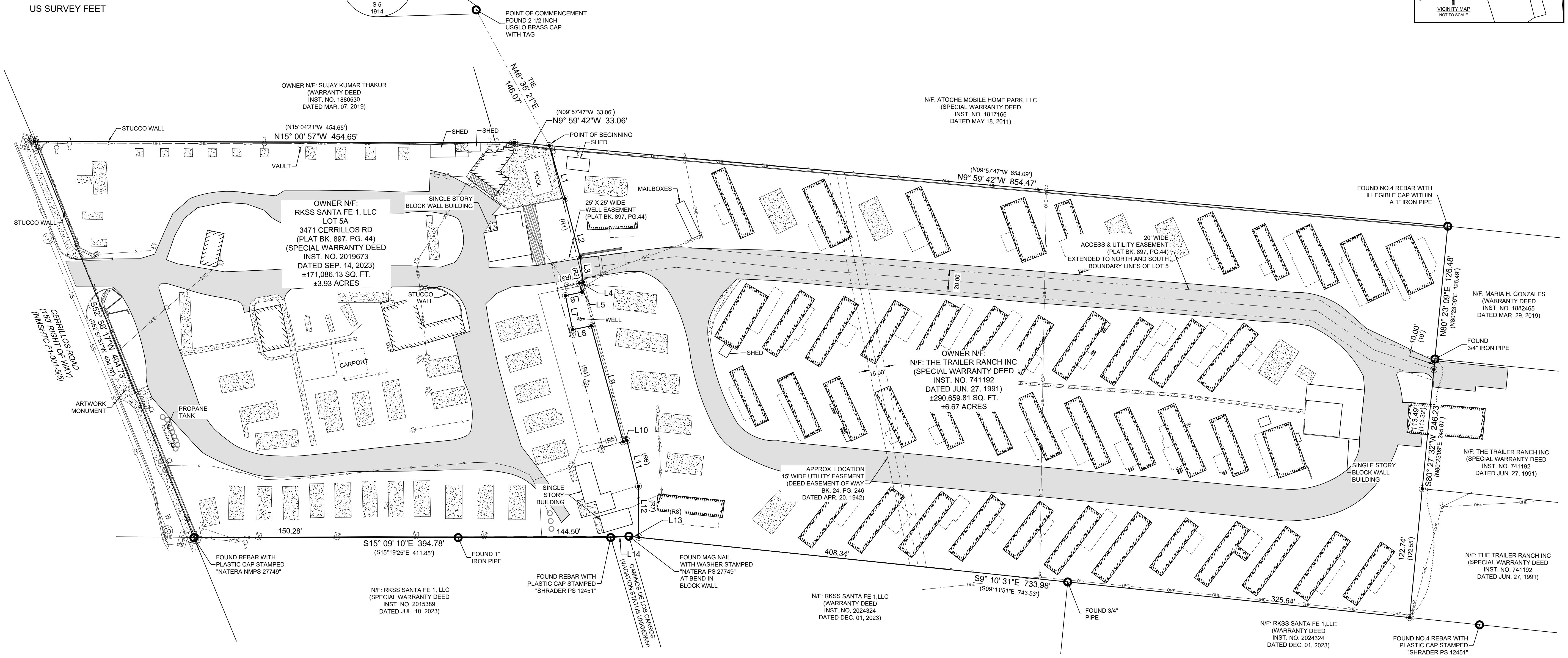
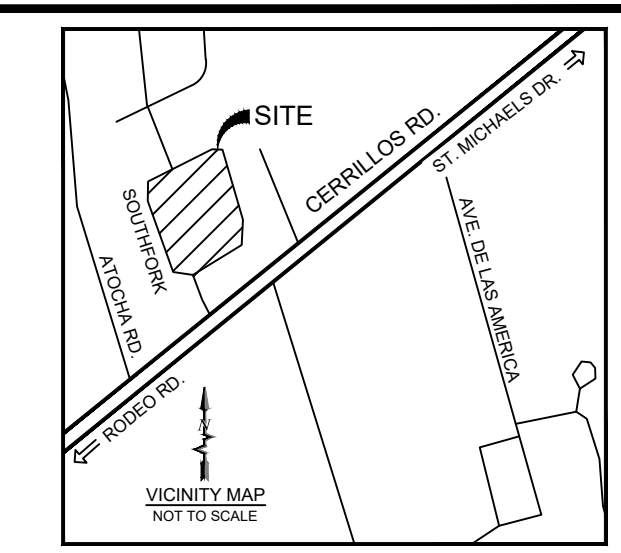
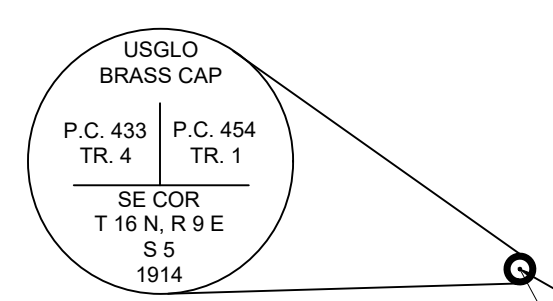
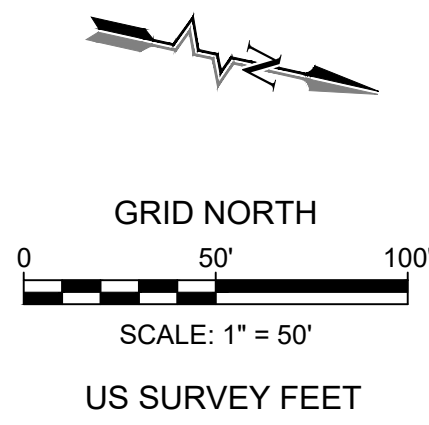
SANTA FE, NEW MEXICO

RKSS SANTA FE 1, LLC.

Fieldwork BM/MS Drawn CM Checked JN
Date: February 2024
Scale: Horiz: -- Vert: --
Project No: 2232864
Sheet: 1 OF 2

LOT LINE ADJUSTMENT SURVEY

LOT 5 AND LOT 5A, LYING AND BEING SITUATE WITHIN
 S.H.C. 454, LOT 2; S.H.C. 432, LOT 2; S.H.C. 434, TRACT 1; S.H.C. 433 TRACT 3 AND LOT 11
 SECTION 05, TOWNSHIP 16 NORTH, RANGE 09 EAST, NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO



Rev. #	Date	Description

SOUDEY, MILLER & ASSOCIATES
 Engineering • Environmental • Surveying
 Serving the Southwest & Rocky Mountains
 5454 Venice Avenue NE, Suite D
 Albuquerque, NM 87113
 Phone: (505) 399-0942 Fax: (505) 393-3430
 www.soudeymiller.com

SANTA FE, NEW MEXICO
 LOT LINE ADJUSTMENT SURVEY
 LOT 5 AND LOT 5A, LYING AND BEING SITUATE WITHIN
 S.H.C. 454, LOT 2; S.H.C. 432, LOT 2; S.H.C. 434, TRACT 1;
 S.H.C. 433 TRACT 3 AND LOT 11
 SECTION 05, TOWNSHIP 16 NORTH, RANGE 09 EAST,
 NEW MEXICO PRINCIPAL MERIDIAN

RKSS SANTA FE 1, LLC.
 Date: February 2024
 Scale: Horiz: 1"=50'
 Vert: --
 Project No: 2232864
 Sheet: 2 OF 2

LEGEND

- FOUND MONUMENT AS NOTED
- SET NO. 4 REBAR WITH CAP OR MAG NAIL WITH WASHER STAMPED "NMPS NATERA 27749"
- POWER POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- FIBER OPTIC PULL BOX
- GAS VALVE
- GAS METER
- WATER VALVE
- SANITARY MANHOLE
- BOLLARD
- NOW / FORMERLY
- SUBJECT PROPERTY LINE
- OLD SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- EDGE OF CONCRETE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- EASEMENT
- BUILDING OVERHANG
- WOOD FENCE
- BARBED WIRE FENCE
- SINGLE STORY BUILDING
- STUCCO BUILDING
- MOBILE HOME
- BLOCK WALL
- STUCCO WALL
- BRICK WALL
- SIDEWALK / CONCRETE
- LANDSCAPE PAVERS
- PAVEMENT
- MEASURED BEARING AND DISTANCE
- RECORD BEARING AND DISTANCE

LINE #	BEARING	DISTANCE
L1	N58°25'17"E	52.56
L2	N60°19'55"E	56.85
L3	N67°34'36"E	24.04
L4	S29°07'05"E	3.83
L5	N59°28'27"E	9.05
L6	S27°04'14"E	15.90
L7	N62°55'46"E	32.99
L8	N27°04'14"W	17.95
L9	N59°30'17"E	113.93
L10	N31°18'53"W	3.85
L11	N60°47'42"E	44.65
L12	N74°22'38"E	48.41
L13	S09°10'31"E	9.51
L14	S19°06'43"E	17.31

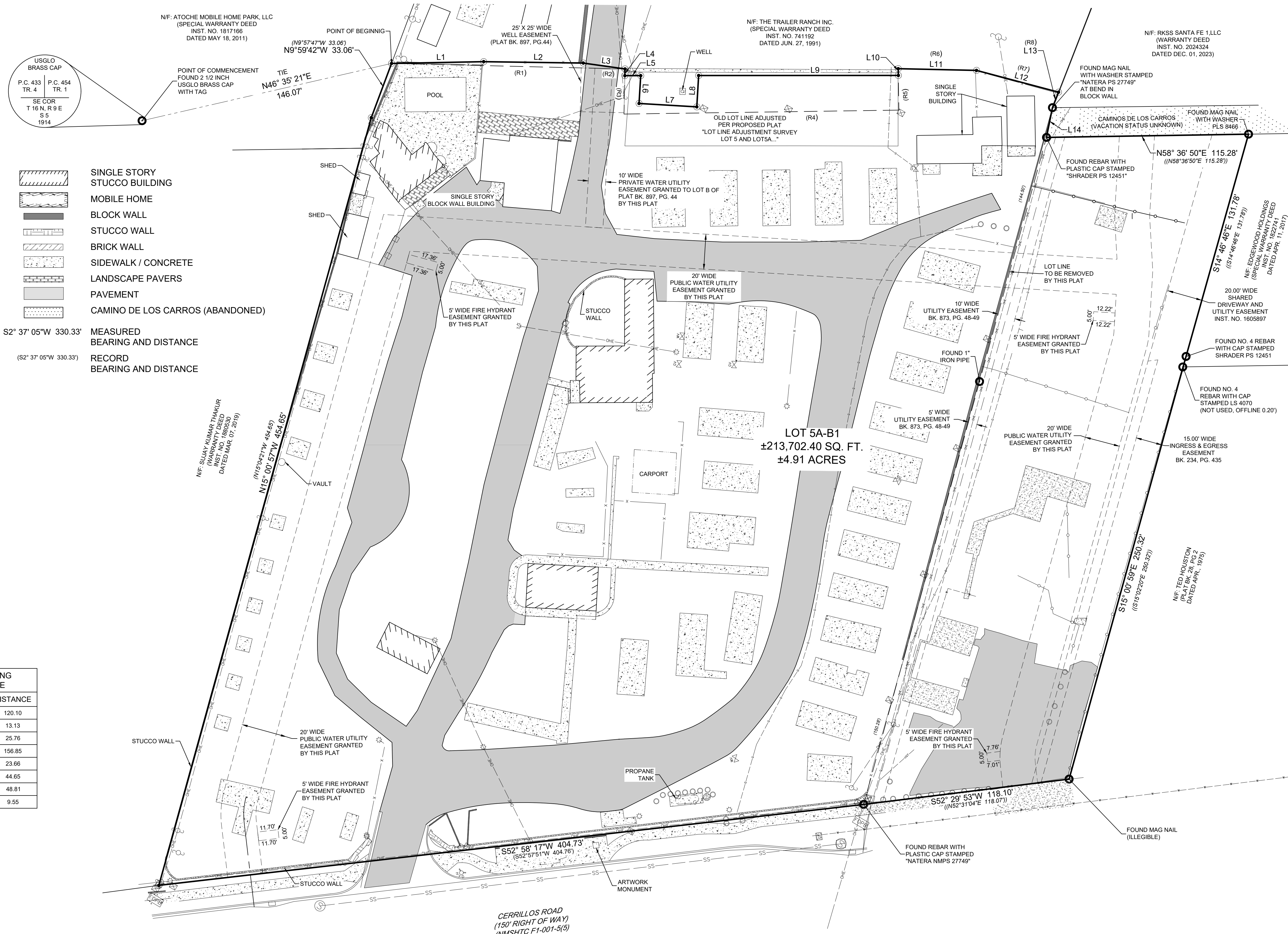
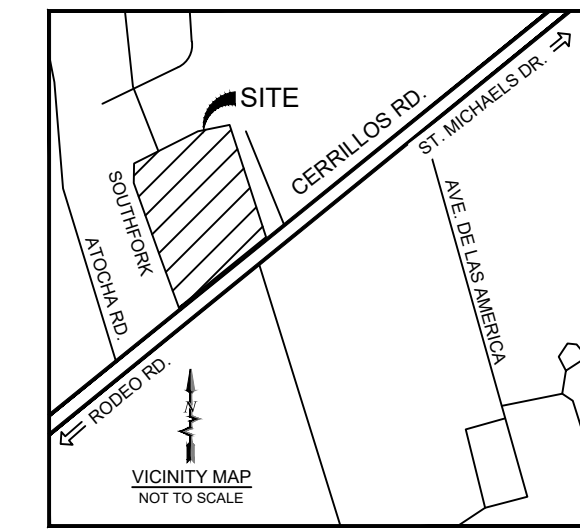
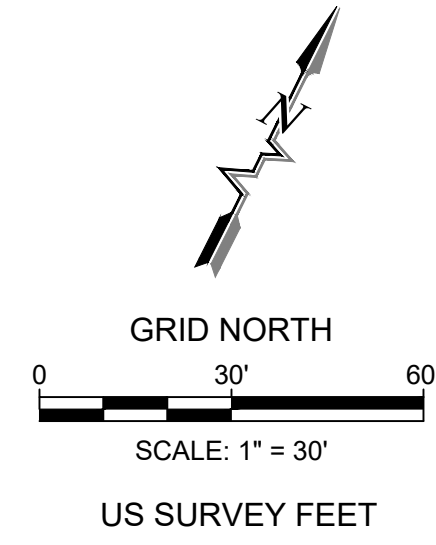
LINE #	BEARING	DISTANCE
R1	N60°53'54"E	120.10
R2	N60°53'54"E	13.13
R3	N29°06'06"E	25.76
R4	S58°43'15"E	156.85
R5	N31°17'54"E	23.66
R6	S60°48'46"E	44.65
R7	N74°23'40"E	48.81
R8	S09°11'51"E	9.55

LOT CONSOLIDATION PLAT OF LOT 5A-B1

(FORMERLY LOTS 5A & B1)

LYING AND BEING SITUATE WITHIN

S.H.C. 454, LOT 2; S.H.C. 432, LOT 2; S.H.C. 434, TRACT 1; S.H.C. 433 TRACT 3 AND LOT 11
SECTION 05, TOWNSHIP 16 NORTH, RANGE 09 EAST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO



LEGEND

- FOUND MONUMENT AS NOTED
- SET NO.4 REBAR WITH CAP OR MAG NAIL WITH WASHER STAMPED "NMPS NATERA 27749"
- POWER POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- FIBER OPTIC PULL BOX
- GAS VALVE
- GAS METER
- WATER VALVE
- SANITARY MANHOLE
- BOLLARD
- NOW / FORMERLY
- SUBJECT PROPERTY LINE
- OLD SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- EDGE OF CONCRETE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- SANITARY SEWER LINE
- EASEMENT
- BUILDING OVERHANG
- WOOD FENCE
- BARBED WIRE FENCE

- SINGLE STORY STUCCO BUILDING
- MOBILE HOME
- BLOCK WALL
- STUCCO WALL
- BRICK WALL
- SIDEWALK / CONCRETE
- LANDSCAPE PAVERS
- PAVEMENT
- CAMINO DE LOS CARROS (ABANDONED)
- MEASURED BEARING AND DISTANCE
- RECORD BEARING AND DISTANCE

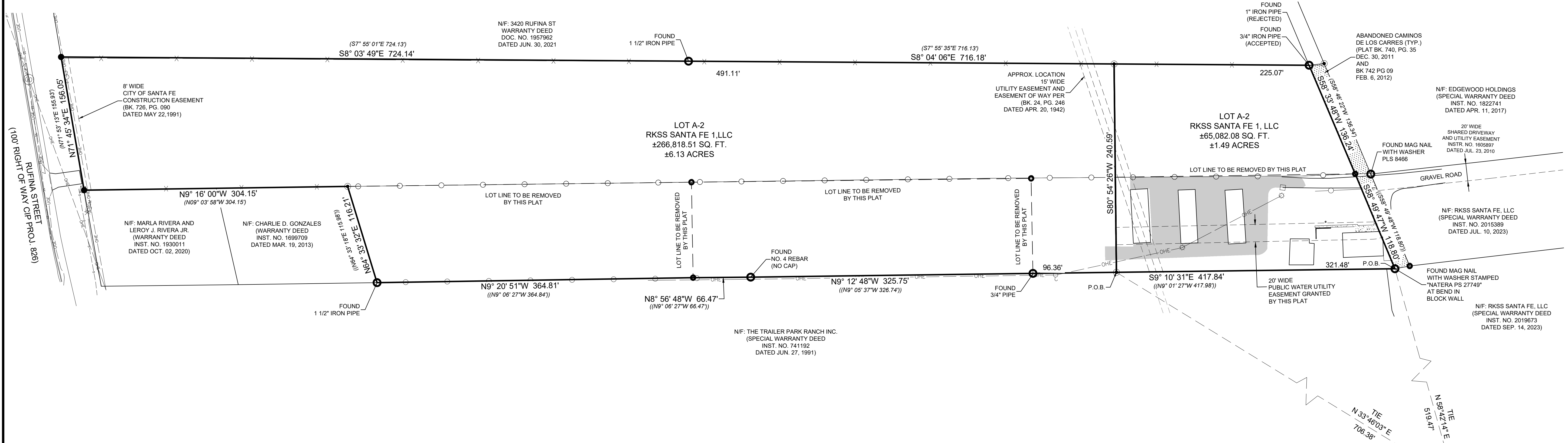
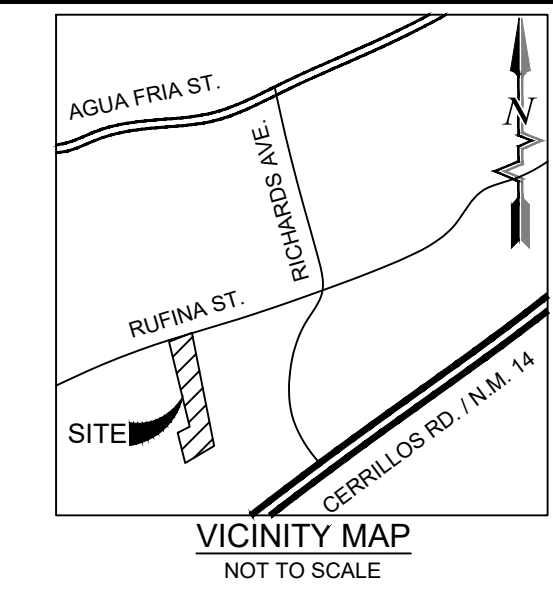
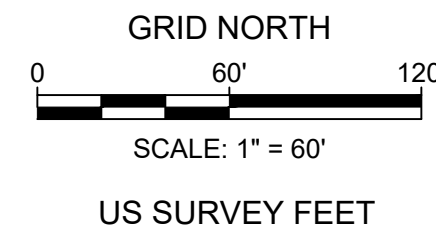
LINE #	BEARING	DISTANCE
L1	N88°25'17"E	52.56
L2	N60°19'55"E	56.85
L3	N67°34'38"E	24.04
L4	S29°07'05"E	3.83
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LINE #	BEARING	DISTANCE
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R6	S60°48'46"E	44.65
R7	N74°23'40"E	48.81
R8	S09°11'51"E	9.55

Checked By:	
Description	
Rev.# Date	
SMA SOUDER, MILLER & ASSOCIATES Engineering • Environmental • Surveying Serving the Southwest & Rocky Mountains 5454 Venture Avenue NE, Suite D Albuquerque, NM 87113 Phone: (505) 239-0932 Fax: (505) 293-3430 www.soudermiller.com	
SANTA FE, NEW MEXICO	LOT CONSOLIDATION PLAT OF LOT 5A-B1 (FORMERLY LOTS 5A & B1) LYING AND BEING SITUATE WITHIN S.H.C. 454, LOT 2; S.H.C. 432, LOT 2; S.H.C. 434, TRACT 1; S.H.C. 433 TRACT 3 AND LOT 11 SECTION 05, TOWNSHIP 16 NORTH, RANGE 09 EAST, NEW MEXICO PRINCIPAL MERIDIAN
RKSS SANTA FE 1, L.L.C.	Date: February 2024 Scale: Horiz: 1"=50' Vert: -- Project No: 2232864 Sheet: 2 OF 2

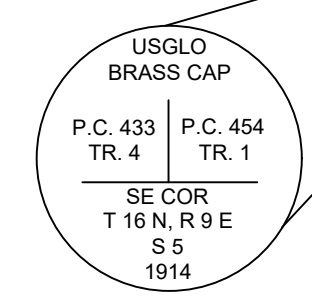
LOT LINE ADJUSTMENT AND CONSOLIDATION SURVEY

LOT 3, 4, AND 5, LYING AND BEING SITUATE WITHIN A PORTION OF S.H.C. 454 TRACT 3
AND LOT A, LYING AND BEING SITUATE WITHIN A PORTION OF S.H.C. 581
SECTION 05, TOWNSHIP 16 NORTH, RANGE 09 EAST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO



LEGEND

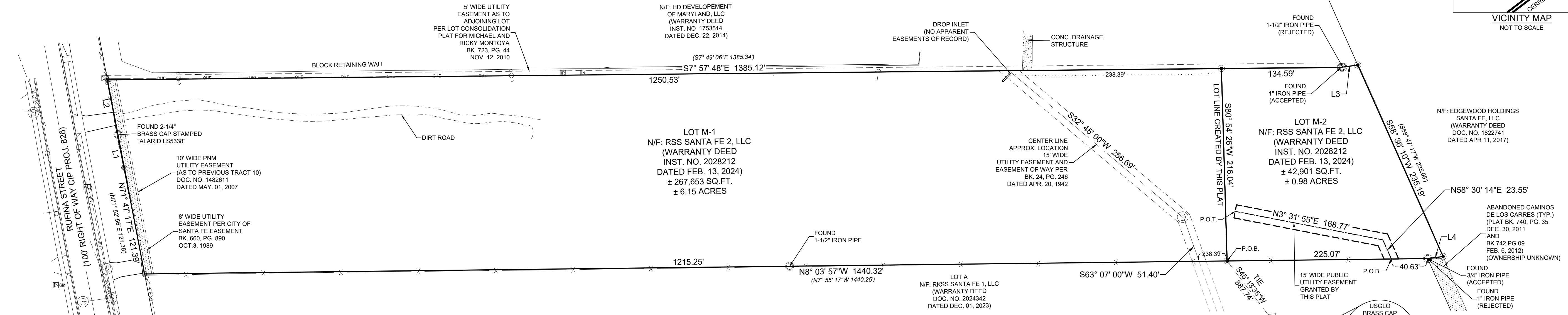
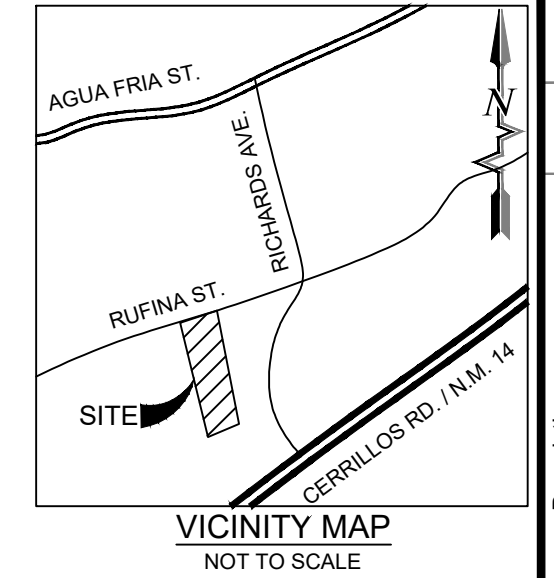
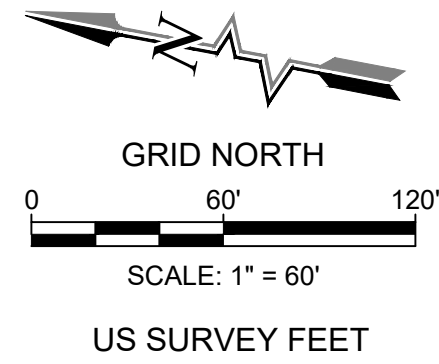
○	FOUND MONUMENT AS NOTED	—	SUBJECT PROPERTY LINE
●	FOUND NO.5 REBAR WITH ALUM. CAP STAMPED "ALARID L55338"	- - -	OLD SUBJECT PROPERTY LINE
●	FOUND NO.4 REBAR WITH CAP STAMPED "SHRADER PS12451"	—○—	ADJOINER PROPERTY LINE
●	SET NO.4 REBAR WITH CAP OR MAG NAIL WITH WASHER STAMPED "NMPS NATERA 27749"	—○—	FENCE CHAINED LINK
☼	LIGHT POLE	—x—	BARBED WIRE FENCE
⊙	POWER POLE	—	BLOCK WALL
⊙	GAS METER	—O—	OVERHEAD ELECTRIC LINE
⊙	TELEPHONE PEDESTAL	—U—	UNDERGROUND ELECTRIC LINE
⊙	SANITARY SEWER MANHOLE	---	EXISTING EASEMENT
N/F	NOW OR FORMERLY	S2° 37' 05"W 330.33'	MEASURED BEARING AND DISTANCE
P.O.B.	POINT OF BEGINNING	(S2° 37' 05"W 330.33')	RECORD BEARING AND DISTANCE
		▨	CAMINO DE LOS CARROS (ABANDONED)
		▩	CONCRETE AREA
		■	ASPHALT AREA



Rev. #	Date	By	Checked	
SOUDER, MILLER & ASSOCIATES Engineering • Environmental • Surveying Serving the Southwest & Rocky Mountains 5454 Venice Avenue NE, Suite D Albuquerque, NM 87113 Phone: (505) 399-0942 Fax: (505) 393-3430 www.soudermiller.com				
SANTA FE, NEW MEXICO RKSS SANTA FE 1, LLC. LOT LINE ADJUSTMENT AND CONSOLIDATION SURVEY LOT 3, 4, AND 5, LYING AND BEING SITUATE WITHIN A PORTION OF S.H.C. 454 TRACT 3 AND LOT A, LYING AND BEING SITUATE WITHIN A PORTION OF S.H.C. 581 SECTION 05, TOWNSHIP 16 NORTH, RANGE 09 EAST, NEW MEXICO PRINCIPAL MERIDIAN				
Fieldwork	Drawn	Checked		
BM/MS	CM	JN		
Date: February 2024				
Scale: Horiz: 1"=60'				
Vert: --				
Project No: 2232864				
Sheet:				
2 OF 2				

LOT SPLIT

MONTOYA LOT, BEING A PORTION OF P.C. NO 581,
WITHIN SECTION 05, TOWNSHIP 16 NORTH, RANGE 09 EAST, N.M.P.M.,
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO



DEDICATION OF LOT SPLIT:
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF MONTOYA LOT, RSS SANTA FE 2 LLC, HAS CAUSED THE FOREGOING LOT SPLIT OF THE LAND AS SHOWN HEREON. THIS LOT SPLIT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNERS. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, SANTA FE COUNTY, STATE OF NEW MEXICO.

ACKNOWLEDGEMENT OF OWNER(S):
THE UNDERSIGNED BEING THE OWNER OF THE LAND DESCRIBED HEREON, HEREBY CONSENTS TO THIS LOT SPLIT.

OWNER(S) SIGNATURE: _____ DATE: _____

OWNER(S) NAME PRINTED: _____ DATE: _____
RSS SANTA FE 2, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT
STATE OF: _____
CITY OF: _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024.
BY: _____
MY COMMISSION EXPIRES _____
NOTARY PUBLIC _____ DATE: _____

DISCLAIMER:
CITY APPROVAL OF THIS PLAT DOES NOT ALTER OR REMOVE ANY EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD PERTAINING TO THE LAND HEREIN DESCRIBED.

CITY OF SANTA FE REVIEW:
CITY ENGINEER FOR LAND USE _____ DATE: _____
CITY PLANNER _____ DATE: _____

TAX CERTIFICATION
I, THE UNDERSIGNED CERTIFY THAT A SEARCH OF THE TAX RECORDS FOR THE TRACTS OF LAND SHOWN HEREON HAS BEEN MADE, AND HAVE DETERMINED THAT ALL TAXES DUE AND PAYABLE FOR THE PREVIOUS TEN(10) YEARS HAVE BEEN MADE.

SANTA FE COUNTY TREASURER _____ DATE: _____

LINE #	MEASURED DIMENSIONS	RECORD DIMENSIONS
L1	N71°50'13"E 38.00'	(N71°56'35"E 37.97')
L2	N71°40'20"E 62.33'	(N71°51'05"E 62.37')
L3	S15°01'08"E 18.72'	(S14°50'02"E 18.71')
L4	N14°51'38"W 17.50'	(N14°40'32"W 17.49')

PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO:
- DIVIDE THE MONTOYA TRACT OF THE PLAT ENTITLED "LOT CONSOLIDATION PLAT FOR MICHAEL MONTOYA AND RICKY MONTOYA..." FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 723 PAGE 44 ON NOVEMBER 12, 2010, INTO TWO LOTS NOW DESIGNATED AS LOTS M-1 AND M-2.
- GRANT EASEMENTS AS SHOWN HEREON

SANTA FE COUNTY PUBLIC NOTICE:
THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

COUNTY OF SANTA FE) SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the ____ day of _____, 20____ A.D. at _____ o'clock _____ and was duly recorded in book _____, page(s) _____ of the records of Santa Fe County.
Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe County, N.M.

Deputy

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"
CURRENT OWNER: RSS SANTA FE 2, LLC
LEGAL DESCRIPTION: CREATED BY THIS PLAT
PLSS DESCRIPTION: WITHIN SECTION 05, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., SANTA FE, SANTA FE COUNTY, NEW MEXICO
CITY: SANTA FE
COUNTY: SANTA FE
STATE: NEW MEXICO
UPC: 105009639446000000 PARCEL NO: 56011995

- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND NO. 5 REBAR WITH ALUM. CAP STAMPED "ALARID LS5338"
 - SET NO. 4 REBAR WITH CAP OR MAG NAIL WITH WASHER STAMPED "NMPS NATERA 27749"
 - ☀ LIGHT POLE
 - ⚡ POWER POLE
 - GUY LINE ANCHOR
 - ELECTRIC BOX
 - ⊠ WATER METER
 - ⊠ GAS METER
 - ⊠ IRRIGATION CONTROL VALVE
 - ⊠ TELEPHONE PEDESTAL
 - ⊠ SANITARY SEWER MANHOLE
 - ⊠ SIGN
 - x — BARBED WIRE FENCE
 - — — BLOCK WALL
 - — — CULVERT
 - — — OVERHEAD ELECTRIC LINE
 - — — UNDERGROUND ELECTRIC LINE
 - — — EXISTING EASEMENT
 - — — EASEMENT GRANTED BY THIS PLAT
 - — — SUBJECT PROPERTY LINE
 - — — ADJOINER PROPERTY LINE
 - — — MEASURED BEARING AND DISTANCE
 - — — RECORD BEARING AND DISTANCE
 - P.O.B. POINT OF BEGINNING
 - N/F NOW OR FORMERLY
 - CMP CORRUGATED METAL PIPE
 - TP TOP OF PIPE
 - — — CAMINO DE LOS CARROS

- NOTES:**
- BEARINGS AND DISTANCES IN PARENTHESIS () ARE THE RECORD DIMENSIONS AS SHOWN ON PLAT ENTITLED, "LOT CONSOLIDATION PLAT FOR MICHAEL MONTOYA AND RICKY MONTOYA...", RECORDED AS PLAT BOOK 723, PAGE 044, INSTRUMENT NO. 1616699, ON NOVEMBER 12, 2012, IN THE SANTA FE COUNTY CLERK'S OFFICE.
 - OWNER OF RECORD: RSS SANTA FE 2, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY PER WARRANTY DEED INST. NO. 2028212 ON FEBRUARY 13, 2024, SANTA FE COUNTY CLERK RECORDS.
 - THE WORD CERTIFY OR CERTIFICATION AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON THEIR BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, AND DOES NOT CONSTITUTE A GUARANTEE, NOR A WARRANTY, EXPRESSED OR IMPLIED.
 - ALL CORNERS FOUND IN PLACE AND HELD WERE TAGGED WITH A BRASS DISC STAMPED "NMPS 27749" UNLESS OTHERWISE NOTED HEREON.
 - SUBJECT PROPERTY IS ZONED C-2, GENERAL COMMERCIAL, PER SANTA FE CODE OF ORDINANCES, CHAPTER 14.
 - FIELDWORK COMPLETED: AUGUST 9, 2023

FLOOD ZONE:
SUBJECT PROPERTY LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA MAP NO. 35049C0394D, EFFECTIVE DATE JUNE 17, 2008.

- REFERENCE DOCUMENTS:**
THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS SURVEY:
- WARRANTY DEED RECORDED AS INSTRUMENT NO. 2028212 ON FEBRUARY 13, 2024.
 - SPECIAL WARRANTY DEED FOR 3420 RUFINA LLC RECORDED AS INSTRUMENT NO. 1957962 ON JUNE 30, 2021.
 - LOT CONSOLIDATION PLAT FOR MICHAEL MONTOYA AND RICKY MONTOYA, RECORDED AS BK. 723 PG. 44 ON NOVEMBER 12, 2010.
 - PLAT OF SURVEY REQUESTED BY HERMAN MONTOYA RECORDED AS BK. 364, PG. 25 ON JUNE 19TH, 1995.
 - BOUNDARY SURVEY PLAT OF LOT "A" FOR STEPHEN ETRE RECORDED AS BK 740, PG 35 ON DECEMBER 20, 2011.
 - DEED FOR EASEMENT OF WAY RECORDED AS BK. 175 PG 540 ON FEBRUARY 20, 1961.
 - SEWER LINE EASEMENT RECORDED AS BK. 297, PG. 640 ON JANUARY 12, 1973.
 - CITY OF SANTA FE EASEMENT RECORDED AS BK. 660, PG. 890 ON OCTOBER 3, 1989.
 - PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT RECORDED AS INSTRUMENT NO. 1482611 ON MAY 10, 2007.
 - PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT RECORDED AS INSTRUMENT NO. 1482612 ON MAY 10, 2007.
 - BLM GLO PLAT SHOWING SMALL HOLDING CLAIMS IN SECTIONS 5, 6, & 7, T16N, R9E, DATED APRIL 12, 1911.
 - EASEMENT OF WAY RECORDED AS BK. 24, PG. 246 ON APRIL 20, 1942.
 - DEEDS AND PLATS AS NOTED AND REFERENCED HEREIN

BASIS OF BEARING:
THE BASIS OF BEARING OF THIS SURVEY SHOWN HEREIN IS GRID NORTH BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM. DISTANCES AND COORDINATES ARE MODIFIED (SURFACE) NEW MEXICO STATE PLANE COORDINATES, NEW MEXICO CENTRAL ZONE 3002, NAD83, NAVD88, FROM A CONTROL POINT DETERMINED BY AN OPUS SOLUTION.
REFERENCE FRAME: MODIFIED NAD83(2011) (EPOCH=2010.0000)
VERTICAL DATUM: NAVD88 (ORTHOMETRIC HEIGHTS COMPUTED USING GEOID18)
ORIGIN OF SCALE: N=1691026.42 E=1713347.25 (N35°38'50.78022" W106°00'16.27164")
GRID TO GROUND SCALE FACTOR: 1.0004084259
CONVERGENCE: 00° 08' 35.94"
ELEVATION USED FOR SCALE: 6635.86
ALL DISTANCES ARE GROUND DISTANCES. UNITS ARE U.S. SURVEY FEET.

LEGAL DESCRIPTION:
LOT M-1
A TRACT OF LAND NOW DESIGNATED AS LOT M-1, LOCATED WITHIN A PORTION OF P.C. NO. 581, SECTION 5, TOWNSHIP 16 NORTH, RANGE 9 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, BEING A PORTION OF THE MONTOYA LOT, AS THE SAME IS SHOWN AND DESIGNATED ON PLAT ENTITLED "LOT CONSOLIDATION PLAT FOR MICHAEL MONTOYA AND RICKY MONTOYA...", RECORDED AS PLAT BOOK 723, PAGE 044, INSTRUMENT NO. 1616699, ON NOVEMBER 12, 2012, IN THE SANTA FE COUNTY CLERK'S OFFICE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH-WEST CORNER OF THE TRACT HEREON DESCRIBED, BEING A SET #4 REBAR WITH CAP STAMPED "NATERA PS 27749", WHENCE FOUND USGLO BRASS CAP STAMPED "P.C. 433 TR. 4 P.C. 454 TR. 1 T16N R9E" BEARS S 45° 13'35" W, A DISTANCE OF 887.74 FEET; THENCE N 08° 03' 57" W, A DISTANCE OF 1215.25 FEET TO A FOUND #5 REBAR WITH AN ALUMINUM CAP STAMPED "ALARID LS 5338"; THENCE N 71° 40' 20" E, A DISTANCE OF 62.33 FEET TO A FOUND #5 REBAR WITH AN ALUMINUM CAP STAMPED "ALARID LS 5338"; THENCE N 71° 50' 13" E, A DISTANCE OF 38.00 FEET TO A FOUND 2-1/4 INCH BRASS CAP IN CONCRETE STAMPED "ALARID LS 5338"; THENCE N 14° 51' 38" W, A DISTANCE OF 17.50 FEET TO A FOUND 3/4 INCH IRON PIPE; THENCE S 07° 57' 49" E, A DISTANCE OF 1250.54 FEET TO A SET #4 REBAR WITH CAP STAMPED "NATERA PS 27749"; THENCE S 08° 03' 57" W, A DISTANCE OF 216.04 FEET TO THE POINT AND PLACE OF BEGINNING; SAID LOT M-1 CONTAINING 6.15 ACRES, MORE OR LESS.

LOT M-2
A TRACT OF LAND NOW DESIGNATED AS LOT M-2, LOCATED WITHIN A PORTION OF P.C. NO. 581, SECTION 5, TOWNSHIP 16 NORTH, RANGE 9 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, BEING A PORTION OF THE MONTOYA LOT, AS THE SAME IS SHOWN AND DESIGNATED ON PLAT ENTITLED "LOT CONSOLIDATION PLAT FOR MICHAEL MONTOYA AND RICKY MONTOYA...", RECORDED AS PLAT BOOK 723, PAGE 044, INSTRUMENT NO. 1616699, ON NOVEMBER 12, 2012, IN THE SANTA FE COUNTY CLERK'S OFFICE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH-WEST CORNER OF THE TRACT HEREON DESCRIBED, BEING A SET #4 REBAR WITH CAP STAMPED "NATERA PS 27749", WHENCE FOUND USGLO BRASS CAP STAMPED "P.C. 433 TR. 4 P.C. 454 TR. 1 T16N R9E" BEARS S 45° 13'35" W, A DISTANCE OF 887.74 FEET; THENCE N 80° 54' 26" E, A DISTANCE OF 216.04 FEET TO A SET #4 REBAR WITH CAP STAMPED "NATERA PS 27749"; THENCE S 07° 57' 49" E, A DISTANCE OF 134.59 FEET TO A FOUND 1-INCH IRON PIPE; THENCE S 15° 01' 08" E, A DISTANCE OF 18.72 FEET TO A SET #4 REBAR WITH CAP STAMPED "NATERA PS 27749"; THENCE S 58° 36' 10" W, A DISTANCE OF 225.07 FEET TO A SET #4 REBAR WITH CAP STAMPED "NATERA PS 27749"; THENCE N 14° 51' 38" W, A DISTANCE OF 17.50 FEET TO A FOUND 3/4 INCH IRON PIPE; THENCE N 08° 03' 57" W, A DISTANCE OF 225.07 FEET TO THE POINT AND PLACE OF BEGINNING; SAID LOT M-2 CONTAINING 0.98 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION
I, JAYSON NATERA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 7749, DO HEREBY CERTIFY THAT THIS LOT SPLIT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE SUPERVISED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IN COMPLIANCE WITH THE CITY OF SANTA FE AND DEVELOPMENT CODE; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
JAYSON NATERA, N.M.P.S. _____ DATE: _____

DRAFT

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SANTA FE, NEW MEXICO

LOT SPLIT
MONTOYA LOT, BEING A PORTION OF P.C. NO 581,
WITHIN SECTION 05, TOWNSHIP 16 NORTH, RANGE 09 EAST, N.M.P.M.,
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

Rev#	Date	Description

Fieldwork	Drawn	Checked
BM	CM	JN

Date: October 2024
Scale: Horiz: 1"=60'
Vert: N/A
Project No: 2232662
Sheet: 1 OF 1



(Date stamp)

LOT SPLIT APPLICATION

Parcel Information

Project Name: _____

Address: _____ Property Size: 0.98 acres

Current Use of Land: _____ Uniform Parcel Code Number: _____

Does this project have a Legal Lot of record? YES NO

Zoning District: _____ Address request for new lot complete? YES NO In Progress

Does the application comply with all zoning requirements? Please illustrate on plans. YES NO
Please note that subdivisions that create more than 2 lots require Planning Commission review.
Please consult Current Planning staff for assistance.

Property Owner Information

Name: _____
First Last

Address: _____
Street Address Suite/Unit #
City State ZIP Code

Applicant/Agent Information (if different from owner)

Company Name: _____

Name: _____
First Last

Address: _____
Street Address Suite/Unit #
City State ZIP Code

Phone: (505) 820-7444 E-mail Address: angelica@jenkingavin.com/ jennifer@jenkingavin.com

Direct correspondence to: Owner Applicant Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize _____ to act as my/our agent to execute this application.

Signed: _____ Date: _____

Please print your name: _____

Signed: _____ Date: _____

Please print your name: _____

Submittal Checklist (Requirements found in Section 14-3.7 SFCC 1987)

Three (3) 24"x36" paper copies and one (1) electronic copy in PDF format of the preliminary plat are required. Please include the following:

<input type="checkbox"/>	Letter of Application (intent, location, acreage)	<input type="checkbox"/>	Statement addressing compliance with zoning criteria	<input type="checkbox"/>	Recorded Plat (Legal Lot of Record) – 1 paper copy & 1 electronic PDF

Preliminary plat must illustrate the following:

<input type="checkbox"/>	Vicinity Map	<input type="checkbox"/>	Legal access easements and width of easements	<input type="checkbox"/>	Existing and proposed utility and right-of-way easements and widths	<input type="checkbox"/>	Drainage easements with bearings and distances	<input type="checkbox"/>	Indicate adjacent property ownership (Owner name, plat book and page)
<input type="checkbox"/>	Floodplain status statements for the most recent FIRM	<input type="checkbox"/>	Boundary tie must be a permanent survey monument	<input type="checkbox"/>	Give location and description of all monuments	<input type="checkbox"/>	Define 100-year flood plain limits (if applicable) & Define slopes greater than 20%	<input type="checkbox"/>	Signature Line & Date for SF County Treasurer in accordance with SB 406 effective April 2, 2013
<input type="checkbox"/>	Define lot area, acreage; label "new lot lines;" Show address of each lot	<input type="checkbox"/>	Show parking lot layout (if applicable)	<input type="checkbox"/>	Net leasable area calculations (non-residential only)	<input type="checkbox"/>	Show common and private open space; existing wells, septic, existing structures, & buildable areas	<input type="checkbox"/>	Signature blocks & date for: City Planner; City Engineer for Land Use; Summary Committee Chairman & Summary Committee Secretary

Lot Split Approval Criteria (Section 14-3.7 (C) SFCC 1987)

(C) Approval Criteria

- (1) In all subdivisions due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets which, if preserved, will add, in the opinion of the Planning Commission, attractiveness and value to the area or to the municipality.
- (2) The Planning Commission shall not approve the subdivision of land if from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed; provided, however, that the findings of such investigations substantiating the conclusion to disapprove the land as suitable for subdividing for the purposes proposed shall be placed in writing and dated and the disapproval verified by the signatures of all members of the Planning Commission. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for such other uses as may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or shall produce unsatisfactory living conditions.

Procedures

- (1) Applicant must post Notification Poster on property facing the nearest public street. This poster must be publicly visible. This must happen when Application is submitted to Land Use.
- (2) Applicant must send a public notification letter (template to be provided by Staff) to all neighborhood associations and to all owners of properties as shown on the records of county treasurer and to the physical addresses of properties where the mailing or physical address different than the address of the owner. This must be certified mail.
- (3) The Land Use Director, or designee, shall review the proposal and application for completeness with all applicable Development Review Team members and Chapter 14. The Land Use Director will render a decision on the Lot Split no sooner than 30 days after submittal.
- (4) Applicant must then post a Notice of Decision poster on the property facing the nearest public street. This poster must be publicly visible.
- (5) The appeal period starts on the date a decision by the Land Use Director renders a decision. The appeal period is 30 days.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a pre-application meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: *Angelica Reed* Date: _____

Updated 10-15-19

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, you will be contacted by us regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Feel free to contact the Land Use Department staff at (505) 955-6585 with any questions. Thank you.