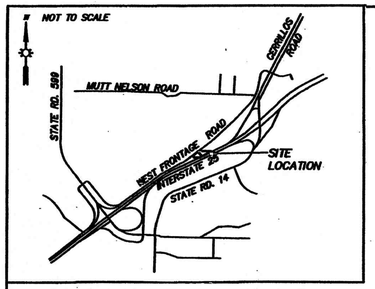


VICINITY MAP

LEGEND

- INDICATES POINTS FOUND AS NOTED
- INDICATES 1/2" REBAR W/CAP SET THIS SURVEY
- INDICATES CALCULATED POINT NOT SET
- INDICATES MANHOLE
- INDICATES UTILITY POLE W/OVERHEAD UTILITY LINES

UTILITIES:

EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

PUBLIC SERVICE COMPANY OF NEW MEXICO — 12/8/2017 DATE

NEW MEXICO GAS COMPANY — 12-11-17 DATE

QWEST CORPORATION, d/b/a/ CENTURYLINK QC — 12-8-2017 DATE

CENTURY LINK DISCLAIMER
THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

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.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. 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.
2. 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 REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
3. 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.
4. CABLE TV FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONTRUCT, 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 PURPOSES 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, NOT SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER HAS CAUSED TO BE ADJUSTED, THE LANDS SHOWN HEREON. THIS LOT SPLIT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER. THIS PROPERTY LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO. EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

828041

XLNT SERVICES CORP
ALAN WREYFORD

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

OFFICIAL SEAL
Rychel L. Delgado
Notary Public
State of New Mexico

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME THIS 13th DAY OF December 2017.

MY COMMISSION EXPIRES 2-8-2020 — NOTARY PUBLIC

REVIEWED BY:

SUMMARY COMMITTEE CHAIR — 01/04/18 DATE

SUMMARY COMMITTEE SECRETARY — 1/2/18 DATE

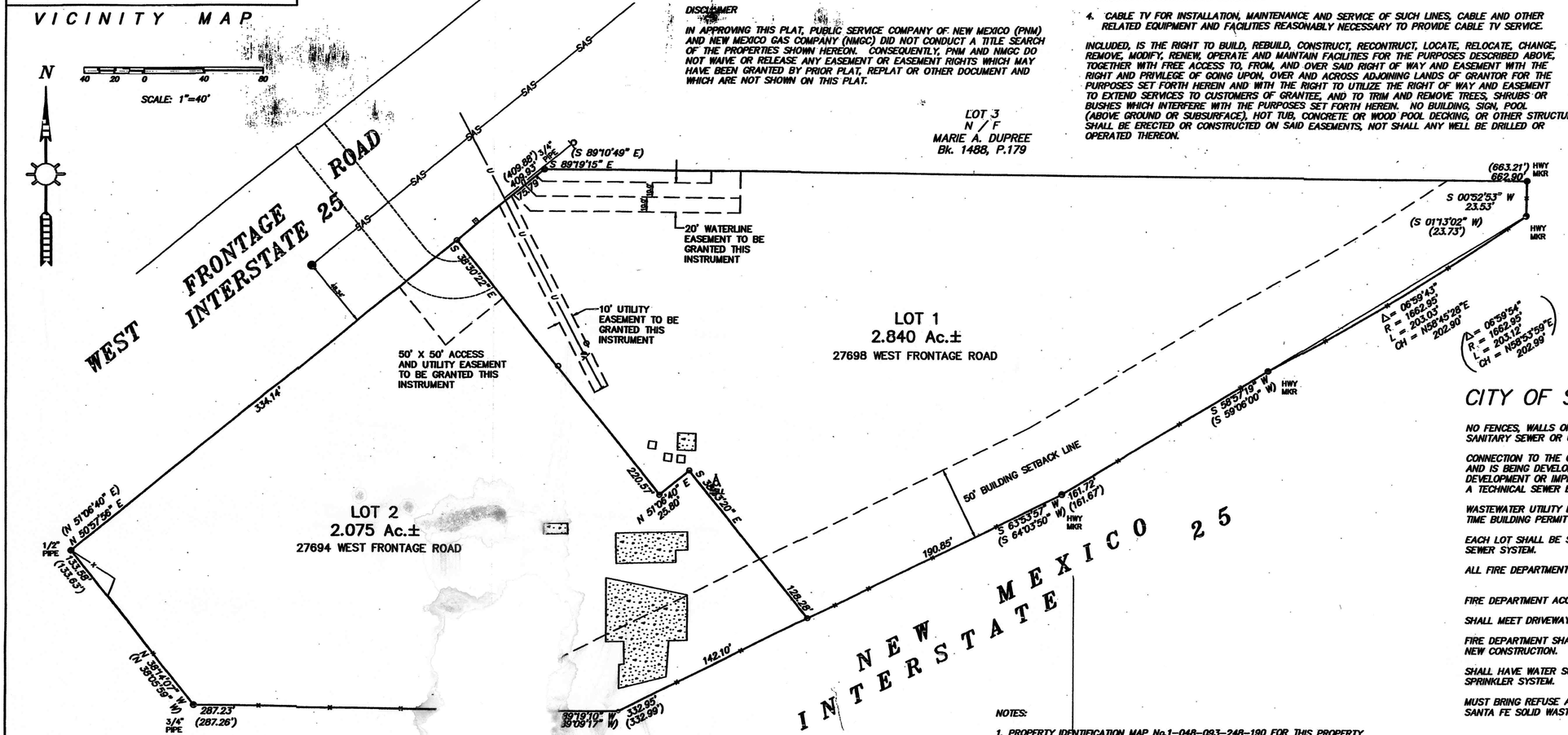
SANTA FE COUNTY TREASURER — 1-8-18 DATE

APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF March 1, 2017

CASE No. 2016-156

CITY ENGINEER — 12/4/17 DATE

CITY PLANNER — 1/4/18 DATE



CITY OF SANTA FE NOTES AND CONDITIONS

NO FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED ACROSS OR WITHIN PUBLIC SANITARY SEWER OR UTILITY EASEMENTS.

CONNECTION TO THE CITY PUBLIC SEWER SYSTEM IS MANDATORY WHEN THE PROPERTY IS IN THE CITY LIMITS AND IS BEING DEVELOPED OR IMPROVED IS ACCESSIBLE TO THE CITY SEWER SYSTEM. PRIOR TO THE DEVELOPMENT OR IMPROVEMENT OF THE PROPERTY, OWNERS AND DEVELOPERS OF THE PROPERTY SHALL OBTAIN A TECHNICAL SEWER EVALUATION REVIEW BY THE CITY OF SANTA FE WASTEWATER DIVISION.

WASTEWATER UTILITY EXPANSION CHARGES FOR EACH LOT SHALL BE DUE TO THE CITY OF SANTA FE AT TIME BUILDING PERMIT APPLICATION.

EACH LOT SHALL BE SERVED BY ITS OWN SEPARATE SEWER SERVICE LINE CONNECTED TO THE CITY PUBLIC SEWER SYSTEM.

ALL FIRE DEPARTMENT ACCESS SHALL BE NO GREATER THAN A 10% GRADE THROUGHOUT AND MAINTAIN 20'

FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20 FEET WIDTH TO ANY NEW CONSTRUCTION.

SHALL MEET DRIVEWAY REQUIREMENTS AS PER IFC.

FIRE DEPARTMENT SHALL HAVE MINIMUM 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION.

SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC OR INSTALL AN AUTOMATIC SPRINKLER SYSTEM.

MUST BRING REFUSE AND OR RECYCLING TO A STREET THAT IS CURRENTLY BEING SERVICED BY THE CITY OF SANTA FE SOLID WASTE DIVISION.

NOTES:

1. PROPERTY IDENTIFICATION MAP No.1-048-093-248-190 FOR THIS PROPERTY.
2. THESE PARCELS OF LAND ARE SUBJECT TO ALL EASEMENTS, COVENANTS AND RIGHTS OF RECORD.
3. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON AND WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE WAS FURNISHED. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL OF LAND.

REFERENCE AND BASIS OF BEARINGS:

BEARINGS BASED ON GPS OBSERVATIONS USING TRIMBLE 5800 RECEIVERS, RTK MODE, WGS84 LOCAL.

BEARINGS AND DISTANCES IN PARENTHESIS FROM PLAT OF SURVEY BY CARL E. SERNA, DATED AUGUST 31, 2006, ENTITLED "BOUNDARY SURVEY FOR ROCK HILL, S24, T16N, R8E, COUNTY OF SANTA FE, STATE OF NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON DECEMBER 27, 2006 IN PLAT BOOK 643, P.46, AS DOCUMENT No. 1464734.

SPECIAL WARRANTY DEED – FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO AS INSTRUMENT No. 1802721.

SURVEYOR'S CERTIFICATION

I, MICHAEL V. TRUJILLO, NEW MEXICO PROFESSIONAL SURVEYOR No. 12130, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT 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 THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DECEMBER 2, 2016 (Date of Field Work)

MICHAEL V. TRUJILLO, N.M.P.S. No.12130 — Dec 8, 2017 DATE

REGISTERED PROFESSIONAL SURVEYOR — STATE OF NEW MEXICO — 12130 — MICHAEL V. TRUJILLO

Case No. 2016-156
lot split
M. Trujillo, surveyor

3/2/17 approved
1/9/18 filed/recorded

COUNTY CLERK — SANTA FE COUNTY — GERALDINE SALAZAR — NEW MEXICO

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO

Lot # 1875123

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 3 DAY OF January A.D. 2018, AT 10:20 O'CLOCK A.M., AND WAS DULY RECORDED IN BOOK 828 PAGE 41 OF THE RECORDS OF SANTA FE COUNTY

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, NM

Estrella Martinez — DEPUTY

INDEXING INFORMATION FOR COUNTY CLERK

ASSOCIATED SURVEYS MICHAEL V. TRUJILLO NMPS No.12130 1120 CAMINO CONSUELO SANTA FE, NEW MEXICO 87507 PH. 424-1395	SECTION 24 TOWNSHIP T. 16 N. RANGE R. 8 E. GRANT N.M.P.M.	LOT SPLIT FOR XLNT STORAGE LOT 1 AND LOT 2 WITHIN SECTION 24, T.16N., R.8E., N.M.P.M. SANTA FE, NEW MEXICO	SCALE 1" = 40' DATE DEC. 2, 2016 DRAWN-BY CHECKED-BY M.V.T. PROJECT No. M16-88 L-457