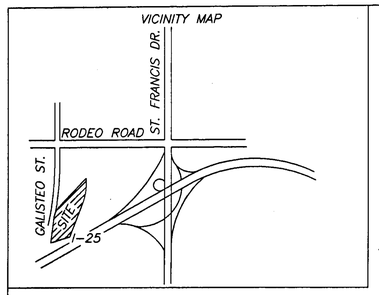
0385014

VICINITY MAP



DATA THIS SURVEY

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	22°06'22"	1045.00	403.19	400.69	S09°38'56"W
C2	06°44'47"	472.96	55.69	55.66	N03°09'03"E
C3	02°31'41"	616.20	27.19	27.18	N08°34'02"E
C4	10°20'26"	616.20	111.21	111.06	N14°53'34"E
C5	23°26'51"	616.20	252.17	250.41	N31°47'01"E

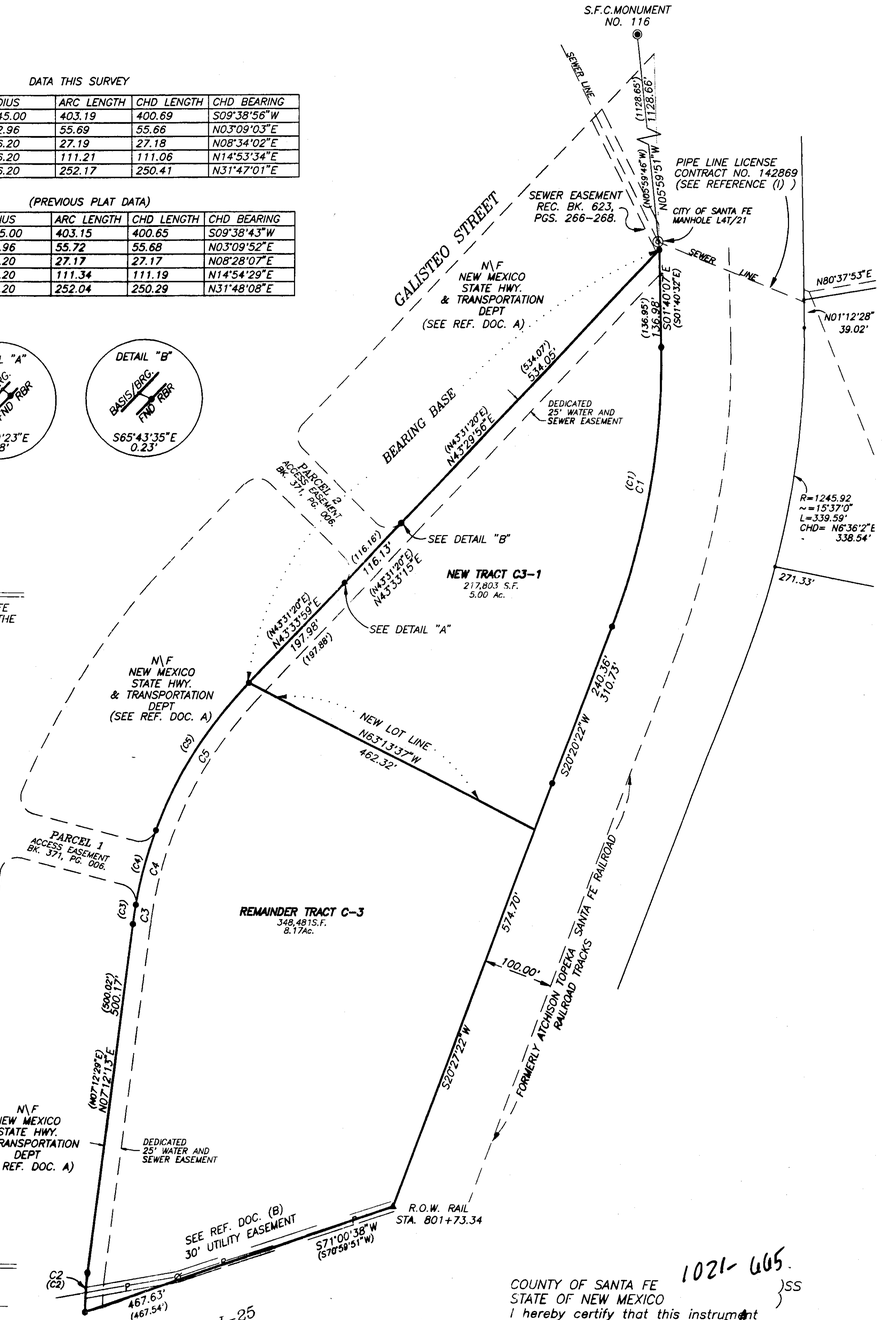
(PREVIOUS PLAT DATA)

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	22°06'14"	1045.00	403.15	400.65	S09°38'43"W
C2	06°44'59"	472.96	55.72	55.68	N03°09'52"E
C3	02°31'35"	616.20	27.17	27.17	N08°28'07"E
C4	10°21'10"	616.20	111.34	111.19	N14°54'29"E
C5	23°26'08"	616.20	252.04	250.29	N31°48'08"E

SCALE 1" = 100' FEET
100 0 100

DETAIL "A"
BASIS/BRG. FND RBR
S80°39'23"E 0.18'

DETAIL "B"
BASIS/BRG. FND RBR
S65°43'35"E 0.23'



LEGEND

BEARINGS ARE DERIVED FROM NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAPPING N.M. PROJECT NO. I-025-5 (36) 272, SHEET 8C OF 18, DATED 8/15/91.

- DENOTES REBAR, OR AS SHOWN FOUND
- DENOTES BRASS CAP FOUND
- DENOTES UTILITY POLE
- DENOTES OVERHEAD UTILITY LINE
- DENOTES RIGHT OF WAY RAIL

FLOOD ZONE

THIS PROPERTY LIES WITHIN ZONE "X" (OTHER AREAS) AS SHOWN ON F.I.R.M. PANEL 350069-0250 B, DATED 11-4-88.

NOTES

1. ALL NATURAL DRAINAGE SHALL REMAIN AS DRAINAGE EASEMENT.
2. THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.
3. BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS
4. IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) 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 DOCUMENTS WHICH ARE NOT SHOWN ON THIS PLAT.
5. TERRAIN MANAGEMENT REGULATIONS (SFCC 14-90) SHALL BE COMPLIED WITH AT THE TIME OF BUILDING PERMIT APPLICATION.
6. EACH LOT SHALL BE SERVED BY SEPERATE SEWER AND WATER SERVICE.
7. PURSUANT TO SECTION 14-95, AN IMPACT FEE HAS BEEN ASSESSED ON THESE LOTS. ANY PERSON INTENDING TO BUILD SHOULD CONTACT STAFF AT CITY HALL.
8. 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 SERVICES TO THE SUBDIVISION.
9. SANITARY SEWER SERVICE CONNECTION TO CITY OF SANTA FE MANHOLE # L4T/21 FROM NEW TRACT C3-1 IS SUBJECT TO THE OWNER OBTAINING A 20' EASEMENT, LICENSE OR PERMIT FOR CONSTRUCTION AND MAINTENANCE FROM NMSHD.

ALTERNATIVELY, NEW TRACT C3-1 WILL RECEIVE SEWER SERVICE BY CONNECTING TO THE CITY OF SANTA FE SEWER VIA GALISTEO STREET

REFERENCE DOCUMENTS

A) QUIT CLAIM DEED RECORDED IN BOOK 368, PAGE 689. FROM THE ATCHISON, TOPEKA AND SANTA FE RAILWAY CO. TO THE NEW MEXICO STATE HIGHWAY COMMISSION.
B) LAND DIVISION MAP, PREPARED BY SALVADOR VIGIL, NMPLS #4405, OF JOHN N. EDDY SUBDIVISION PROJECT NO. DI-243 DATED JAN. 3, 1980.
C) PLAT OF SURVEY OF TRACT "C", RODEO BUSINESS PARK PREPARED BY RED MOUNTAIN ENGINEERS, INC. PROJECT NO. 94520.
D) ANNEXATION AGREEMENT RECORDED IN BOOK 458, PAGES 960-967, BETWEEN JOHN N. EDDY AND J.E. BROSSEAU, JR..
E) PLAT OF SURVEY BY SALVADOR VIGIL, NMPLS #4405, PROJECT NO. DI-252 RECORDED IN BOOK 126, PAGE 008.
F) NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAPPING, PROJECT NO. I-025-5(36)272, SHEET 8C OF 18, DATED 8/15/91.
G) WARRANTY DEED RECORDED IN BOOK 368, PAGES 689-692.
H) EASEMENT RECORDED IN BOOK 623, PAGES 266-268
I) UNRECORDED DOCUMENT BETWEEN JOHN N. EDDY AND J.E. BROUSSEAU AND THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY.

REVIEWED BY CITY OF SANTA FE:

CITY ENGINEER	4-22-98 DATE
CITY PLANNER	4-21-98 DATE

UTILITIES:

SANGRE DE CRISTO WATER CO.	3/16/98 DATE
U.S. WEST COMMUNICATIONS	3/10/98 DATE
PUBLIC SERVICE CO. OF N.M.	3-9-98 DATE
GAS CO. OF N.M.	3-9-98 DATE
CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION	3-26-98 DATE

COUNTY CLERK SEAL

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 27th day of April, 1998 A.D. at 10:15 o'clock A.M., and was duly recorded in book 385, page(s) 016 of the records of Santa Fe County.

Witness my Hand and Seal of office
REBECCA BUSTAMANTE
County Clerk, Santa Fe County, N.M.

1021-665

Deputy

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATTED THOSE LANDS SHOWN HEREON. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS SHOWN AND EASEMENTS TO EXISTING UTILITIES NOT SHOWN. OTHER EASEMENTS ARE GRANTED AS SHOWN. THIS LOT SPLIT CONTAINS 13.17 ACRES, MORE OR LESS.

THIS LOT SPLIT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER(S) TRACT "C"

JOHN N. EDDY

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN N. EDDY.
THIS 6th DAY OF April ,1998

NOTARY PUBLIC — MY COMMISSION EXPIRES 6/30/99

J.E. BROSSEAU

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY J.E. BROSSEAU.
THIS 6th DAY OF April ,1998

NOTARY PUBLIC — MY COMMISSION EXPIRES 6/30/99

APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF December 11, 1997

CHAIR PERSON 4-18-98 — SECRETARY 4.18.98

SURVEYORS CERTIFICATE

I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY COMPLETED ON THE 23rd DAY OF SEPT., 1997. THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYS IN NEW MEXICO.

GARY E. DAWSON, N.M.P.L.S. 7014

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

LOT SPLIT
PLAT PREPARED FOR
JOHN N. EDDY & J.E. BROSSEAU, JR.
SHOWING
REMAINING LANDS
ANNEXED IN 1982 WITHIN
SECTION 11 T16N, R9E, NMPM
SANTA FE COUNTY, N.M.

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2500 CAMINO ENTRADA
SANTA FE, N.M. 87505
FILE#3737\SPLIT DATE:03/09/98