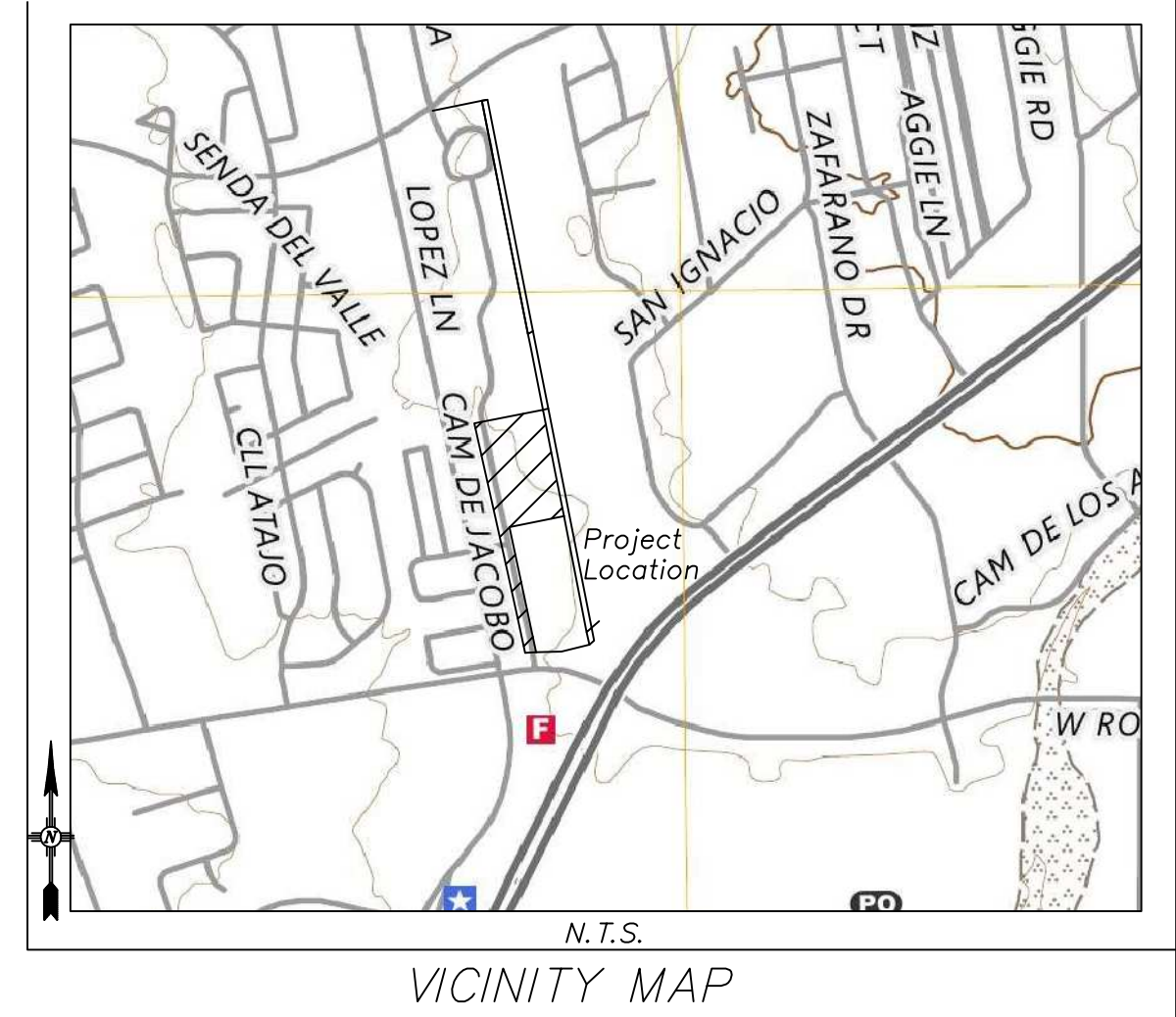
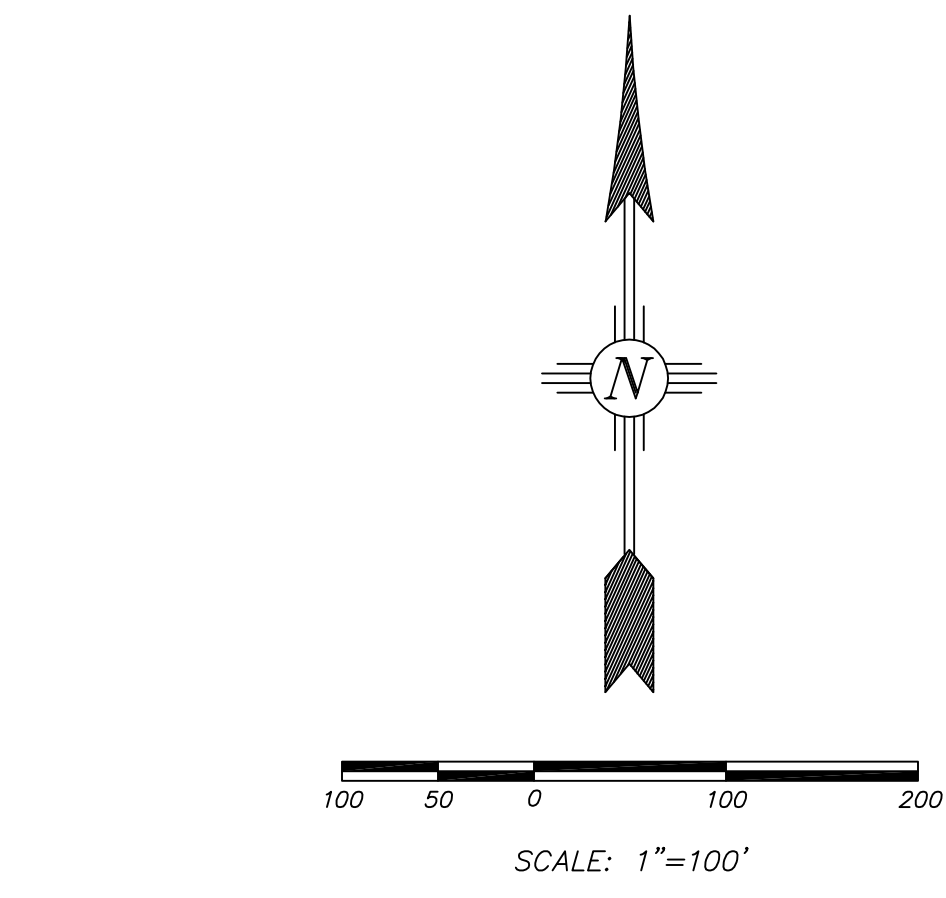


**Replat of Tract B-1 &
LOT 1 & LOT 2**
SECTION 5 & 6 T.16N., R.09E., N.M.P.M.
CITY LIMITS OF SANTA FE, COUNTY OF SANTA FE
STATE OF NEW MEXICO

NOW BEING DESIGNATED AS TRACT B-1-A, TRACT B-1-B, LOT 1-A & LOT 2-A



- LEGEND**
- CALCULATED CORNER.
 - ⊙ CAPPED REBAR FOUND THIS SURVEY.
 - ⊙ MONUMENT FOUND AS NOTED.
 - ⊕ U.S.G.L.O. BRASS CAP MONUMENT.
 - ⊙ WATER METER.
 - ⊙ GAS METER.
 - ⊙ ELECTRIC METER.
 - U- EXISTING OVERHEAD UT. LINE WITH POWER POLE.
 - () DENOTES RECORD DATA FROM PLAT BK 844 PG. 6
 - [] DENOTES RECORD DATA FROM PLAT BK 897 PGS. 50-50A



PUBLIC UTILITY EASEMENTS (PUE)

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

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM): FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

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.

QWEST: FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER
IN APPROVING THIS PLAT, PNM & NMGC DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES 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.

FRANCHISE UTILITIES

EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

P.N.M. ELECTRIC SERVICES	DATE
P.N.M. GAS SERVICES	DATE
QWEST COMMUNICATIONS INC.	DATE
COMCAST CABLE	DATE

CITY OF SANTA FE APPROVAL:

CITY ENGINEER FOR LAND USE	DATE
CITY PLANNER	DATE

REFERENCE DOCUMENTS AND BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY WAS TAKEN FROM A PLAT OF SURVEY ENTITLED "BOUNDARY & EASEMENT SURVEY OF TRACT B-1, LOT 1 & LOT 2, LYING AND BEING SITUATE WITHIN SECTION 5 & 6 T.16N., R.9 E., N.M.P.M. CITY & COUNTY OF SANTA FE, NEW MEXICO CONTAINING 6.660 ACRES" AS THE SAME WAS FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON THE 23RD DAY OF JANUARY 2019 IN PLAT BOOK 844, PAGE 6

PLAT OF SURVEY ENTITLED "LOT LINE ADJUSTMENT SURVEY OF PACKARD LOT A, GARCIA/RIVERA LOT A, RIVERA LOT B & PACKARD/GARCIA LOT B LYING AND BEING SITUATE WITHIN SECTION 5 & 6 T.16N., R.9 E., N.M.P.M. CITY & COUNTY OF SANTA FE, NEW MEXICO CONTAINING 20.570 ACRES" AS THE SAME WAS FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON THE 15TH DAY OF JUNE 2023 IN PLAT BOOK 903, PAGES 9-12.

PLAT OF SURVEY ENTITLED "ALTA/NSPS SURVEY PREPARED FOR 1385 CAMINO DE JACOBO TRACT A, WITHIN A PORTION OF P.C. 1244, TRACT 1 & A PORTION OF P.C. 453, TRACT 1 SECTION 5 & 6, TOWNSHIP 16 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPLE MERIDIAN, CITY OF SANTA FE, STATE OF NEW MEXICO" AS THE SAME WAS FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON THE 6TH DAY OF DECEMBER 2022 IN PLAT BOOK 897, PAGES 50-50A.

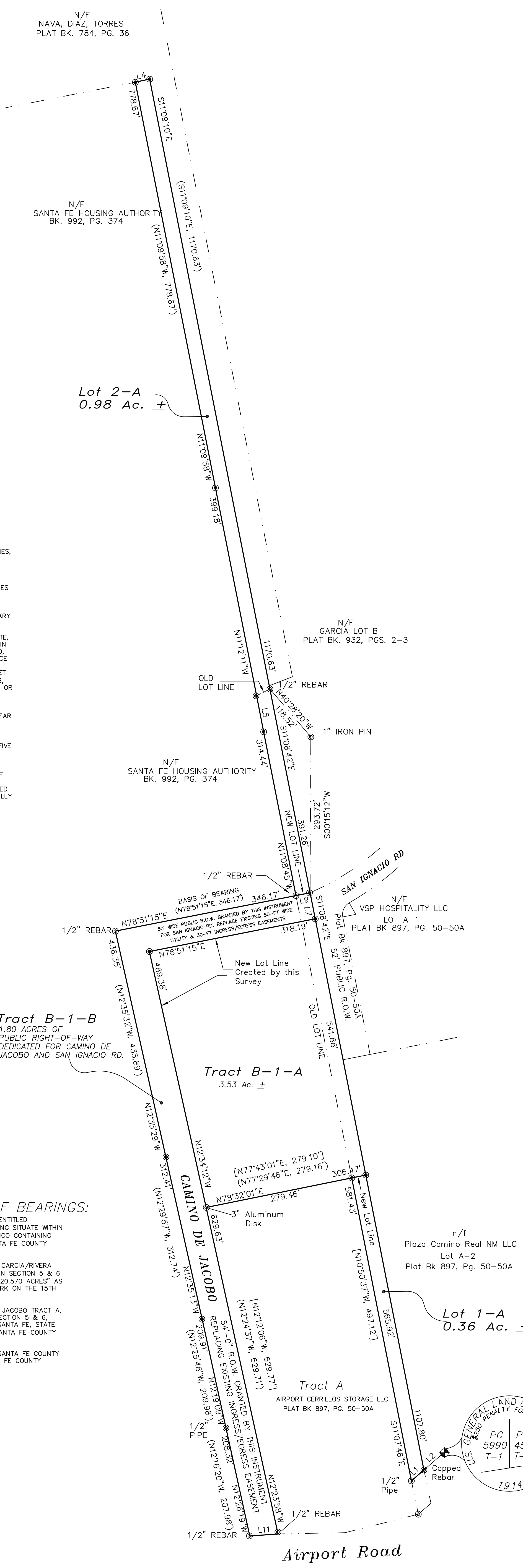
QUITCLAIM DEED FROM HOUSING DEVELOPERS OF NEW MEXICO INCORPORATED TO SANTA FE COUNTY NEW MEXICO AS THE SAME WAS FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON THE 17TH DAY OF NOVEMBER 1982 IN BOOK M451, PAGE 1849

OTHER DOCUMENTS OF RECORD AS NOTED HEREON FOR ADJOINING PROPERTIES.

SURVEYOR'S CERTIFICATE

I, _____, NEW MEXICO PROFESSIONAL SURVEYOR NO. _____, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECTION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PS 10461 DATE _____



DEDICATION / AFFIDAVIT:

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED OWNER HAS CAUSED THE FOREGOING LOT LINE ADJUSTMENT OF LAND AS SHOWN HEREON. THIS LOT LINE ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE SAID OWNER. EASEMENTS ARE HEREBY GRANT FOR ALL EXISTING UTILITIES. RIGHT-OF-WAY IS HEREBY GRANTED FOR CAMINO DE JACOBO AND SAN IGNACIO ROAD. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, SANTA FE COUNTY, STATE OF NEW MEXICO.

SANTA FE COUNTY - (COUNTY TREASURER)

STATE OF NEW MEXICO }
COUNTY OF SANTA FE } SS

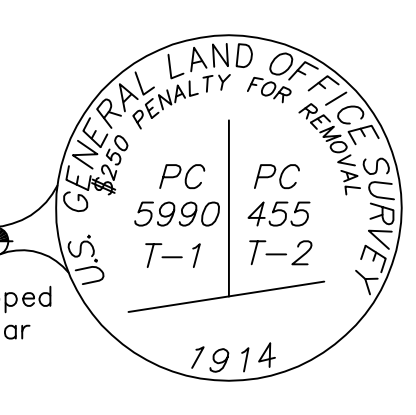
ON THIS _____ DAY OF _____, 2026 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SANTA FE COUNTY TREASURER

NOTARY PUBLIC

NOTES & CONDITIONS

- CONNECTION TO THE CITY PUBLIC SEWER SYSTEM IS MANDATORY FOR TRACT B-1-A, TRACT B-1-B, LOT 1-A, & LOT 2-A WHEN THE PROPERTY IS BEING DEVELOPED OR IMPROVED PRIOR TO THE DEVELOPMENT OF IMPROVEMENT OF THE PROPERTY, OWNERS AND DEVELOPERS OF THE PROPERTY SHALL OBTAIN A TECHNICAL SEWER EVALUATION REVIEW BY THE CITY OF SANTA FE WASTEWATER DIVISION.
- AN AGREEMENT FOR METERED SERVICE (AMS) FROM CITY WATER DIVISION WILL BE REQUIRED TO INSTALL NEW SERVICES.
- AT THE DEVELOPMENT STAGE, THE LOT SPLIT AT TRACT B-1-A SHALL COMPLY WITH WITH ALL APPLICABLE STANDARDS FOR DESIGN & DEVELOPMENT AND THEIR INTENDED USE OF SAID LOT(S) AS DETERMINED WITHIN THE CITY OF SANTA FE CITY CODE. ALL SITE DESIGN SHALL INCLUDE LANDSCAPING, WATER CONSERVATION STORM WATER & OPEN SPACE MANAGEMENT AND ALL OF THE APPLICABLE REQUIREMENTS AND STANDARDS FOR BUILDING AND DEVELOPMENT WITHIN THE CITY OF SANTA FE.
- FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION (IFC 2021 SECTION 503.1.1).
- SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC (APPENDIX B).
- SHALL COMPLY WITH SECTION D102.1 ACCESS AND LOADING (75,000 LBS).
- SHALL MEET THE 150 FEET DRIVEWAY REQUIREMENTS AS PER IFC OR AN EMERGENCY TURN-AROUND THAT MEETS THE IFC REQUIREMENTS SHALL BE PROVIDED. (APPENDIX D TABLE D103.4).
- SHALL COMPLY WITH IFC 2021 SECTION D103.2 GRADE. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
- FIRE APPARATUS ACCESS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET EXCLUSIVE OF SHOULDERS AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FT 6 IN (FC2021 SECTION 503.2.1).
- SHALL COMPLY WITH IFC 2021 SECTION D103.5 FIRE APPARATUS ACCESS ROADS GATES (LOTS TRACT B-1-A, TRACT B-1-B, LOT 1-A, & LOT 2-A).
- SHALL MEET THE IFC CODE REQUIREMENTS 2021 EDITION OR THE MOST CURRENT EDITION THE GOVERNING BODY HAS ADOPTED AT THE TIME OF PERMITTING.
- WASTEWATER UTILITY EXPANSION CHARGES (UEC) FOR EACH LOT SHALL BE DUE AT TIME OF BUILDING PERMIT APPLICATION.
- SIDEWALKS MUST BE CONSTRUCTED ALONG CAMINO DE JACOBO ROAD AND INCLUDED IN THE PROPOSED WORK WHEN A PERMIT IS ISSUED FOR ANY WORK ON EITHER LOT.
- ACCORDING TO FEMA FIRM PANELS No. 35049C-0394D, THIS PROPERTY LIES WITHIN DESIGNATED FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. EFFECTIVE DATE OF 12/4/12.
- EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICES INCLUDING SEPARATE METER SERVICE ACCOUNTS.
- 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.
- BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.
- STORM WATER AGREEMENT: STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES; THE CITY HAS THE RIGHT OF ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; THE CITY HAS THE RIGHT, IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COST ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS AND ASSIGNS.

LINE	LENGTH	BEARING
L1	31.36	S48°52'49"W
L2	49.96	N49°03'00"E
L4	27.54	N77°45'05"E
L5	69.07	N10°53'46"W
L7	50.00	S11°08'42"E
L8	50.00	N11°08'45"W
L9	27.30	N78°51'15"E
L11	53.84	S85°47'06"W



COUNTY OF SANTA FE }
STATE OF NEW MEXICO } SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, A.D. 20____, AT _____ O'CLOCK _____, AND WAS DULY RECORDED IN BOOK _____, PAGE _____ OF THE RECORDS OF SANTA FE COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE
KATHARINE E. CLARK
COUNTY CLERK, SANTA FE COUNTY, NM

INDEXING INFORMATION FOR COUNTY CLERK

OWNERS(S):	SANTA FE COUNTY
RECORDED DOCUMENT(S):	PLT. BK. 844 PG.6
SEC.(S), TOWNSHIP(S), RANGE(S):	SEC. 5 & 6, T.16N., R.09E., N.M.P.M.
LAND GRANT(S):	N / A
UPC #	1-049-096-516-242 AND 1-050-096-101-111
PROJECT NO.	