

City of Santa Fe, New Mexico

Attachment C
Applicant Submittals and
Development Plan

2. Legal Lot of Record

EXHIBIT A

LEGAL LOT OF
RECORD

DEDICATION AND AFFIDAVIT

809014

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE SUBDIVIDED THOSE LANDS SHOWN HEREON. THIS SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS AS SHOWN AND FOR EXISTING UTILITIES. OTHER EASEMENTS ARE GRANTED AS SHOWN. EASEMENTS ARE GRANTED WHERE NEEDED FOR INFRASTRUCTURE IMPROVEMENTS AND SLOPE STABILIZATION. ALL PUBLIC UTILITY EASEMENTS (INCL. SANITARY SEWER EASEMENTS) AND INDICATED R.O.W. ARE GRANTED TO THE CITY OF SANTA FE FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING SUCH PUBLIC UTILITIES AND THAT SAID EASEMENTS CARRY WITH THEM THE RIGHT OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY AND THE RIGHT TO TRIM OR REMOVE INTERFERING VEGETATION OR OBSTRUCTIONS BY AGENCIES RESPONSIBLE FOR SAID UTILITIES. ALL ROADS ARE DEDICATED TO THE CITY OF SANTA FE FOR OWNERSHIP AND MAINTENANCE.

THIS SUBDIVISION CONTAINS 61.05 AC.--, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

TERRA CONTENTA VILLAGE PLAZA, LLLP, A NEW MEXICO LIMITED LIABILITY LIMITED PARTNERSHIP BY: TCVF GP LLC, A NEW MEXICO LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

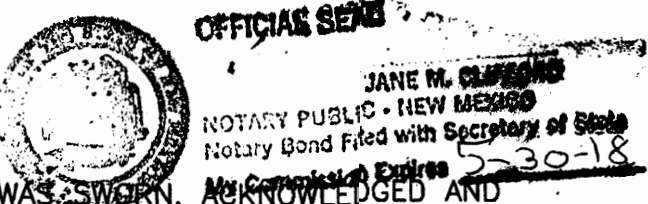
by Katharine C. Fishman
KATHARINE FISHMAN ITS MANAGER

STORMWATER AGREEMENT
PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES; THE CITY HAS THE RIGHT OF ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; THE CITY HAS THE RIGHT, IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

TERRA CONTENTA VILLAGE PLAZA, LLLP, A NEW MEXICO LIMITED LIABILITY LIMITED PARTNERSHIP BY: TCVF GP LLC, A NEW MEXICO LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

by Katharine C. Fishman
KATHARINE FISHMAN ITS MANAGER

STATE OF NEW MEXICO
COUNTY OF RIO ARIBBA



THE FOREGOING INSTRUMENT WAS SUBSCRIBED AND ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KATHARINE FISHMAN, MANAGER OF TCVF GP LLC, A NEW MEXICO LIMITED LIABILITY COMPANY AS THE GENERAL PARTNER OF TERRA CONTENTA VILLAGE PLAZA, LLLP, A NEW MEXICO LIMITED LIABILITY LIMITED PARTNERSHIP.

THIS 31st DAY OF October, 2016. Jane M. Chaffard
MY COMMISSION EXPIRES 5-30-18 NOTARY PUBLIC

LEGEND AND NOTES

- BASIS OF BEARING TAKEN FROM "NEW MEXICO DEPARTMENT OF TRANSPORTATION CONTROL MAP NEW MEXICO PROJECT NO. M-NH-025-5(102)277 WIPP-599 -1(102) NH-084-2(12)161" BY WILLIAM A. BOWERS NMPLS#11765 AND DATED 3-23-06.
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SANTA FE CITY APPROVAL, NOTES AND CONDITIONS:

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF

September 15, 2011, AS CASE NO. 2011-90

by Brian Williams
PLANNING COMMISSION CHAIRPERSON DATE 11.2.16
by Julia Hartz
PLANNING COMMISSION SECRETARY DATE

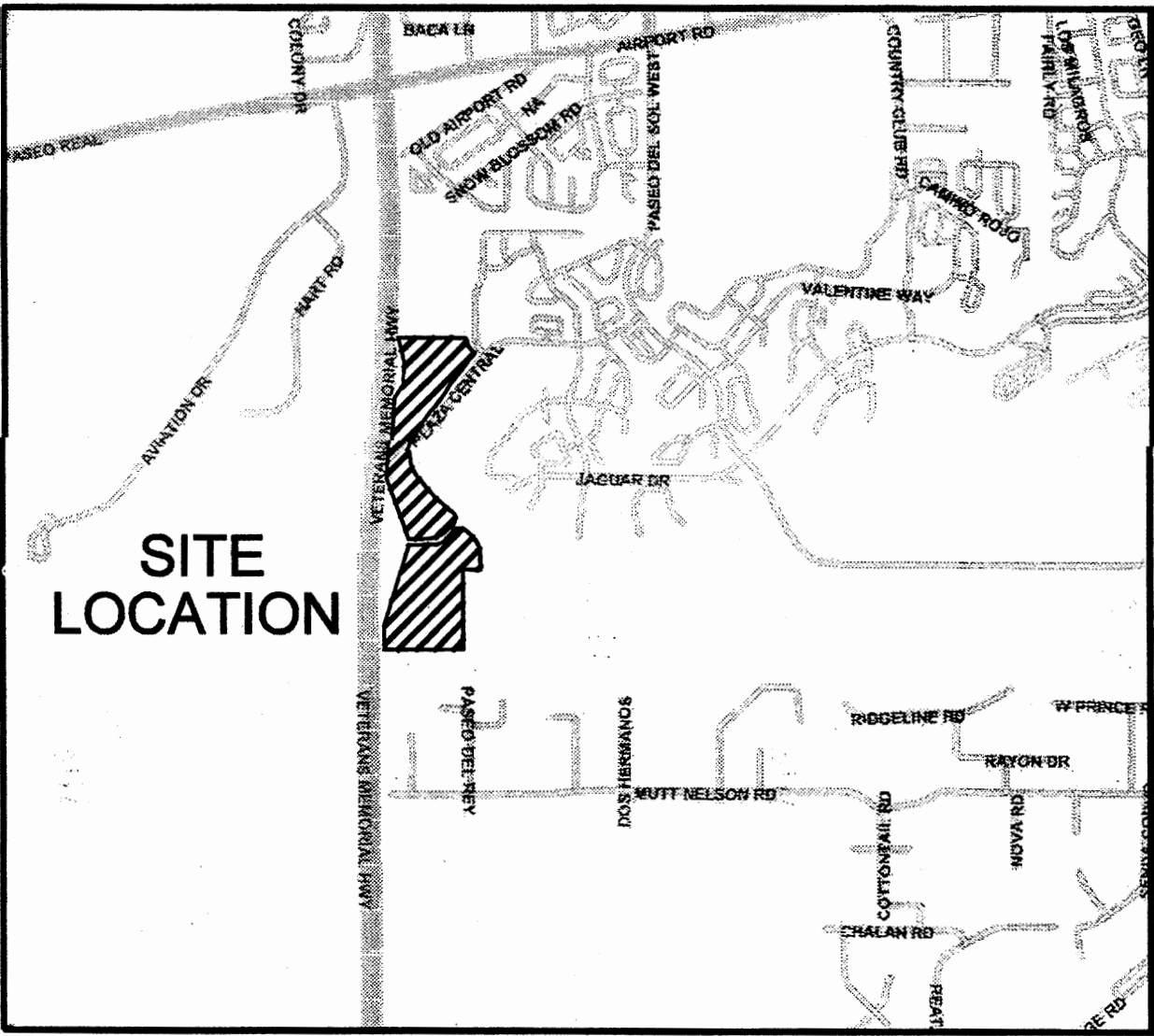
APPROVED BY THE CITY OF SANTA FE CURRENT PLANNING DIVISION UNDER AUTHORITY OF THE LAND DEVELOPMENT CODE ARTICLE 14-3.8(7).

by Greg Smith
CITY PLANNER DATE 11/2/2016
by Risana Zaxna
CITY ENGINEER FOR LAND USE DATE 11/1/16

- PROPERTY WILL BE SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO. 2002-29 AND RESOLUTION 2002-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST. COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
- ALL LOTS ARE SUBJECT TO THE TERRA CONTENTA VILLAGE CENTER BUSINESS OWNERS ASSOCIATION.
- ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE TERRA CONTENTA VILLAGE CENTER BUSINESS OWNERS ASSOCIATION.
- COMPLIANCE WITH GUNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
- AMERICANS WITH DISABILITIES ACT (ADA) INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.
- FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
- UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE CHARGES.
- EACH LOT SHALL BE SERVED THROUGH A SEPARATE SEWER AND WATER SERVICE.
- ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE
- COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE.
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
- PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO. 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
- BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
- FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS PER IFC 1412.1
- IMPROVEMENTS NOT MAINTAINED AND OPERATED BY PUBLIC UTILITIES OR GOVERNMENTAL BODIES WHICH AFFECT THIS DEVELOPMENT WILL BE MAINTAINED BY THE TERRA CONTENTA VILLAGE CENTER BUSINESS OWNERS ASSOCIATION.
- ALL PROVISIONS OF ARTICLES 14-3.9 (DEVELOPMENT IN SPECIAL FLOOD HAZARD AREAS) AND 14-8.3 (FLOOD REGULATIONS) OF THE SANTA FE LAND DEVELOPMENT CODE MUST BE FOLLOWED IN DEVELOPING THIS LAND.
- THE DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE DEVELOPMENT IS RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK AND RECORDED IN BOOK 89, PAGE 212 AS DOCUMENT# 188878

NOTE:
THIS PLAT IS RECORDED SUBJECT TO THE CONDITION THAT THE OWNER OBTAIN A FINANCIAL GUARANTY ACCEPTABLE TO THE CITY OF SANTA FE WITHIN 90 DAYS OF RECORDATION.

by Jane M. Chaffard
SANTA FE COUNTY TREASURERS DATE 11-3-16



VICINITY MAP
NOT TO SCALE

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- NEW MEXICO GAS COMPANY for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- PUBLIC SERVICE COMPANY OF NEW MEXICO for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- QWEST for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- CABLE TV for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purpose set forth herein. No building, sign, pool (above ground 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.

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.

UTILITIES APPROVAL

by Frank J. Oregon 10-31-16
NEW MEXICO GAS CO. DATE
by JAD 10/31/2016
PNM ELECTRIC SERVICES DATE
by Dorey Dale 11-2-2016
CENTRAL LINK DATE
by A. R. Chaffard 10-31-2016
COMCAST DATE

PLAT REFERENCES

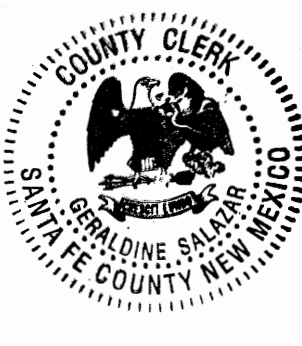
THE FOLLOWING PLATS WERE USED IN THE DETERMINATION OF LOT LINES EASEMENTS AND RIGHT-OF-WAYS AND ARE RECORD DOCUMENTS FOR THIS PLAT.

- "PLAT OF SURVEY FOR LA CIENIGA LIMITED LIABILITY" BY RAYMOND A. ORITZ NMPLS#8453, AND FILED IN PLAT BOOK 346, PG. 008 ON OCT. 1ST, 1996. IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
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- "CITY OF SANTA FE COUNTY OF SANTA FE RIGHT OF WAY MAPS DE-0107(802) BY SALVADOR E. VIGIL NMPLS# 4405 FINAL MAP DATE APR. 7TH, 1988. NOT RECORDED.
- "FINAL PLAT OF THE TERRA CONTENTA SUBDIVISION PHASE 2C" BY JAMES B. SNACHEZ NMPLS# 12655 DATED DEC. 12TH 2009 FILED IN PLAT BOOK , PG. , IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
- "REPLAT OF SURVEY FOR RON SEBESTA" BY MITCHEL K. NOONAN NMPLS#6998 AND FILED IN PLAT BOOK 184, PG. 026 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.
- "LOT SPLIT FOR JIM NOBLE" BY SALVADOR VIGIL NMPLS#4405 AND FILED IN PLAT BOOK 241, PG. 009 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON JUNE 9TH, 2011, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

by Richard A. Chatroop 11/01/16
RICHARD A. CHATROOP N.M.P.L.S. #11011



by Estrella Martinez
COUNTY CLERK
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 21st day of November, 2016, at 11:25 o'clock AM and was duly recorded in book 89 of the records of Santa Fe County, page 212.
Witness my Hand and Seal of Office
Valerie Espinoza
County Clerk, Santa Fe County, N.M.
by Estrella Martinez
Deputy

**SUBDIVISION PLAT FOR
TIERRA CONTENTA VILLAGE
PLAZA
OF TRACT A
AND REPLAT OF TIERRA CONTENTA SUBDIVISION PHASE 2C
TRACTS 51A1, 51B1, 54A1, 54B1, 54C1, & 8A3-7A1**

PURPOSE: TO CREATE SUBDIVISION LOTS & OPEN SPACE TRACTS FROM THE ABOVE LISTED TRACTS

LYING WITHIN SECTION 14, T16N, R8E, NMPM, SANTA FE COUNTY, NEW MEXICO.

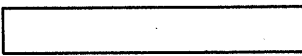



RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011

(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: COMMERCIAL CENTER AT 599, INC.
LOCATION: LYING WITHIN SECTION 14, T16N, R8E, NMPM, SANTA FE COUNTY, NEW MEXICO.

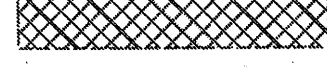

SHEET-1

1. BASIS OF BEARING TAKEN FROM "NEW MEXICO DEPARTMENT OF TRANSPORTATION CONTROL MAP NEW MEXICO PROJECT NO. IM-NH-025-5(102)277 WIPP-599 -1(102) NH-084-2(12)161" BY WILLIAM A. BOWERS NMPLS#11765 AND DATED 3-23-06.
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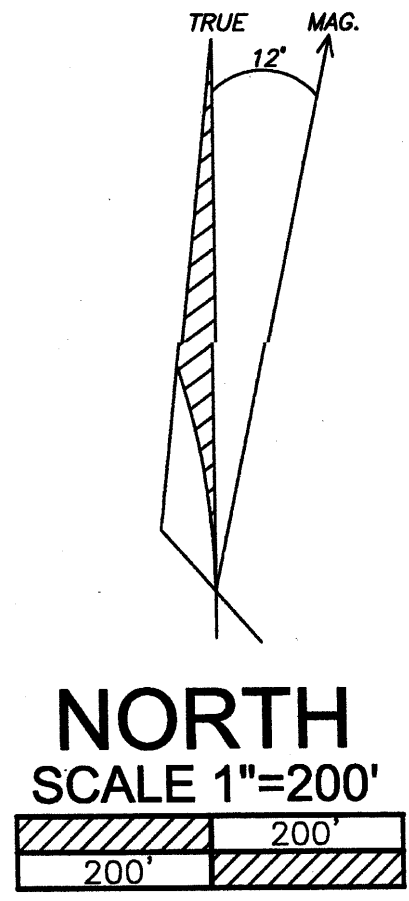
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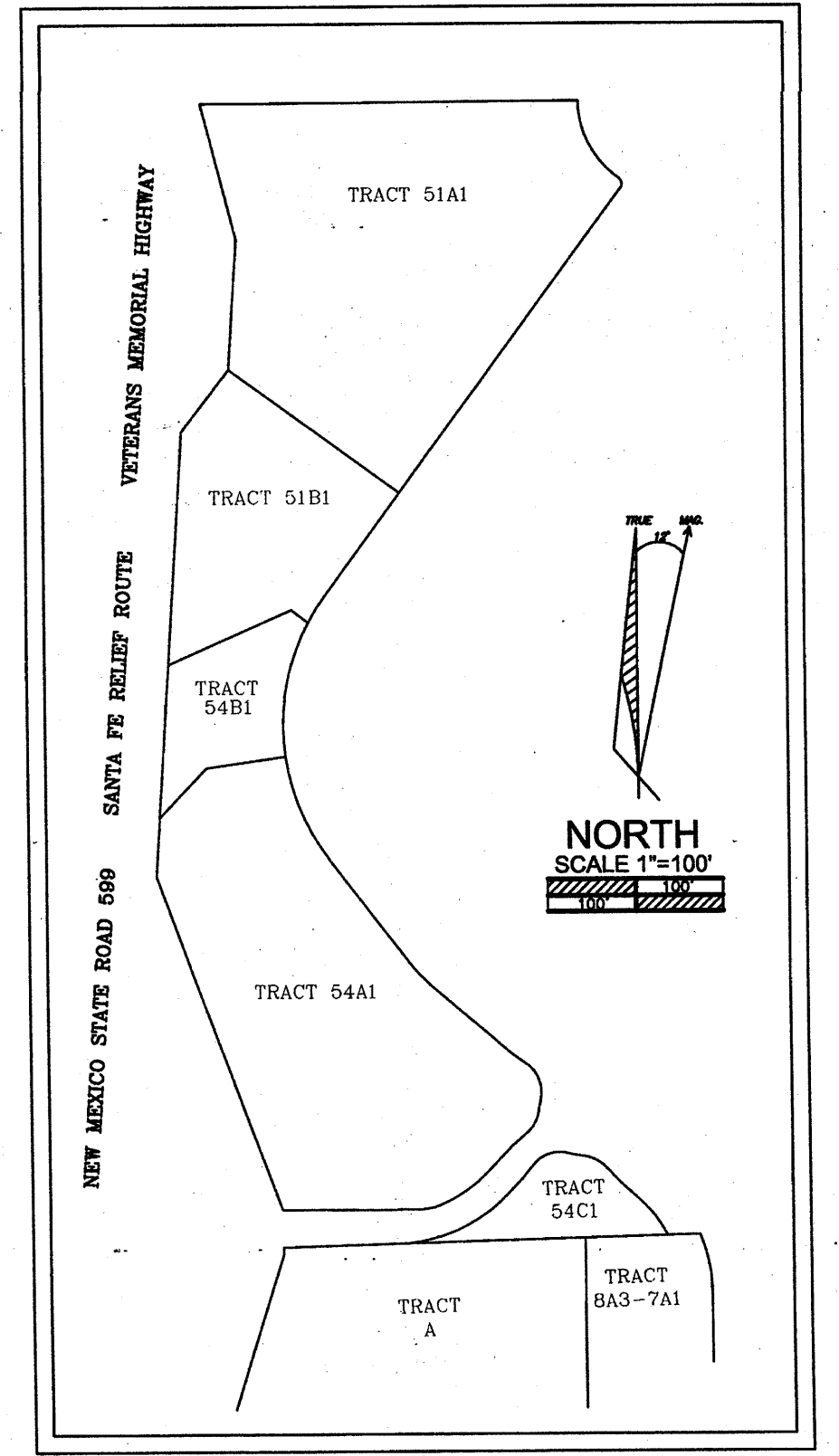
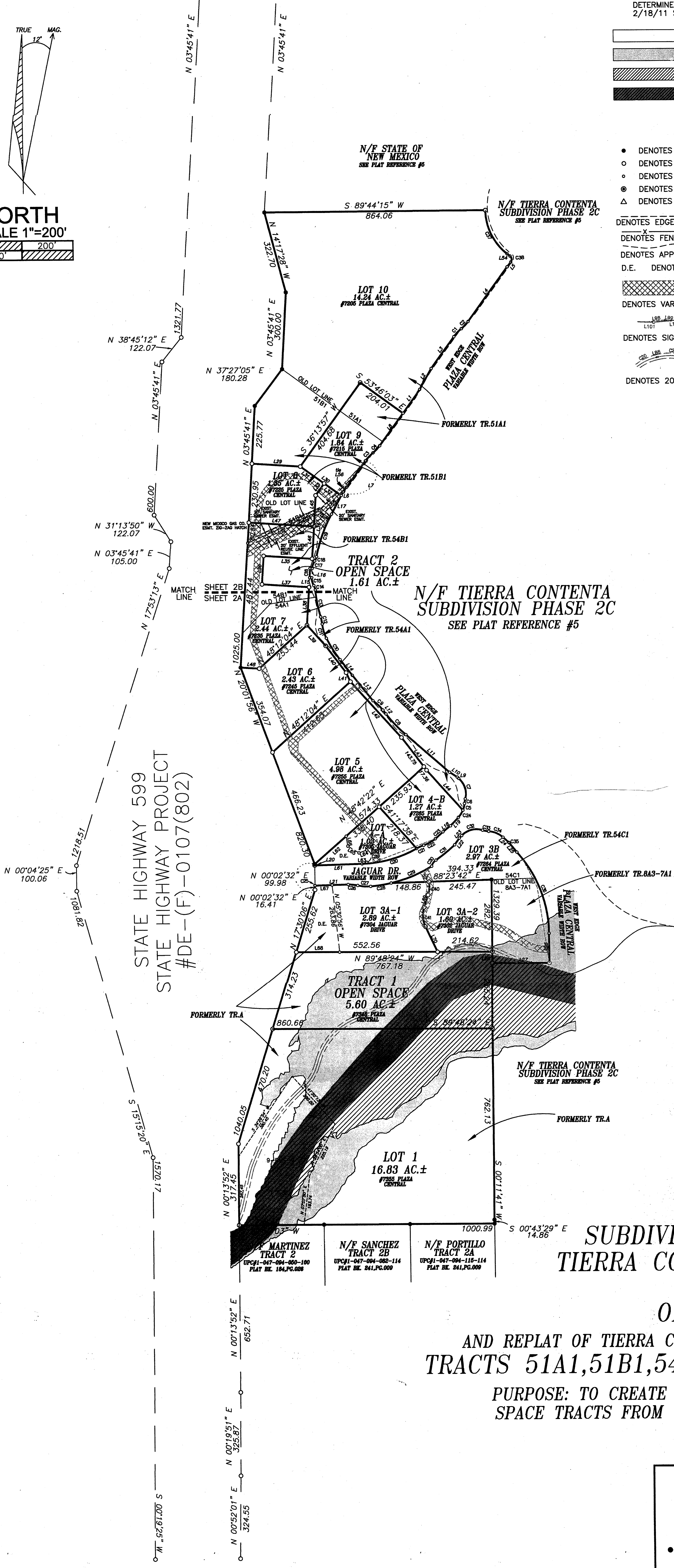
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NORTH
SCALE 1"=200'



HISTORICAL TRACT CONFIGURATION SKETCH SEE PLAT REFERENCES #1 & #5

SUBDIVISION PLAT FOR
TIERRA CONTENTA VILLAGE
PLAZA
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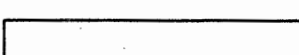
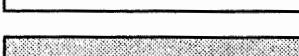


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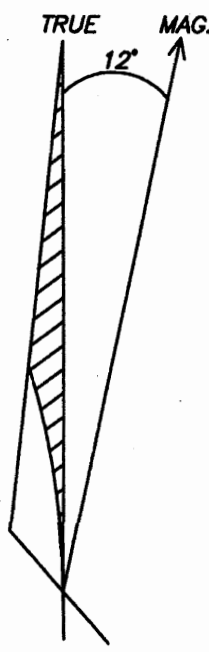
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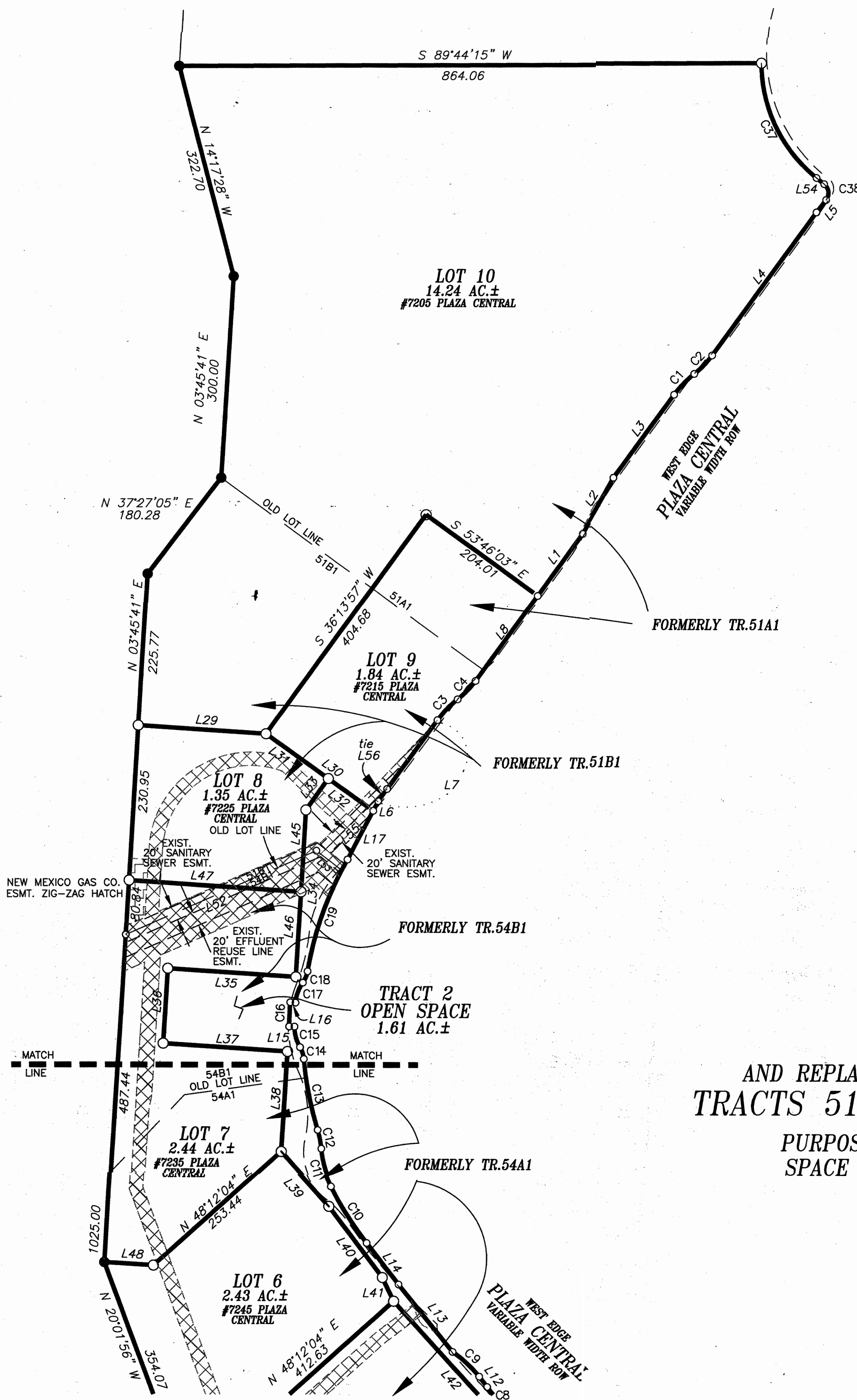
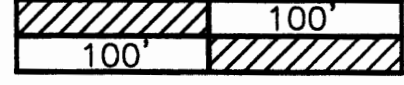
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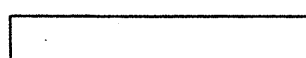



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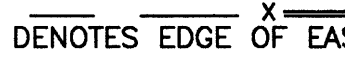
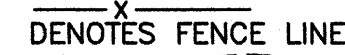
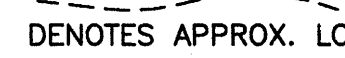
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4. CURRENT EFFECTIVE FIRM PANEL 3504960-502D DATED 6/17/08 WAS USED TO DETERMINE FLOODPLAIN LIMITS SHOWN HEREON. PRELIMINARY FIRM PANEL DATED 2/18/11 SHOWS NO CHANGE TO THE SPECIAL FLOOD HAZARD AREA.

-  DENOTES FLOOD HAZARD ZONE X OUTSIDE 0.2% ANNUAL FLOOD
-  DENOTES FLOOD HAZARD ZONE X SUBJECT TO INUNDATION 0.2% ANNUAL FLOOD
-  DENOTES FLOOD HAZARD ZONE AE SUBJECT TO INUNDATION 1% ANNUAL FLOOD
-  DENOTES FLOODWAY AREA IN ZONE AE THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

- DENOTES POINT FOUND 11011 CAP OR AS NOTED
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- ⊙ DENOTES BRASS MONUMENT
- △ DENOTES HWY. DEPT. ALUM. R/W MONUMENT

-  DENOTES EDGE OF EASEMENT
-  DENOTES FENCE LINE
-  DENOTES APPROX. LOC. ARROYO CHAMISO TRAIL
- D.E. DENOTES DRAINAGE EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	114.66	N36°13'57"E
L2	93.65	N29°29'13"E
L3	153.50	N36°13'57"E
L4	263.97	N36°13'57"E
L5	23.39	N37°53'56"E
L6	16.05	N27°58'50"E
L7	150.00	N36°13'57"E
L8	156.90	N36°13'57"E
L9	7.55	N49°05'46"W
L10	35.36	N57°13'34"W
L11	225.90	N49°05'46"W
L12	19.35	N37°19'39"W
L13	127.66	N38°28'19"W
L14	77.48	N37°19'39"W
L15	8.00	N89°21'42"W
L16	8.00	S85°26'45"E
L17	82.11	N27°58'50"E
L18	37.72	N51°49'52"E
L19	45.64	N43°42'04"E
L20	4.57	N00°02'32"E
L21	128.93	N88°24'17"E
L22	31.75	N35°34'16"E
L23	14.16	N43°42'04"E
L24	30.35	S47°36'21"E
L25	46.46	S38°20'36"E
L26	116.22	S00°11'41"W
L27	221.48	S89°48'24"E
L28	44.76	S00°11'41"W
L29	189.74	S86°14'19"E
L30	195.32	S54°10'44"E
L31	113.72	S54°10'44"E
L32	81.60	S54°10'44"E
L33	57.50	S35°49'16"W
L34	248.42	S03°44'22"W
L35	190.50	N86°15'38"W
L36	111.47	S03°44'22"W
L37	185.00	S86°15'38"E
L38	149.00	S03°44'22"W
L39	108.52	S41°42'10"E
L40	131.69	S36°33'54"E
L41	38.99	S25°13'02"E
L42	294.74	S41°47'56"E
L43	161.10	S37°19'39"E
L44	211.01	S41°47'56"E
L45	121.76	S03°44'22"W
L46	126.66	S03°44'22"W
L47	255.64	N86°15'38"W
L48	72.84	S86°28'11"E
L49	14.86	S53°46'03"E
L50	20.00	N36°13'57"E
L51	14.86	N53°46'03"W
L52	309.78	N66°11'57"E
L53	47.40	S52°06'06"E
L54	14.55	N51°14'25"W
L55	138.66	N45°44'34"E
L56	22.70	N36°13'57"E
L60	207.50	S36°13'57"W
L61	184.94	N88°24'17"E
L49	14.86	S53°46'03"E
L50	20.00	N36°13'57"E
L51	14.86	N53°46'03"W
L53	47.40	S52°06'06"E
L60	207.50	S36°13'57"W
L62	165.35	N48°42'22"E
L63	19.10	N72°21'37"E
L64	32.37	S69°56'53"W
L65	50.96	N58°06'35"W
L66	39.24	N08°33'08"W
L67	66.48	N88°24'17"E
L68	169.45	S89°48'24"E
L69	50.89	S18°46'12"W
L70	109.26	S24°55'53"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD DIST	DELTA
C1	43.19	159.00	S44°00'51"W	43.06	15°33'49"
C2	38.30	141.00	N44°00'51"E	38.18	15°33'49"
C3	43.19	159.00	S44°00'51"W	43.06	15°33'49"
C4	38.30	141.00	N44°00'51"E	38.18	15°33'49"
C5	27.06	89.00	N13°34'38"E	26.96	17°25'24"
C6	18.26	101.00	S10°02'42"W	18.24	10°21'33"
C7	88.69	79.00	N16°56'09"W	84.10	64°19'15"
C8	111.74	544.00	S43°12'42"E	111.54	11°46'07"
C9	53.67	169.00	N46°25'30"W	53.44	18°11'42"
C10	99.16	520.11	S31°51'57"E	99.01	10°55'24"
C11	58.34	159.00	S15°53'32"E	58.02	21°01'26"
C12	28.29	141.00	N11°07'39"W	28.24	11°29'41"
C13	107.64	509.11	S10°49'05"E	107.44	12°06'48"
C14	18.44	41.00	N17°38'57"W	18.29	25°46'32"
C15	32.10	59.00	S14°56'57"E	31.71	31°10'30"
C16	36.16	529.11	S02°35'46"W	36.15	3°54'57"
C17	32.10	59.00	S20°08'30"W	31.71	31°10'30"
C18	18.44	41.00	N22°50'29"E	18.29	25°46'32"
C19	177.40	509.11	S19°56'10"W	176.51	19°57'54"
C20	223.54	465.00	N74°37'58"E	221.40	27°32'39"
C21	31.34	159.00	S66°30'26"W	31.29	11°17'35"
C22	52.65	141.00	N61°27'26"E	52.34	21°23'35"
C23	40.80	476.00	N48°18'18"E	40.79	4°54'40"
C24	33.26	89.00	N32°59'42"E	33.07	21°24'44"
C25	0.74	1073.00	N88°25'28"E	0.74	0°02'22"
C26	37.32	141.00	N84°00'48"W	37.21	15°09'51"
C27	50.49	159.00	S85°31'45"E	50.28	18°11'45"
C28	81.36	555.00	N81°10'24"E	81.29	8°23'58"
C29	173.55	555.00	N68°00'55"E	172.84	17°55'00"
C30	29.76	41.00	S35°27'17"W	29.11	41°35'01"
C31	95.57	544.00	N51°12'49"E	95.45	10°03'58"
C32	88.69	79.00	S75°51'41"W	84.10	64°19'15"
C33	24.64	101.52	S78°57'01"E	24.58	13°54'31"
C34	61.18	89.00	N67°17'53"W	59.98	39°23'04"
C35	2.73	481.00	N47°26'36"W	2.73	0°19'32"
C36	348.44	476.00	N20°46'35"W	340.72	41°56'31"
C37	195.67	219.00	S25°38'40"E	189.22	51°11'29"
C38	26.45	17.00	N06°39'34"W	23.87	89°09'42"
C39	63.36	25.36	N00°47'54"E	48.12	143°07'26"
C40	52.29	104.12	N04°22'58"E	51.74	28°46'27"
C41	77.64	101.79	S03°04'50"E	75.77	43°42'05"

LOT & ROW DATA
SUBDIVISION PLAT FOR
TIERRA CONTENTA VILLAGE
PLAZA
OF TRACT A
AND REPLAT OF TIERRA CONTENTA SUBDIVISION PHASE 2C
TRACTS 51A1,51B1,54A1,54B1,54C1,& 8A3-7A1
PURPOSE: TO CREATE SUBDIVISION LOTS & OPEN
SPACE TRACTS FROM THE ABOVE LISTED TRACTS

LYING WITHIN SECTION 14, T16N, R8E, NMPM,
SANTA FE COUNTY, NEW MEXICO.

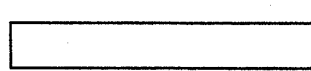


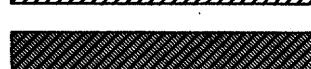
RICK CHATROOP
PROFESSIONAL LAND SURVEYOR

NEW MEXICO REGISTRATION NO. 11011
 (505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK
 OWNER: COMMERCIAL CENTER AT 599, INC.
 LYING WITHIN SECTION 14, T16N, R8E, NMPM,
 SANTA FE COUNTY, NEW MEXICO.

LEGEND AND NOTES

1. BASIS OF BEARING TAKEN FROM "NEW MEXICO DEPARTMENT OF TRANSPORTATION CONTROL MAP NEW MEXICO PROJECT NO. IM-NH-025-5(102)277 WIPP-599 -1(102) NH-084-2(12)161" BY WILLIAM A. BOWERS NMPLS#11765 AND DATED 3-23-06.
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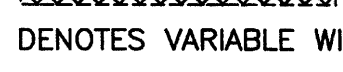
- DENOTES POINT FOUND 11011 CAP OR AS NOTED
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES BRASS MONUMENT
- △ DENOTES HWY. DEPT. ALUM. R/W MONUMENT

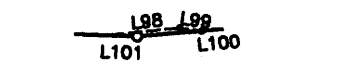
—X— DENOTES EDGE OF UTILITY EASEMENT

—X— DENOTES FENCE LINE

—X— DENOTES APPROX. LOC. ARROYO CHAMISO TRAIL

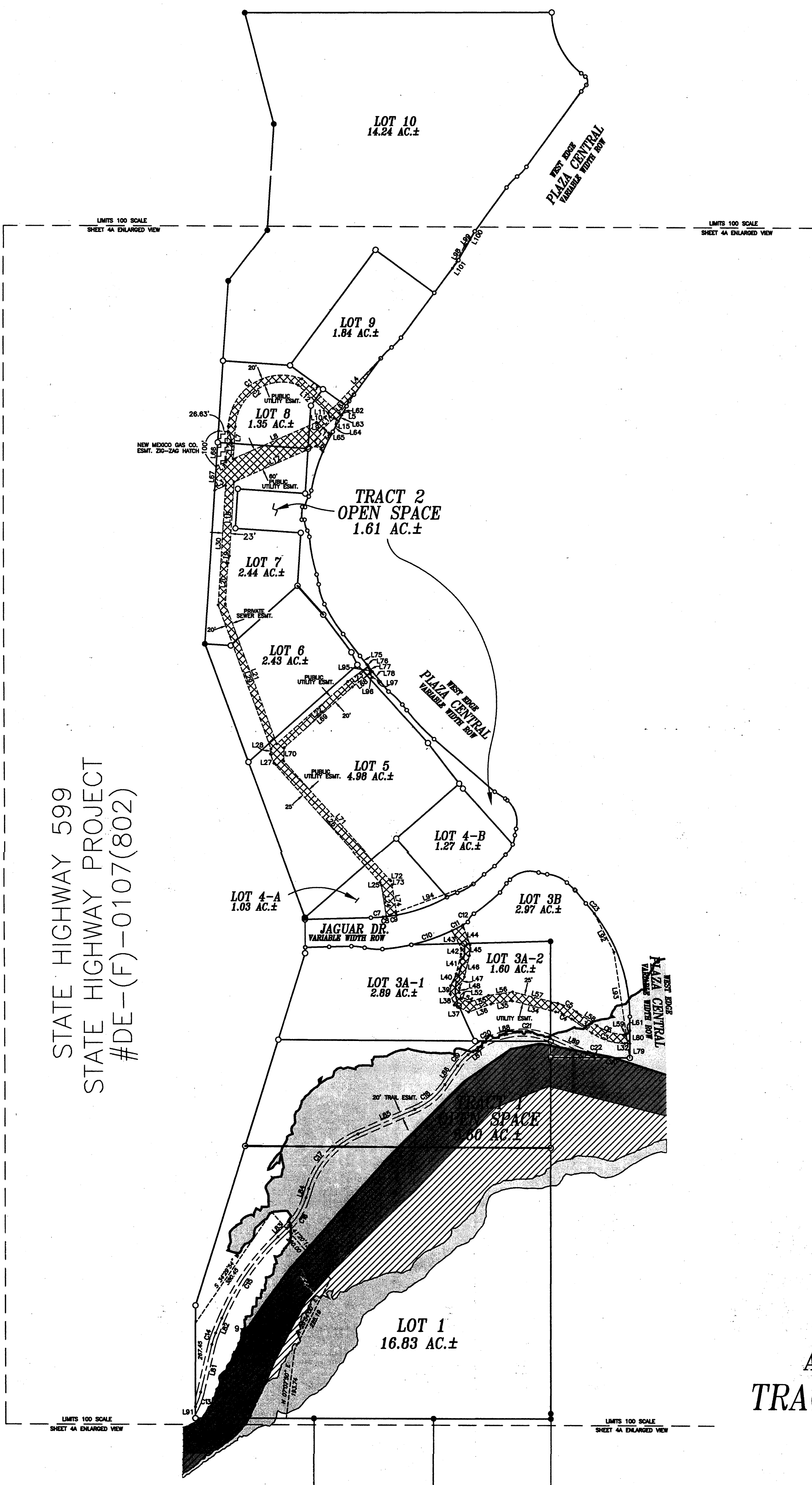
 DENOTES VARIABLE WIDTH EASEMENTS GRANTED THIS DOCUMENT

 DENOTES SIGHT TRIANGLE GRANTED THIS DOCUMENT

 DENOTES 20' WIDE TRAIL EASEMENT GRANTED THIS DOCUMENT

CURVE TABLE					
CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	289.56	152.53	S57°07'57"W	248.00	108°46'13"
C2	247.87	132.53	S56°19'37"W	213.29	107°09'32"
C3	97.59	162.50	S72°30'58"E	96.13	34°24'35"
C4	49.70	137.50	N65°40'37"W	49.43	20°42'28"
C5	58.73	162.50	N65°40'37"W	58.41	20°42'28"
C6	82.58	137.50	S72°30'58"E	81.34	34°24'35"
C7	33.58	465.00	N86°20'16"E	33.57	4°08'13"
C8	9.87	465.00	N83°39'41"E	9.87	1°12'57"
C9	29.54	465.00	N81°14'00"E	29.54	3°38'25"
C10	121.76	554.67	N70°41'25"E	121.51	12°34'38"
C11	35.13	554.67	N62°35'14"E	35.13	3°37'45"
C12	16.66	554.67	N59°54'43"E	16.66	1°43'15"
C13	43.84	200.00	N19°42'35"E	43.75	12°33'34"
C14	33.83	200.00	S18°16'31"W	33.79	9°41'26"
C15	281.20	695.00	S34°42'42"W	279.29	23°10'56"
C16	100.80	200.00	N31°51'51"E	99.74	28°52'39"
C17	213.53	250.00	S41°53'39"W	207.10	48°56'14"
C18	111.42	200.00	N50°24'10"E	109.99	31°55'11"
C19	43.99	137.50	S43°36'30"W	43.80	18°19'51"
C20	85.37	200.00	S65°00'06"W	84.72	24°27'21"
C21	126.77	200.00	N84°36'44"W	124.66	36°19'01"
C22	6.19	100.00	N64°40'47"W	6.19	3°32'51"
C23	36.67	475.93	N39°32'42"W	36.66	4°24'54"

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.05	N66°11'18"E
L2	101.00	N03°44'25"E
L3	119.90	S46°38'58"E
L4	194.45	N43°30'45"E
L5	8.97	N54°10'44"W
L6	44.02	N39°37'42"E
L7	90.74	S03°44'22"W
L8	256.63	N66°11'18"E
L9	5.24	S58°02'57"E
L10	25.30	N45°49'17"E
L11	15.05	N43°21'02"E
L12	115.91	N46°38'58"W
L13	27.82	N52°41'59"W
L14	40.67	N45°54'18"E
L15	15.28	S54°10'44"E
L16	24.62	N49°53'55"W
L17	252.98	S6°15'07"W
L18	208.63	S03°44'22"W
L19	20.22	S12°16'13"W
L20	115.86	S03°44'22"W
L21	418.93	S20°02'05"E
L22	267.13	N48°38'54"E
L23	71.85	N52°40'21"E
L24	89.54	N08°29'21"W
L25	8.70	N25°36'12"W
L26	448.57	N41°47'56"W
L27	27.72	N20°02'05"W
L28	14.59	N05°52'25"E
L29	430.94	N20°02'05"W
L30	336.73	N03°44'22"E
L31	34.01	S66°15'07"W
L32	13.94	N89°41'45"W
L33	68.59	N55°18'41"W
L34	126.52	N76°01'51"W
L35	61.56	S81°28'09"W
L36	66.71	S70°13'09"W
L37	45.42	N64°46'51"W
L38	32.98	N19°46'51"W
L39	23.48	N02°43'09"E
L40	36.95	N25°13'09"E
L41	57.27	N13°58'09"E
L42	15.94	N02°43'09"E
L43	56.46	N27°05'36"W
L44	59.28	S19°46'51"E
L45	30.25	S02°43'09"W
L46	62.20	S13°58'09"W
L47	34.44	S25°13'09"W
L48	13.53	S02°43'09"W
L49	14.86	S53°46'03"E
L50	20.00	N36°13'57"E
L51	14.86	N53°46'03"W
L52	17.65	S19°46'51"E
L53	47.40	S52°06'06"E
L54	24.70	S64°46'51"E
L55	58.82	N70°13'09"E
L56	68.99	N81°28'09"E
L57	131.49	S76°01'51"E
L58	68.60	S55°18'41"E
L59	2.48	S89°41'45"E
L60	207.50	S36°13'57"W
L61	16.22	N45°00'00"E
L62	28.29	S27°58'50"W
L63	20.19	S27°58'50"W
L64	33.63	S27°58'50"W
L65	7.49	S29°29'51"W
L66	67.50	S03°44'46"W
L67	68.16	S03°45'41"W
L68	71.47	S52°40'21"W
L69	257.22	S48°12'04"W
L70	37.70	S03°12'04"W
L71	447.37	S41°47'56"E
L72	4.06	S41°47'56"E
L73	11.46	S19°46'51"E
L74	86.66	S08°31'51"E
L75	30.42	S38°28'19"E
L76	6.08	S38°28'19"E
L77	20.00	S38°28'19"E
L78	35.16	S38°28'19"E
L79	40.56	N00°11'41"E
L80	36.53	N00°11'41"E
L81	138.37	N13°23'48"E
L82	45.12	N23°07'14"E
L83	36.96	N46°18'11"E
L84	26.63	N17°25'32"E
L85	173.63	N66°21'45"E
L86	64.04	N34°26'34"E
L87	33.73	N52°46'25"E
L88	6.83	N77°13'46"E
L89	126.90	S66°27'13"E
L90	99.09	S89°48'24"E
L91	32.14	S00°13'52"W
L92	121.77	S26°21'59"E
L93	300.51	S08°14'16"E
L94	271.47	N69°44'19"E
L95	28.84	S19°41'21"E
L96	10.80	S32°55'28"E
L97	25.39	S62°28'48"E
L98	73.01	N28°21'36"E
L99	22.84	N41°39'23"E
L100	26.90	S29°29'13"W
L101	28.77	S36°13'57"W



**EASEMENT PLAN & DATA
 SUBDIVISION PLAT FOR
 TIERRA CONTENTA VILLAGE
 PLAZA
 OF TRACT A
 AND REPLAT OF TIERRA CONTENTA SUBDIVISION PHASE 2C
 TRACTS 51A1,51B1,54A1,54B1,54C1,& 8A3-7A1
 PURPOSE: TO CREATE SUBDIVISION LOTS & OPEN
 SPACE TRACTS FROM THE ABOVE LISTED TRACTS**





LYING WITHIN SECTION 14, T16N, R8E, NMPM,
 SANTA FE COUNTY, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
 NEW MEXICO REGISTRATION NO. 11011
 (505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

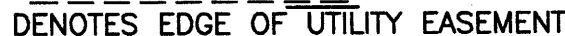





INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: COMMERCIAL CENTER AT 599, INC.
LOCATION: LYING WITHIN SECTION 14, T16N, R8E, NMPM,
 SANTA FE COUNTY, NEW MEXICO.

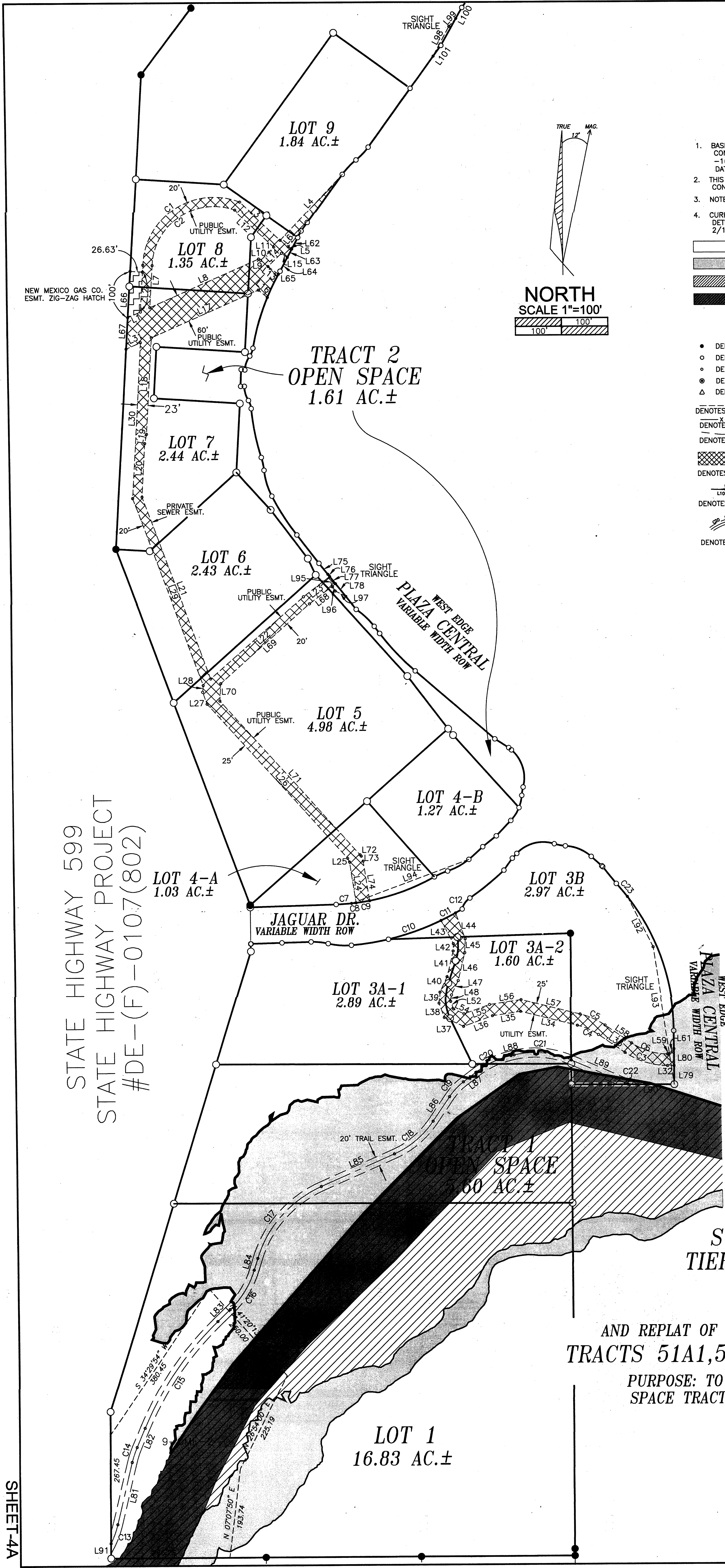
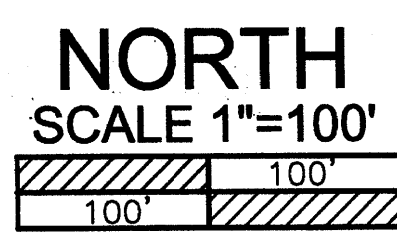
LEGEND AND NOTES

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- DENOTES POINT CALCULATED
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- △ DENOTES HWY. DEPT. ALUM. R/W MONUMENT

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-  DENOTES FENCE LINE
-  DENOTES APPROX. LOC. ARROYO CHAMISO TRAIL
-  DENOTES VARIABLE WIDTH EASEMENTS GRANTED THIS DOCUMENT
-  DENOTES SIGHT TRIANGLE GRANTED THIS DOCUMENT
-  DENOTES 20' WIDE TRAIL EASEMENT GRANTED THIS DOCUMENT



STATE HIGHWAY 599
 STATE HIGHWAY PROJECT
 #DE-(F)-0107(802)

**ENLARGED VIEW
 EASEMENT PLAN**
**SUBDIVISION PLAT FOR
 TIERRA CONTENTA VILLAGE
 PLAZA
 OF TRACT A**
**AND REPLAT OF TIERRA CONTENTA SUBDIVISION PHASE 2C
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 SPACE TRACTS FROM THE ABOVE LISTED TRACTS**

LYING WITHIN SECTION 14, T16N, R8E, NMPM,
 SANTA FE COUNTY, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
 NEW MEXICO REGISTRATION NO. 11011
 (505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK
 OWNER: COMMERCIAL CENTER AT 599, INC.
 LOCATION: LYING WITHIN SECTION 14, T16N, R8E, NMPM,
 SANTA FE COUNTY, NEW MEXICO.