

City of Santa Fe, New Mexico

Attachment C-1 Application

- 1. Application & Owner Authorization Letter**
- 2. Letter of Intent**
- 3. Subdivision Approval Criteria**
- 4. Santa Fe Public Schools Notification**
- 5. Legal Lot of Record & Eco-Seco Subdivision Plat**
- 6. Draft Well Share Agreement & Draft Documentation of Conveyance**



LAND DEVELOPMENT CODE REFERENCE

INHERITANCE AND FAMILY TRANSFER SUBDIVISIONS (SECTION 14-3.7(F) SFCC

Purpose and Intent: It is the purpose of Inheritance and Family Transfer Subdivisions to support the continuation of traditional patterns of land transfer and division within families and to increase affordable housing within the family group. It is intended to assist in the transfer of property from parents to children or grandchildren with only those restrictions that are essential to the health, safety and welfare of the citizens of Santa Fe.

Procedures: Applications for inheritance or family transfer subdivisions creating two or more additional lots shall be submitted to the planning commission. Only final plat procedures as set forth in Subsection B of this section are required. Applications creating one additional lot shall follow summary committee procedures set forth in Section 14-2.3(E). In all cases, proof of a legal lot of record is required as part of the submission requirement.

Development Standards and Required Improvements: Proof of compliance with the following standards is required for the approval of an inheritance or family transfer subdivision:

- a. Terrain Management Regulation: Compliance with terrain management regulations submissions as set forth in Section 14-8.2 is required.
b. Design Standards: Subdivision design standards as set forth in Section 14-9.2 apply.
c. Required Improvements: Inheritance and family transfer subdivisions shall comply with the required improvements set forth in Section 14-9.2.
d. Density and District Regulations: Except as otherwise specifically in the Land Development Code, inheritance and family transfer subdivisions are required to meet the standards for use, density, building placement, height, open space, parking and other items set forth in the district regulations.

See Subdivisions of Land 14-3.7(C) for approval criteria and additional restrictions and requirements.

Every final plat for an inheritance or family transfer shall contain the following legend prominently portrayed:

"NOTICE: This subdivision has been approved pursuant to the inheritance and family transfer provisions of the Santa Fe City Code. Procedures for inheritance and family transfer subdivision improvements are significantly different than for other types of subdivisions. No sale or lease of any lot designated on this subdivision plat shall occur within three years of the date this transfer is legally made. Any person intending to purchase a lot within this subdivision should contact the city of Santa Fe land use director. Requests for construction permits on illegally sold lots shall be denied."

SUBMITTAL CHECKLIST

Submittal requirements may vary based on the individual application. The City reserves the right to request additional information during the review process. Please submit each of the following items as separate PDF files saved with unique and descriptive file names:

- Preliminary plat Statement addressing compliance with zoning criteria
Application letter (intent, location, acreage) Legal lot of record, legal description

PRELIMINARY PLAT MUST ILLUSTRATE THE FOLLOWING:

- Vicinity map Location and description of all monuments
Legal access easements and width of easements Common and private open space
Existing and proposed utility and right-of-way easements and widths Define lot area (acres)
Drainage easements with bearings and distances Show dimensioned parking layout
Indicate adjacent property ownership (owner name, plat book and page) Signature blocks & date for City Planner and City Engineer for Land Use
Identify old lot lines (utilizing a dashed line) Define 100-year floodplain limits (if applicable)
Boundary tie must be a permanent survey monument Define slopes greater than 30% (if applicable)
Family Transfer special notice and notes



PARCEL INFORMATION			
Address: 875 Camino Don Emilio			
Property Size: 4.590 acres	Zoning: R-1		
Current Use of Land: Low density residential (1/du/acre)	Proposed Use of Land: Low density residential (1/du/ac)		
Does this project have a Legal Lot of record?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Does the application comply with all zoning requirements? Please illustrate on plans
			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

The following special notes are required on the plat:

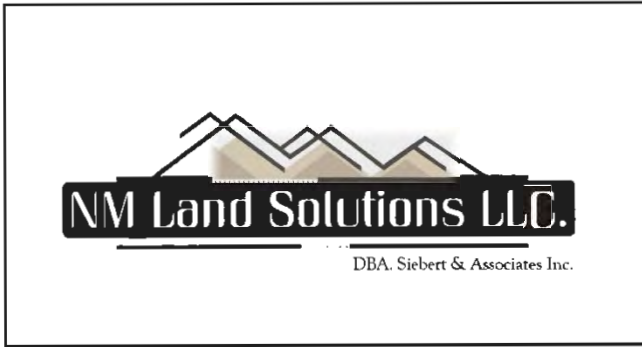
1. No sale or lease of any lot designated on a subdivision plat creating an inheritance or family transfer subdivision shall occur within three years of the date of the transfer. Before the final subdivision plat is filed, a copy of the instrument of transfer to the transferee or his authorized representative must be provided to the City. No building permit shall be issued to any person other than the transferee or his authorized representative until the required time period is completed.
2. If the property is transferred within three years, then the plat must be amended to reflect that transfer.

PROPERTY OWNER INFORMATION			
Name (First, Last): Nancy Hoffman			
Address: 875 Camino Don Emilio			
Street Address		Suite/Unit #	
Santa Fe		NM	87507
City		State	ZIP Code
Phone: N/A	E-mail address: N/A		

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)			
Company Name: NM Land Solutions LLC			
Name (First, Last): Victoria Dalton			
Address: 915 Mercer Street			
Street Address		Suite/Unit #	
Santa Fe		NM	87505
City		State	ZIP Code
Phone: (505) 983-5588	E-mail Address: victoria@jwsiebert.com		
Correspondence Directed To:			
<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Applicant	<input type="checkbox"/> Both	

AGENT AUTHORIZATION (IF APPLICABLE)	
I am/We are the owner(s) and record title holder(s) of the property located at: 875 Camino Don Emilio	
I/we authorize <u>NM Land Solutions LLC</u>	to act as my/our agent to execute this application.
Signed: <u>Nancy Hoffman</u>	Date: <u>2/23/25</u>
Signed:	Date:

SIGNATURE	
I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff prior to submitting this application to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.	
Signature: <u>Victoria Dalton</u>	Date: <u>March 17, 2025</u>



NM LAND SOLUTIONS LLC. (Db. Siebert & Associates Inc.)

915 Mercer Street
Santa Fe, New Mexico 87505
Phone: 505-983-5588
E-mail: victoria@jwsiebert.com
nathan@jwsiebert.com wayne@jwsiebert.com
Website: NMLandSolutions.com

September 8, 2025

Dan Esquibel
Interim Planning Manager
200 Lincoln Ave., PO Box 909
Santa Fe, NM 87504

Re: Nancy Hoffman Family Transfer (875 Camino Don Emilio)

Dear Mr. Esquibel:

On Behalf of Nancy Hoffman, I am hereby submitting an application to request approval from the Planning Commission to create three lots via family transfer subdivision.

The subject property is zoned R-1 and consists of 4.587 acres located at 875 Camino don Emilio. Ms. Hoffman requests to transfer two lots to her two adult children and retain the lot with the existing residence for herself as described below:

Tract A-3, Lot 1:	2.087 acres to be retained by Ms. Hoffman
Tract A-3 Lot 2:	1.254 acres to be transferred to adult daughter
Tract A-3 Lot 3:	1.250 acres to be transferred to adult son

Access

Camino don Emilio was designed and constructed to cul-de-sac standards which included a paved road consisting of two ten-foot (10') driving lanes along with the construction of 3-foot bar ditches on either side of the road. A road classified as a cul-de-sac in Santa Fe County allowed access for up to thirty lots (See prior EZ Subdivision Regs attached).

The existing easement consists of a 30-foot-wide access easement extending off of West Alameda up Camino don Emilio Road approximately 670 feet before the easement widens to a 50-foot private access and public utility easement.

Zoning

The subject property is zoned R-1 allowing 1.0 acre lots if city water or sewer is available otherwise the lot size is 1.25 acres for the purpose of family transfer subdivisions.

Utilities

City water and City sewer are not available to the subject property. The nearest city waterline is approximately 2,600 feet away allowing for continued use of the existing well (RG-75136) to provide water to the proposed lots. The subject well is permitted to divert up to 3.00-acre feet of water per year for domestic use. A shared well agreement will be drafted for shared use and maintenance of the existing well.

City sewer is not located within the subject area, there is a private sewer line across West Alameda Street and approximately 950 feet away from the subject property thereby allowing installation of individual septic systems approved by the New Mexico Environment Department.

Dry Utilities

Electric, gas, telephone and cable exist within Camino don Emilio and were installed as part of the original infrastructure required for the Eco Seco Subdivision.

Included with this application is the following material:

- Grading/Drainage and Road/Driveway and Utility Plans prepared by Civil Design Group LLC
- Completed family transfer application
- Legal lot of record plat
- Warranty deed
- Proposed family transfer plat
- Certified topography
- Previously approved Eco Seco subdivision plat
- Extraterritorial Subdivision Regulations (ESR) reflecting road existing road design
- Technical water/sewer evaluation form
- Response to Subdivision Criteria

Please advise me when the application has been accepted for review/action by the Planning Commission.

Sincerely,
Victoria Dalton

Victoria Dalton
NM Land Solutions LLC

Prepared by:
NM Land Solutions LLC.
September 26, 2025

**845 Camino Don Emilio Family Transfer Subdivision
Response to Subdivision Review Criteria (Chapter 14-3.7(C))**

- (1) In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.

Response: *The property features a combination of evergreen trees, predominantly juniper alongside a few pinon pines. Preservation or replanting of these trees is mandatory. An existing tree survey may be required at the time of building permit submittal and review by land use staff to ensure that vegetation considerations are adequately addressed. It's worth noting that the proposed building sites have limited vegetation, with the majority of the natural greenery situated in the elevated, unbuildable areas of the lot. The proposed layout suggests that the impact on existing trees will be minimal, allowing for both construction and ecological preservation to coexist.*

Natural dry water courses exist and will remain unaffected by the construction of the proposed driveway and any future homes. The driveway's grading and drainage plan includes engineered culverts and retaining walls designed for effective stormwater management. When future homes are constructed, an engineered grading plan will be necessary to assess whether additional stormwater mitigation is required. This may involve on-lot ponding or the collection of rainwater from roofs through the installation of cisterns, and/or passive water harvesting techniques.

The subject lot is situated in an area devoid of historical sites or structures, ensuring that the proposed subdivision will not disrupt any culturally significant landmarks. Additionally, the subdivision aligns with the established urban/rural character of the neighborhood, maintaining consistency with the existing lot sizes and residential design prevalent in the surrounding community. This proposed project is in harmony with local land use patterns and contributes positively to the area's residential landscape.

- (2) The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).

Response: *The property does not fall within any FEMA-designated floodplains, and there is no evidence of flooding history in the vicinity. The two proposed vacant lots each have over 2,000 square feet of buildable area on slopes of 15% or less. This topographical characteristic allows for the preservation of the natural terrain, avoiding any disruption to areas with slopes of 30% or greater. By adhering to these guidelines, the project not only minimizes environmental impact but also ensures that development occurs in a safe and suitable manner.*

- (3) All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).

Response: *The subject request is located within the presumptive city limits and is currently pending final annexation. Access is from the intersection of W. Alameda St. and Camino don Emilio Road. Camino don Emilio Road was approved as a cul-de-sac road though the public hearing process before the Extraterritorial Zoning Commission (EZC) and Board of County Commissioners (BCC).*

According to the prior Santa Fe County Extraterritorial Subdivision Regulations, the design standards for the cul-de-sac allow for access to a maximum of thirty units. City staff have confirmed that there are presently twenty-one existing units along the road. In addition, Ordinance No. 2013-01, which governs Subdivision Platting and Planning and Zoning (SPPAZO), specifically states in Section 9 that previous approvals granted by Santa Fe County must be recognized by the City.

- (4) A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat .

Response: *The subject plat is designed in accordance with current zoning regulations and does not introduce any new non-conformities or exacerbate existing ones. The proposed development adheres to the established standards and requirements, ensuring that all aspects of the plat comply with applicable land-use regulations.*

- (5) A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.

Response: *See #4 above.*



Santa Fe Public Schools

Property & Asset Management

Residential Development Impact Information Form

School Notification as required by City Ordinance 14-8.18 AFCC 1987

- 1. Project Name: 875 Camino don Emilio Family Transfer subdivision
- 2. Location of Property: 875 Camino don Emilio
- 3. Owner/Agent Name: Nancy Hoffman, owner NM Land Solutions LLC., agent
 Mailing Address: 915 Mercer Street, Santa Fe, NM 87505
 Phone & Fax: (505) 983-5588

4. Unit Matrix

PROJECT EFFECT ON STUDENT POPULATION		
Unit Type	Unit Quantity	Average Price
Single Family (detached) Single Family (attached) Townhome/ Apartment Multi-Family Commercial	2	unknown

- 5. Elementary School Zone for Proposed Development: Woodgormely Elementary
- 6. Middle School Zone for Proposed Development: Aspen or Gonzales
- 7. High School Zone for Proposed Development: Santa Fe High School
- 8. Build out Rates (Year/s; #/yr): 2026-2028

Educational Services Center
 610 Alta Vista
 Santa Fe, NM 87505
 Telephone (505) 467-2000
 www.sfps.info

For questions & submittal, contact:
 Santa Fe Public Schools, Property & Asset Management,
 2195 Zia Road, Santa Fe NM 87505
 505 467 3400

USGLO BRASS CAP AT 1/4 CORNER TO SECTION 20 & SECTION 21, T17N, R9E

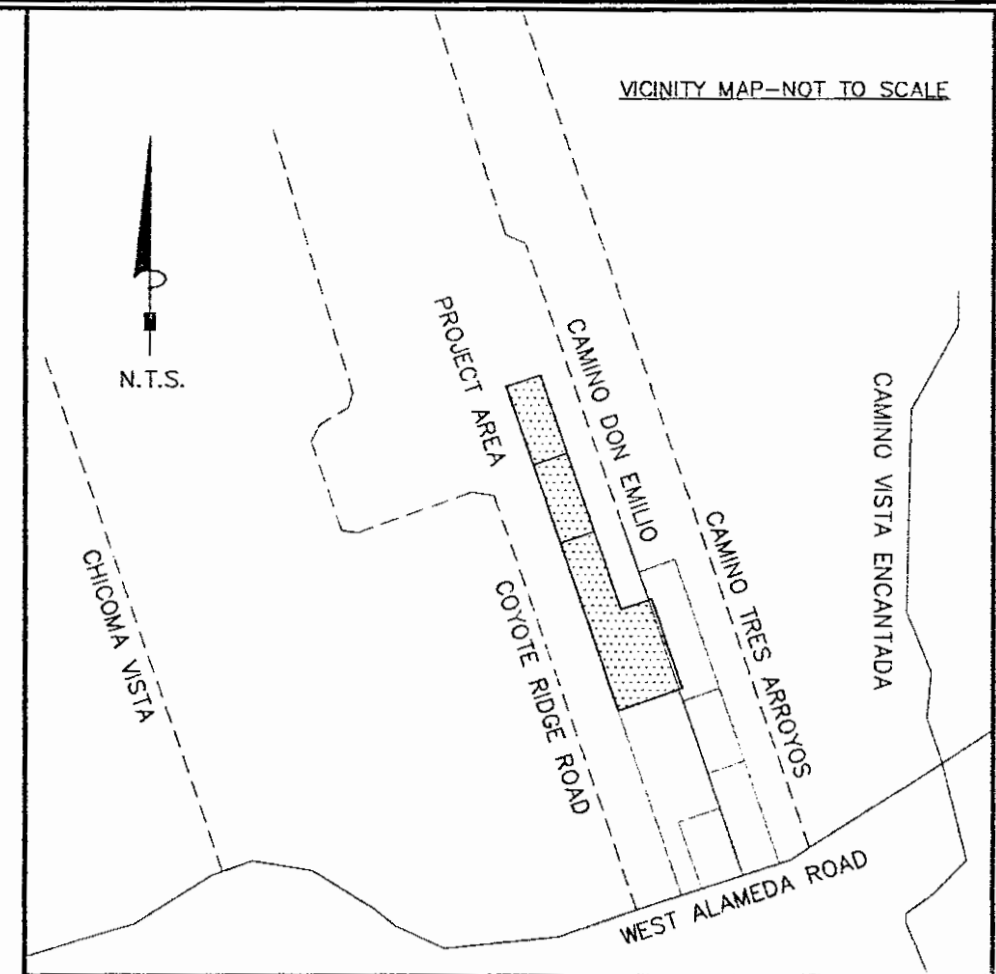


Document No. 60422 719029

COUNTY CLERKS INSTRUMENT BLOCK COUNTY OF SANTA FE, STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 8th day of July A.D. 2010 at 9:35 o'clock A.M. and was duly recorded in Book 779 Page 0294030 of the Records of

Santa Fe County Witness my Hand and Seal of Office VALERIE ESPINOZA County Clerk, Santa Fe County, New Mexico



CITY OF SANTA FE REVIEW

CITY PLANNER 6-23-10 REVIEWED ON CITY ENGINEER FOR LAND USE 06/24/10 REVIEWED ON

CITY OF SANTA FE SUMMARY COMMITTEE REVIEW

CHAIRMAN REVIEWED ON SECRETARY REVIEWED ON

SUMMARY COMMITTEE CASE NO. SP-2009-87 SCH 02-04-2010

DEVELOPMENT NOTES

- 1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
3. 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.
4. EACH LOT SHALL BE SERVED WITH SEPARATE SEWER AND WATER SERVICES.
5. WARNING: THIS SUBDIVISION HAS BEEN APPROVED PURSUANT TO THE INHERITANCE AND FAMILY TRANSFER PROVISIONS OF THE SANTA FE CITY CODE. STANDARDS FOR LOTS CREATED BY THIS PROCEDURE ARE SIGNIFICANTLY LOWER THAN FOR OTHER TYPES OF SUBDIVISIONS/DIVISIONS. NO SALE OR LEASE OF ANY LOT DESIGNATED ON THIS SUBDIVISION PLAT SHALL OCCUR WITHIN THREE YEARS OF THE DATE THIS TRANSFER IS LEGALLY MADE. ANY PERSON INTENDING TO PURCHASE A LOT WITHIN THIS SUBDIVISION SHOULD CONTACT CITY HALL STAFF. REQUESTS FOR BUILDING PERMITS ON ILLEGALLY SOLD LOTS SHALL BE DENIED.

SURVEYORS NOTES

- 1. DATA IN 1-PARENTHESES () TAKEN FROM REFERENCE DOCUMENT NO. 1.
2. DATA IN 2-PARENTHESES (()) TAKEN FROM REF. DOCUMENT NO. 2.
3. S.F.C. ASSESSOR U.P.C. NO. FOR PARCEL 1: 1-051-098-142-406. S.F.C. ASSESSOR U.P.C. NO. FOR PARCEL 2: 1-051-098-149-340.
4. TOTAL AREA OF PARCEL 1 AND 2 BY THIS SURVEY: 361,295 SQ. FT. ± OR 8.294 ACRES ±.
5. INFORMATION SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND DOES NOT CONSTITUTE A SURVEY OF SAID ADJOINING PROPERTIES.
6. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.
7. ALL NATURAL DRAINAGE WAYS ARE TO BE LEFT UNIMPEDED FOR NATURAL STORM WATER FLOW.
8. A PORTION OF LOT 3 SHOWN HEREON LIES IN ZONE A, A 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 35049C0411D, DATED JUNE 17, 2008. TRACT A-1, TRACT A-2 AND TRACT A-3 OF THIS LAND DIVISION DO NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 35049C0411D, DATED JUNE 17, 2008.
9. TRACT A-1 AND TRACT A-2 EACH HAVE A 2000 SQ. FT. BUILDABLE AREA THAT HAS NO SLOPES OVER 20 PERCENT SLOPE.

UTILITY COMPANY REVIEW

Donald Ferris 4-27-10 PUBLIC SERVICE COMPANY OF NEW MEXICO-ELECTRIC DATE
Frank A. Regan 4-23-10 NEW MEXICO GAS COMPANY DATE
M. D. Weston 4-16-10 QWEST COMMUNICATIONS-TELEPHONE DATE
Dan R. Lovato 4-30-10 COMCAST CABLE TELEVISION DATE

Family Transfer Land Division and Lot Line Adjustment and Boundary Survey Plat of the Camino Don Emilio property prepared for The Estate of Tony Sandoval

REPLAT OF TRACT A OF PLAT BOOK 570, PAGE 016 AND LOT 3 OF PLAT BOOK 634, PAGE 011 BEING A PORTION OF S.H.C. 2831, S.H.C. 3015, WITHIN SECTION 21 AND 28, T17N, R9E, NMPM LOCATED OFF CAMINO DON EMILIO N.W. OF THE CITY OF SANTA FE, IN THE COUNTY OF SANTA FE, STATE OF NEW MEXICO

PURPOSE STATEMENT: THIS PLAT DIVIDES 1 EXISTING TRACT INTO 2 TRACTS AND ADJUSTS THE LOT LINE BETWEEN 2 EXISTING TRACTS 1 NEW TRACT HAS BEEN CREATED

OWNERS CONSENT

THE UNDERSIGNED OWNER DOES HEREBY CONSENT TO THE LOT SPLIT, LOT LINE ADJUSTMENT AND BOUNDARY SURVEY AS SHOWN HEREON. THIS LAND DIVISION AND BOUNDARY SURVEY IS BEING MADE WITH HER FREE CONSENT AND IS IN ACCORDANCE WITH HER DESIRES AND WISHES. ALL EASEMENTS ARE HEREBY GRANTED AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, STATE OF NEW MEXICO. EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES.

Margaret S. Sandoval Lovato 5-20-10 MARGARETTE S. SANDOVAL LOVATO DATE PERSONAL REPRESENTATIVE OF THE ESTATE OF TONY SANDOVAL CO-OWNER OF TRACT 2

NOTARY PUBLIC STATE OF NEW MEXICO COUNTY OF SANTA FE THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON MAY 20 2010 BY MARGARETTE S. SANDOVAL LOVATO COMMISSION EXPIRES 10/18/2013

Don R. Lovato 5/20/10 DON R. LOVATO DATE CO-OWNER OF TRACT 2

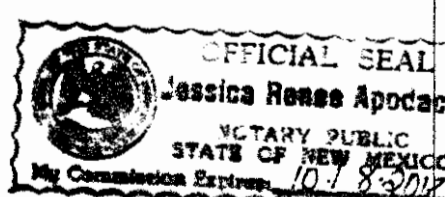
NOTARY PUBLIC STATE OF NEW MEXICO COUNTY OF SANTA FE THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 5/20/10 BY DON R. LOVATO COMMISSION EXPIRES 10/18/2013

DOCUMENTS OF REFERENCE

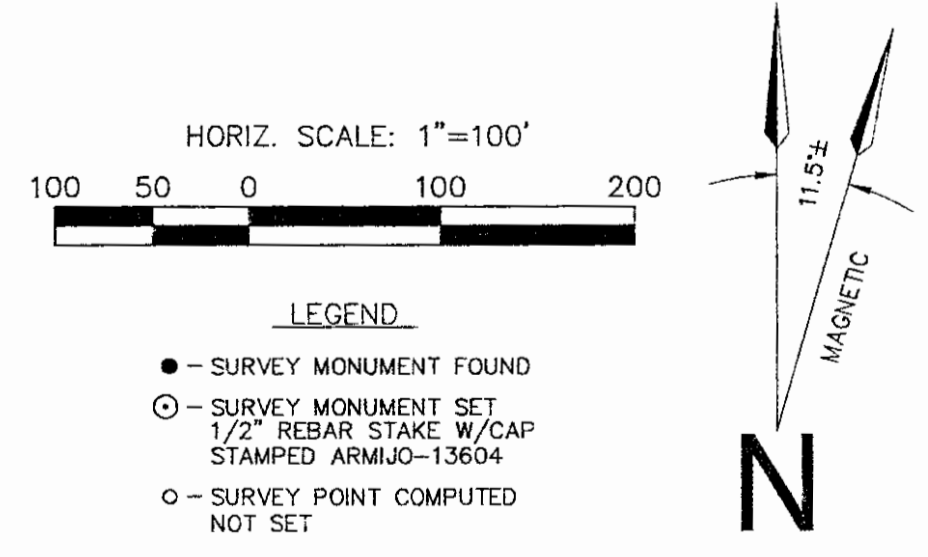
- NOTE: RECORDING DATA SHOWN BELOW REFERS TO OFFICE OF SANTA FE COUNTY CLERK
1. SURVEY ENTITLED "AMENDED LOT LINE ADJUSTMENT FOR ESTATE OF TONY SANDOVAL...", BY M. APODACA NMPMS NO. 5300 AND A-Z SURVEYING, FILED ON OCTOBER 5, 2004 IN PLAT BOOK 570, PAGE 016, AS DOCUMENT NO. 1349,325.
2. SURVEY ENTITLED "LOT LINE ADJUSTMENT OF LOT 3 AND LOT 2 FOR THE ESTATE OF TONY SANDOVAL AND MARGARETTE S. SANDOVAL LOVATO", BY MORRIS A. APODACA NMPMS NO. 5300 AND A-Z SURVEYING, INC., FILED ON SEPTEMBER 1, 2006, IN PLAT BOOK 634, PAGE 011, AS DOCUMENT NO. 1449,111.
3. PERSONAL REPRESENTATIVES DEED, THE ESTATE OF JOSE SANDOVAL TO TONY SANDOVAL, FILED ON DECEMBER 15, 2000, IN MISC. BOOK 1837, PAGES 022-023.
4. WARRANT DEED-TRACT 2, TONY SANDOVAL TO MARGARETTE S. SANDOVAL LOVATO AND DON R. LOVATO, FILED ON NOVEMBER 16, 2000, IN MISC. BOOK 1827, PAGE 888.

I CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FILED SURVEY PERFORMED UNDER MY DIRECTION ON AUGUST 11-12, 2009, AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS

Paul A. Armijo 8/21/09, 2010 DATE PAUL A. ARMJO, N.M.P.S. NO. 13604



TRACT A BOUNDARY SURVEY DATA: TRACT A AREA: 167,109 SQ. FT. ± OR 3.836 ACRES ± SFC RURAL ADDRESS: 2961A WEST ALAMEDA DEED, MISC. BK. 1837 PG. 22-23, I.N. 1139,280



INDEXING INFORMATION FOR COUNTY CLERK OWNER: TONY SANDOVAL, PERSONAL REPRESENTATIVES DEED MISC. BOOK 1837, PAGES 022-023, INST NO. 1139,280 LOCATION: PLAT BOOK 570, PAGE 016 AND PLAT BOOK 634, PAGE 011 SMALL HOLDING CLAIM 2831 & 3015, SECTION 21 & 28, T17N, R9E LOCATED OFF OF CAMINO DON EMILIO N.W. OF THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

SHEET 1 OF 2

ARMJO SURVEYS PAUL A. ARMJO N.M.P.S. NO. 13604 P.O. BOX 24438, SANTA FE, NM 87502-9438 PH. (505) 471-1955 FAX. (505) 471-1925
FAMILY TRANSFER LAND DIVISION AND BOUNDARY SURVEY PLAT OF THE CAMINO DON EMILIO PROPERTY PREPARED FOR THE ESTATE OF TONY SANDOVAL
DRAWN BY P.A.A. DATE AUG. 2009 REVISED DATE JOB No. 2907138-3 SHEET No. 1 OF 2

SANTA FE COUNTY NOTES, APPROVALS AND CONDITIONS:

NOTES:

- 1. THESE TRACTS LIE WITHIN OTHER AREAS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS DETERMINED FROM F.E.M.A. F.I.R.M. COMMUNITY-PANEL No. 350069 0175 B EFFECTIVE DATE: NOVEMBER 04, 1988.
2. MINIMUM FLOOR ELEVATIONS FOR ALL STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ONE HUNDRED YEAR FLOOD ELEVATION - IF THE STRUCTURE IS TO BE BUILT WITHIN A FLOOD ZONE.
3. PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE SOILS RATING ON THESE TRACTS IS DESIGNATED AS BEING MODERATE/SEVERE REGARDING LIMITATIONS TO SEPTIC TANKS. POTENTIAL BUYERS/SELLERS OF THIS PROPERTY SHOULD INQUIRE WITH THE NEW MEXICO ENVIRONMENTAL DEPARTMENT WHETHER THESE SOILS ARE SUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.
4. SANTA FE COUNTY'S APPROVAL OF THIS SURVEY PLAT DOES NOT INCLUDE APPROVAL FOR THE CONSTRUCTION OF ADDITIONAL PRIVATE EASEMENT(S) OR ROAD(S) OR CONSTRUCTION OF EXISTING EASEMENTS OR ROADS AS SHOWN PRIOR TO THE CONSTRUCTION OF SAID PRIVATE EASEMENT(S) OR ROAD(S). IT IS REQUIRED THAT AN ADDITIONAL DEVELOPMENT PERMIT BE APPLIED FOR AND THEN APPROVED BY THE SANTA FE COUNTY LAND USE DEPARTMENT.
5. MAINTENANCE OF PRIVATE ROADS SHOWN ARE THE RESPONSIBILITY OF THE INDIVIDUAL TRACT OWNER/USER.
7. THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING, BUT NOT LIMITED TO BUILDING PERMITS.
8. PARCELS AS PLATTED HEREON MAY BE SUBJECT TO FURTHER TERRAIN MANAGEMENT REGULATIONS AS ADOPTED BY SANTA FE COUNTY.
9. AT THE TIME A "PERMIT" IS REQUESTED FOR RESIDENTIAL DEVELOPMENT, AN ON-SITE TERRAIN MANAGEMENT PLAN IS REQUIRED ADDRESSING RETENTION OF POST DEVELOPMENT DRAINAGE, EROSION CONTROL AND DRAINAGE STRUCTURES.
10. BUILDING PERMITS ARE REQUIRED BEFORE ANY CONSTRUCTION.
11. TERRAIN MANAGEMENT REGULATIONS (ARTICLE VII, SEC. 3.2 OF THE COUNTY LAND DEVELOPMENT CODE) SHALL BE COMPLIED WITH AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT.
12. NO BUILDING CONSTRUCTION IS PERMITTED ON SLOPES GREATER THAN 30% GRADE.
13. THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.
14. THESE LOTS ARE REQUIRED TO USE THE ECO SECO COMMUNITY WATER SYSTEM. NO WELLS SHALL BE DRILLED ON THESE LOTS.
15. NO GUEST HOUSES OR SECOND DWELLING UNITS ARE ALLOWED WITHIN THESE LOTS OR THIS SUBDIVISION.
16. REFER TO DISCLOSURE STATEMENT RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BK. 1800 Pgs. 179-196.
17. RESIDENTIAL FIRE SPRINKLER SYSTEMS ARE REQUIRED TO BE INSTALLED IN ALL RESIDENTIAL HOMES WITHIN THIS SUBDIVISION.
18. LOTS UNDER 0.90 AC. (NET AREA) ARE ALLOWED A MAXIMUM OF 3 BEDROOMS WHEN USING A CONVENTIONAL SEPTIC SYSTEM.
19. EXISTING NATURAL DRAINAGEWAYS WILL NOT BE MODIFIED OR IMPEDED WITHOUT THE WRITTEN APPROVAL OF THE LAND USE ADMINISTRATOR OR COUNTY HYDROLOGIST. DEVELOPMENT SHALL NOT IMPEDE HISTORIC FLOW RATES OR PATTERNS TO OR FROM THESE LOTS.
20. PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL ROAD, DRAINAGE AND FIRE PROTECTION IMPROVEMENTS WITHIN THIS SUBDIVISION HAVE BEEN COMPLETED AS REQUIRED BY SANTA FE COUNTY STAFF.

THE LANDS SHOWN HEREON ARE SUBJECT TO ~~RECORDING~~ COVENANTS, RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 1800 ON PAGES 191-197.

COUNTY APPROVAL

SANTA FE COUNTY LAND USE ADMINISTRATOR 8/25/00 DATE 99-4350
SANTA FE COUNTY DEVELOPMENT PERMIT No.
RURAL ADDRESSING DIRECTOR 8-7-00 DATE
SANTA FE COUNTY FIRE MARSHAL 05/26/00 DATE
APPROVED BY THE COUNTY COMMISSION OF SANTA FE COUNTY AT ITS MEETING OF JAN. 11, 2000
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS 8-2-00 DATE
STATE OF NEW MEXICO } COUNTY OF SANTA FE } SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 2000
ATTESTED BY COUNTY CLERK DATE
CITY OF SANTA FE REVIEW 7/19/00 DATE
CITY PLANNER 7/19/00 DATE
PUBLIC WORKS DIRECTOR DATE
EXTRA-TERRITORIAL ZONING COMMISSION APPROVAL 8-3-00 DATE
COMMITTEE CHAIRMAN

PLAT OF ECO SECO SUBDIVISION

BEING TRACTS 1-A & 1-D OF THE ALTHOUSE/KENNEY LOT SPLIT AND TRACTS 1-B & 1-C OF THE ALTHOUSE/KENNEY LOT LINE ADJUSTMENT AND TRACT 2 OF THE B&L TAPIA REPLAT, BEING SITUATE WITHIN A PORTION OF SMALL HOLDING CLAIM No. 1183, IN SECTIONS 21 & 28, T.17 N., R.9 E., N.M.P.M., NEAR SANTA FE, SANTA FE COUNTY, NEW MEXICO.

CONTAINING 13.348 Ac± TOTAL

NOTES:

- 1. BASIS OF BEARINGS IS TAKEN DIRECTLY FROM A PLAT OF SURVEY ENTITLED "LOT SPLIT FOR ROBERT C. ALTHOUSE & NANCY B. KENNEY BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, DATED MARCH 22, 1999, HAVING PROJECT No. C-1152, AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 417, PAGES 45-48.
2. RECORD DEED IS A WARRANTY DEED FROM TONY & HELEN MONTANO (GRANTOR) TO ROBERT ALTHOUSE AND NANCY KENNEY (GRANTEE) DATED MAY 05, 1993 AND IS FILED AT THE COUNTY CLERK'S OFFICE IN BOOK A921, PAGE 836.
3. REFER TO PLAT OF SURVEY (A LOT LINE ADJUSTMENT) ENTITLED "PLAT FOR ROBERT ALTHOUSE & NANCY KENNEY" BY JUAN A. FLORES, N.M.P.L.S. No. 10830, DATED FEB. 28, 1993, HAVING PROJECT No. 92930, AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 248, PAGE 037 AS REC. No. 811, 111 ON APRIL 20, 1993.
4. EXISTING 15' ACCESS EASEMENT WITHIN LOT SPLIT TRACTS (ADJOINING WEST PROPERTY LINE) ARE SHOWN ON A PLAT OF SURVEY FOR EDWIN T. & TOMASITA M. HANSEN, BY JUAN A. FLORES, N.M.P.L.S. No. 10830, RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 229, PAGE 032 AS REC. No. 754, 759.
5. EXISTING 15' ACCESS EASEMENT ADJOINING THE WEST SIDE OF THE WEST PROPERTY LINE IS GRANTED ON A PLAT OF SURVEY ENTITLED "B & L TAPIA REPLAT" BY GEORGE RIVERA, N.M.P.L.S. No. 3149, AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 69, PAGE 15, AS REC. No. 439, 446 ON MAY 21, 1979.
6. REFER TO PLAT OF SURVEY ENTITLED "LOT LINE ADJUSTMENT FOR ROBERT C. ALTHOUSE & NANCY B. KENNEY" BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, HAVING PROJECT No. C-11520, DATED MARCH 22, 1999 AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 417, PAGE 049.
7. REFER TO EASEMENT AGREEMENT BETWEEN ALTHOUSE, SANDOVAL & MONTANOS, RECORDED IN BOOK 1589, PAGE 742, FOR VOIDING OF 8' EASEMENT IN MONTANOS TRACT, AND OPENING 15' EASEMENT FOR PUBLIC USE.
8. REFER TO PUBLIC SERVICE CO. OF N.M. EASEMENT RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 355, PAGE 437.
9. REFER TO PUBLIC SERVICE CO. OF N.M. EASEMENT RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 155, PAGE 398.
10. THESE TRACTS LIE WITHIN OTHER AREAS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS DETERMINED FROM F.E.M.A. F.I.R.M. COMMUNITY-PANEL No. 350069 0175 B EFFECTIVE DATE: NOVEMBER 04, 1988.
11. APPROXIMATE ELEVATIONS ARE SCALED FROM USGS 7.5 MIN. SERIES QUADRANGLE MAP "AGUA FRIA" DATED 1951, REVISED 1993.
12. IMPROVEMENTS ARE CURRENT AS OF THE DATE OF THIS SURVEY.
13. ALL EASEMENTS REFERRED TO IN TITLE COMMITMENT No. 000299 (SANTA FE ABSTRACT LTD.) OR ARE APPARENT FROM VISUAL INSPECTION ARE DELINEATED HEREON.
14. ALL DRAINAGE EASEMENTS SHOWN HEREON WERE DESIGNED BY ROBERT ALTHOUSE, OWNER OF THE LANDS SHOWN HEREON. SOUTHWEST MOUNTAIN SURVEYS HOLDS NO RESPONSIBILITY WITH PLACEMENT OF OR DESIGN OF THE DRAINAGE EASEMENTS.
15. REFER TO SALE OF EASEMENT AGREEMENT, MONTANO TO ALTHOUSE, FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 1119, PAGES 827-828, ON SEPT. 15, 1995 AS REC. No. 918, 442.
16. REFER TO EASEMENT AGREEMENT BETWEEN MONTANO & SANDOVAL FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BK. 1589, PG. 742.

DEDICATION & OWNERS'S CONSENT

THE UNDERSIGNED OWNERS DO HEREBY ATTEST THAT THE SUBDIVISION AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. FURTHER THE UNDERSIGNED OWNER(S) HEREBY GRANT REASONABLE EASEMENT TO EXISTING PUBLIC UTILITIES AND NEW EASEMENTS SHOWN HEREON ARE HEREBY GRANTED. THE 50' ACCESS AND UTILITY EASEMENT IS HEREBY GRANTED FOR PRIVATE USE. ADDITIONALLY, THE UNDERSIGNED OWNERS DO HEREBY GRANT THE PONDING AREA MAINTENANCE EASEMENTS FOR THE TWO PONDS AS SHOWN HEREON. MAINTENANCE OF PRIVATE ROADS/EASEMENTS IS THE RESPONSIBILITY OF OF THE HOMEOWNERS ASSOCIATION. THE UNDERSIGNED OWNERS DO HEREBY ATTEST THAT THESE TRACTS LIE IN THE PLATTING AND PLANNING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.

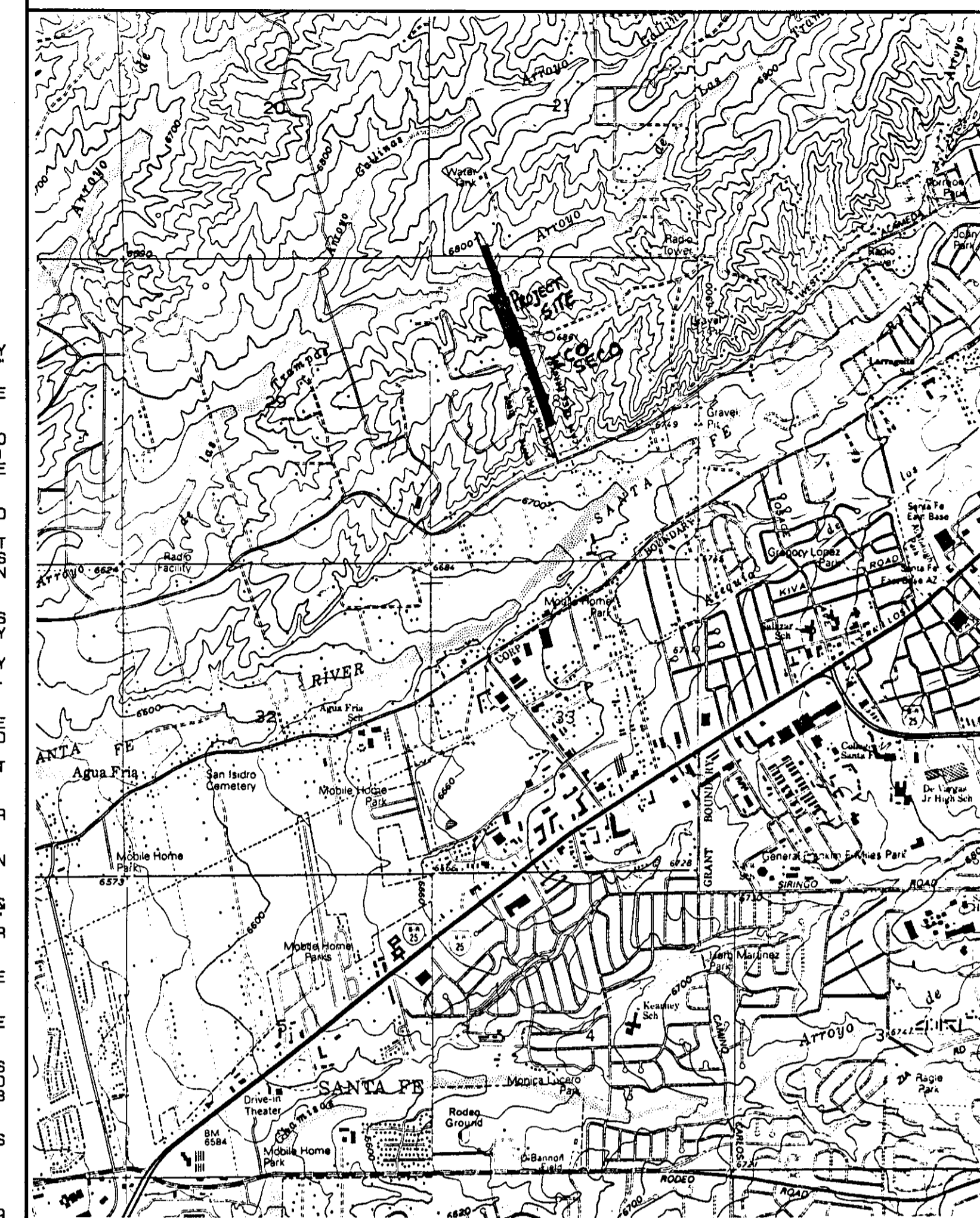
GRANT OF ADDITIONAL EASEMENT INGRESS, EGRESS (PRIVATE ACCESS) AND PUBLIC UTILITY EASEMENT

THE UNDERSIGNED OWNERS DO HEREBY GRANT ADDITIONAL (12') EASEMENT TO AN EXISTING 30' PRIVATE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT (TOTALING A 50' WIDE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT) WHICH ADJOINS THE EXISTING 30' ACCESS EASEMENT ON THE EAST, WEST OR BOTH SIDES OF SAID EASEMENT. SAID OWNERS ALSO RE-AFFIRM THE EXISTING 30' PRIVATE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT, ALL AS SHOWN HEREON.

Notary seals and signatures for Robert C. Althouse, Nancy B. Kenney, Harvey N. Monroe, and Graciela D. Monroe, including dates and commission expiration dates.

Notary seals and signatures for Robert C. Althouse, Nancy B. Kenney, Harvey N. Monroe, and Graciela D. Monroe, including dates and commission expiration dates.

VICINITY MAP NOT TO SCALE

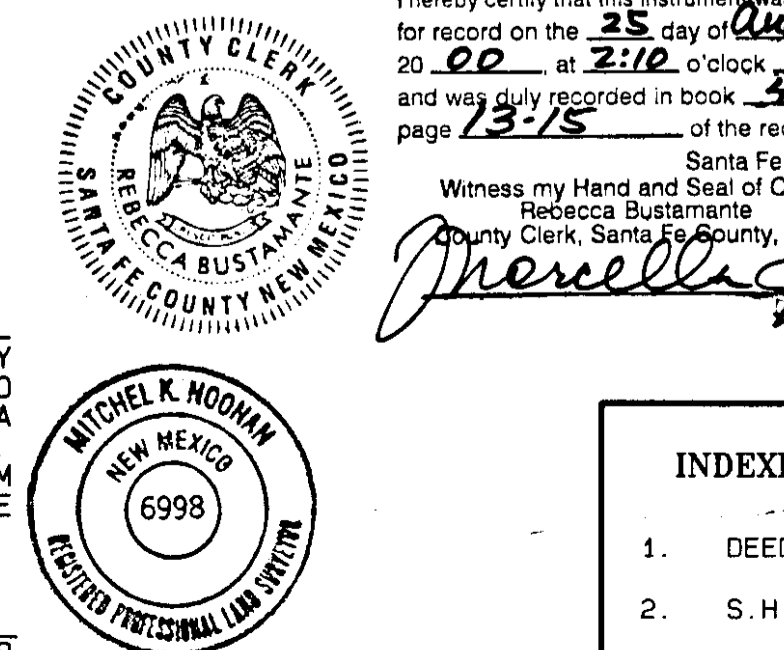


DESCRIPTION 453013

A TRACT OF LAND CONSISTING OF TRACT 2 OF THE B&L TAPIA REPLAT FILED IN PLAT BOOK 69, PAGE 15, TRACTS 1-A & 1-D OF THE ALTHOUSE/KENNEY LOT SPLIT, FILED IN PLAT BK. 417, Pgs. 045-048, AND TRACTS 1-B & 1-C OF THE ALTHOUSE/KENNEY LOT LINE ADJUSTMENT FILED IN PLAT BOOK 417, PAGES 45-48, ALL LYING AND BEING SITUATE WITHIN A PORTION OF SMALL HOLDING CLAIM No. 1183 (SEC. 28) AND IN SECTIONS 21 & 28, T.17 N., R.9 E., N.M.P.M., SANTA FE, SANTA FE COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF TRACT 1, A POINT MARKED BY A 1/2" REBAR WITH CAP No. 13839, FROM WHICH THE 2 MILE CORNER OF SMALL HOLDING CLAIM 591 BEARS N25°10'54"E, 241.87' DISTANT; THENCE FROM SAID POINT OF BEGINNING, S72°46'48"W, 160.81' TO THE SOUTHWEST CORNER OF THIS TRACT MARKED BY A 1/2" REBAR WITH CAP No. 13839; THENCE N17°13'07"W, 798.56' TO A 3/4" GALVANIZED IRON PIPE MARKING A POINT ON THE WESTERLY LINE OF THIS TRACT; THENCE N17°16'25"W, 637.41' TO THE SOUTHEAST CORNER OF TRACT 2 OF THE B&L TAPIA REPLAT, MARKED BY A 1/2" REBAR WITH CAP No. 6998; THENCE S72°51'49"W, 123.77' TO THE SOUTHWEST CORNER OF SAID TRACT 2, MARKED BY A 1/2" REBAR WITH CAP No. 6998; THENCE N17°13'07"W, 877.02' TO THE NORTHWEST CORNER OF SAID TRACT 2, MARKED BY A 3/4" IRON PIPE; THENCE N72°46'19"E, 123.95' TO THE NORTHEAST CORNER OF SAID TRACT 2, MARKED BY A 3/4" IRON PIPE; THENCE N17°12'18"W, ALONG THE WESTERLY BOUNDARY OF SAID TRACTS 1-C & 1-D, 498.01' TO AN ANGLE IRON; THENCE N17°20'05"W, ALONG THE WESTERLY BOUNDARY OF SAID TRACT 1-D, 375.00' TO A 1/2" REBAR WITH CAP No. 6998 MARKING THE NORTHWESTERLY CORNER OF THIS TRACT; THENCE N73°02'55"E, ALONG THE NORTH BOUNDARY OF SAID TRACT 1-D, 142.95' TO A 1/2" REBAR WITH CAP No. 6998; THENCE S17°19'44"E, ALONG THE EASTERLY BOUNDARY OF SAID TRACT 1-D, 132.36' TO A 1/2" REBAR WITH CAP No. 4405; THENCE S17°16'26"E, ALONG SAID EASTERLY BOUNDARY, 646.23' TO A 1/2" REBAR WITH CAP No. 4405; THENCE S17°15'03"E, ALONG THE EASTERLY BOUNDARY OF SAID TRACTS 1-D & 1-C, 805.00' TO A 1/2" REBAR WITH CAP No. 6998; THENCE S17°15'03"E, ALONG THE EASTERLY BOUNDARY OF SAID TRACT 1-C, 488.64' TO A 1/2" REBAR WITH CAP No. 4405; THENCE S17°11'29"E, 181.47' TO A 5/8" REBAR MARKING AN ANGLE POINT ON THE EASTERLY LINE OF THIS TRACT; THENCE N66°27'35"E, 17.27' TO A 5/8" REBAR; THENCE S17°13'24"E, 602.92' TO A POINT ON THE EASTERLY LINE OF SAID TRACT 1-A, MARKED BY A 1/2" REBAR WITH CAP No. 4405; THENCE S17°15'12"E, ALONG SAID EASTERLY BOUNDARY OF TRACT 1-A, 150.91' TO A 5/8" REBAR; THENCE S17°15'40"E, 179.90' TO THE POINT AND PLACE OF BEGINNING.

UTILITY APPROVALS:
Pete Carrasco, P.M. 05-26-00
March Hillland 5/24/00
U.S. WEST COMMUNICATIONS

U.S. West Communications, Inc., 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.



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO ROBERT C. ALTHOUSE, NANCY B. KENNEY, CAROL CARNES, MARK RENDLEMAN, HARVEY JR. & GRACIELA MONROE AND HARVEY SR. & ELIZABETH MONROE THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON FEB. 05, 1996 AND MARCH 22, 1999 AND THEY MEET OR EXCEED THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF NEW MEXICO.
MITCHEL K. NOONAN N.M.P.L.S. No. 6998

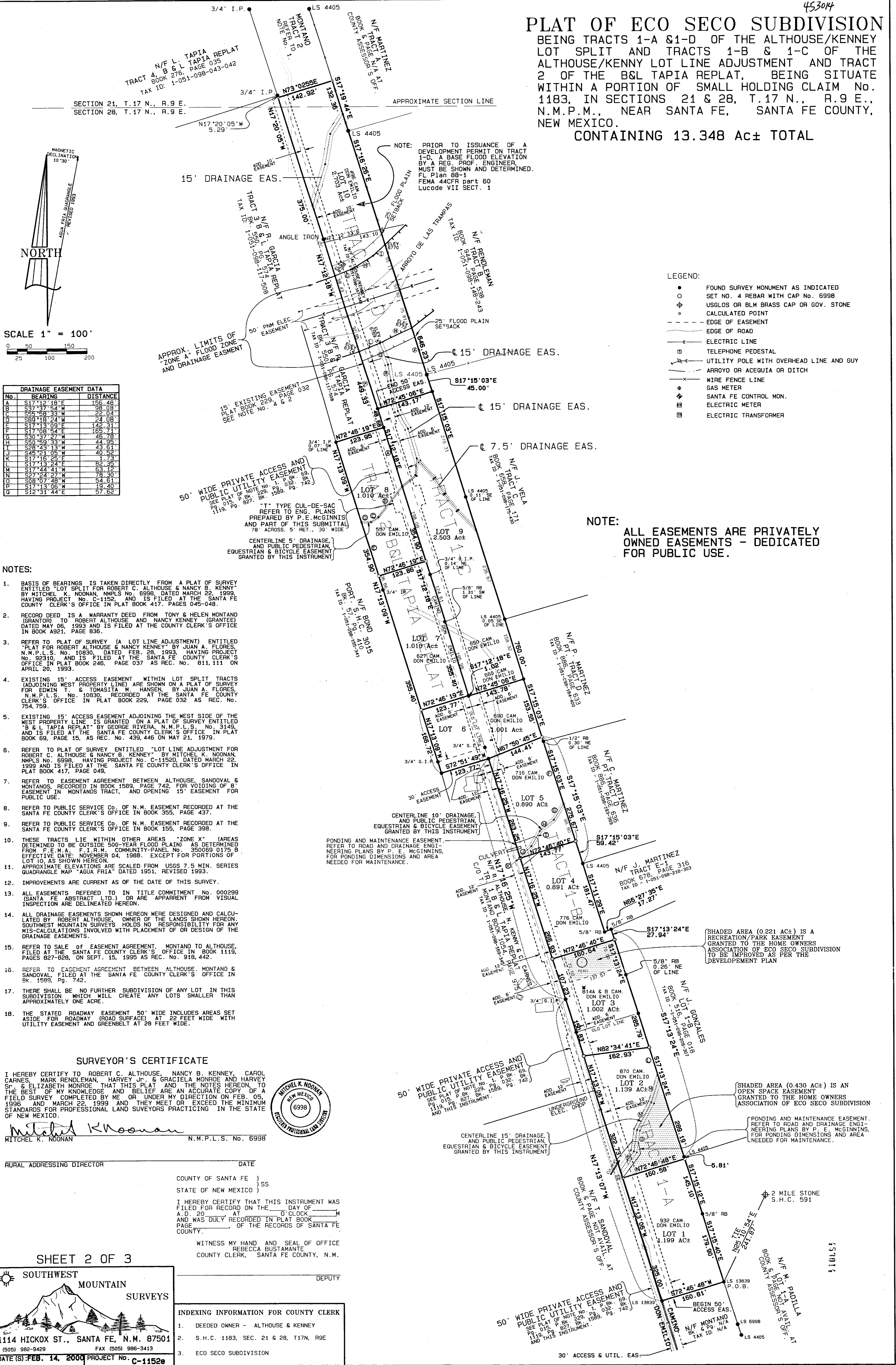
SHEET 1 OF 3
SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413
DATE (S): FEB. 14, 2000 PROJECT No. C-1152e

- INDEXING INFORMATION FOR COUNTY CLERK
1. DEEDED OWNER - ALTHOUSE & KENNEY
2. S.H.C. #1183, SECTION 28, T17N, R9E
3. ECO SECO SUBDIVISION

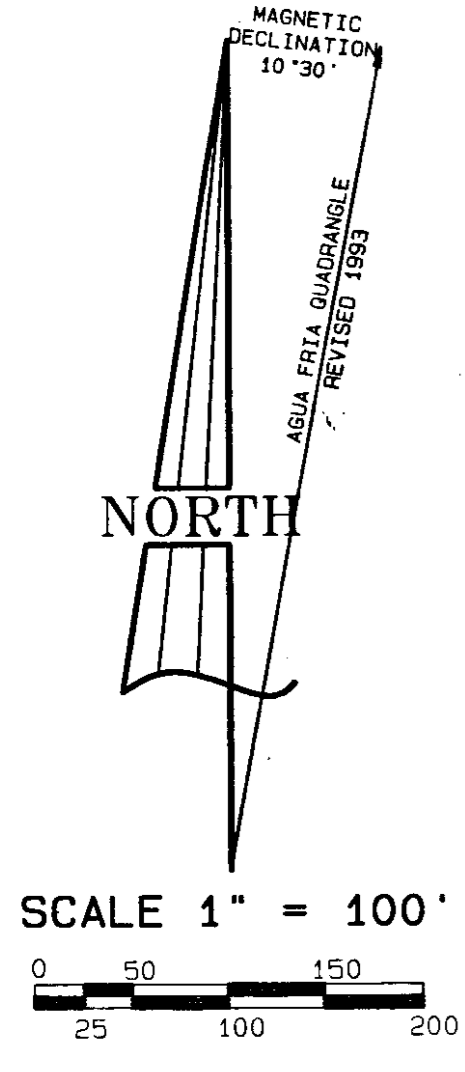
PLAT OF ECO SECO SUBDIVISION

BEING TRACTS 1-A & 1-D OF THE ALTHOUSE/KENNEY LOT SPLIT AND TRACTS 1-B & 1-C OF THE ALTHOUSE/KENNEY LOT LINE ADJUSTMENT AND TRACT 2 OF THE B&L TAPIA REPLAT, BEING SITUATE WITHIN A PORTION OF SMALL HOLDING CLAIM No. 1183, IN SECTIONS 21 & 28, T.17 N., R.9 E., N.M.P.M., NEAR SANTA FE, SANTA FE COUNTY, NEW MEXICO.

CONTAINING 13.348 Ac± TOTAL



- LEGEND:**
- FOUND SURVEY MONUMENT AS INDICATED
 - SET NO. 4 REBAR WITH CAP NO. 6998
 - ⊕ USGLOS OR BLM BRASS CAP OR GOV. STONE
 - CALCULATED POINT
 - - - EDGE OF EASEMENT
 - EDGE OF ROAD
 - ELECTRIC LINE
 - ⊞ TELEPHONE PEDESTAL
 - UTILITY POLE WITH OVERHEAD LINE AND GUY
 - ARROYO OR ACEQUIA OR DITCH
 - WIRE FENCE LINE
 - ⊕ GAS METER
 - ⊕ SANTA FE CONTROL MON.
 - ⊕ ELECTRIC METER
 - ⊕ ELECTRIC TRANSFORMER



DRAINAGE EASEMENT DATA

No.	BEARING	DISTANCE
A	S17°12'18"E	156.48
B	S37°37'54"W	98.08
C	S55°58'33"W	22.04
D	S89°18'24"W	24.08
E	S17°13'03"E	142.31
F	S17°08'54"E	165.71
G	S30°37'27"W	45.78
H	S50°59'33"W	44.95
I	S28°42'18"E	61.61
J	S25°21'05"W	40.52
K	S17°16'25"E	1.73
L	S17°13'24"E	82.35
M	S17°44'41"W	63.12
N	S27°24'27"W	78.30
O	S08°07'48"W	54.61
P	S17°13'05"W	19.44
Q	S12°31'44"E	57.62

- NOTES:**
- BASIS OF BEARINGS IS TAKEN DIRECTLY FROM A PLAT OF SURVEY ENTITLED "LOT SPLIT FOR ROBERT C. ALTHOUSE & NANCY B. KENNEY" BY MITCHEL K. NOONAN, NMPLS No. 6998, DATED MARCH 22, 1999, HAVING PROJECT No. C-1152, AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 417, PAGES 045-048.
 - RECORD DEED IS A WARRANTY DEED FROM TONY & HELEN MONTANO (GRANTOR) TO ROBERT ALTHOUSE AND NANCY KENNEY (GRANTEE) DATED MAY 06, 1993 AND IS FILED AT THE COUNTY CLERK'S OFFICE IN BOOK 4921, PAGE 836.
 - REFER TO PLAT OF SURVEY (A LOT LINE ADJUSTMENT) ENTITLED "PLAT FOR ROBERT ALTHOUSE & NANCY KENNEY" BY JUAN A. FLORES, N.M.P.L.S. No. 10830, DATED FEB. 28, 1993, HAVING PROJECT No. 92310, AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 246, PAGE 037 AS REC. No. 811,111 ON APRIL 20, 1993.
 - EXISTING 15' ACCESS EASEMENT WITHIN LOT SPLIT TRACTS (ADJOINING WEST PROPERTY LINE) ARE SHOWN ON A PLAT OF SURVEY FOR EDWIN F. TOMASITA & HANSEN BY JUAN A. FLORES, N.M.P.L.S. No. 10830, RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 229, PAGE 032 AS REC. No. 754,759.
 - EXISTING 15' ACCESS EASEMENT ADJOINING THE WEST SIDE OF THE WEST PROPERTY LINE IS GRANTED ON A PLAT OF SURVEY ENTITLED "B & L TAPIA REPLAT" BY GEORGE RIVERA, N.M.P.L.S. No. 3149, AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 69, PAGE 15, AS REC. No. 439,446 ON MAY 21, 1979.
 - REFER TO PLAT OF SURVEY ENTITLED "LOT LINE ADJUSTMENT FOR ROBERT C. ALTHOUSE & NANCY B. KENNEY" BY MITCHEL K. NOONAN, NMPLS No. 6998, HAVING PROJECT No. C-1152, DATED MARCH 22, 1999 AND IS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 417, PAGE 049.
 - REFER TO EASEMENT AGREEMENT BETWEEN ALTHOUSE, SANDOVAL & MONTANOS, RECORDED IN BOOK 1589, PAGE 742, FOR VOIDING OF B' EASEMENT IN MONTANOS TRACT, AND OPENING 15' EASEMENT FOR PUBLIC USE.
 - REFER TO PUBLIC SERVICE Co. OF N.M. EASEMENT RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 355, PAGE 437.
 - REFER TO PUBLIC SERVICE Co. OF N.M. EASEMENT RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 155, PAGE 398.
 - THESE TRACTS LIE WITHIN OTHER AREAS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS DETERMINED FROM F.E.M.A. F.L.R.M. COMMUNITY-PANEL No. 350089 0175 B EFFECTIVE DATE NOVEMBER 04, 1988, EXCEPT FOR PORTIONS OF LOT 10, AS SHOWN HEREON.
 - APPROXIMATE ELEVATIONS ARE SCALED FROM USGS 7.5 MIN. SERIES QUADRANGLE MAP "AGUA FRIA" DATED 1951, REVISED 1993.
 - IMPROVEMENTS ARE CURRENT AS OF THE DATE OF THIS SURVEY.
 - ALL EASEMENTS REFERRED TO IN TITLE COMMITMENT No. 000299 (SANTA FE ABSTRACT LTD.) OR ARE APPARENT FROM VISUAL INSPECTION ARE DELINEATED HEREON.
 - ALL DRAINAGE EASEMENTS SHOWN HEREON WERE DESIGNED AND CALCULATED BY ROBERT ALTHOUSE, OWNER OF THE LANDS SHOWN HEREON, SOUTHWEST MOUNTAIN SURVEYS, HOLDS NO RESPONSIBILITY FOR ANY MIS-CALCULATIONS INVOLVED WITH PLACEMENT OF OR DESIGN OF THE DRAINAGE EASEMENTS.
 - REFER TO SALE OF EASEMENT AGREEMENT, MONTANO TO ALTHOUSE, FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 1119, PAGES 827-828, ON SEPT. 15, 1995 AS REC. No. 918,442.
 - REFER TO EASEMENT AGREEMENT BETWEEN ALTHOUSE, MONTANO & SANDOVAL, FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN Bk. 1589, Pg. 742.
 - THERE SHALL BE NO FURTHER SUBDIVISION OF ANY LOT IN THIS SUBDIVISION WHICH WILL CREATE ANY LOTS SMALLER THAN APPROXIMATELY ONE ACRE.
 - THE STATED ROADWAY EASEMENT 50' WIDE INCLUDES AREAS SET ASIDE FOR ROADWAY (ROAD SURFACE) AT 22 FEET WIDE WITH UTILITY EASEMENT AND GREENBELT AT 28 FEET WIDE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO ROBERT C. ALTHOUSE, NANCY B. KENNEY, CAROL CARNES, MARK RENDLEMAN, HARVEY JR. & GRACIELA MONROE AND HARVEY SP & ELIZABETH MONROE THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON FEB. 05 1998 AND MARCH 22, 1999 AND THEY MEET OR EXCEED THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF NEW MEXICO.

Mitchel K. Noonan
MITCHEL K. NOONAN N.M.P.L.S. No. 6998



RURAL ADDRESSING DIRECTOR _____ DATE _____

COUNTY OF SANTA FE))
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 PLAT BOOK _____ PAGE _____ OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE REBECCA BUSTAMANTE COUNTY CLERK, SANTA FE COUNTY, N.M.

DEPUTY _____

SHEET 2 OF 3

SOUTHWEST MOUNTAIN SURVEYS

1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413

DATE (S): FEB. 14, 2000 PROJECT No. C-1152e

INDEXING INFORMATION FOR COUNTY CLERK

- DEEDED OWNER - ALTHOUSE & KENNEY
- S.H.C. 1183, SEC. 21 & 28, T17N, R9E
- ECO SECO SUBDIVISION

NOTE: ALL EASEMENTS ARE PRIVATELY OWNED EASEMENTS - DEDICATED FOR PUBLIC USE.

SHADED AREA (0.221 AC±) IS A RECREATION/PARK EASEMENT GRANTED TO THE HOME OWNERS ASSOCIATION OF ECO SECO SUBDIVISION TO BE IMPROVED AS PER THE DEVELOPMENT PLAN

SHADED AREA (0.430 AC±) IS AN OPEN SPACE EASEMENT GRANTED TO THE HOME OWNERS ASSOCIATION OF ECO SECO SUBDIVISION

PONDING AND MAINTENANCE EASEMENT. REFER TO ROAD AND DRAINAGE ENGINEERING PLANS BY P. E. MCGINNIS, FOR PONDING DIMENSIONS AND AREA NEEDED FOR MAINTENANCE.

50' WIDE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT. SEE PLAT OF NOTE No. 1, Bk. 89, Pg. 015, Pg. 827, Bk. 1589, Pg. 742 AND THIS INSTRUMENT.

CENTERLINE 15' DRAINAGE AND PUBLIC PEDESTRIAN, EQUESTRIAN & BICYCLE EASEMENT GRANTED BY THIS INSTRUMENT

50' WIDE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT. SEE PLAT OF NOTE No. 1, Bk. 89, Pg. 015, Pg. 827, Bk. 1589, Pg. 742 AND THIS INSTRUMENT.

30' ACCESS & UTIL. EAS.

ECO SECO SUBDIVISION
 Eco-Logical Communities, Inc. ph: 505-424-0546
 818 Camino Don Emilio fax: 505-924-8186
 Santa Fe, NM 87501 mobile: 920-4537

153015

Eco Seco Subdivision-Gross & Net Lot Sizes
 (net size does not include any road surface)

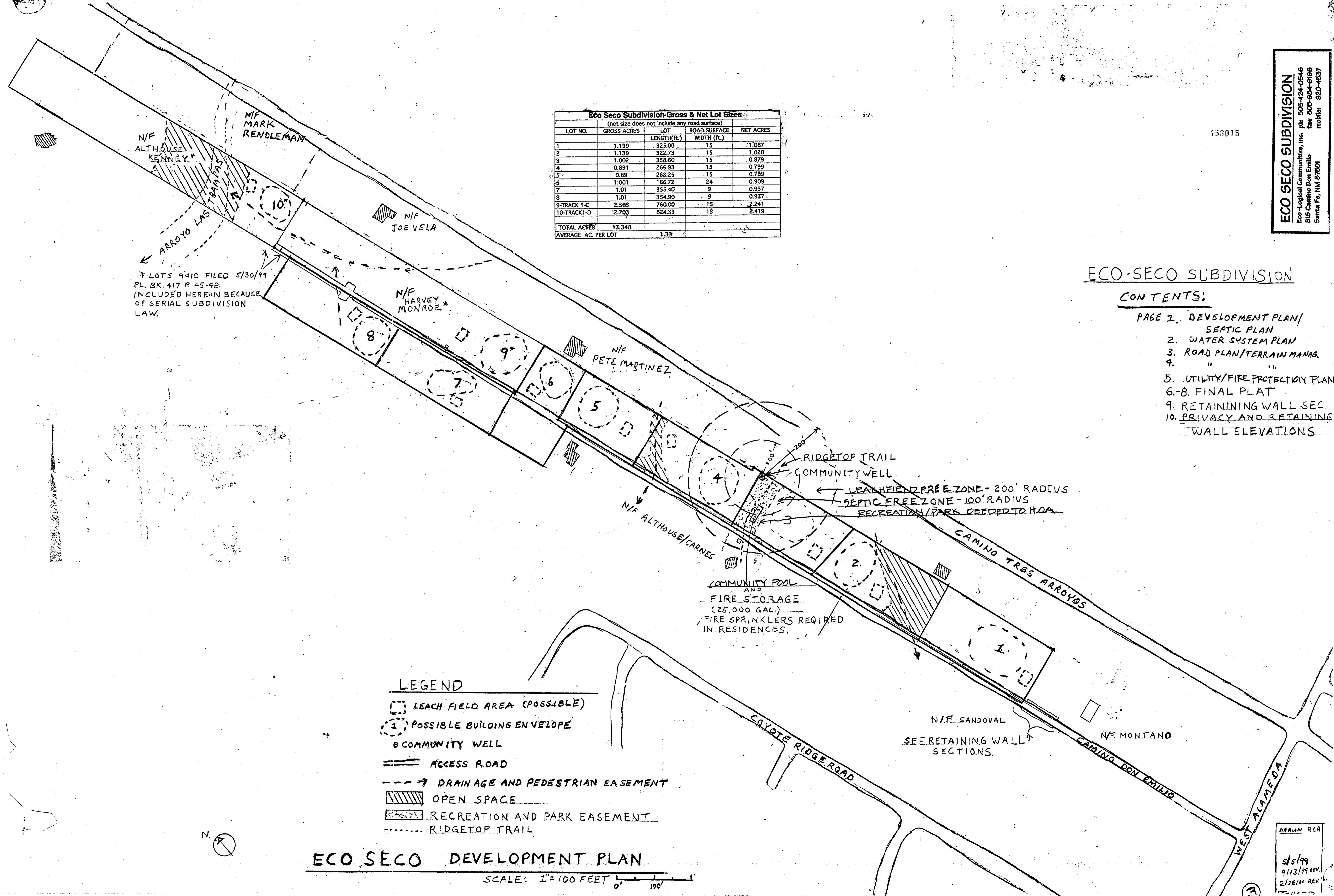
LOT NO.	GROSS ACRES	LOT LENGTH(ft.)	ROAD SURFACE WIDTH (ft.)	NET ACRES
1	1.199	325.00	15	1.087
2	1.139	322.73	15	1.028
3	1.002	358.60	15	0.879
4	0.891	266.93	15	0.799
5	0.89	263.25	15	0.799
6	1.001	166.72	24	0.909
7	1.01	355.40	9	0.937
8	1.01	354.90	9	0.937
9-TRACK 1-C	2.503	760.00	15	2.241
10-TRACK 1-D	2.703	824.33	15	2.419
TOTAL ACRES	13.348			
AVERAGE AC. PER LOT	1.33			

* LOTS 9&10 FILED 5/30/99
 PL. BK. 417 P. 45-48.
 INCLUDED HEREIN BECAUSE
 OF SERIAL SUBDIVISION
 LAW.

ECO-SECO SUBDIVISION

CONTENTS:

- PAGE 1. DEVELOPMENT PLAN/
SEPTIC PLAN
- 2. WATER SYSTEM PLAN
- 3. ROAD PLAN/TERRAIN MANAG.
- 4. " " "
- 5. UTILITY/FIRE PROTECTION PLAN
- 6.-8. FINAL PLAT
- 9. RETAINING WALL SEC.
- 10. PRIVACY AND RETAINING
WALL ELEVATIONS



LEGEND

- [] LEACH FIELD AREA (POSSIBLE)
- () POSSIBLE BUILDING ENVELOPE
- COMMUNITY WELL
- == ACCESS ROAD
- - - - - DRAINAGE AND PEDESTRIAN EASEMENT
- [] OPEN SPACE
- [] RECREATION AND PARK EASEMENT
- RIDGETOP TRAIL

ECO SECO DEVELOPMENT PLAN

SCALE: 1" = 100 FEET

DRAWN RCA
 5/5/99
 9/13/99 REV.
 2/26/00 REV.



NM LAND SOLUTIONS LLC

915 Mercer Street
Santa Fe, New Mexico 87505
Phone: 505-983-5588
E-mail: victoria@jwsiebert.com
nathan@jwsiebert.com wayne@jwsiebert.com
Website: NMLandSolutions.com

Date: February 11, 2026

To: Alexa Hemple

From: Victoria Dalton

Re: Response to Comments Case #2025-11270 (Camino don Emilio FT)

Ms. Hemple,

Please find the response to secondary review comments (green text from 2/3 DRT memo) for the subject case for placement on the Planning Commission agenda.

1. Provide a draft of appropriate well sharing permit from the State of New Mexico

Response: *A draft copy of the appropriate well sharing permit is included with this response.*

2. Provide a draft copy of appropriate documentation of conveyance along with an affidavit with the county clerk containing the following: (i) a legal description of the property being transferred; and (ii) a statement that the transferor has not made any other transfers of any other lots to the person receiving it that would require the filing of an affidavit pursuant to this section. (SFCC 1987 14-3.7(F)(2)(b))

Response: *A copy of the family transfer affidavits is included with this response.*

Alexa Hemple
Hoffman response to DRT comments
February 11, 2026
Page 2 of 2

3. Delete note #5 currently on plat. "City approval of this plat does not alter or remove any easements, restrictions, or reservation of record pertaining to the land herein described. "This plat is granting new easements so this note should not be included.

Response: *Note 5 has been removed, a revised version of the plat is included with this response.*

4. The firm Map number is incorrect on Note 3 for the flood statement. It should be 35049C0411E

Response: *The note has been revised to reflect the correct Firm Map number.*

Please feel free to call if you have any questions.

Sincerely,
Victoria Dalton

Victoria Dalton
NM Land Solutions LLC

Attachments:

Draft well permit to add two additional household
Family Transfer affidavits and legal description
Revised plat

Legal Description of Tract A-3 Lot -2 Camino Don Emilio

Being a portion of and lying within Tract A-3 as recorded in the office of the Santa Fe County clerk in plat book 719, pg. 29 on a plat entitled "FAMILY TRANSFER LAND DIVISION AND LOT LINE ADJUSTMENT AND BOUNDARY SURVEY PLAT OF CAMINO DON EMILIO PROPERTY PREPARED FOR THE ESTATE OF TONY SANDOVAL" BY Paul A. Armijo nmpls# 13604 within the City and County of Santa Fe, New Mexico And being more particularly described as follows:

Commencing at the southwest property corner of the original Tract A-3 as hereon described; thence from said point and place of beginning N 18°25'37" W, 358.19' along the western boundary line of the original Tract A-3 to the an angle point on said western boundary; thence continuing on N 18°35'02" W, 35.60' to the northwest property corner of Tract A-3 Lot-2; thence N 71°25'10" E, 137.61' to the northeast property corner of Tract A-3 Lot-2; thence along eastern boundary line of the Tract A-3 Lot-2 on S 18°34'50" E, 397.41' to the southeast property corner of Tract A-3 Lot-2 to the southern boundary line of the original Tract A-3; thence continuing on said southern boundary line S 72°54'57" W, 138.62' to the point and place of beginning.

Containing 1.254 ac. all as more fully shown as Tract A-3 Lot 2 on the "FAMILY TRANSFER LAND DIVISION OF TRACT A-3 FOR NANCY HOFFMAN" subject to approval and recordation by the City of Santa Fe.

Legal Description of Tract A-3 Lot -3 Camino Don Emilio

Being a portion of and lying within Tract A-3 as recorded in the office of the Santa Fe County clerk in plat book 719, pg. 29 on a plat entitled "FAMILY TRANSFER LAND DIVISION AND LOT LINE ADJUSTMENT AND BOUNDARY SURVEY PLAT OF CAMINO DON EMILIO PROPERTY PREPARED FOR THE ESTATE OF TONY SANDOVAL" BY Paul A. Armijo nmpls# 13604 within the City and County of Santa Fe, New Mexico And being more particularly described as follows:

Commencing at the northwest property corner of the original Tract A-3 as hereon described; thence from said point and place of beginning N 72°52'08" E, 147.06' along the northern boundary line of the original Tract A-3 to the northeast property corner of the original Tract A-3 as described above; thence S 17°05'51" E, 367.61' to a point on the eastern boundary line of the original Tract A-3 as described above; thence leaving the eastern boundary line of the Tract A-3 as described above on S 73°01'15" W, 149.37' along a new division line to the western boundary line of the original Tract A-3; thence continuing on said western boundary line N16°44'13" W, 367.18' to the point and place of beginning.

Containing 1.250 ac. all as more fully shown as Tract A-3 Lot 3 on the "FAMILY TRANSFER LAND DIVISION OF TRACT A-3 FOR NANCY HOFFMAN" subject to approval and recordation by the City of Santa Fe.

Legal Description of Tract A-3 Lot -1 Camino Don Emilio

Being a portion of and lying within Tract A-3 as recorded in the office of the Santa Fe County clerk in plat book 719, pg. 29 on a plat entitled "FAMILY TRANSFER LAND DIVISION AND LOT LINE ADJUSTMENT AND BOUNDARY SURVEY PLAT OF CAMINO DON EMILIO PROPERTY PREPARED FOR THE ESTATE OF TONY SANDOVAL" BY Paul A. Armijo nmp# 13604 within the City and County of Santa Fe, New Mexico And being more particularly described as follows:

Commencing at the southeast property corner of the original Tract A-3 as hereon described; thence from said point and place of beginning S 72°54'57" W, 136.21' along the southern boundary line of the original Tract A-3 to the southwest property corner of Tract A-3 Lot-1; thence N 18°34'50" E, 397.41' to a point on the western boundary line of Tract A-3 Lot-1; thence along western boundary line of the Tract A-3 Lot-1 on S 71°25'10" W, 137.61' to a point on said western boundary; thence N 18°35'20" W, 131.87' to a point on said western boundary; thence N 16°44'13" W, 8.38' to the northwest property corner of Tract A-3 Lot-1; thence N 73°01'15" E, 149.37' to the eastern boundary line of the original Tract A-3; thence continuing on said eastern boundary line S 17°05'51" E, 8.30'; thence continuing along said eastern boundary line on N 73°01'35" E, 125.40' to the northeast property corner of Tract A-3 Lot-1; thence along a portion of the original Tract A-3 eastern boundary line on S 18°28'45" E, 525.18' to the point and place of beginning.

Containing 2.087 ac. all as more fully shown as Tract A-3 Lot 1 on the "FAMILY TRANSFER LAND DIVISION OF TRACT A-3 FOR NANCY HOFFMAN" subject to approval and recordation by the City of Santa Fe.

File No. _____

NEW MEXICO OFFICE OF THE STATE ENGINEER



APPLICATION FOR PERMIT TO USE UNDERGROUND WATERS IN ACCORDANCE WITH SECTIONS 72-12-1.1, 72-12-1.2, OR 72-12-1.3 NEW MEXICO STATUTES



For fees, see State Engineer website: <http://www.ose.state.nm.us/>

1. APPLICANT(S)

Name: <input type="checkbox"/> check if Owner <input checked="" type="checkbox"/> check if User Nancy Hoffman	Name: <input type="checkbox"/> check if Owner <input type="checkbox"/> check if User
Contact or Agent: <input checked="" type="checkbox"/> check if Agent Victoria Dalton-NM Land Solutions LLC	Contact or Agent: <input type="checkbox"/> check if Agent
Mailing Address: 875 Camino don Emilio	Mailing Address:
City: Santa Fe	City:
State: New Mexico Zip Code: 87507	State: Zip Code:
Phone: (505) 690-1599 <input type="checkbox"/> Home <input checked="" type="checkbox"/> Cell Phone (Work):	Phone: <input type="checkbox"/> Home <input type="checkbox"/> Cell Phone (Work):
E-mail (optional): victoria@jwsiebert.com	E-mail (optional):

Check here if existing well. Enter OSE File No. _____

Note: if there is known artesian conditions, contamination or high mineral content at the drilling location check box and attach form WD-09 to this form.

2. WELL LOCATION Required: Coordinate location must be New Mexico State Plane (NAD 83), UTM (NAD 83), or Lat/Long (WGS84). You may use a GPS, Google Earth or OSE POD Location maps to estimate location. District II (Roswell) and District VII (Cimarron) applicants must also provide PLSS!

NM State Plane (NAD83) - In feet	NM West Zone <input type="checkbox"/>	X (in feet): 409976.9		
	NM Central Zone <input type="checkbox"/>	Y (in feet): 3948389.2		
	NM East Zone <input type="checkbox"/>			
UTM (NAD83) - In meters	UTM Zone 13N <input type="checkbox"/>	Easting (in meters):		
	UTM Zone 12N <input type="checkbox"/>	Northing (in meters):		
Lat/Long (WGS84) - To 1/10 th of second <input type="checkbox"/> Check if seconds are decimal format	Lat: 35.675280 deg	min	sec	
	Long: -105.994760 deg	min	sec	
Other Location Information (complete the below, if applicable):				
PLSS Quarters or Halves: SE Q64: SE Q16 : NW Q4 Section: 28 Township: 17N Range: 9E				
County: Santa Fe				
Land Grant Name (if applicable):				
Lot No:	Block No:	Unit/Tract: A-3	Subdivision:	
Hydrographic Survey:		Map: Google Earth	Tract:	
Other description relating well to common landmarks, streets, or other: Existing well permit and well log				
*Well is on Land Owned by (Required): Nancy Hoffman				

*Any application for which the Applicant is not the landowner must be accompanied by a signed written consent of the land owner pursuant to 19.27.5.9(B) NMAC.

FOR OSE INTERNAL USE

Application for Permit, Form wr-01, Rev 1/30/2024

File No.:	Trn. No.:	Receipt No.:
Well Tag ID No. (if applicable):	Sub-Basin:	Log Due Date:

3. PURPOSE OF USE: CHECK THOSE THAT APPLY

Domestic use for one household
 Livestock watering
 Domestic use for more than one household. Number of households 3 Complete and attach form WR-01m "MULTIPLE home-owner info"
 Drinking and sanitary uses that are incidental to the operations of a governmental, commercial, or non-profit facility
 Prospecting, mining or drilling operations to discover or develop natural resources
 Construction of public works, highways and roads
 Domestic use for one household and livestock watering
 Domestic use for multiple households and livestock watering _____ Complete and attach form WR-01m "MULTIPLE home-owner info"
 Domestic well to accompany a house or other dwelling unit constructed for sale
 New well (with new purpose)
 Amend purpose of use on existing well
 No change in purpose

4. WELL INFORMATION: CHECK THOSE THAT APPLY Existing Well Known Artesian

File Information: (If existing well, provide OSE no. & indicate below if well is to be replacement, repaired or deepened, or supplemental. If new well, leave blank, as OSE must assign no.)

OSE Well No.(If Existing) RG 75136	New Well No. (provided by OSE)
Well Driller Name: Oasis Water Well Drilling	Well Driller License Number: 790
Approximate Depth of Well (feet): 430 feet	Outside Diameter of Well Casing (inches): 4.5

<input type="checkbox"/> Replacement well (List all existing wells if more than one):	<input type="checkbox"/> Repair or Deepen: <input type="checkbox"/> Clean out well to original depth <input type="checkbox"/> Deepen well from _____ to _____ ft. <input type="checkbox"/> Other (Explain):	<input type="checkbox"/> Supplemental well (List OSE No. for all wells this will supplement):
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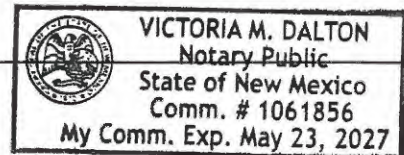
5. ADDITIONAL STATEMENTS OR EXPLANATIONS (Use additional sheets if necessary)

Amend current permit from domestic use for one household to domestic use for water supply to three households

ACKNOWLEDGEMENT

I, We (name of applicant(s)), Nancy Hoffman

Print Name(s)



affirm that the foregoing statements are true to the best of (my, our) knowledge and belief.

Nancy Hoffman
Applicant Signature

Applicant Signature

ACTION OF THE OFFICE OF THE STATE ENGINEER (FOR OSE USE ONLY)

This application is approved subject to the attached general and specific conditions of approval.

Witness my hand and seal this _____ day of _____ 20 _____, for the New Mexico State Engineer,

By: _____
Signature Print

FOR OSE INTERNAL USE

Well Tag ID Issued? Yes No

Application for Permit, Form wr-01, Rev 1/30/2024

File No.:	Trn No.:	Well ID Tag No.:
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**NEW MEXICO OFFICE OF THE STATE ENGINEER
APPLICATION FOR PERMIT TO USE UNDERGROUND WATERS
IN ACCORDANCE WITH SECTIONS 72-12-1.1, 72-12-1.2, AND 72-12-1.3 NEW MEXICO STATUTES**

INSTRUCTIONS

1. The application shall be made in the name of the actual user of the well while indicating the owner's name and checking correct boxes in the application, include the agent name if submitting on behalf of the applicant.
2. The application shall be filed with the appropriate filing fee.
3. A separate application must be filed for each well to be drilled or used. You may use a GPS, Google Earth or the OSE POD locations map to estimate drilling location.
4. If well to be used is an existing well, an explanation (and the file number, if possible) should be given under Additional Statements or Explanations (Item 5).
5. If well is to be used for livestock watering on state or federal land, proof of the following must be included as part of the application; (a) applicant is legally entitled to place his or her livestock on the land where the water is to be used, (b) applicant has been granted access to the drilling site and has permission to occupy the portion of the land as is necessary to drill and operate the well.
6. An application to drill a well on land owned by another person, the state of New Mexico, the federal government, or another entity shall be accompanied by written consent of the landowner pursuant to 19.27.5.9(B) NMAC.
7. For an application for drinking and sanitary uses that are incidental to the operations of a governmental, commercial, or non-profit facility, the applicant shall demonstrate that no alternative water supply is reasonably accessible or available.
8. An application for a 72-12-1.1 domestic well to serve multiple households shall be filed with documentation listing the number of households to be served by the well, the owner's contact information for each household to be served, and a description of the legal lot of record for each household to be served. A copy of a well share agreement may be filed to support the claim that the 72-12-1.1 domestic well will serve more than one household.
9. The Office of the State Engineer requires an application to be filed with a deed or purchase contract and plat of survey on file with the appropriate county.
10. See General Conditions of Approval for more information.
11. Send Application in duplicate to:
Application for permit, well records and requests for information in the following basins should be addressed to the Office of the State Engineer at:

FEE SCHEDULE FOR APPLICATIONS	
72-12-1.1 (domestic)	= \$125.00
72-12-1.2 (livestock)	= \$5.00
72-12-1.3 (temporary)	= \$5.00
Replacement well	= \$ 75.00
Supplemental well	= \$125.00
Repair or Deepen	= \$ 75.00
Amend Use	= \$ 75.00

Bluewater, Estancia, Gallup, Middle Rio Grande, Northern Tularosa, and Sandia Basins
District No. 1. 5550 San Antonio Dr. NE , Albuquerque, NM 87109 Phone # 505-383-4000

Capitan, Carlsbad, Casey Lingo, Curry County, Fort Sumner, Hagerman Canal, Hondo, Jal, Lea County, Peñasco, Roswell-Artesian, and Portales Basins
District No. 2. 1900 West Second St., Roswell, NM 88201 Phone # 575-622-6521

Animas, Cloverdale, Gila-San Francisco, Hachita, Lordsburg Valley, Mimbres, Mount Riley, Nutt-Hockett, Playas, San Simon, Virden Valley, and Yaqui Basins
District No. 3. 321 W Spruce St., Deming, NM 88030 Phone # 575-546-2851

Lower Rio Grande, Southern Tularosa, Hueco, Las Animas Creek, Salt, and Hot Springs Basins
District No. 4. 1680 Hickory Loop, Suite J, Las Cruces, NM 88005. Phone # 575-524-6161

San Juan Basin
District No. 5. 100 Gossett Drive, Suite A, Aztec, NM 87410 Phone # 505-383-4571

Northern Rio Grande and Upper Pecos Basins
District No. 6. Bataan Memorial Bldg. Suite 102, PO Box 25102 Santa Fe, NM 87504-5102
Phone # 505-827-6120

Canadian River, Clayton, and Tucumcari Basins
District No. 7. P.O. Box 481, 301 East 9th Street, Cimarron, NM 87714 Phone # 575-376-2918

**NEW MEXICO OFFICE OF THE STATE ENGINEER
APPLICATION FOR PERMIT TO USE UNDERGROUND WATERS
IN ACCORDANCE WITH SECTIONS 72-12-1.1, 72-12-1.2, or 72-12-1.3 NEW MEXICO STATUTES**

GENERAL CONDITIONS OF APPROVAL

- 17-A The maximum amount of water that may be appropriated under this permit is _____ acre-feet in any year.
- 17-B The well shall be drilled by a driller licensed in the State of New Mexico in accordance with Section 72-12-12 NMSA 1978. A licensed driller shall not be required for the construction of a driven well; provided, that the casing shall not exceed two and three-eighths (2 3/8) inches outside diameter (Section 72-12-12).
- 17-C Driller's well record must be filed with the State Engineer within 30 days after the well is drilled or driven. Well record forms will be provided by the State Engineer upon request, or may be printed from the OSE website at www.ose.state.nm.us, under applications & forms.
- 17-D The production casing shall not exceed 7 inches outside diameter except under specific conditions in which reasons satisfactory to the State Engineer are shown.
- 17-E To request a change to the use of water authorized under this permit, the permittee shall file an application with the State Engineer.
- 17-F An application for a new 72-12-1.1 NMSA 2003 domestic well permit where the proposed point of diversion is to be located on the same legal lot of record as an operational 72-12-1.1 NMSA domestic well shall be treated as an application for a supplemental well and the combined diversion may not exceed the maximum annual diversion permitted.
- 17-G If artesian water is encountered, the well driller shall comply with all rules and regulations pertaining to the drilling and casing of artesian wells.
- 17-H The drilling of the well and amount and uses of water permitted are subject to such limitations as may be imposed by a court or by lawful municipal or county ordinance which are more restrictive than the conditions of this permit and applicable State Engineer regulations.
- 17-I The permittee shall utilize the highest and best technology available to ensure conservation of water to the maximum extent practical.
- 17-J The well shall be set back a minimum of 50 ft. from an existing well of other ownership unless a variance has been granted by the State Engineer. The State Engineer may grant a variance for a replacement well or to allow for maximum spacing of the well from a source of groundwater contamination. The well shall be set back from potential sources of contamination in accordance with federal, state, and local requirements.
- 17-K Pursuant to section 72-8-1 NMSA 1978, the permittee shall allow the State Engineer and OSE representatives entry upon private property for the performance of their respective duties, including access to the ditch or acequia to measure flow and also to the well for meter reading and water level measurement.
- 17-L The permit is subject to cancellation for non-compliance with the conditions of approval or if otherwise not exercised in accordance with the terms of the permit.
- 17-M The right to divert water under this permit is subject to curtailment by priority administration as implemented by the State Engineer or a court.
- 17-N In the event of any change of ownership to this permit the new owner shall file a change of ownership form with the State Engineer in accordance with Section 72-1-2.1 NMSA 1978.
- 17-O This well permit shall automatically expire unless the well is completed and the well record is filed with the State Engineer within one year of the date of issuance of the permit.
- 17-P The well shall be constructed, maintained, and operated to prevent inter-aquifer exchange of water and to prevent loss of hydraulic head between hydrogeologic zones.
- 17-Q The State Engineer retains jurisdiction over this permit.
- 17-R The State Engineer shall supply a well identification tag for the well driller to firmly affix to the well casing or cap with a steel band upon completion in accordance with Subsection M of 19.27,4.29 NMAC. The permit holder is responsible for maintaining the well identification tag.



NEW MEXICO OFFICE OF THE STATE ENGINEER



ATTACHMENT to WR-01 MULTIPLE HOUSE DOMESTIC WELL- OWNER INFORMATION FORM

Identify all users on the well, homeowner's name, contact information and lot legal description below:

Owner Name and Contact Information	Lot Legal Description
Nancy Hoffman	Tract A-3, Lot 1
Jordan Hoffman	Tract A-3, Lot 3
Julia Hoffman	Tract A-3, Lot 2

FOR OSE INTERNAL USE

Form wr-01m (Version 10/29/2020)

MULTIPLE WELL OWNER INFORMATION

File Number:	Trn Number:
Trans Description (optional):	