



EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information

Project Name: Monte del Sol Charter School

Address: 4157 & 4161 Walking Rain Road, Santa Fe, New Mexico 87507 Parcel Size: Tract Q1: 3.29 acres ±
Tract 16: 3.02 acres ±

Zoning: 4157:PRC 4161: R-1 Future Land Use: 4157: 3-7 Dwellings Per Acre
4161: Public Institutional

Preapplication Conference Date: Decemeber 12, 2024

Detailed Project Description: Detached Gymnasium for Monte del Sol Charter School on Tract 16. The new building shall include administrative offices, four classrooms, requisite support spaces, with an outdoor court, play field, and required parking.

Property Owner Information

Name: CSDCPC Monte del Sol, LLC c/o James Zavala

Address: 7880 Milestone Parkway, Suite 425 Handover, Maryland 21076

Phone: (979) 574-9151 E-mail Address: jzavala@csdc.org

Applicant/Agent Information (if different from owner):

Name: JenkinsGavin, Inc., Attention: Colleen Gavin

Address: 130 Grant Ave, Suite 101 Santa Fe, New Mexico 87501

Phone: Office: (505) 820-7444 E-mail Address: colleen@jenkingavin.com
Cell: (505) 699-0563

Agent Authorization (if applicable):

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

I/We authorize See attached letter of authorization. to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

Proposed ENN Meeting Dates:

<i>Provide 2 options:</i>	<i>Preferred Option</i>	<i>Alternative</i>
DATE:	January 8, 2025	January 7, 2025
TIME:	5:30 p.m.	5:30 p.m.
LOCATION:	Via Zoom	Via Zoom

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Monte del Sol Charter School - 4157 and 4161 Walking Rain Road, Santa Fe


To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

CSDCPC Monte del Sol, LLC



Rebecca Salvo, Senior Vice President

10/16/24
Date

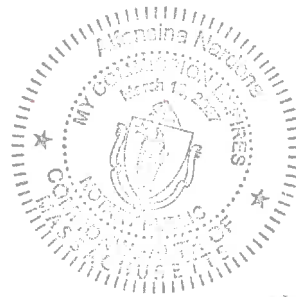
State of Massachusetts)

County of Essex)

The foregoing instrument was acknowledged before me
this 16 day of October, 2024 by _____.



Notary Public





EARLY NEIGHBORHOOD NOTIFICATION MEETING

December __, 2024

**RE: Monte del Sol Charter School
Development Plan Amendment and Special Use Permit**

Dear Neighbor:

This letter is being sent as notice of an Early Neighborhood Notification (ENN) meeting to discuss an upcoming application to the City of Santa Fe for a Development Plan Amendment and Special Use Permit for Monte del Sol Charter School to add a detached gymnasium building with outdoor amenities. The ± 3.02-acre and ±3.286-acre properties are located at 4157 and 4161 Walking Rain Rd, Santa Fe, New Mexico 87507. The subject properties are zoned PRC (PRRC Planned Community) and R-1(Residential, 1 dwelling per acre). Please refer to the attached Vicinity Map, Conceptual Site Plan, and ENN Guidelines for more information.

In accordance with the requirements of the City of Santa Fe’s Early Neighborhood Notification regulations, this is to inform you that a meeting is scheduled for:

When: January __, 2025 at 5:30 p.m.
Where: Via Zoom
Zoom Link: Available at <https://santafe.primegov.com/public/portal>

Join Zoom Meeting:

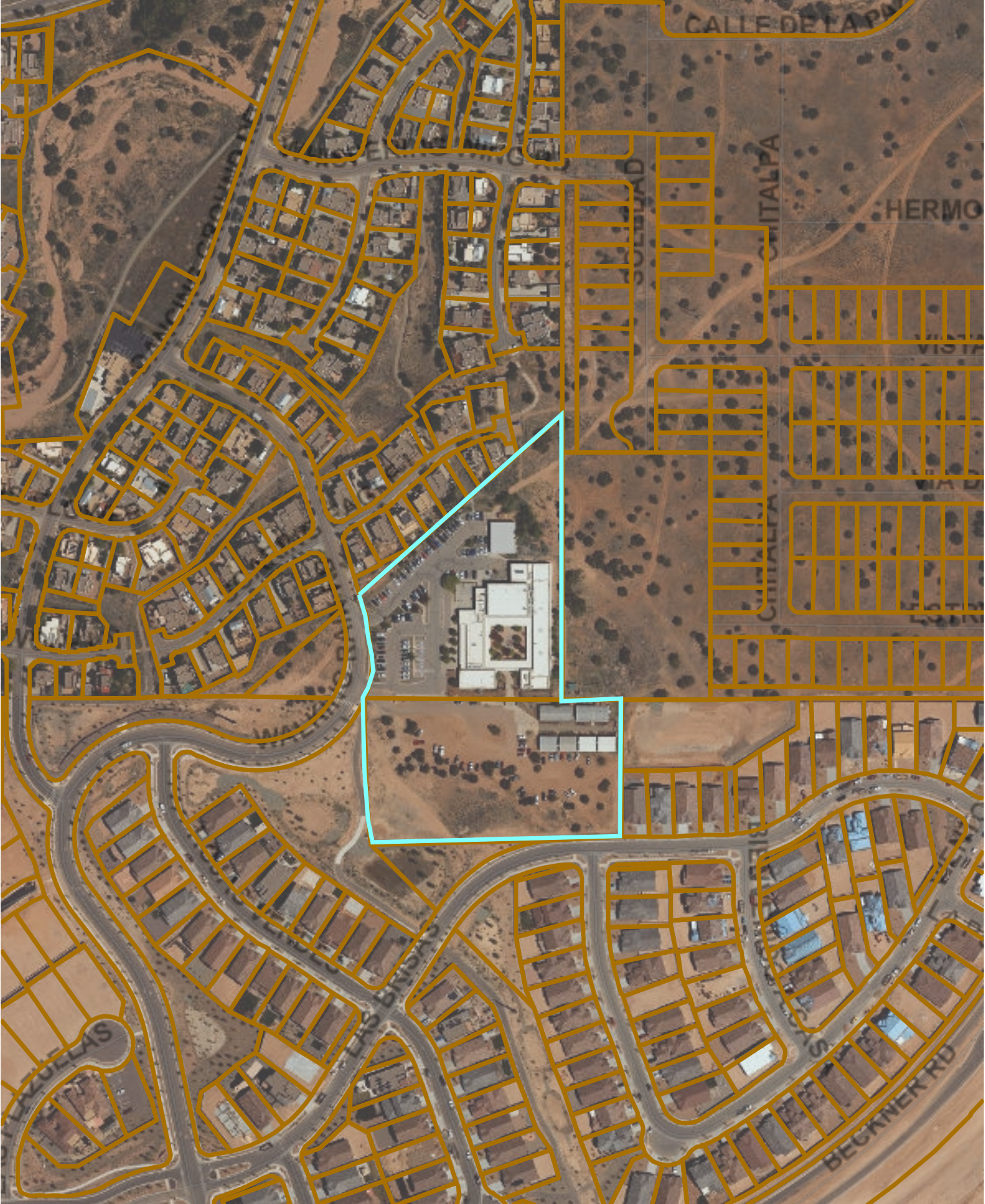
Meeting ID: _____; Passcode: _____
Dial by your location: _____

Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project’s neighbors, before plans become too firm to respond meaningfully to community input. If you have any questions or comments, please contact Colleen Gavin at 505-820-7444 or colleen@jenkinsgavin.com. Persons with disabilities in need of special accommodations, or the hearing impaired needing an interpreter, please contact the City Clerk’s Office (955-6520) 5 days prior to the meeting date.

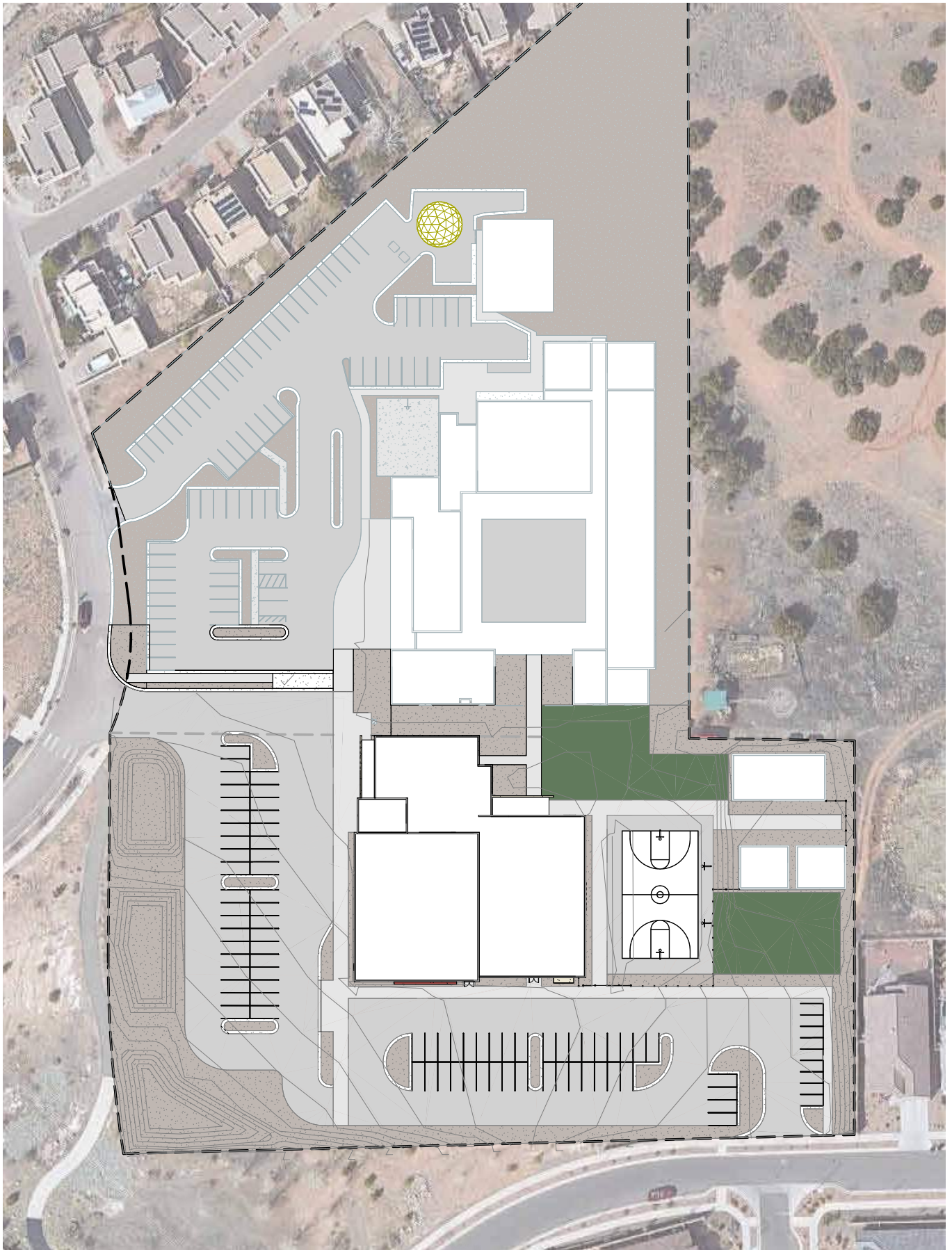
Sincerely,

Colleen Gavin

Monte del Sol Charter School Vicinity Map



Monte del Sol Charter School Conceptual Site Plan





Submit by Email

Print Form

Early Neighborhood Notification (ENN) Guidelines

Section 14-3.1(F)(5) SFCC 1987, as Amended

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 1987, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about each criterion, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS *For example: number of stories, average setbacks, mass and scale, architectural style, landscaping, lighting, access to public places, open spaces and trails. (Ord. No. 2008-29 § 3)*

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT *For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.*

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN *For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.*

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN *For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.*

(e) EFFECTS UPON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR TEH DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES *For example: increased access to public transportation, alternate transportation modes; traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.*

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE *For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.*

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS
For example: creation, retention or improvement of affordable housing; how the project contributes to serving different ages, incomes and family sizes; the creation or retention of affordable business space. (Ord. No. 2005-30(A) § 4)

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES *For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.*

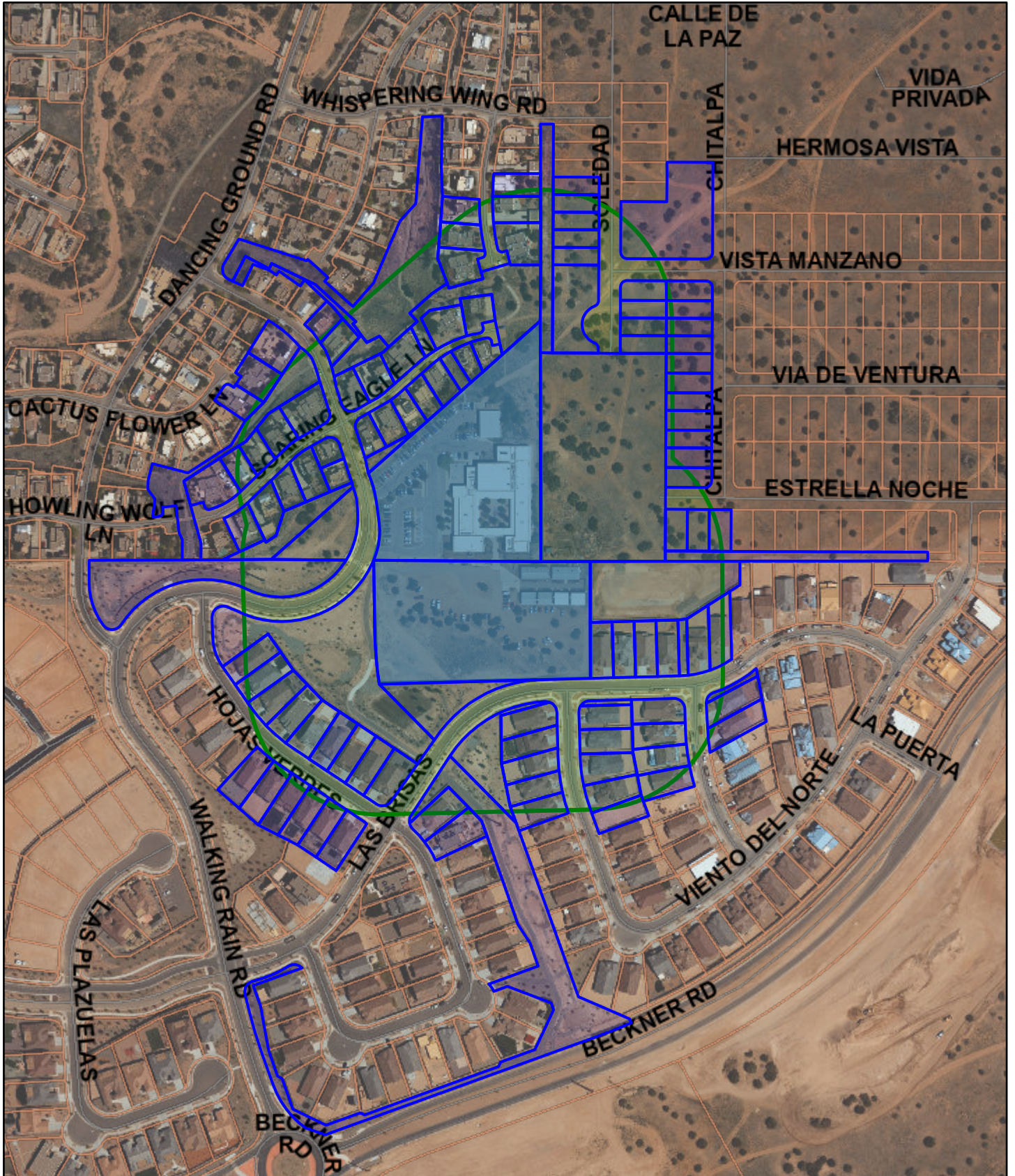
(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS *For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.*

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS *For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.*

(k) EFFECT UPON SANTA FE'S URBAN FORM *For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? The project's effect on intra-city travel; and between employment and residential centers.*

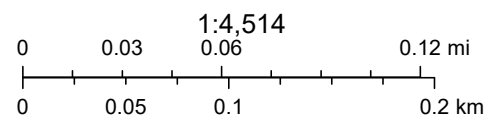
ADDITIONAL COMMENTS (Optional)

Mailing Notification Map Monte del Sol Charter School



12/5/2024, 3:33:43 PM

- Roads
- ▭ Parcels



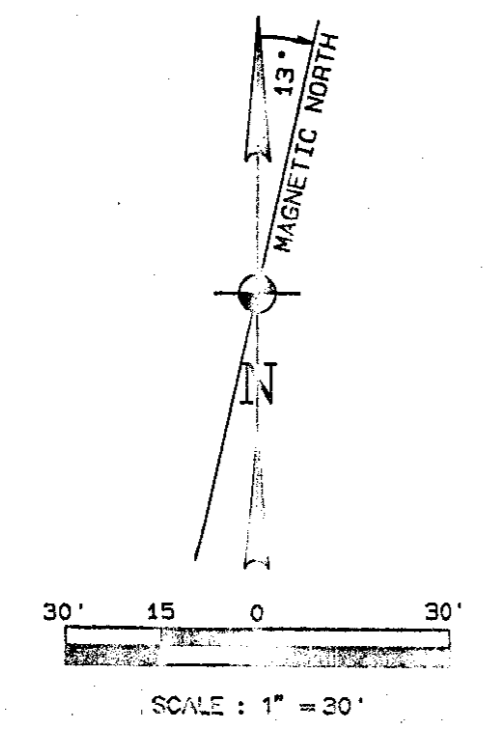
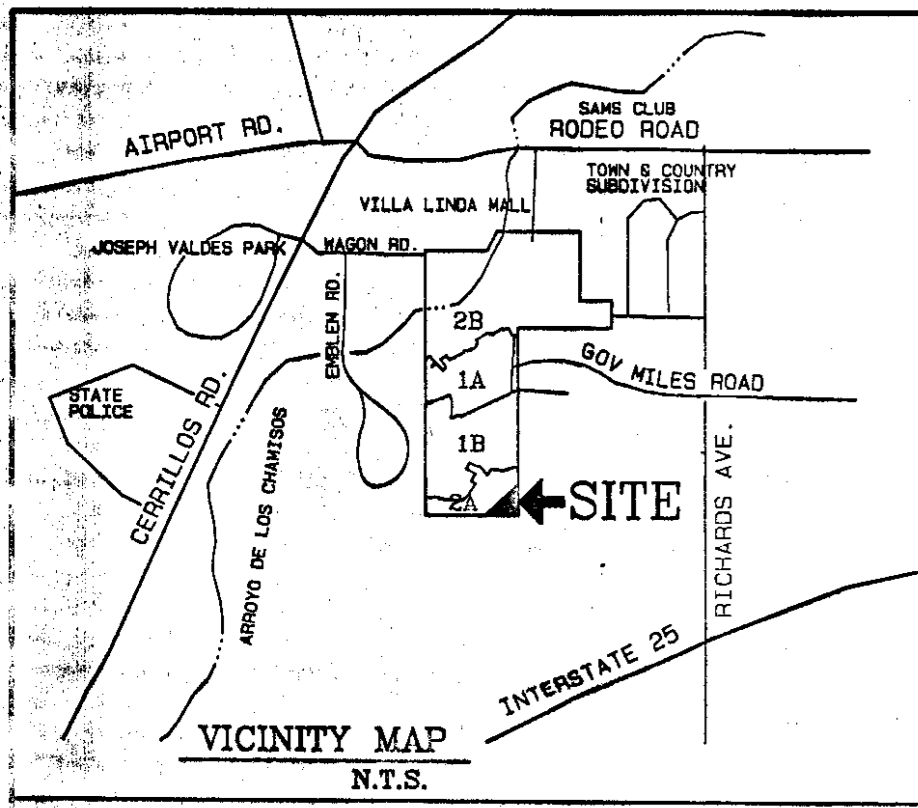
Mailing List Monte del Sol Charter School

Name	Address	City	State	Zip
LEFLER, BARTON S	4437 AUTUMN LEAF LN	SANTA FE	NM	87507
VDLS LLC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
PENNINGTON, LUCINDA	148 ELENA ST APT J	SANTA FE	NM	87501
GONZALES, DIEGO T	4120 SOARING EAGLE LN	SANTA FE	NM	87507
GEORGE, ROY R & DENISE D	4113 SOARING EAGLE LN	SANTA FE	NM	87507
BELL, MARETA L	4104 SOARING EAGLE LN	SANTA FE	NM	87507
WIESE, DONN E & VIRGINIA A BYRD	4105 SOARING EAGLE LN	SANTA FE	NM	87507
VANDENZEN, ELIZABETH & BRIAN	4448 AUTUMN LEAF LN	SANTA FE	NM	87507
STANCHI, MICHELANGELO	2500 SAWMILL RD #226	SANTA FE	NM	87505
VANDENZEN, BRIAN P & ELIZABETH G	4444 AUTUMN LEAF LN	SANTA FE	NM	87507
CITY OF SANTA FE	P O BOX 909	SANTA FE	NM	87507
CITY OF SANTA FE	PO BOX 909	SANTA FE	NM	87507
FABER, JULIA & ANDREW & MICHAEL CO-TRUST	4445 AUTUMN LEAF LN	SANTA FE	NM	87507
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
VDLS LLC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
GANKHUYAG, SARANCHIMEG	2610 SOL Y NUBES	SANTA FE	NM	87505
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
VDLS LLC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
VDLS LLC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
CSDCPC MONTE DEL SOL, LLC	7880 MILESTONE PKWY STE 425	HANOVER	MD	21076
BURRIES, BRANDON J	4440 AUTUMN LEAF LN	SANTA FE	NM	87507
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
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D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
SZABAT, SANDRA KAYE REVOCABLE TRUST	4112 SOARING EAGLE LN	SANTA FE	NM	87507
VDLS LLC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
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VDLS LLC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
CROCKETT, DEIRDRE P	4100 SOARING EAGLE LANE	SANTA FE	NM	87507
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
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D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
BALLADARES, JAMILETH REVOC TRUST & JAC TRUST	4704 VIENTO DEL NORTE	SANTA FE	NM	87507
ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOCIATION, INC	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282
BALTHAZAR, ADRIANA & IRINA IVASHKOVA	4702 BIENVENIDO A CASA	SANTA FE	NM	87507
VALDIVIA, TARA D	4708 VIENTO DEL NORTE	SANTA FE	NM	87507
MILDREN, TIMOTHY J & SALLY J	4707 VIENTO DEL NORTE	SANTA FE	NM	87507
FASSETT, DOUG	4703 VIENTO DEL NORTE	SANTA FE	NM	87507
LUCERO, AMANDA A & MATTHEW A VALENCIA	4157 LAS BRISAS	SANTA FE	NM	87507
RAEL, WILLIAM N & MELISSA A	4151 LAS BRISAS	SANTA FE	NM	87507
LEMON LIVING TRUST	4710 VIENTO DEL NORTE	SANTA FE	NM	87507
ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOC INC	8500 JEFFERSON ST NE STE B	ALBUQUERQUE	NM	87113
TURK, MARGARITA STELLA & RICHARD DOUGLAS	4703 BIENVENIDO A CASA	SANTA FE	NM	87507
ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOC INC	8500 JEFFERSON ST NE STE B	ALBUQUERQUE	NM	87113
KOLOKOFF, SUSAN J & MARK I	4161 LAS BRISAS	SANTA FE	NM	87507
BURTON, PATRICIA S & ROBERT C	4702 VIENTO DEL NORTE	SANTA FE	NM	87507
MONTE DEL SOL CHARTER SCHOOL	4157 WALKING RAIN RD	SANTA FE	NM	87507
CORLETO, JULIO CEASAR C GARCIA & VERONICA	4706 BIENVENIDO ACASA	SANTA FE	NM	87507
LOVATO, JEREMY A & SOPHIA	4159 LAS BRISAS	SANTA FE	NM	87507
ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOC INC	8500 JEFFERSON ST NE STE B	ALBUQUERQUE	NM	87113
POMPONIO, JOHN L	4697 HOJAS VERDES	SANTA FE	NM	87507
ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOC INC	8500 JEFFERSON ST NE STE B	ALBUQUERQUE	NM	87113
TORRES, ANNJENETTE M	4705 VIENTO DEL NORTE	SANTA FE	NM	87507
JACKSON, PATRICIA R	4155 LAS BRISAS	SANTA FE	NM	87507
SIMOTAS, ATHANASIOS & LINDSEY BROOKE REED	4705 BIENVENIDO A CASA	SANTA FE	NM	87507
HUMAN, JUDSON D	4687 HOJAS VERDES	SANTA FE	NM	87507
CATANACH, ALINA C	4691 HOJAS VERDES	SANTA FE	NM	87507
CHAVEZ, STEVEN M & JOSEPHINE M	4709 VIENTO DEL NORTE	SANTA FE	NM	87507
THE JCT LIVING TRUST	4689 HOJAS VERDES	SANTA FE	NM	87507
BENAVENTE, SUSANA	4711 VIENTO DEL NORTE	SANTA FE	NM	87507
CSDCPC MONTE DEL SOL, LLC	7880 MILESTONE PKWY STE 425	HANOVER	MD	21076

ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOCIATION, INC	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282
FERREE, STEVE DANIEL & THERESA MARGARET STRLE	4701 HOJAS VERDES	SANTA FE	NM	87507
YU, XIANGSONG	4708 BIENVENIDO A CASA	SANTA FE	NM	87507
ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOC INC	8500 JEFFERSON ST NE STE B	ALBUQUERQUE	NM	87113
SOLOSTAR LLC	247 PINE ISLAND TPKE	WARWICK	NY	10990
STAMM, BECKY	4136 SOARING EAGLE LN	SANTA FE	NM	87507
COYLE, JANICE ELIZABETH	4121 SOARING EAGLE LN	SANTA FE	NM	87507
POLHAMUS, DANNY	4140 SOARING EAGLE LN	SANTA FE	NM	87507
CITY OF SANTA FE	PO BOX 909	SANTA FE	NM	87507
NORDSTRUM, FRANK A & JOAN MARIE (TRUSTEE	4204 CACTUS FLOWER LN	SANTA FE	NM	87507
MCCUE, MADELINE & ALTON WALPOLE	4132 SOARING EAGLE LN	SANTA FE	NM	87507
ORTIZ, JEROME N & VENUS	4694 HOJAS VERDES	SANTA FE	NM	87507
FRANZ, DARLA C	4696 HOJAS VERDES	SANTA FE	NM	87507
TYRRELL, JOHN	4148 SOARING EAGLE LN	SANTA FE	NM	87507
SOSTMAN, LAURRIE F	4174 WALKING RAIN	SANTA FE	NM	87507
THIELEN, CARRIE & ANTHONY C	4128 SOARING EAGLE LN	SANTA FE	NM	87507
DIGKHANG, YEVONG T	4704 BIENVENIDO A CASA	SANTA FE	NM	87507
SMITH, JEFFREY W	4152 WALKING RAIN RD	SANTA FE	NM	87507
REILMAN, JEANETTE	4699 HOJAS VERDES	SANTA FE	NM	87507
CELIS, JORDEN LANE	4692 HOJAS VERDES	SANTA FE	NM	87507-0850
ROMERO, THOMAS & MELISSA	4695 HOJAS VERDES	SANTA FE	NM	87507
HODGE, GARY & DEBRA	4153 LAS BRISAS	SANTA FE	NM	87507
JEFFORDS, DOUGLASS C & JANE K	4137 SOARING EAGLE LN	SANTA FE	NM	87507
JIMMERSON, JAMES R & BEVERLY (TRUSTEES)	4133 SOARING EAGLE LN	SANTA FE	NM	87507
SABO, DARKO & TATJANA	4683 HOJAS VERDES	SANTA FE	NM	87507
MORENO-GARCIA, MANUEL A & NICOLE A MORENO	4693 HOJAS VERDES	SANTA FE	NM	87507-0851
ORTEGA, KATHERINE D (TRUSTEE)	PO BOX 24024	SANTA FE	NM	87507
CITY OF SANTA FE	PO BOX 909	SANTA FE	NM	87507
SIMS, MELISSA DAWN B & BRENT THOMAS	198 STATE RD 592	SANTA FE	NM	87507-0853
BOOTH, BRIAN & ETAL	4706 VIENTO DEL NORTE	SANTA FE	NM	87507
ROBERTS, AMANDA	4149 SOARING EAGLE LN	SANTA FE	NM	87507
ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOCIATION, INC	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282
DURAN, BERNADETTE R & EDWARD J NORIEGA	4685 HOJAS VERDES	SANTA FE	NM	87507
CITY OF SANTA FE	PO BOX 909	SANTA FE	NM	87507
GOODMAN, HELEN R	4125 SOARING EAGLE LN	SANTA FE	NM	87507
PRICE, JULIE	4171 WALKING RAIN RD	SANTA FE	NM	87507
BOLD, SUSANNAH E	4690 HOJAS VERDE	SANTA FE	NM	87507
CITY OF SANTA FE	PO BOX 909	SANTA FE	NM	87507

TAYLOR, ERIN R	4124 SOARING EAGLE LN	SANTA FE	NM	87507
HOFFMAN, MARIE T	4144 SOARING EAGLE LN	SANTA FE	NM	87507
CITY OF SANTA FE	PO BOX 909	SANTA FE	NM	87507
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
MOREPIX360 LLC	4693 HOJAS VERDES	SANTA FE	NM	87507-0851
BEGAY, DOROTHY Y	4145 SOARING EAGLE LN	SANTA FE	NM	87507
CASTELLANO, RAYCHEL C	4167 WALKING RAIN RD	SANTA FE	NM	87507
Estancias de Las Soleras NA	8212 Louisiana Blvd. NE Ste. C	Albuquerque	NM	87113
Estancias de Las Soleras NA	Associa Canyon Gate 8500 Jefferson St. NE Ste B	Albuquerque	NM	87113



- NOTES**
- 1) BASIS OF BEARING TAKEN FROM A PLAT ENTITLED "NAVA ADE SUBDIVISION PHASE 2A", BY RICHARD A. MORRIS FILED IN THE SANTA FE COUNTY CLERK'S OFFICE ON NOV. 8, 2000, IN PLAT BOOK 459, PAGE 029-035.
 - 2) THESE LANDS LIE WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN ON FEMA "FIRM MAP COMMUNITY PANEL NUMBER 350069 0229 B DATED NOVEMBER 4, 1988.
 - 3) A 7.5 FOOT WIDE UTILITY EASEMENT IS GRANTED ADJACENT TO RIGHT OF WAY.
 - 4) EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES.

- LEGEND**
- DENOTES FOUND POINT (1/2" REBAR W/CAP STAMPED 10277) UNLESS OTHERWISE NOTED
 - DENOTES POINTS TO BE SET (1/2" REBAR W/ALUM CAP STAMPED 10277)
 - DENOTES CALCULATED POINT
 - DENOTES UTILITY POLE, OVERHEAD LINES AND ANCHOR GUY
 - x— DENOTES FENCE
 - ▨ DENOTES EXISTING 20' WIDE WATERLINE EASEMENT (SHADED)

LINE	RADIUS	BEARING	CHORD BEARING
C1	203.00'	22°00'13"	78.73'
C2	227.00'	22°00'13"	97.18'
C3	249.00'	22°00'13"	98.68'
C4	500.00'	1°49'26"	45.82'
C5	522.00'	9°45'36"	33.65'

**RIGHT OF WAY EXTENSION
WALKING RAIN ROAD
AND LOT SPLIT TRACT Q**

CERTAIN TRACTS OF LAND DESIGNATED AS TRACT Q-1 AND Q-2 ARE BEING SUBDIVIDED INTO LOTS AND TRACTS AS SHOWN ON THIS PLAT. THE TRACTS ARE BEING SUBDIVIDED INTO LOTS AND TRACTS AS SHOWN ON THIS PLAT. THE TRACTS ARE BEING SUBDIVIDED INTO LOTS AND TRACTS AS SHOWN ON THIS PLAT.

CITY OF SANTA FE

APPROVED BY THE PLANNING COMMISSION AT IT'S MEETING OF October 9, 2001

Diana M. Miller 1/16/02 *E. DOMINGUEZ* 1/13/02
CHAIRMAN SECRETARY

REVIEWED BY *[Signature]* 1/13/02
CITY PLANNER DATE

REVIEWED BY *[Signature]* 1/10/02
PLANNING SUBDIVISION ENGINEER DATE

REVIEWED BY *[Signature]* 1-16-02
MASTER WATER MANAGEMENT DIVISION DATE

REVIEWED BY *[Signature]* 1/7/02
SANTA FE CRISTO, FOR CITY OF SANTA FE DATE

UTILITY SIGNATURES

Anne He Martiz 1-4-02
QUEST COMMUNICATIONS DATE

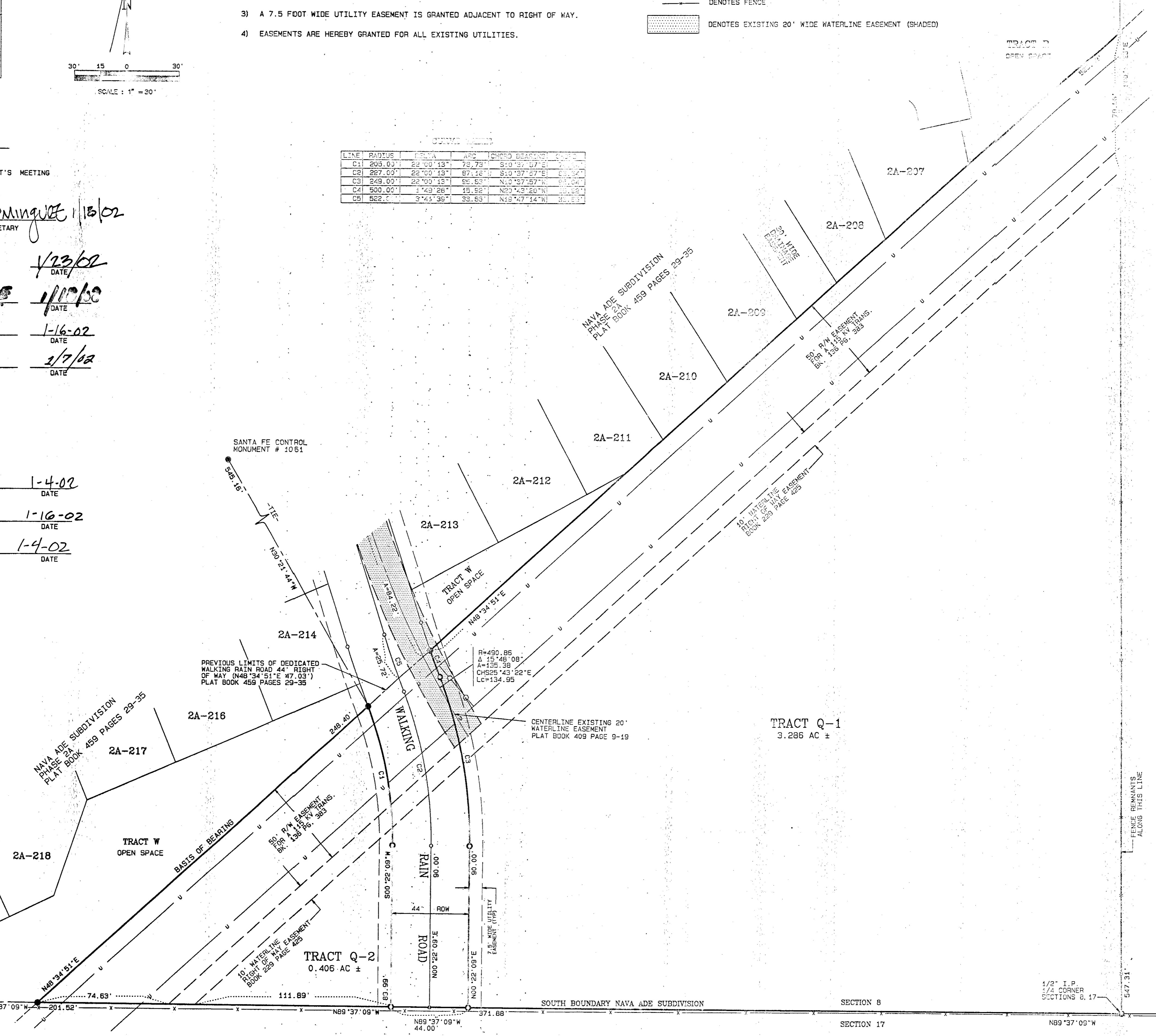
Juanita Duran 1-16-02
PUBLIC SERVICE CO. OF N.M. - ELECTRIC DATE

Jeanette Gardner 1-4-02
PUBLIC SERVICE CO. OF N.M. - GAS DATE

Quest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only. The signing of this plat does not in any way guaranteed telephone service to the subdivision.

COUNTY OF SANTA FE) SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20____ at _____ o'clock _____ m. and was duly recorded in book _____ page _____ of the records of SANTA FE COUNTY.

Witness my Hand and Seal of Office
Rebecca Bustante
County Clerk, Santa Fe County, N.M.



DEDICATION & AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED ATTESTS THAT HE IS THE OWNER OF THESE LANDS AND HEREBY DEDICATES WALKING RAIN ROAD RIGHT OF WAY TO BE EXTENDED TO THE SOUTH BOUNDARY LINE OF NAVA ADE SUBDIVISION, CREATING LOTS 7-1 AND 8-1, THE 7.5' WIDE UTILITY EASEMENTS HEREBY GRANTED TO UTILITY COMPANIES FOR ELECTRIC, GAS, COMMUNICATION AND CABLE TELEVISION, THE ROADWAY SHOWN HEREON IS PUBLIC RIGHT OF WAY AND UTILITY EASEMENT AND IS DEDICATED TO THE PUBLIC FOR ITS USE FOREVER, ALL OF THE FOREGOING IS MORE PARTICULARLY SHOWN HEREON AND THIS DEDICATION AND AFFIDAVIT IS MADE WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AUTHORIZED REPRESENTATIVE.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

SOUTHWEST INSTITUTE FOR EDUCATION RESEARCH AND TEACHER DEVELOPMENT
[Signature]
BY

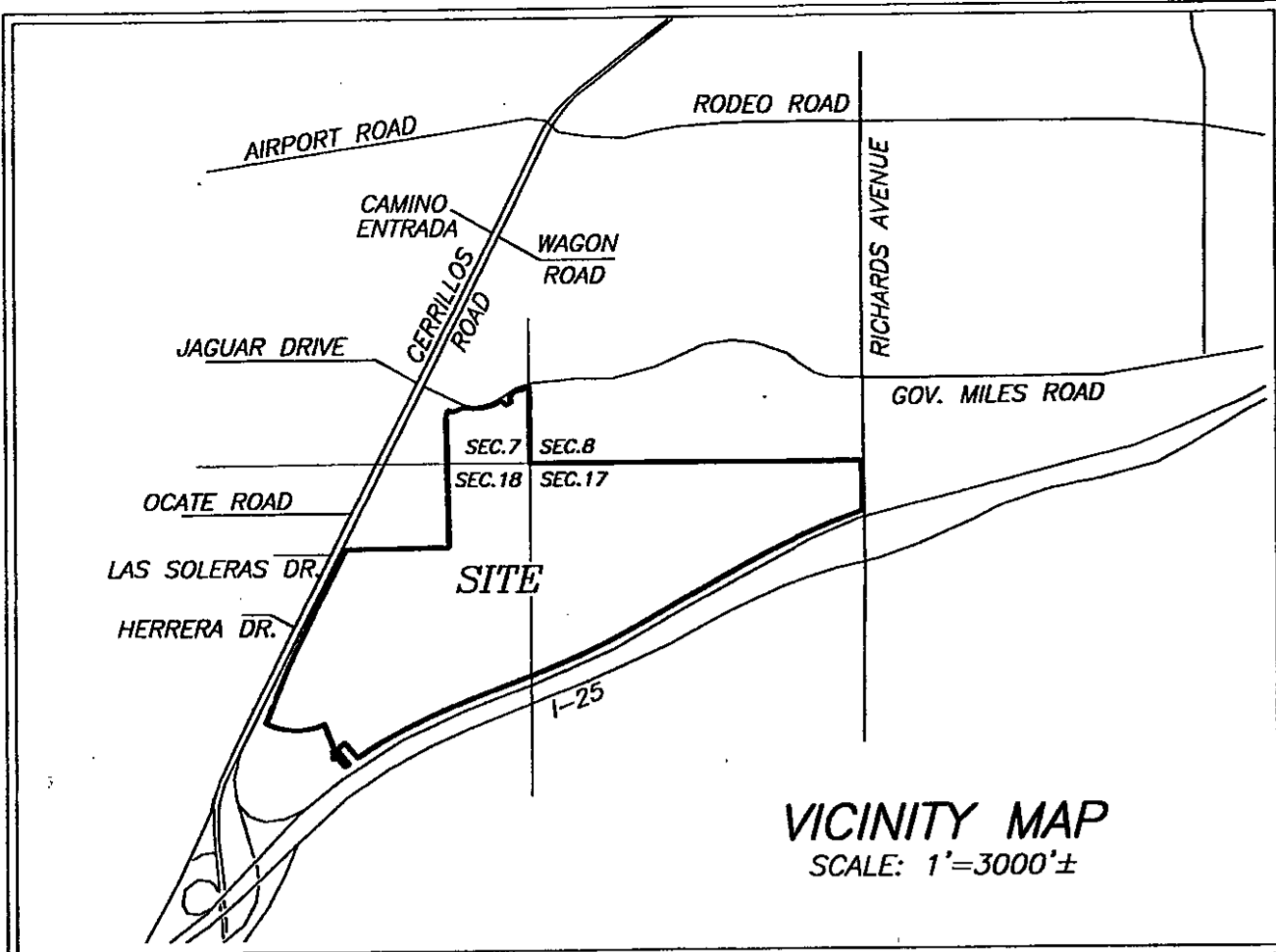
STATE OF NEW MEXICO) SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF January 2002, BY [Signature]
MY COMMISSION EXPIRES January 26, 2005
[Signature]
NOTARY PUBLIC

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES SHOWN HEREON WERE PREPARED UNDER MY SUPERVISION FROM A SURVEY PERFORMED IN THE FIELD FOR THE PURPOSE OF EXTENDING WALKING RAIN ROAD TO THE SOUTH BOUNDARY OF NAVA ADE SUBDIVISION PHASE 2A AND THE SPLITTING TRACTS Q-1 AND Q-2 AS SHOWN HEREON. I AM NOTIFIED BY THE OWNERS OF THESE LANDS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAT ACCURATELY EXPRESSES THE REQUIREMENTS OF THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO".

[Signature] JAN. 4, 2002
RICHARD A. MORRIS
N.M.P.S. No. 10277

INDEXING INFORMATION FOR COUNTY CLERK				
OWNER	SECTION	TOWNSHIP	RANGE	SUBDIVISION
SOUTHWEST INSTITUTE	8	18 NORTH	9 EAST	NAVA ADE SUBD. PHASE 2A
Red Mountain Engineers, Inc.				
ENGINEERS-SURVEYORS				
1318 Parkway Drive Santa Fe, NM 87507-7256 Phone: (505) 471-7093				
DRAWN BY: M. ESCOBAR SCALE: 1" = 30' CHECKED BY: JAW				
NAME: TRACT Q / NAVA ADE SUBDIVISION, PHASE 2A				



- NOTES:**
- 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 THE 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 1987 AND SUBSEQUENT AMENDMENTS.
 - BUILDING SETBACK FOR I-25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029-031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008-27, CASE # M 2008-28, AND CASE # ZA 2008-11.

- LEGEND**
- BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.
- DENOTES REBAR, OR AS SHOWN, FOUND.
 - DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
 - DENOTES CALCULATED POINT, NOT SET.
 - DENOTES NEW LOT LINE.
 - - - DENOTES OLD LOT LINE (HEREBY VACATED).
 - Ⓢ DENOTES TRACT NUMBER.
 - DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

DEDICATION AND AFFIDAVIT

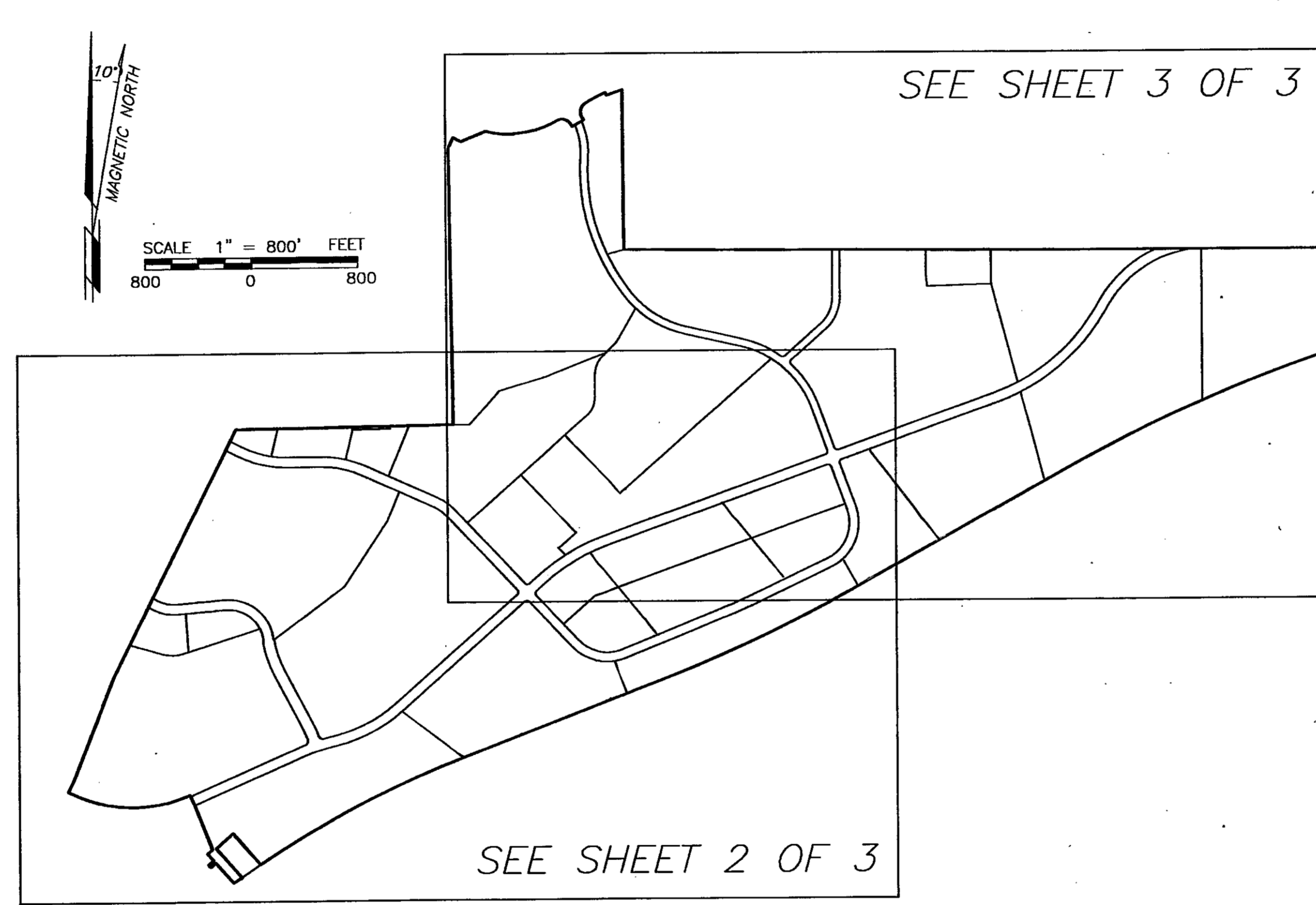
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON-MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33-34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46-47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29-31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND #35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



BOARD OF COUNTY COMMISSIONERS

Michael Anaya, Chairman 10-9-09
 Attest County Clerk 10-9-09

REVIEWED BY CITY OF SANTA FE:

Planner 02.10.10
 City Engineer 02/22/10

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT ITS MEETING OF: 2-11-09
 AS ORDINANCE # 2009-6

Mayor: David Coss 2-28-10
 Attest: City Clerk 2-24-10

APPROVED BY THE CITY PLANNING COMMISSION AT ITS MEETING OF:

12/18/2008 AS CASE # SD-2008-15
 M-2008-27
 M-2008-28
 ZA-2008-11

Chair 2-4-10
 Secretary 2/4/10

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, N.M.P.S.#1014

COUNTY OF SANTA FE JSS 1592455
 STATE OF NEW MEXICO
 I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock P.M., and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.

Witness my Hand and Seal of office
 Valerie Espinoza
 County Clerk, Santa Fe county, N.M.

Deputy

UTILITIES

Qwest Communications, Inc. (Telephone) 9-23-09
 Comcast (Cable TV) 9-23-09
 City of Santa Fe Wastewater 10-8-09
 Sangre de Cristo Water Commission 10-2-09
 Susie Rogers, Sr. ROW Agent 09/04/2009
 Public Service Company of N.M. (Electric) 9-23-2009
 New Mexico Gas Company 9-23-2009

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31

THE CROSSING, LLC. (PARCEL D1A)
 BY: JOHN J. MAHONEY, MANAGING MEMBER
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009.
 Trisha A. Lopes
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
 BY: FRED GARDNER, MANAGING MEMBER
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 11 DAY OF September, 2009.
 Trisha A. Lopes
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A1, B1, E, AND PARCEL D1B2)
 BY: GORDON L. SKARSGARD, PRESIDENT
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9 DAY OF September, 2009.
 Trisha A. Lopes
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

CENTURY BANK (PARCEL D1B1)
 BY: DON K. PADGETT, PRESIDENT and CEO
 STATE OF NEW MEXICO JSS
 COUNTY OF SANTA FE)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK THIS 23 DAY OF September, 2009.
 Trisha A. Lopes
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)
 BY: GORDON L. SKARSGARD, MANAGING MEMBER
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.
 Trisha A. Lopes
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)
 BY: DIANE FISHER, SECRETARY
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11 DAY OF November, 2009.
 Trisha A. Lopes
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
 BY: GORDON L. SKARSGARD, MANAGING MEMBER
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.
 Trisha A. Lopes
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
 BY: GORDON L. SKARSGARD, MANAGING MEMBER
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.
 Trisha A. Lopes
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
 BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL
 STATE OF NEW MEXICO JSS
 COUNTY OF SANTA FE)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24th DAY OF September, 2009.
 Trisha A. Lopes
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT
 PREPARED FOR
 BECKNER ROAD EQUITIES, INC.
 WITHIN
 SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
 SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

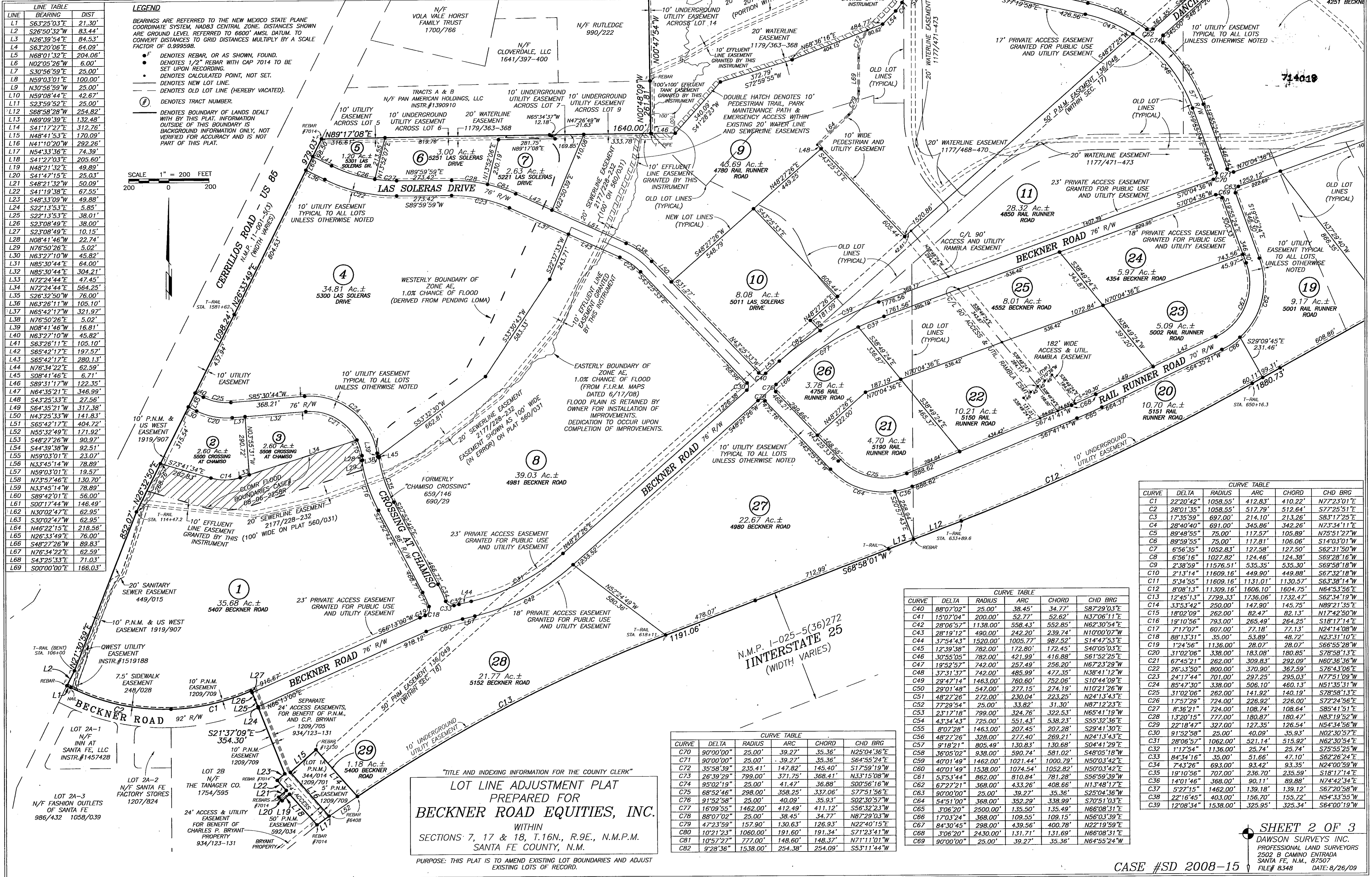
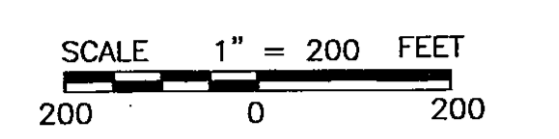
SHEET 1 OF 3
 DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 2502 B CAMINO ENTRADA
 SANTA FE, N.M. 87507
 CASE #SD 2008-15
 FILE# 8348 DATE: 8/26/09

LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N88°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.92'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- DENOTES REBAR, OR AS SHOWN, FOUND.
- DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- DENOTES OLD LOT LINE (HEREBY VACATED).
- ① DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.



"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.

WITHIN
 SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
 SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.25'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

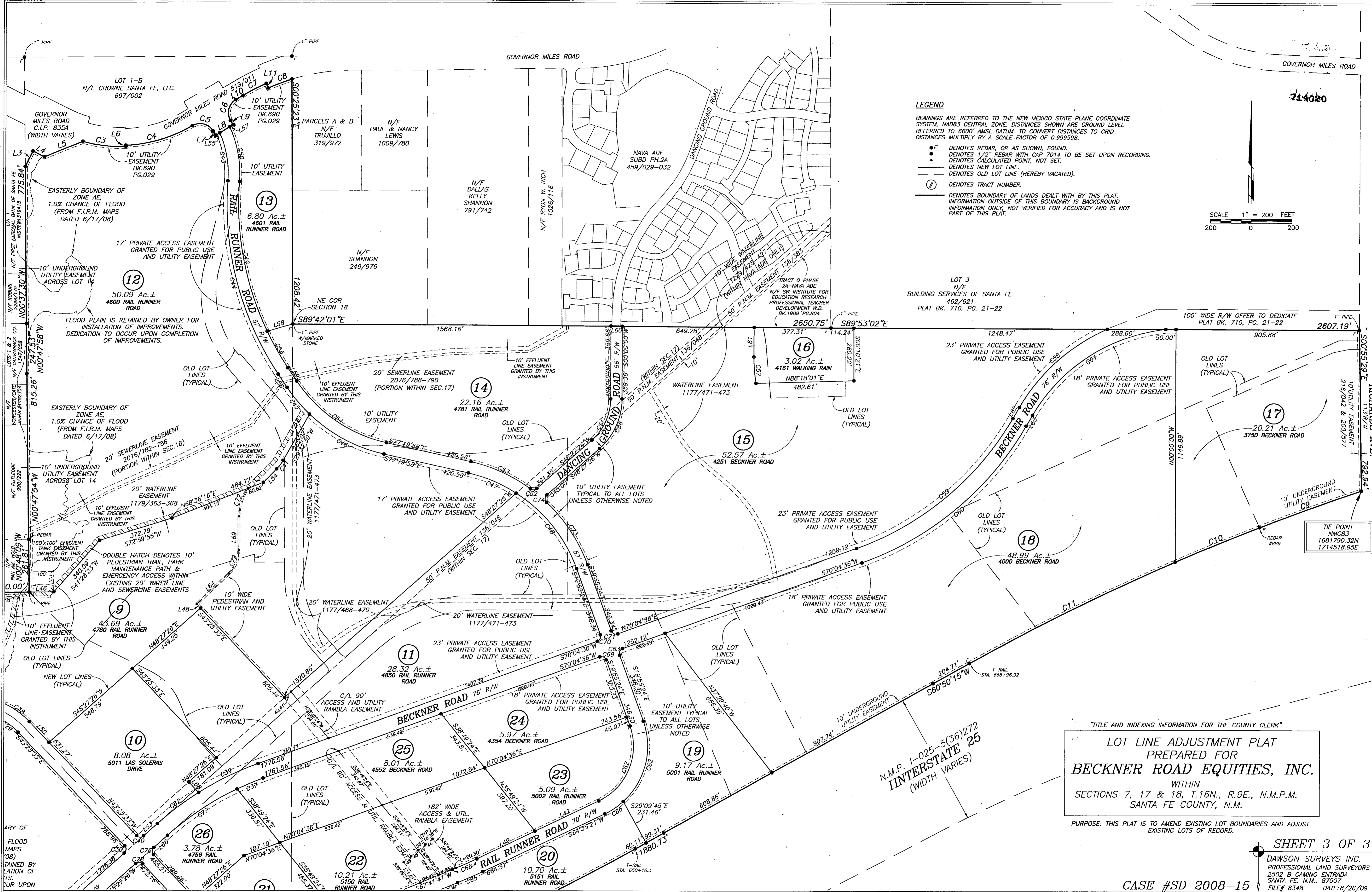
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'52"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N85°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S65°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	S66°08'31"W
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°58'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	142.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"E
C22	26°33'50"	800.00'	379.25'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N76°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'42"	327.00'	127.35'	126.54'	N54°33'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	17°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	74°32'	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'56"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

SHEET 2 OF 3

DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 2502 B CAMINO ENTRADA
 SANTA FE, N.M., 87507
 FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15



LEGEND

- BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.
- F DENOTES REBAR, OR AS SHOWN, FOUND.
 - DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
 - DENOTES CALCULATED POINT, NOT SET.
 - DENOTES NEW LOT LINE.
 - - - DENOTES OLD LOT LINE (HEREBY VACATED).
 - ⊙ DENOTES TRACT NUMBER.
 - DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

**LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.**

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

SPECIAL WARRANTY DEED

The Foundation for Monte del Sol Charter School, a New Mexico non-profit corporation (hereinafter referred to as "**Grantor**"), whose address is 4157 Walking Rain Rd., Santa Fe, NM 87507, for good and valuable consideration paid to Grantor by CSDCPC Monte Del Sol, LLC, a Delaware limited liability company (hereinafter referred to as "**Grantee**"), whose address is 7880 Milestone Parkway, Suite 425, Hanover, MD 21076, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS unto Grantee the real property in Santa Fe County, New Mexico more particularly described in **Schedule 1** attached hereto and incorporated herein by reference, with special warranty covenants,

SUBJECT, HOWEVER, TO taxes for the year 2024 and subsequent years; and the matters set forth in **Schedule 2** attached hereto and incorporated herein by reference.

**Remainder of Page Intentionally Left Blank
Signature Page to follow**



COUNTY OF SANTA FE } STATE OF NEW MEXICO } ss	SPECIAL WARRANTY DEED PAGES: 6
I Hereby Certify That This Instrument Was e-Recorded for Record On The 29TH Day Of April, A.D., 2024 at 01:05:41 PM And Was Duly Recorded as Instrument # 2032712 Of The Records Of Santa Fe County	
Deputy - KVAUGHN	Witness My Hand And Seal Of Office Katharine E. Clark County Clerk, Santa Fe, NM

Schedule 1
to
Special Warranty Deed

(Legal Description)

TRACT Q-1 & Q-2, ALL AS SHOWN ON THAT CERTAIN PLAT ENTITLED "RIGHT OF WAY EXTENSION, WALKING RAIN ROAD AND LOT SPLIT TRACT Q, SAID TRACT Q AS SHOWN ON PLAT ENTITLED NAVA ADE SUBDIVISION PHASE 2A...", PREPARED BY RICHARD A. MORRIS NMPS #10277, DATED JANUARY 4, 2002, FILED AS DOCUMENT NO. 1170,140 AND RECORDED IN PLAT BOOK 492, PAGES 33-34, IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.

Schedule 2
to
Special Warranty Deed
(Permitted Exceptions)

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Any lien, claim or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Water rights, claims or title to water.
6. Sewer and refuse assessments for the year 2024 and subsequent years.
7. Terms and Conditions contained in Patent from United States of America to Dewitte C. Davis, dated December 7, 1938, and recorded in Patent Book C, Page 4, in the records of Santa Fe County, New Mexico.
8. Easement from B.W. & Pauline Petchesky to Public Service Company of New Mexico, dated June 28, 1957, recorded in Misc. Book 136, Page 383, in the records of Santa Fe County, New Mexico.
9. Declaration of Covenants, Conditions and Restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin as provided in 42 U.S.C.. Sec. 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C.. Sec. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people recorded in Book 1455, Page 547; Supplemental Declaration recorded in Book 1497, Page 452; Supplemental Declaration recorded in Book 1628, Page 209; Supplemental Declaration recorded in Book 1630, Page 265; Supplemental Declaration recorded in Book 1730, Page 534; Supplemental Declaration recorded in Book 1845, Page 676; Fifth Supplemental Declaration recorded in Book 1969, Page 845, amended in Book 2000, Page 942; Seventh Supplemental Declaration recorded as document number 1272717; Eighth Supplemental Declaration recorded as document number 1397300; Ninth Supplemental Declaration recorded as document number 1517725; Tenth Supplemental Declaration recorded as document number 1591680, all in the records of Santa Fe County, New Mexico.
10. Terms and Conditions of Stipulation recorded in Book 1666, Page 402, in the records of Santa Fe County, New Mexico.
11. First Amendment to the Bylaws of the Nava Ade Homeowners Association recorded as document number 1438175; Amended and Restated Bylaws of Nava Ade Homeowners

- Association, a New Mexico nonprofit corporation recorded as document 1656692, records of Santa Fe County, New Mexico.
12. Notice of Nava Ade Homeowners Association, Inc. recorded as document number 1736854, records of Santa Fe County, New Mexico.
 13. Agreement recorded as document number 1784644, records of Santa Fe County, New Mexico.
 14. Easement from Rodeo Land Ptn. To Sangre de Cristo Water Co dated January 2, 1996, recorded in Book 1229, Page 425, in the records of Santa Fe County, New Mexico.
 15. Easement, notes, restriction, reservations and conditions as shown and delineated on "Plat of Survey & Lot Split for the Rodeo Land Partnership & Reese P. Fullerton & Marilyn Withers...", filed July 12, 1996 as Document No. 952309 and recorded in Plat Book 339, Page 036, in the records of Santa Fe County, New Mexico.
 16. Easement, notes, restriction, reservations and conditions as shown and delineated on "Annexation Plat for the Rodeo Land Partnership ET. AL...", filed July 15, 1996 as Document No. 952463, and recorded in Plat Book 339, Page 046, in the records of Santa Fe County, New Mexico.
 17. Easements, notes, conditions, restrictions and building setback requirements, all as shown and delineated on plat of survey entitled Nava Ade Subdivision Phase 2A Lying With the SE1/4, SW1/4 of Section 8, T16N., R9E., N.M.P.M., Within the City of Santa Fe, Santa Fe County, New Mexico", filed November 8, 2000 as Document No. 1135,407, and recorded in Plat Book 459, Page 029, in the records of Santa Fe County, New Mexico.
 18. Easements, Notes, Conditions, Restrictions, Building Heights, Building Set Back Requirements, and all matters, as shown on that certain plat entitled "Right of Way Extension, Walking Rain Road and Lot Split Tract Q, certain Tracts of Land Designated as Tract Q-1 and Q-2, being a subdivision of Tract Q, said Tract Q as shown on Plat entitled Nava Ade Subdivision Phase 2A...", prepared by Richard A. Morris, NMPS #10277, dated January 4, 2002, filed as Document No. 1170,140 and recorded in Plat Book 492, Pages 33-34, in the records of Santa Fe County, New Mexico.
 19. Notification Requirements for Title Companies recorded as document number 1367119,1410542 and 1508599, records of Santa Fe County, New Mexico.
 20. Easements, Notes, Conditions, Restrictions, Building Heights, Building Set Back Requirements, and all matters, as shown on that certain plat entitled "Walking Rain Road Vacation and Dedication Plat Tract Q-1A and Q-2A NAVA ADE SUBDIVISION PHASE 2A recorded September 8, 2016 in Book 807, page 17, records of Santa Fe County, New Mexico.
 21. Matters as set forth on the Boundary Survey of Tract Q-1-A & Q-2-A Nava Ade Subdivision-Phase 2-A prepared by Richard A. Morris, NMPS No. 10277, dated June 1, 2017 and recorded as document number 1827307, records of Santa Fe County, New Mexico.

22. Taxes or assessments which are not shown as existing liens by the public records.

Schedule 1
to
Quitclaim Deed

(Legal Description)

Parcel 1:

All of Tract A2, as shown on a Survey Plat prepared for Geronimo Partners, a limited partnership, showing land division of Tract A, as recorded as Document #1456646 on October 27, 2006, in Book 639 at Page 005, records of Santa Fe County, New Mexico.