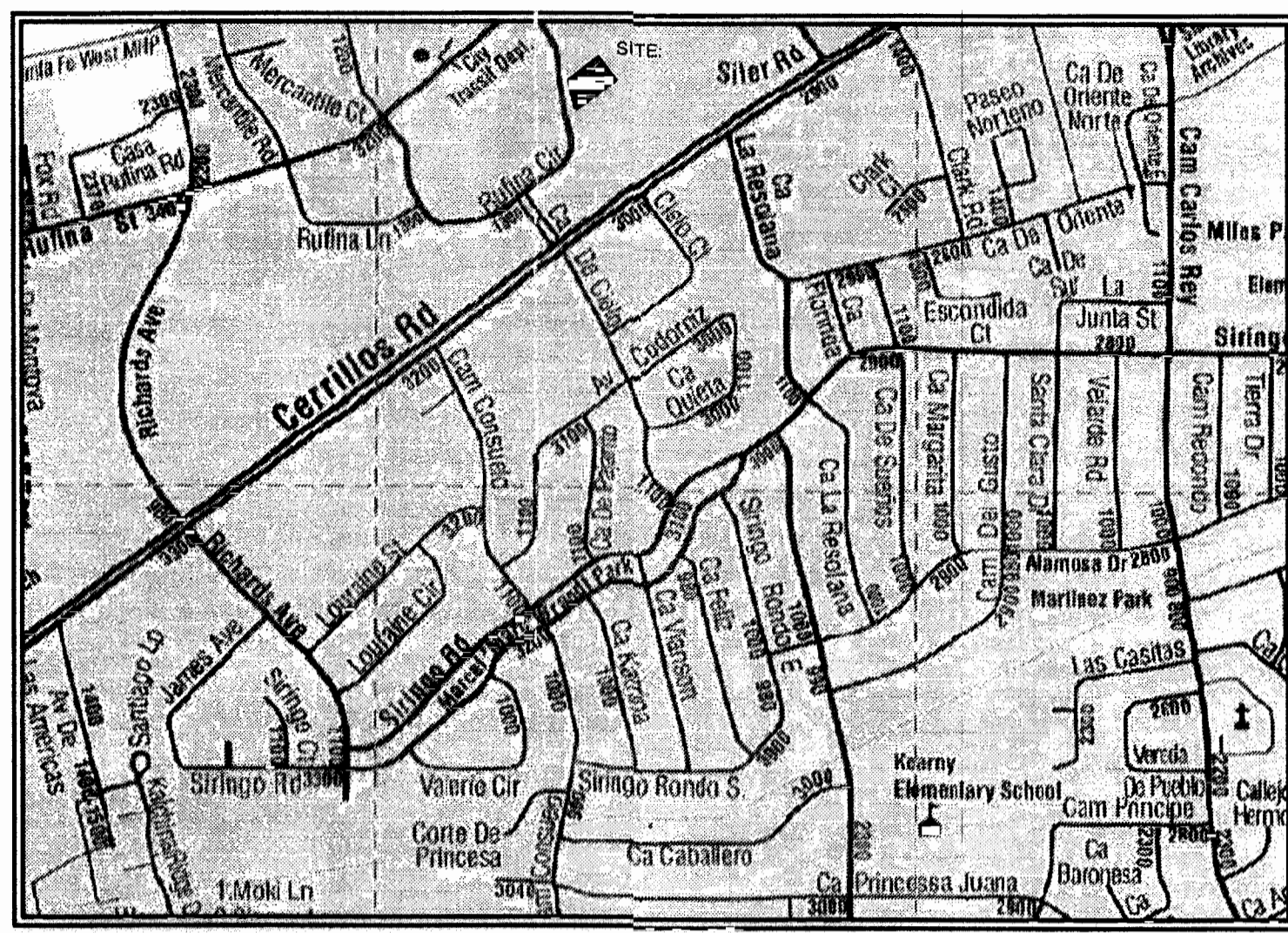


City of Santa Fe, New Mexico

Attachment C **Applicant Submittals**

2. Legal Lots of Record



VICINITY MAP (NTS)

PLAT REFERENCE

#1 "LOT LINE ADJUSTMENT OF LOT 3 & LOT 4 AND BOUNDARY SURVEY OF TRACT 2A, LOT 2" BY DEAN L. SCHRADER NMP#12451 AND FILED IN PLAT BOOK 786, PG. 003 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

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 CORP. d/b/a CENTURY LINK QC 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. This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone services to the subdivision.
- 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

NEW MEXICO GAS COMPANY DATE 2-2-18
 PNM ELECTRIC SERVICES DATE 2/2/2018
 QWEST CORP. d/b/a CENTURY LINK QC DATE 2-2-2018
 COMCAST DATE 2-2-2018

SURVEYORS CERTIFICATE

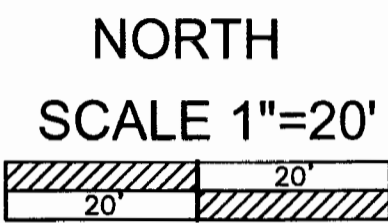
I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON SEPT. 11TH, 2017, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

RICHARD A. CHATROOP DATE 2/13/18 N.M.P.L.S.#11011



LEGEND AND NOTES

- DENOTES IRRIGATION BOX
- △ TEL RISER OR AS NOTED
- ▲ DENOTES WATER MTR.
- ▲ DENOTES GAS MTR.
- ▲ DENOTES ELEC. MTR.
- DENOTES POINT FOUND (SCHRADER CAPP UNLESS OTHERWISE NOTED)
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES CONCRETE IMPROVEMENTS PADS, WALKS & CURBING
- DENOTES ROCK WALL
- - - DENOTES EDGE OF EASEMENT
- - - DENOTES FENCE LINE



FLOOD PLAIN NOTE:

TRACT 2A LOT 2 LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER F.I.R.M. PANEL# 35049C0411E DATED 12/04/12.

N/F TR. 2A, LOT 3
 STANLEY HANCOCK, LLC
 UPC# 1-051-097-210-110,
 DOC# 1832481

TRACT 2A
 LOT 2-2
 0.399 AC.±
 # RUFINA CIRCLE

TRACT 2A
 LOT 2-1
 0.579 AC.±

N/F TR. 2A, LOT 3
 STANLEY HANCOCK, LLC
 UPC# 1-051-097-210-110,
 DOC# 1832481

N/F TR. 2, REPLAT TRACT A
 BROADWAY TERRACE ASSOCIATES
 UPC# 1-051-097-222-086,
 BK.317, PG.624

N/F TR. 1-A, REPLAT TRACT A
 SANTA FE INN PART.
 UPC# 1-051-097-197-063,
 BK.577, PG.990

DEDICATION AND AFFIDAVIT

829043

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE DIVIDED THOSE LANDS SHOWN HEREON. THIS DIVISION 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.

THIS DIVISION CONTAINS 0.978 AC.±, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

by Frances E. Sayre
 FRANCES E. SAYRE MANAGING MEMBER SAYRE & BEYER ENTERPRISES, LLC

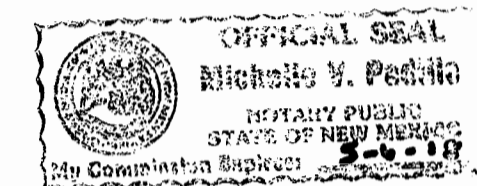
STATE OF NEW MEXICO SS

COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND

SUBSCRIBED BEFORE ME BY FRANCES E. SAYRE MANAGING MEMBER SAYRE & BEYER ENTERPRISES, LLC

THIS 7th DAY OF February, 2018, Michelle V. Adell
 MY COMMISSION EXPIRES 5-6-2018 NOTARY PUBLIC



COUNTY OF SANTA FE REVIEW

[Signature] DATE 2-13-18
 SANTA FE CO. TREASURER

CITY OF SANTA FE REVIEW

[Signature] DATE 02/09/18
 CITY ENGINEER FOR LAND USE
[Signature] DATE 2/5/18
 CITY PLANNER

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY OF SANTA FE SUMMARY COMMITTEE AT THEIR MEETING OF February 7, 2018, 2017, AS CASE NO. 2017-92

[Signature] DATE
 SUMMARY COMMITTEE CHAIRPERSON
[Signature] DATE 2/9/18
 SUMMARY COMMITTEE SECRETARY

CONDITIONS OF APPROVAL:

- THE SIDEWALK AND DRIVE PAD AT THE WEST SIDE OF THE PROPERTY SHALL MEET THE MOST CURRENT STANDARDS OF THE AMERICAN WITH DISABILITIES ACT (ADA) AT THE TIME OF CONSTRUCTION PERMIT APPLICATION.
- THE ADA INSPECTION SHALL BE CONDUCTED AT THE TIME OF DEVELOPMENT AND PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO PROVISIONS OF THE SANTA FE CITY CODE 1987 THAT ARE IN EFFECT AT THE TIME DEVELOPMENT OCCURS, INCLUDING BUT NOT LIMITED TO CHAPTER 7 BUILDING AND HOUSING; CHAPTER 10 ENVIRONMENTAL REGULATIONS; CHAPTER 12 FIRE PREVENTION; CHAPTER 14 LAND DEVELOPMENT; CHAPTER 22 SEWERS; CHAPTER 23 STREETS, SIDEWALKS AND PUBLIC PLACES; CHAPTER 24 TRAFFIC; CHAPTER 25 WATER, AND CHAPTER 26 HOUSING.
- PROVISIONS OF CHAPTER 12 FIRE PREVENTION THAT ARE IN EFFECT AT THE TIME OF RECORDING INCLUDING THE FOLLOWING:
 - ALL NEW CONSTRUCTION SHALL MEET THE 150 FEET DRIVEWAY REQUIREMENTS MUST BE MET AS PER IFC, OR AN EMERGENCY TURN-AROUND THAT MEETS THE IFC REQUIREMENTS SHALL BE PROVIDED. (APPENDIX D TABLE 103.4)
 - FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION. (IFC 2009 SECTION 503.11)
 - ANY NEW DEVELOPMENT MUST MEET THE LANDSCAPE AND SITE DESIGN REQUIREMENTS OF SFCC SECTION 14-8.4 AS PART OF THE CONSTRUCTION PERMIT APPLICATION.
 - FIRE DEPARTMENT ACCESS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET EXCLUSIVE OF SHOULDERS AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
 - NEW DEVELOPMENT SHALL PROVIDE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC (APPENDIX B SECTION B105)
 - ALL DEVELOPMENT SHALL MEET ALL REQUIREMENTS SET FORTH BY THE IFC 2009 EDITION OR THE CODE ADOPTED BY THE GOVERNING BODY AT THE TIME OF SUBMITTING FOR PERMIT.
- WASTEWATER UEC FEES SHALL BE DUE AT THE TIME OF CONNECTION TO THE CITY SEWER SYSTEM.

CASE# 2017-92 1315 RUFINA CIRCLE LOT SPLIT

LOT SPLIT OF
 1315 RUFINA CIRCLE
 TRACT 2A LOT 2
 UPC# 1-051-097-187-084,

LYING WITHIN SECTION 33, T17N, R9E, NMPM, SANTA FE COUNTY, NEW MEXICO.

COUNTY OF SANTA FE
 STATE OF NEW MEXICO
 I hereby certify that this instrument was filed for record on the 13 day of Feb, A.D. 2018 at 2:52 o'clock P. M. and was duly recorded in book 849 page 43 of the records of Santa Fe County.

Witness my Hand and Seal of Office
 Geraldine Salazar
 County Clerk, Santa Fe County, N.M.

[Signature] Deputy



RICK CHATROOP
 PROFESSIONAL LAND SURVEYOR
 NEW MEXICO REGISTRATION NO. 11011

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

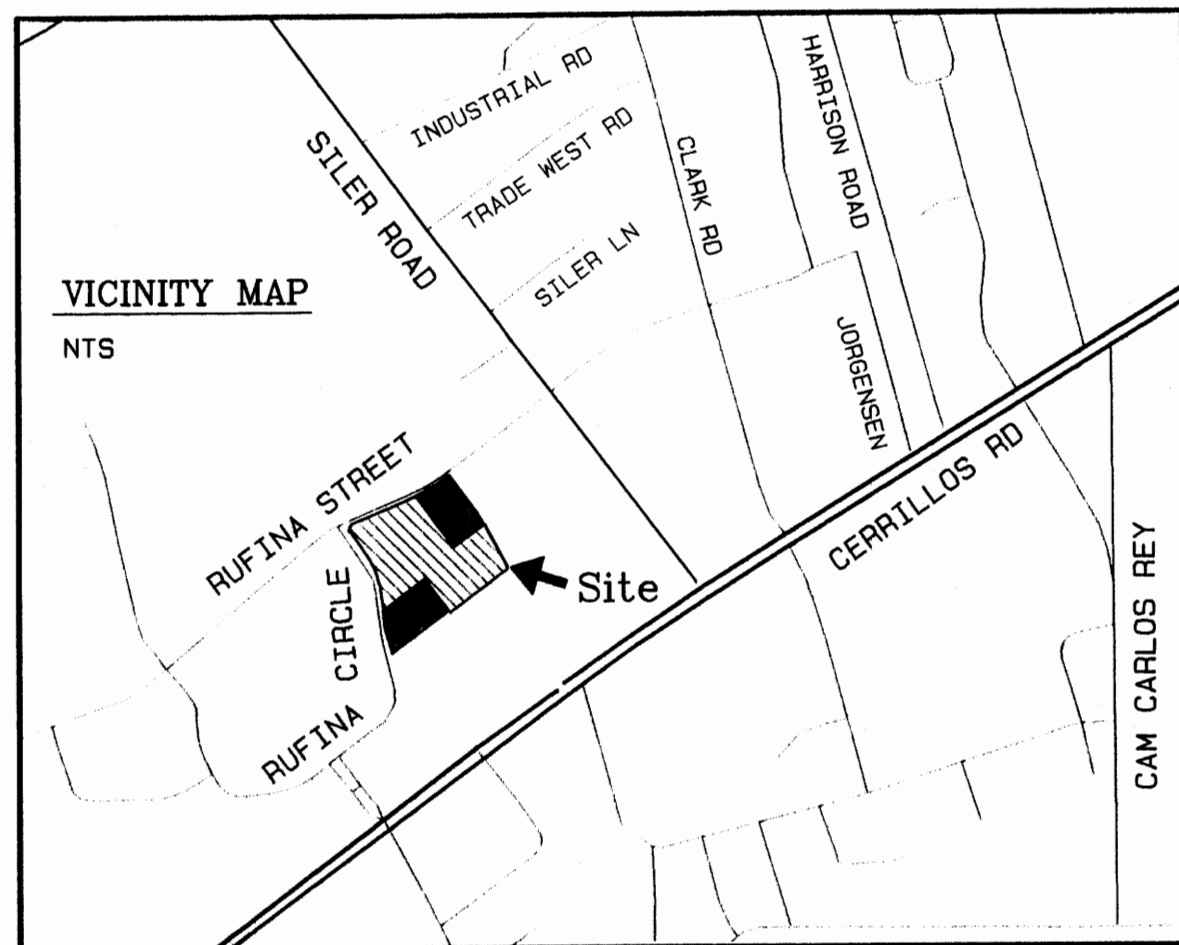
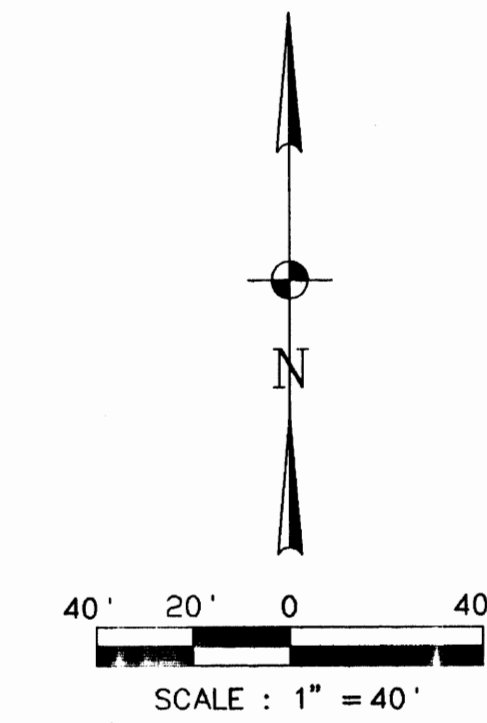
INDEXING INFORMATION FOR THE COUNTY CLERK
 OWNER: SAYRE & BEYER ENTERPRISES, LLC
 LOCATION: LYING WITHIN SECTION 33, T17N, R9E, NMPM, SANTA FE COUNTY, NEW MEXICO.

Lot Line Adjustment of
LOT 3 & LOT 4
(formerly Tract 2A, Lot 1 & Tract A--1)

and
Boundary Survey of
TRACT 2A, LOT 2

LYING & BEING SITUATE WITHIN
SECTION 33, T 17 N, R 9 E, NMPM
2902 & 2904 Rufina Street
CITY AND COUNTY OF SANTA FE, NEW MEXICO
LOT 3 CONTAINING 3.877 ACRES ±
LOT 4 CONTAINING 0.929 ACRES ±
TRACT 2A, LOT 2 CONTAINING 0.978 ACRES

786003



CITY OF SANTA FE NOTES & CONDITIONS

RECORDING OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL BY THE CITY OF SANTA FE OF ANY ENCROACHMENTS INTO PRIVATE PROPERTIES SHOWN, IF ANY.

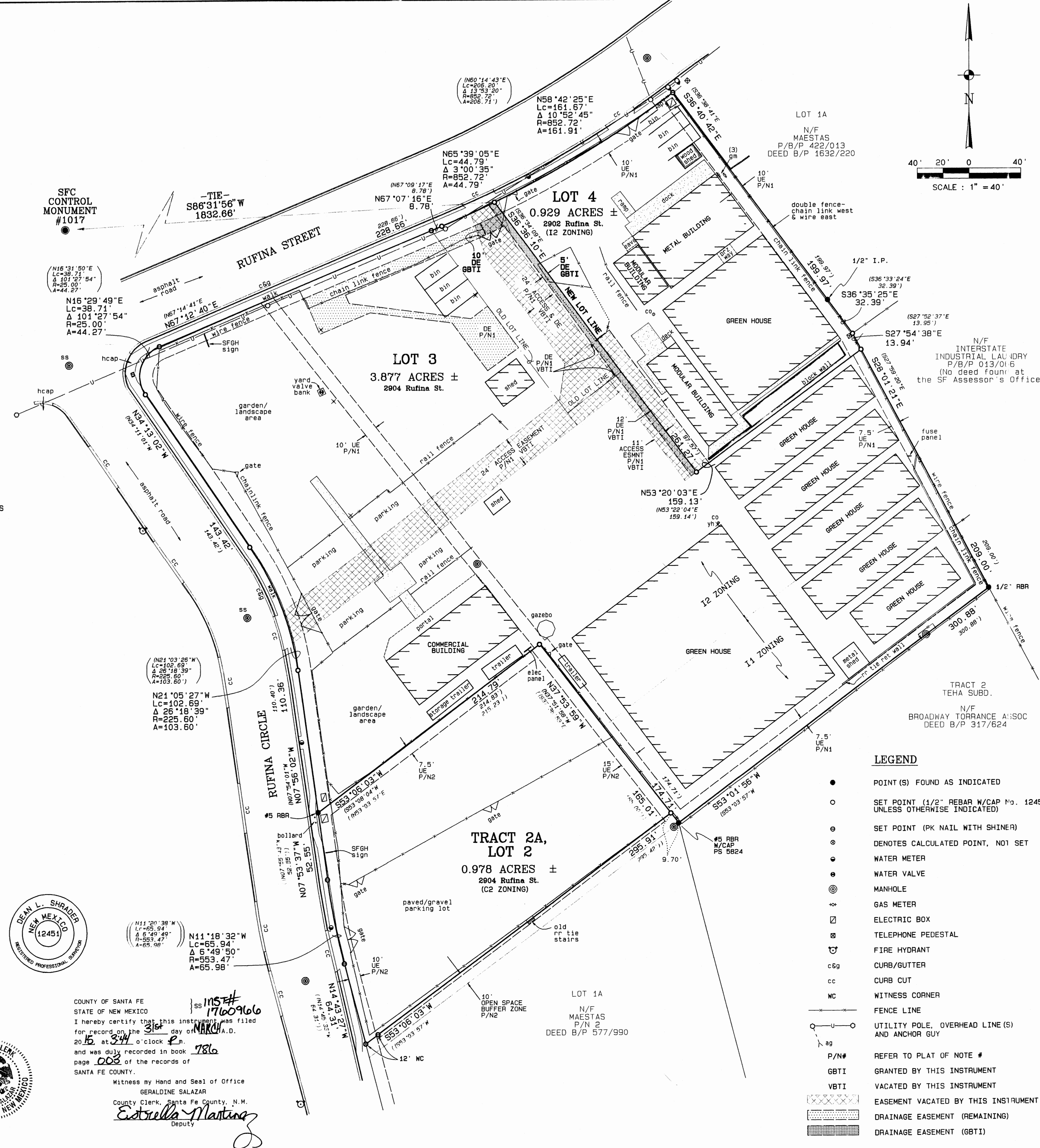
EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE.

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 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 AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

LOT 4 IS ZONED I2.
TRACT 2A, LOT 2 IS ZONED C2.
A PORTION OF LOT 3 LIES WITHIN ZONE I2. THE REMAINING OF LOT 3 LIES WITHIN ZONE I1, AS SHOWN.



- NOTES**
- REFER TO A "PLAT OF BOUNDARY SURVEY SHOWING LOT LINE ADJUSTMENT OF TRACT 2A, LOT 2 KIVA CENTER EAST" PREPARED BY ALLAN S. CURTIS, PS 13805, IN NOVEMBER OF 2000. RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER DOCUMENT NO. 1140, 797 IN PLAT BOOK 463, PAGE 047 ON 1/2/2001. DATA SHOWN IN SINGLE () PARENTHESIS FROM SAID DOCUMENT.
 - REFER TO A "REPLAT OF TRACT 1 OF KIVA CENTER EAST AND EAST PORTION OF TRACT 2A, LOT 2 KIVA CENTER EAST" PREPARED BY ROBERT BEN/VI PS 5824, ON 12-15-2005. RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER DOCUMENT #1371005 ON MARCH 16, 2005 IN PLAT BOOK 583, PAGE 006. DATA SHOWN IN DOUBLE (()) PARENTHESIS FROM SAID DOCUMENT.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. REFER TO FEMA FIRM MAP PANEL #35049C 0411E DATED 12/04/2012.

Owners Consent/Easement Vacation

THE UNDERSIGNED OWNERS & PROPRIETORS DO HEREBY CONSENT TO THE PLATTING OF LANDS AS SHOWN HEREON. THIS LOT LINE ADJUSTMENT IS BEING MADE WITH THE FREE CONSENT OF AND IS IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED. THE 24' ACCESS EASEMENT; THE 24' ACCESS & DRAINAGE EASEMENT; THE 11' ACCESS EASEMENT; THE 12' DRAINAGE EASEMENT ARE HEREBY VACATED AND EXTINGUISHED, AS SHOWN. A 5' DRAINAGE EASEMENT AND A 10' DRAINAGE EASEMENT ARE HEREBY GRANTED, AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

City of Santa Fe Review Case #2014-114

Risana Zaxue 03/25/15
CITY ENGINEER FOR LAND USE DATE

Jamulone 3/25/15
CITY PLANNER DATE

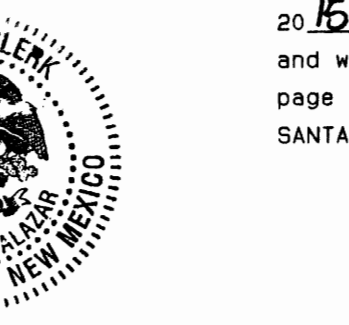
Santa Fe County Treasurer's Office

Eric J. Lopez 3/31/15
DATE

Surveyors Certificate

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES SHOWN HEREON WERE PREPARED BY ME OR UNDER MY PERSONAL DIRECTION AND ARE A TRUE AND ACCURATE REPRESENTATION OF A FIELD SURVEY WHICH WAS COMPLETED ON 3/17/2015. TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO."

D. L. Shrader
DEAN L. SHRADER NEW MEXICO PROFESSIONAL SURVEYOR No. 12451



COUNTY OF SANTA FE
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 31st day of MARCH A.D. 2015 at 3:44 o'clock P.M. and was duly recorded in book 786 page 003 of the records of SANTA FE COUNTY.

Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, N.M.
Estrella Martinez
Deputy

- LEGEND**
- POINT(S) FOUND AS INDICATED
 - SET POINT (1/2" REBAR W/CAP No. 12451 UNLESS OTHERWISE INDICATED)
 - ⊙ SET POINT (PK NAIL WITH SHINER)
 - ⊗ DENOTES CALCULATED POINT, NOT SET
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ MANHOLE
 - ⊙ GAS METER
 - ⊙ ELECTRIC BOX
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ FIRE HYDRANT
 - c6g CURB/GUTTER
 - cc CURB CUT
 - WC WITNESS CORNER
 - FENCE LINE
 - UTILITY POLE, OVERHEAD LINE(S) AND ANCHOR GUY
 - P/N# REFER TO PLAT OF NOTE #
 - GBTI GRANTED BY THIS INSTRUMENT
 - VBTI VACATED BY THIS INSTRUMENT
 - EASEMENT VACATED BY THIS INSTRUMENT
 - DRAINAGE EASEMENT (REMAINING)
 - DRAINAGE EASEMENT (GBTI)

David Salzman 3/23/15
SALMAN ENTERPRISES, a New Mexico Limited Partnership DATE
DAVID SALMAN, GENERAL PARTNER

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF MARCH 2015.

MY COMMISSION EXPIRES 11/18/2017

Mildred Hillstrom
NOTARY PUBLIC

UPC #s:
1-051-097-187-084, LOT 3
1-051-097-203-198, LOT 4
1-051-097-210-110, TR 2-A LOT 2

INDEXING INFORMATION FOR COUNTY CLERK		CASE No.: 2014-	
OWNER	SECTION	TWNSHP.	RANGE LOCATION
SALMAN ENTERPRISES, a NM Limited Partnership	PROJ. S 33	T 17 N	R 9 E 2902 & 2904 F ina : L

HIGH DESERT SURVEYING, INC
PROFESSIONAL SURVEYING

1925 ASPEN DRIVE, SUITE 401
SANTA FE, NM 87505
PHONE: (505) 438-8094
FAX: (505) 424-1709

DWG. NAME: Lot Line Adjust Lots 3 & 4 and Bndry Tr 2A, Lot 2 12/03

SPECIAL WARRANTY DEED

STANLEY HANCOCK, LLC, a New Mexico limited liability company, for consideration paid, grants to **GIRLS INCORPORATED OF SANTA FE, INC.**, a New Mexico nonprofit corporation, whose address is **301 Hillside Ave, Santa Fe, NM 87501**, the following real property in Santa Fe County, New Mexico:

Lot 3, as shown and delineated on plat of survey titled "Boundary Survey of Lot 3 & Lot 2-2, Tract 2A, for Girls Incorporated of Santa Fe, Inc.", filed in the office of the County Clerk, Santa Fe County, New Mexico on February 21, 2025 in Plat Book 921 page 37 as Instrument No. 2053251; and


Lot 2-2 of Tract 2A, as shown and delineated on plat of survey titled "Boundary Survey of Lot 3 & Lot 2-2, Tract 2A, for Girls Incorporated of Santa Fe, Inc.", filed in the office of the County Clerk, Santa Fe County, New Mexico on February 21, 2025 in Plat Book 921 page 37 as Instrument No. 2053251;

Subject to taxes for the year 2025 and subsequent years, not yet due and payable and to those matters shown on Exhibit A attached hereto;

With **special warranty covenants**.

Witness my hand and seal this 21st day of February, 2025.

Stanley Hancock, LLC, a New Mexico Limited Liability Company

By: 

Colin T. Cameron, Authorized Signatory

COUNTY OF SANTA FE } STATE OF NEW MEXICO } ss	SPECIAL WARRANTY DEED PAGES: 3
I Hereby Certify That This Instrument Was e-Recorded for Record On The 28TH Day Of February, A.D., 2025 at 08:50:20 AM And Was Duly Recorded as Instrument # 2053680 Of The Records Of Santa Fe County	
Deputy - CFIELDs	Witness My Hand And Seal Of Office Katharine E. Clark County Clerk, Santa Fe, NM

