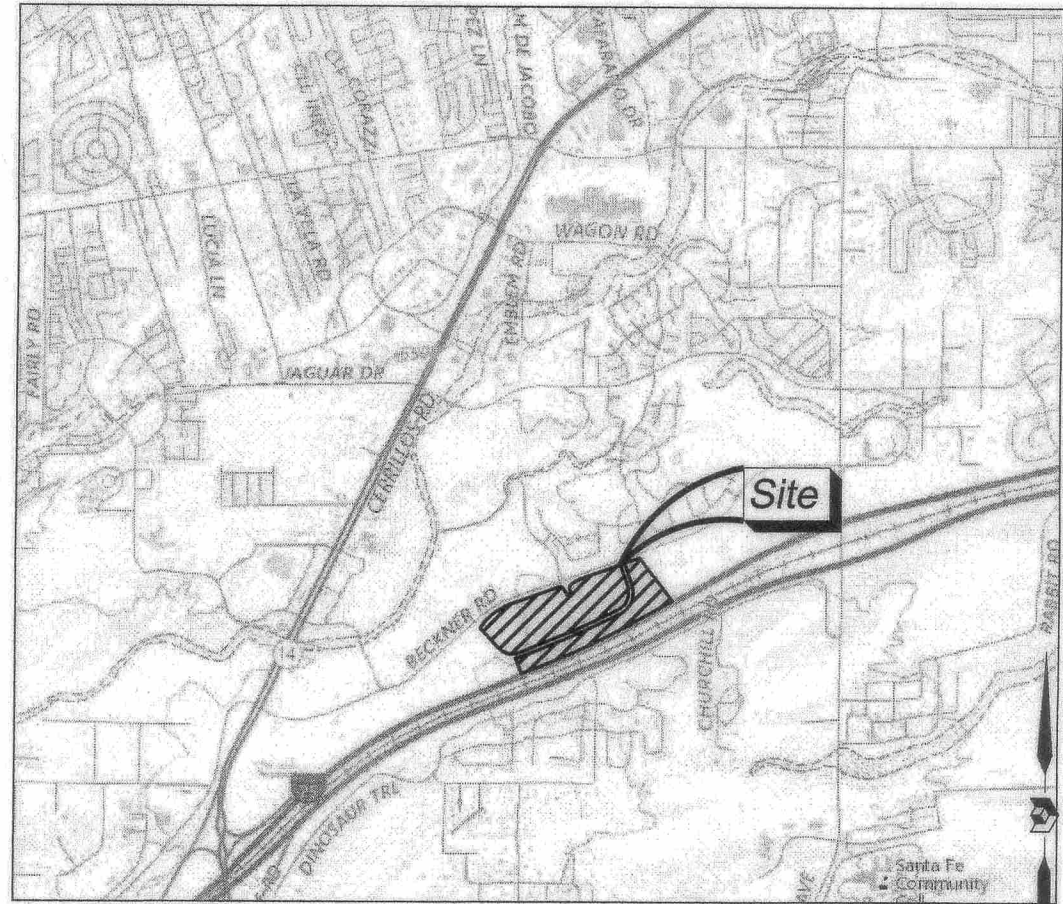


Replat of
Parcels 19, 20, 21, 22, 23, 24, 25 & 26
Las Soleras Center
Santa Fe, Santa Fe County, New Mexico
July 2025



Location Map

Dedication and Affidavit

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATTED THOSE LANDS SHOWN HEREON. THIS REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 58.8990 ACRES, MORE OR LESS. THIS LOT LINE ADJUSTMENT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO DEDICATE A PORTION OF FORMER TRACTS 22 AND 25 AS DESCRIBED AND SHOWN HEREIN SHADED TO THE CITY OF SANTA FE IN FEE SIMPLE FOR PUBLIC RIGHT-OF-WAY USE. THIS PLAT ADJUSTS THE RIGHT OF WAY OF RAIL RUNNER LOOP, AS A RESULT OF PREVIOUSLY GRANTED ACCESS AND UTILITY EASEMENTS WITHIN FORMER TRACTS 19, 20, 24, 25, AND 26 AND LOTS 21, 22 AND 23 ARE REPLATTED IN ORDER TO REPLAT THE EXISTING 5 TRACTS AND 3 LOTS INTO 8 NEW PARCELS, TO DEDICATE RIGHT OF WAY, TO VACATE RIGHT OF WAY, TO VACATE EASEMENTS AND TO GRANT EASEMENTS.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A 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.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE FOR NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

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 EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRICAL 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 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 TRANSFORMERS/SWITCHEARS. AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHEAR DOORS AND FIVE (5) FEET ON EACH SIDE. EASEMENTS SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR SUCCESSORS AND ASSIGNS

THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS PLAT CONTAINS 145.696 ACRES, MORE OR LESS. THIS DEDICATION LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

100 FOOT PRIVATE OPEN SPACE EASEMENT WITH FLOATING 20 FOOT NON MOTORIZED TRAIL EASEMENT WITHIN PARCEL 23 TO BE GRANTED TO THE CITY OF SANTA FE WHEN REQUESTED BY CITY OFFICIALS. SAID TRAIL TO BE CONSTRUCTED WITH DEVELOPMENT OF LOTS.

100 FOOT PRIVATE OPEN SPACE EASEMENT WITH FLOATING 20 FOOT NON MOTORIZED TRAIL EASEMENT WITHIN PARCEL 23 TO BE GRANTED TO THE CITY OF SANTA FE WHEN REQUESTED BY CITY OFFICIALS. SAID TRAIL TO BE CONSTRUCTED WITH DEVELOPMENT OF LOTS.

Free Consent and Dedication

THE REPLAT (LOT LINE ADJUSTMENT) SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. SAID OWNER WARRANTS THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND REPLATTED.

SAID OWNER DOES HEREBY GRANT EASEMENTS FOR PUBLIC ACCESS, UTILITIES, RAMBLA AND PLAZA AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE AS PUBLIC RIGHT OF WAY FOR ROADWAY PURPOSES THE NEW PORTION OF "RAIL RUNNER LOOP" AS SHOWN HEREON TO THE CITY OF SANTA FE IN FEE SIMPLE WITH WARRANTY COVENANTS.

SCOTT HERBERT,
MANAGING MEMBER
BECKNER ROAD PARTNERS, LLC

Acknowledgment

STATE OF NEW MEXICO)^{SS}
COUNTY OF SANTA FE)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF August, 2025 BY SCOTT HERBERT, MANAGING MEMBER, BECKNER ROAD PARTNERS, LLC

BY Misty Montoya MY COMMISSION EXPIRES: 3/14/2029

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING 5 TRACTS AND 3 LOTS INTO 8 NEW PARCELS, TO DEDICATE RIGHT OF WAY, TO VACATE RIGHT OF WAY, TO VACATE EASEMENTS AND TO GRANT EASEMENTS.

Notes

- 1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.
3. A RAMBLA IS A SPANISH TERM FOR A DRY RIVERBED OR A WIDE, TREE-LINED AVENUE, OFTEN USED AS A PEDESTRIAN THOROUGHFARE.

Reviewed By

City Engineer for Land Use: 8/15/25
City Planner: 7-14-2025
Santa Fe County Treasurer: 8/6/25
City of Santa Fe Water Division: 8-6-25
City of Santa Fe Waste Management Division: 8-7-25

Utility Companies

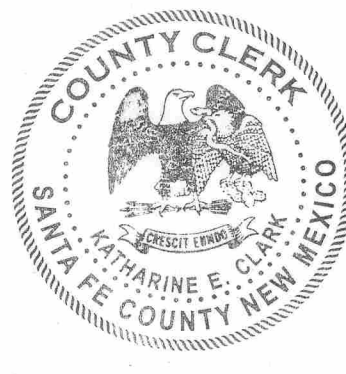
IN APPROVING THIS PLAT, PNM PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERVES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

PNM: 8/15/25
New Mexico Gas Company: 8-5-25
Quest Corporation D/B/A CenturyLink QC: 8/6/25
Comcast Cable: 8-5-25

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35049C0507E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 04, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

COUNTY OF SANTA FE)
STATE OF NEW MEXICO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 15th DAY OF August, A.D. 2025, AT 1:21 O'CLOCK P.M., AND WAS DULY RECORDED IN BOOK 921 PAGE 90-32 OF THE RECORDS OF SANTA FE COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE KATHARINE E. CLARK COUNTY CLERK, SANTA FE COUNTY, NM



Property Information

Table with columns: LOT\TRACT, UPC NUMBER, ADDRESS. Lists parcels 19-26 and their respective addresses like 5001 RAIL RUNNER RD.

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF SANTA FE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

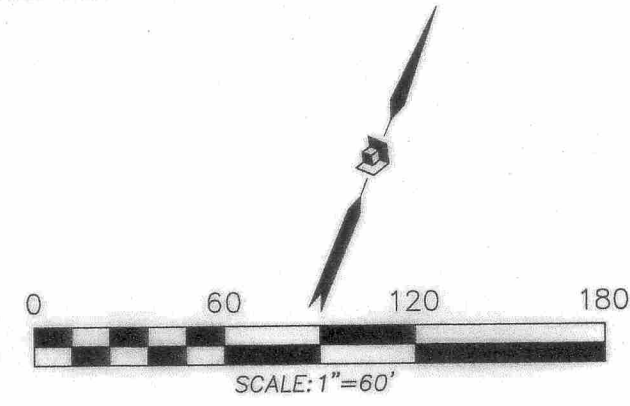
LARRY W. MEDRANO 08/05/25
NEW MEXICO PROFESSIONAL SURVEYOR (11993)

Table with columns: COORDINATE AND DIMENSION INFORMATION, PLSS INFORMATION, INDEXING INFORMATION FOR COUNTY CLERK, PROJECT INFORMATION. Includes details like NAD83, UTM, and project name LAS SOLERAS.

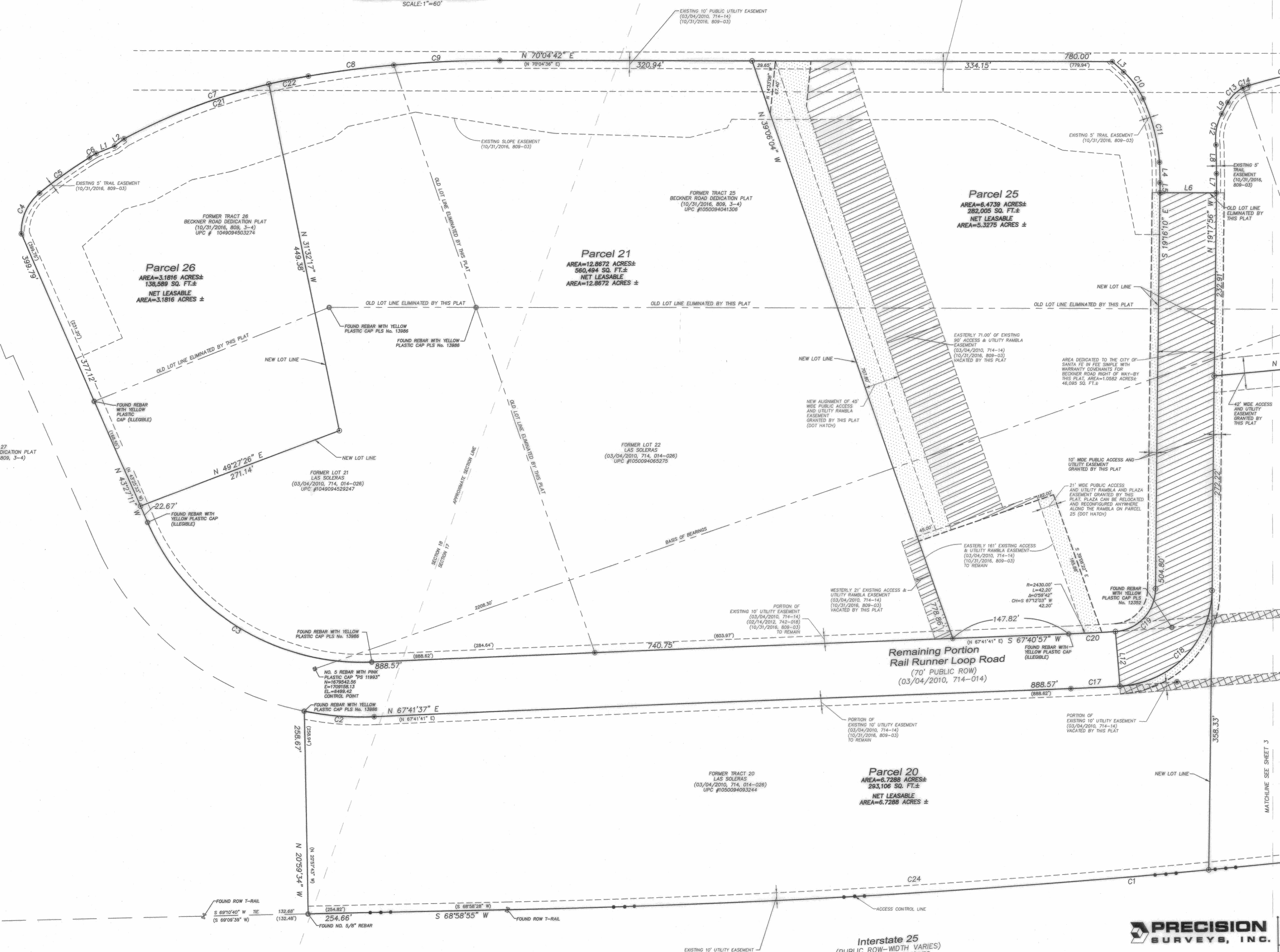


OFFICE LOCATION: 8200 San Mateo Boulevard, NE Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

CREWTECH: SPIAGIRRMH DATE OF SURVEY: 08/02-09/05/2023
DRAWN BY: JK CHECKED BY: LM
PSI JOB NO. 232223P SHEET NUMBER 1 OF 3



Beckner Road
(PUBLIC R/W WIDTH VARIES)
(10/31/2016, 809-03)
(08/25/2016, NIS NO. 1802504 & DIST. NO. 1802505)



Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES
(N 67°41'41" E) RECORD BEARING AND DISTANCES

- FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"
- FOUND SURVEY MONUMENT AS NOTED
- ⊕ FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
- ⊙ FOUND CONTROL POINT
- ▨ AREA DEDICATED TO THE CITY OF SANTA FE FOR RIGHT OF WAY
- ▩ PORTION OF PUBLIC UTILITY EASEMENT VACATED BY THIS PLAT
- ▧ PORTION OF ACCESS UTILITY & RAMBLA EASEMENT GRANTED BY THIS PLAT
- ▦ PORTION OF ACCESS UTILITY & RAMBLA EASEMENT VACATED BY THIS PLAT

PROJECT INFORMATION	
CREW/TECH: SP/AG/RR/MH	DATE OF SURVEY 08/02-09/05/2023
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 232223P	SHEET NUMBER 2 OF 3

PRECISION SURVEYS, INC.

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.854.5700 PHONE
505.856.7900 FAX

See Sheet 3 of 3 for Line and Curve Tables

