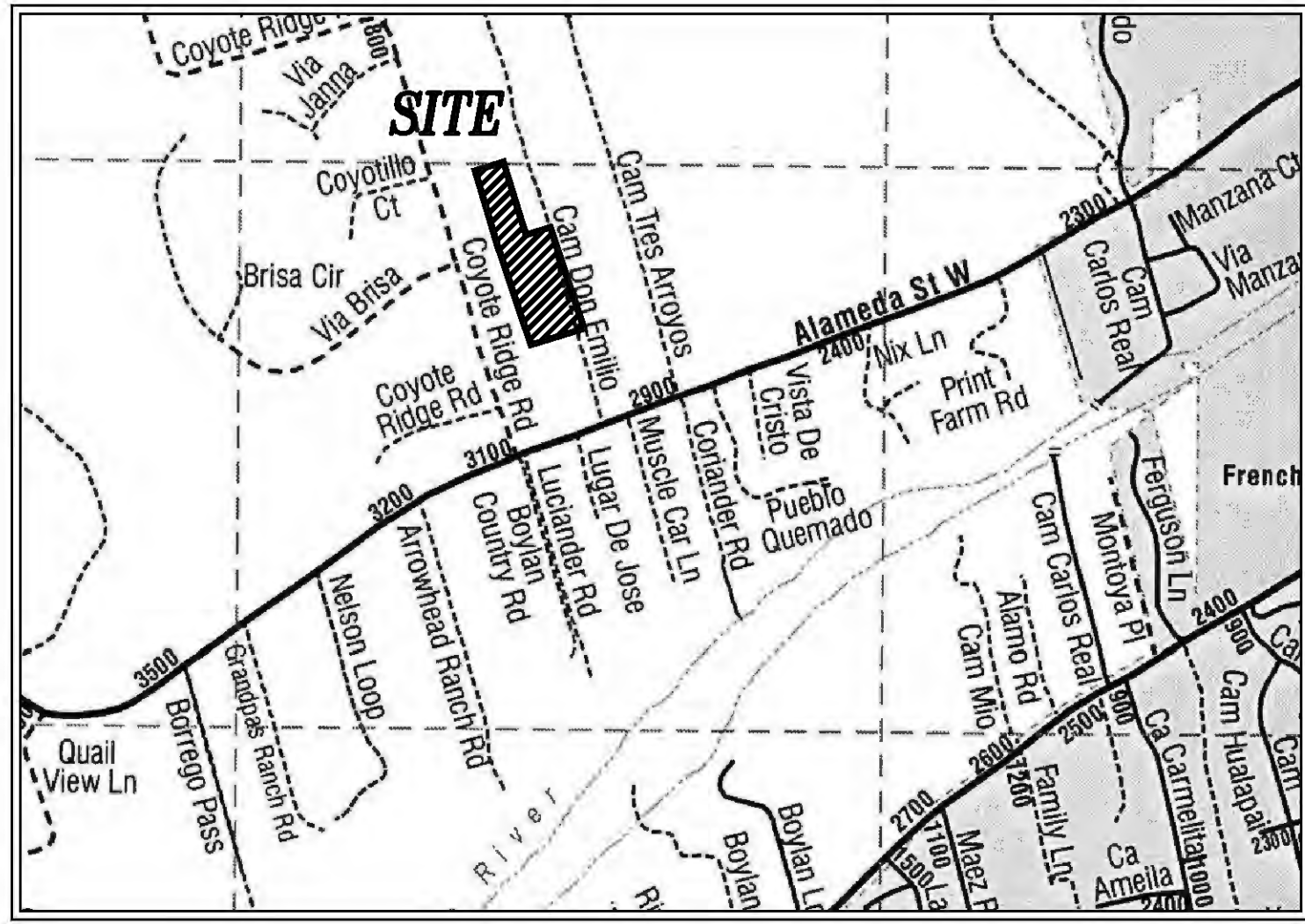


City of Santa Fe, New Mexico

Attachment C-2 Proposed Plat

- 1. Subdivision Plat**
- 2. Engineering Plans**



VICINITY MAP (NTS)

LEGEND AND NOTES

- DENOTES SANITARY SEWER MANHOLE
- DENOTES POINT FOUND AS NOTED
- DENOTES POINT TO BE SET THIS SURVEY
- DENOTES POINT CALCULATED
- △ DENOTES UTILITY AS NOTED
- DENOTES EDGE OF ACCESS AND UTILITY EASEMENT
- DENOTES FENCELINE
- DENOTES BUILDABLE AREA
- DENOTES SETBACKS FRONT 20', SIDE 5', REAR 15'

1. BASIS OF BEARING IS FROM "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"

BY PAUL A. ARMUJO NMPLS# 13604, AND BEING FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BK. 719, PG. 029, RECORD DATA SHOWN IN ()

2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD. PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat we grantee for the common and joint use of:

- A. Public Service Company of New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Lumen Technologies for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Xfinity &/or Lumen Technologies for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
- E. City of Santa Fe (public water and private sewer) for the installation, maintenance, and service of lines and other equipment and facilities reasonably necessary to provide services to Public Utility Easements.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Granter for the purpose set forth herein and with the right to utilize the right of way and easement to extend services to customers of Granter, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs, or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

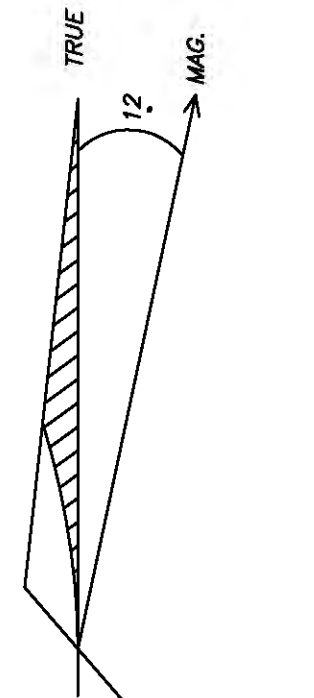
Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer /switchgear dears and five (5) feet on each side.

A. QWEST CORP. d/b/a CENTURYLINK QC for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures. This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone services to the development.

UTILITY DISCLAIMER: In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.

UTILITIES APPROVAL

NEW MEXICO GAS COMPANY	DATE
PNM ELECTRIC SERVICES	DATE
QWEST CORP. d/b/a/ CENTURYLINK QC	DATE
COMCAST	DATE



NORTH
SCALE 1"=50'

NOTICE

THIS SUBDIVISION HAS BEEN APPROVED PURSUANT TO THE INHERITANCE AND FAMILY TRANSFER PROVISIONS OF THE CITY OF SANTA FE 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. (14-3.7(F)(3)(5)(b))

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON JAN. 24TH, 2025, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.



RICHARD A. CHATROOP N.M.P.L.S.#11011

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE DIVIDED THOSE LANDS SHOWN HEREON. THIS DIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS AS SHOWN AND FOR EXISTING UTILITIES. OTHER EASEMENTS ARE GRANTED AS SHOWN.

THIS DIVISION CONTAINS 4.590 AC.+-, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

by NANCY HOFFMAN OWNER TRACT A-3

STATE OF NEW MEXICO SS
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY NANCY HOFFMAN

THIS _____ DAY OF _____, 2026

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

COUNTY OF SANTA FE REVIEW

COUNTY TREASURER _____ DATE _____

SANTA FE CITY APPROVAL,
NOTES AND CONDITIONS:

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF 2026, AS CASE NO. 2025-11270

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

PLANNING COMMISSION SECRETARY _____ DATE _____

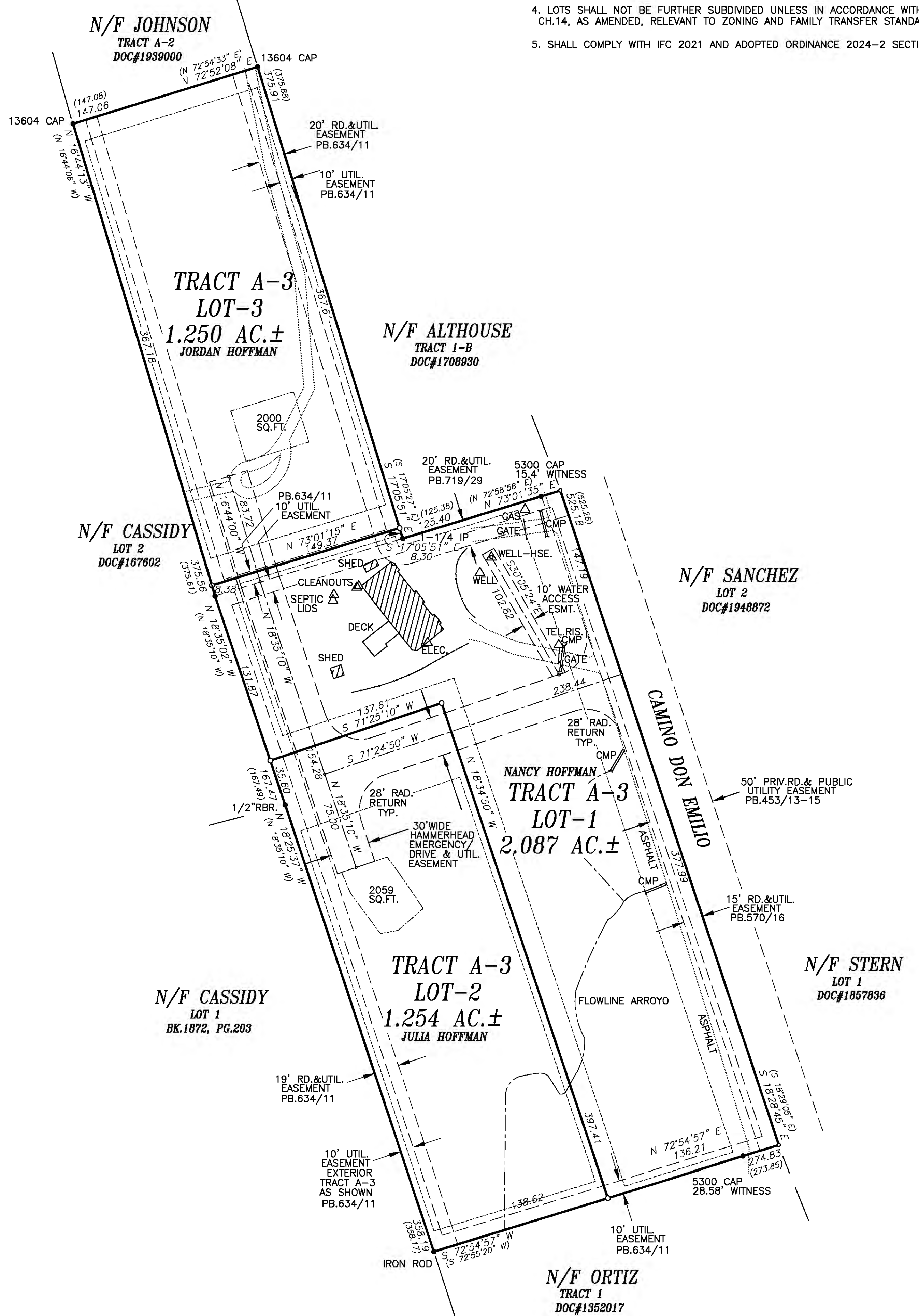
APPROVED BY THE CITY OF SANTA FE CURRENT PLANNING DIVISION UNDER AUTHORITY OF THE LAND DEVELOPMENT CODE, ARTICLE 14-3.8(7).

CITY PLANNER _____ DATE _____

CITY ENGINEER FOR LAND USE _____ DATE _____

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION.
3. TRACT A-3 LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER F.I.R.M. PANEL# 35049C0411E DATED 12/04/12.
4. LOTS SHALL NOT BE FURTHER SUBDIVIDED UNLESS IN ACCORDANCE WITH SFCC CH.14, AS AMENDED, RELEVANT TO ZONING AND FAMILY TRANSFER STANDARDS.
5. SHALL COMPLY WITH IFC 2021 AND ADOPTED ORDINANCE 2024-2 SECTION 507.



N/F ORTIZ
TRACT 1
DOC#1352017

FAMILY TRANSFER
LAND DIVISION OF
TRACT A-3
FOR
NANCY HOFFMAN
PARCEL# 99304168

LYING WITHIN PROJECTED SEC. 28, T.17N., R.9E., N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

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 _____ of page _____ of the records of Santa Fe County, New Mexico.
Witness my Hand and Seal of Office
Katharine E. Clark
County Clerk, Santa Fe County, N.M.

Deputy

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011

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

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: HOFFMAN
LOCATION: LYING WITHIN PROJECTED SEC. 28, T.17N., R.9E., N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

