



Agenda

**Notice of the Early
Neighborhood Notification
May 28, 2026 at 5:30 PM
Meeting Virtually**

Procedures for Early Neighborhood Notification Meeting

1. ENN Name
 - a. Anchorum Skilled Nursing Facility-2981 Galisteo Road
2. Project Address
 - a. 2981 Galisteo Road
3. Description
 - a. Development Plan for 66,000 sf two-story skilled nursing facility with 80 beds. The 6.3-acre Business Industrial Park.
4. Applicant
 - a. JenkinsGavin, (505) 820-7444
5. Staff
 - a. Dan Esquibel, daesquibel@santafenm.gov
6. Meeting Location
 - a. Join Zoom Meeting

<https://us02web.zoom.us/j/83415407769?pwd=IkUasBumQEguYpAJOZL9LR7NXQrInY.1>

View meeting insights with Zoom AI Companion

<https://us02web.zoom.us/launch/edi?muid=07c27bb2-3842-4c8d-9926-41b9055e35fc&from=plugin>

Meeting ID: 834 1540 7769

Passcode: 795382

One tap mobile

+16694449171,,83415407769#,,, *795382# US

+16699009128,,83415407769#,,, *795382# US (San Jose)

Join by SIP

- 83415407769@zoomcrc.com

Join instructions

<https://us02web.zoom.us/join/83415407769?signature=2jn6eA1Ygnc7yl0sutnyCuH>

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.



EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information

Project Name: Galisteo Skilled Nursing Facility

Address: 2981 Galisteo Road, Santa Fe, NM 87505 Parcel Size: 3.2 acres

Zoning: BIP Future Land Use: Business Park

Preapplication Conference Date: February 8, 2024

Detailed Project Description: Development Plan for a 65,000- 75,000 sf Skilled Nursing Facility on 3.2 acres

Property Owner Information

Name: Owner: Anchorum St. Vicent

1676 Hospital Drive

Address: Santa Fe, NM 87505

Phone: 505-989-3336 E-mail Address: jjones@anchorum.org

Applicant/Agent Information (if different from owner):

Name: JenkinsGavin, Inc.

Address: 130 Grant Avenue, Ste 101, Santa Fe, NM 87501

Phone: 505-820-7444 E-mail Address: jennifer@jenkinsgavin.com

Agent Authorization (if applicable):

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize See attached letter of authorization. to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

Proposed ENN Meeting Dates:

<i>Provide 2 options:</i>	<i>Preferred Option</i>	<i>Alternative</i>
DATE:	MAY 26TH, 2026	MAY 28TH, 2026
TIME:	5:30 p.m.	5:30 p.m.
LOCATION:	Virtual Meeting: https://santafe.primegov.com/public/portal	Virtual Meeting: https://santafe.primegov.com/public/portal



EARLY NEIGHBORHOOD NOTIFICATION MEETING

May 00, 2026

RE: Galisteo Skilled Nursing Facility Development Plan

Dear Neighbor:

This letter is being sent as notice of a neighborhood meeting to discuss an upcoming application to the City of Santa Fe for Development Plan approval for a proposed 80 to 100-bed Skilled Nursing Facility. The 3.2-acre property is located at 2981 Galisteo Rd. and is zoned BIP, Business Industrial Park.

In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification regulations, this is to inform you that a meeting is scheduled for:

When: May 00 at 5:30 p.m.

Where: Virtual Meeting

<https://santafenm.portal.civicclerk.com/>

or

<https://us02web.zoom.us/j/86518770592?pwd=MGUwekRCOFpOcGp3Y1pqSIO0ZzcwZ09>

Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors before plans become too firm to respond meaningfully to community input. If you have any questions or comments, please contact Jennifer Jenkins at 505-820-7444 or jennifer@jenkinsgavin.com. Persons with disabilities in need of special accommodations, or the hearing impaired needing an interpreter, please contact the City Clerk's Office (955-6520) 5 days prior to the meeting date.

Sincerely,

Jennifer Jenkins

Attachments: Vicinity Map & Conceptual Site Plan & ENN Guidelines



Submit by Email

Print Form

Early Neighborhood Notification (ENN) Guidelines

Section 14-3.1(F)(5) SFCC 1987, as Amended

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 1987, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about each criterion, consult the Land Development Code.

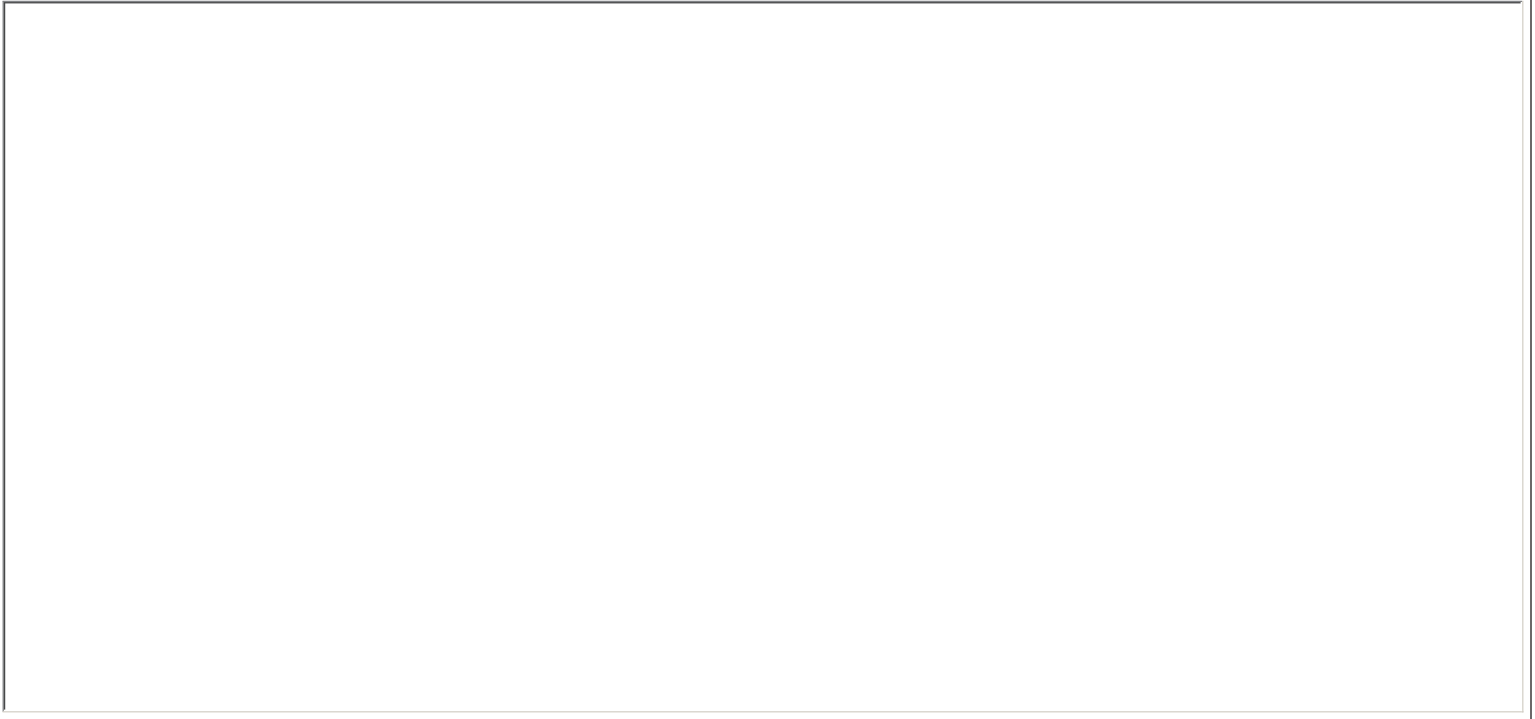
(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS *For example: number of stories, average setbacks, mass and scale, architectural style, landscaping, lighting, access to public places, open spaces and trails. (Ord. No. 2008-29 § 3)*

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT *For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.*

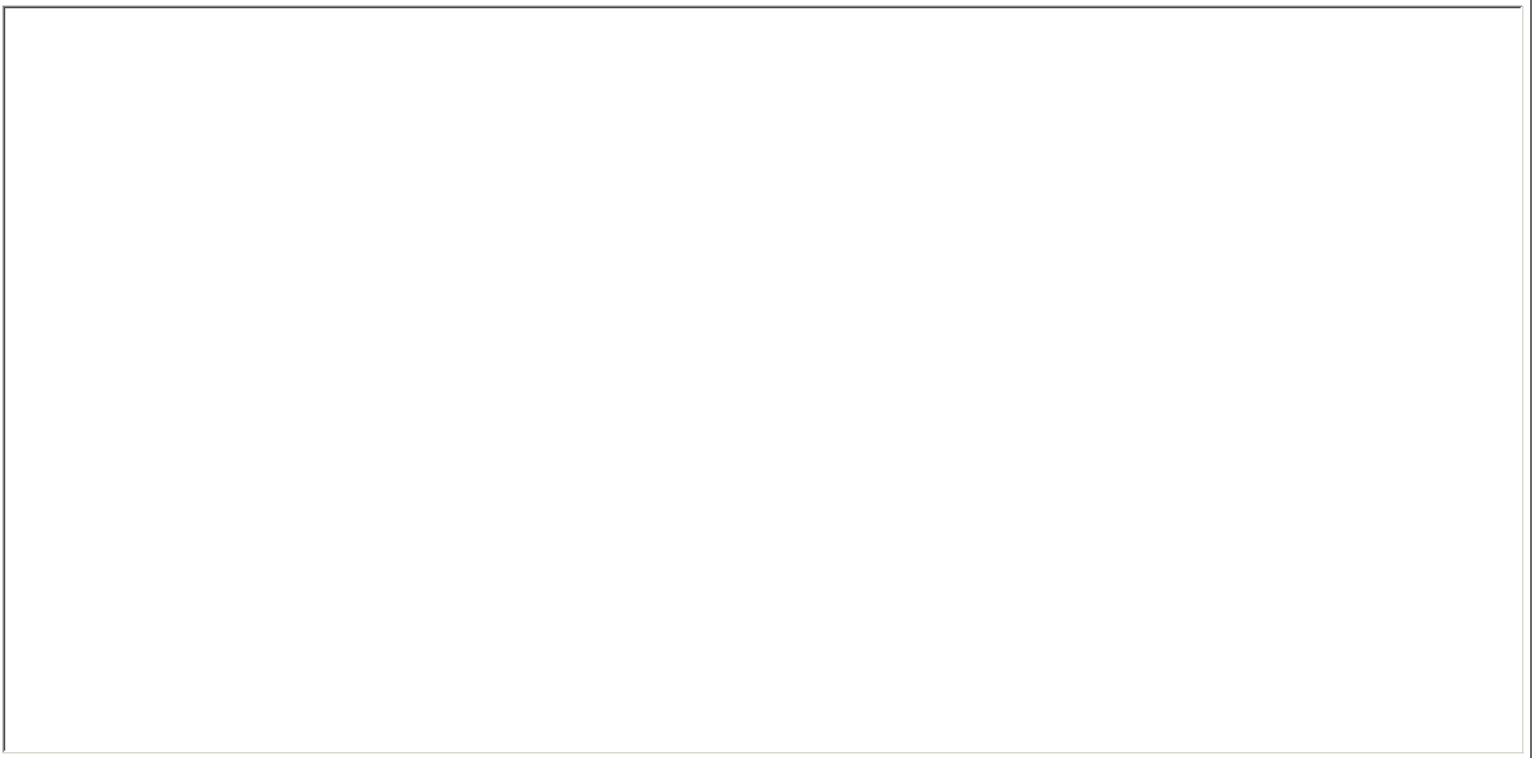
(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN *For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.*

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN *For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.*

(e) EFFECTS UPON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES *For example: increased access to public transportation, alternate transportation modes; traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.*



(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE *For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.*



(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS
For example: creation, retention or improvement of affordable housing; how the project contributes to serving different ages, incomes and family sizes; the creation or retention of affordable business space. (Ord. No. 2005-30(A) § 4)

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES *For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.*

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS *For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.*

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS *For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.*

(k) EFFECT UPON SANTA FE'S URBAN FORM *For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? The project's effect on intra-city travel; and between employment and residential centers.*

ADDITIONAL COMMENTS (Optional)



**RE: Lot of Record Plats
Galisteo Skilled Nursing Facility
2981 Galisteo Road, Santa FE, NM 87505**

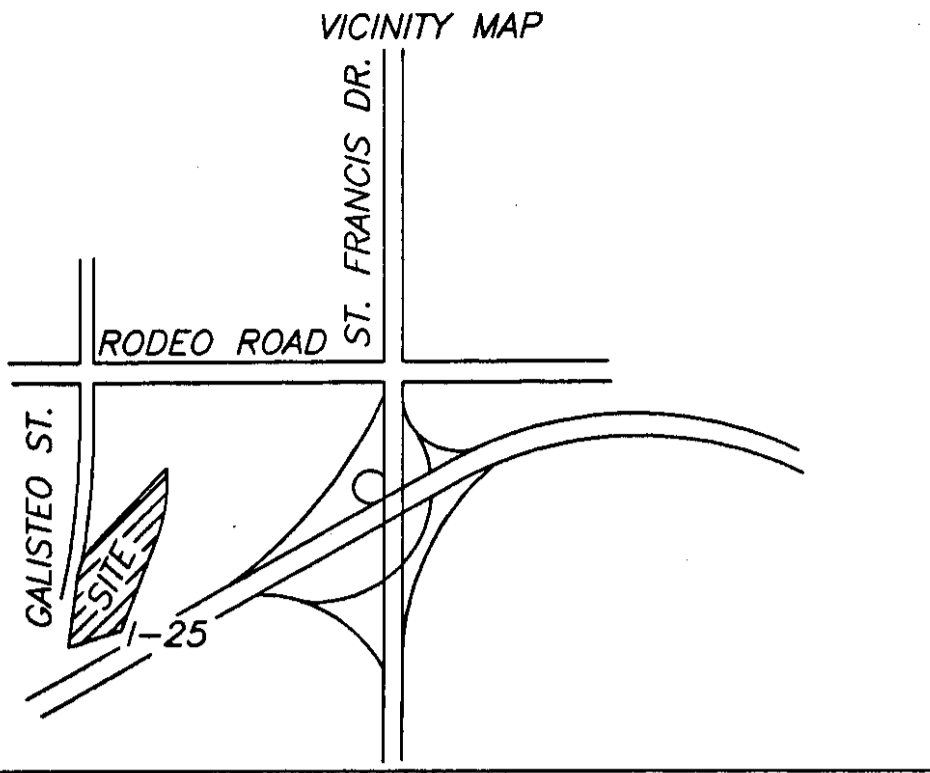
We are submitting three attached plats to establish the Lot of Record for the proposed Galisteo Skilled Nursing Facility project at 2981 Galisteo Road.

- Lot Split Plat, 1998
- DOT ROW Dedication Plat, 2009
- Boundary Survey, 2019

Per the 2009 DOT ROW Dedication Plat being submitted, the subject parcel was reduced in size by 1.85 acres for the Right of Way dedication for the railyard resulting in the current acreage of 6.325.

A Lot Split application is being submitted to establish the subject parcel resulting in the current configuration today to create the 3.2-acre subject parcel.

We are also submitting the 2019 Boundary Survey with the previously mentioned combined plats, which reflects the current parcel.



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

- LEGEND
- BEARINGS ARE DERIVED FROM NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAPPING N.M. PROJECT NO. 1-025-5 (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
- ALL NATURAL DRAINAGE SHALL REMAIN AS DRAINAGE EASEMENT.
 - THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.
 - BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS.
 - 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.
 - TERRAIN MANAGEMENT REGULATIONS (SFCC 14-90) SHALL BE COMPLIED WITH AT THE TIME OF BUILDING PERMIT APPLICATION.
 - EACH LOT SHALL BE SERVED BY SEPERATE SEWER AND WATER SERVICE.
 - 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.
 - 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.

- REFERENCE DOCUMENTS
- 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.
 - LAND DIVISION MAP, PREPARED BY SALVADOR VIGIL, NMPLS #4405, OF JOHN N. EDDY SUBDIVISION PROJECT NO. DI-243 DATED JAN. 3, 1980.
 - PLAT OF SURVEY OF TRACT "C", RODEO BUSINESS PARK PREPARED BY RED MOUNTAIN ENGINEERS, INC. PROJECT NO. 94520.
 - ANNEXATION AGREEMENT RECORDED IN BOOK 458, PAGES 960-967, BETWEEN JOHN N. EDDY AND J.E. BROUSSEAU, JR.
 - PLAT OF SURVEY BY SALVADOR VIGIL, NMPLS #4405, PROJECT NO. DI-252 RECORDED IN BOOK 126, PAGE 008.
 - NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAPPING, PROJECT NO. 1-025-5(36)272, SHEET 8C OF 18, DATED 8/15/91.
 - WARRANTY DEED RECORDED IN BOOK 368, PAGES 689-692.
 - EASEMENT RECORDED IN BOOK 623, PAGES 266-268
 - 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:

Robert C. Schulz 4-22-98
CITY ENGINEER DATE

Craig Smith 4-21-98
CITY PLANNER DATE

UTILITIES:

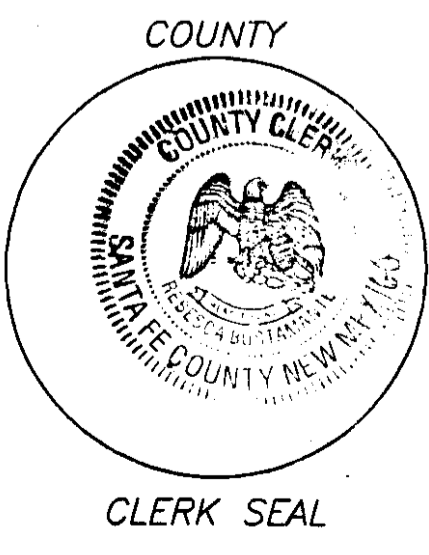
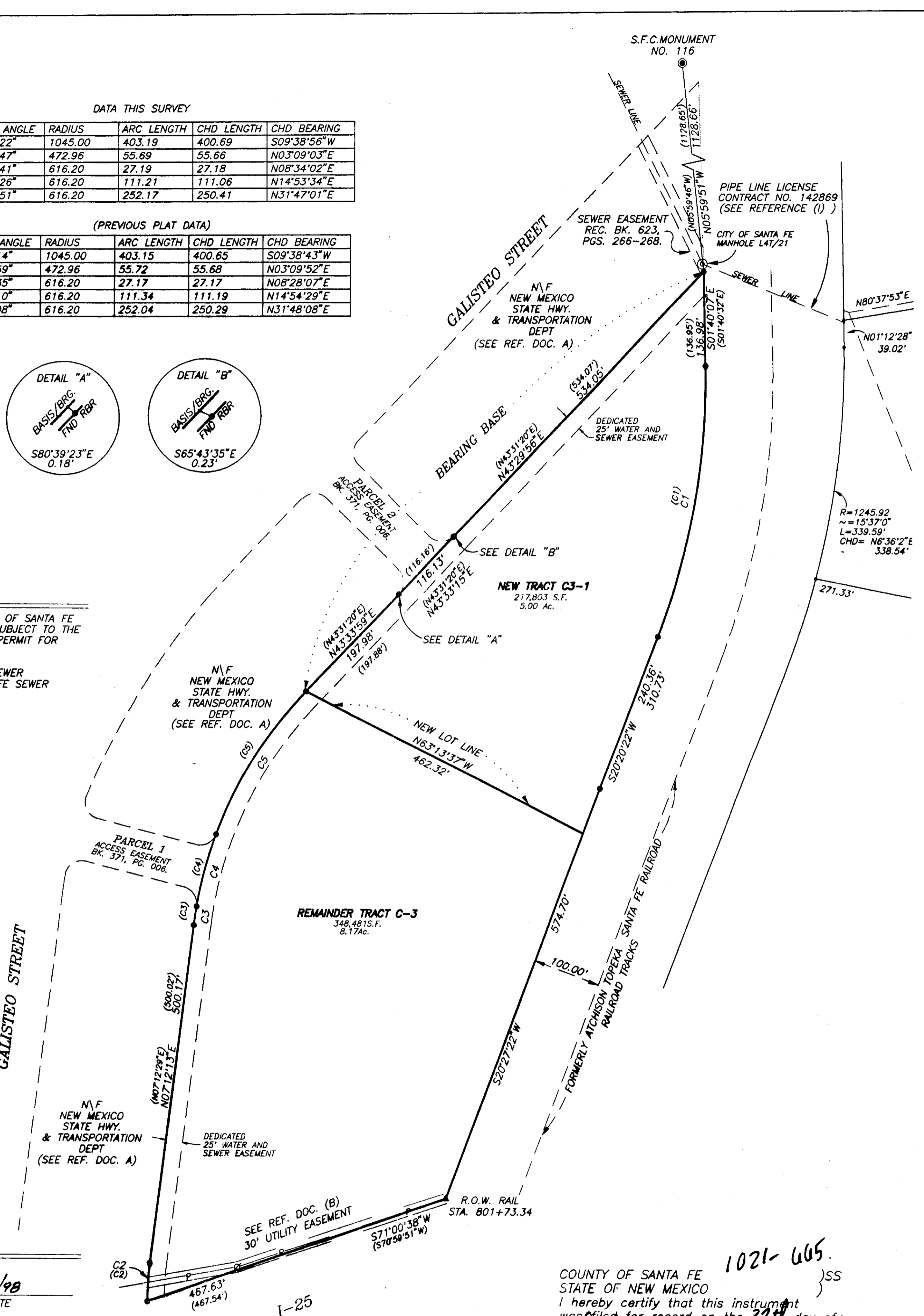
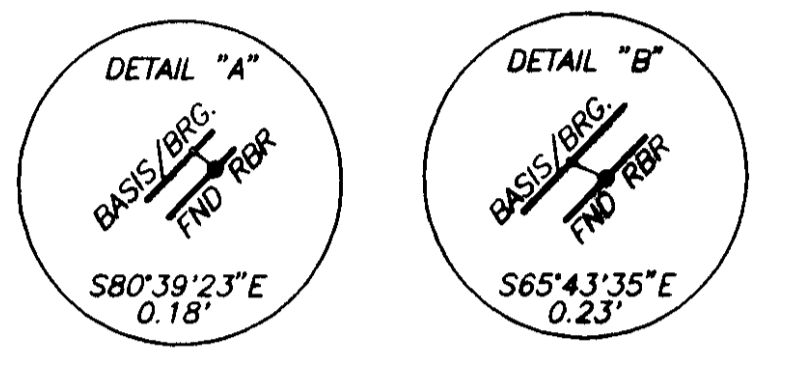
Santi Dolanman 3/16/98
SANGRE DE CRISTO WATER CO. DATE

John Smith 3/16/98
U.S. WEST COMMUNICATIONS DATE

Y. Barneado 3-9-98
PUBLIC SERVICE CO. OF N.M. DATE

Felipe Casagibel 3-9-98
GAS CO. OF N.M. DATE

William J. Landi 3-26-98
CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION DATE



COUNTY OF SANTA FE
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.

1021-605 } SS

Deputy

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED 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

Stephen N. Hance 6/30/99
NOTARY PUBLIC MY COMMISSION EXPIRES

J.E. Brosseau

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY J.E. BROUSSEAU.

THIS 6th DAY OF April, 1998

Stephen N. Hance 6/30/99
NOTARY PUBLIC MY COMMISSION EXPIRES

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

Shaun Dwyer 4-18-98
CHAIR PERSON

Rebecca Bustamante 4-18-98
SECRETARY

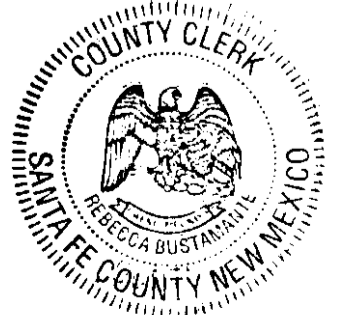
SURVEYORS CERTIFICATE

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. BROUSSEAU, 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

POINT DATA SHEET 13

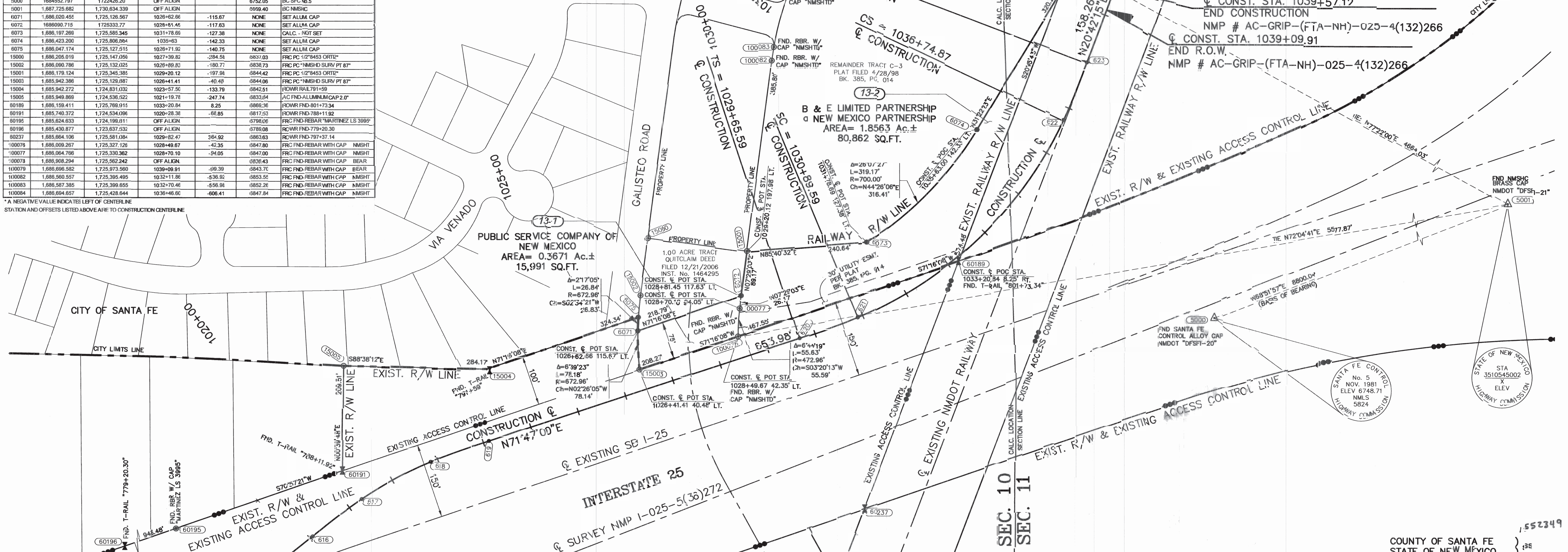
Number	Northing	Easting	CL CONST. Sta.	CL CONST. Offset +	Elevation	Description
616	1685608.618	1724473.95	1019+04.44	0.00	NONE	CONST CL P.C.
617	1,685,583.431	1,724,572.796	1029+26.44	0.00	NONE	CONST CL P.C.
618	1,685,559.042	1,724,712.558	1021+49.81	0.00	NONE	CONST CL P.C.
619	1,685,800.836	1,724,829.264	1023+11.61	0.00	NONE	CONST CL P.C.
620	1,686,005.286	1,725,450.469	1029+55.35	0.00	NONE	CONST CL P.C.
621	1,686,047.076	1,725,567.176	1030+89.56	0.00	NONE	CONST CL P.C.
622	1,686,442.786	1,725,880.447	1030+74.87	0.00	NONE	CONST CL P.C.
623	1,686,567.566	1,726,027.272	1037+98.87	0.00	NONE	CONST CL P.C.
624	1,686,705.606	1,726,083.223	1039+57.12	0.00	NONE	CONST CL P.C.
1000	1684552.797	1724282.20	OFF ALIGN		8752.06	IC SFC NO.5
1001	1,687,725.682	1,730,834.339	OFF ALIGN		9599.40	IC NMSHC
10071	1,686,020.455	1,725,126.567	1026+62.66	-115.67	NONE	SET ALLUM. CAP
10072	1,686,090.715	1,725,333.77	1028+61.46	-117.63	NONE	SET ALLUM. CAP
6073	1,686,197.269	1,725,583.345	1031+78.66	-127.38	NONE	CALC. - NOT SET
6074	1,686,423.200	1,725,806.864	1035+63	-142.33	NONE	SET ALLUM. CAP
6075	1,686,647.174	1,725,127.513	1039+71.92	-140.75	NONE	SET ALLUM. CAP
15009	1,686,205.019	1,724,147.056	1027+39.82	-284.54	8831.03	FRC FC 1/2" S453 ORTZ
15002	1,686,090.786	1,725,132.023	1029+89.83	-180.77	8838.73	FRC FC 1/2" S453 ORTZ
15001	1,686,179.124	1,725,345.384	1029+20.12	-197.96	8844.42	FRC FC 1/2" S453 ORTZ
15003	1,685,942.386	1,725,128.887	1028+41.41	-40.49	8844.06	FRC FC 1/2" S453 ORTZ
15004	1,685,942.272	1,724,831.032	1023+57.55	-133.79	8842.51	ROW RAIL 78+20.30
15006	1,685,949.869	1,724,536.522	1021+19.78	-247.74	8833.04	AC FND-ALLUMINUM CAP 2"Ø
6076	1,686,158.414	1,725,127.513	1039+71.92	8.25	8880.38	ROW FND-80+173.34
60191	1,685,740.372	1,724,534.056	1029+28.38	-58.85	8817.53	ROW FND-788+11.92
60195	1,685,624.633	1,724,190.811	OFF ALIGN		8788.06	FRC FND-REBAR MARTINEZ LS 3985
60198	1,685,430.877	1,723,637.532	OFF ALIGN		8788.06	ROW FND-778+20.30
60237	1,685,664.106	1,725,581.084	1029+82.47	364.92	8863.63	ROW FND-797+37.14
100078	1,686,009.267	1,725,327.128	1028+49.67	-42.35	8847.80	FRC FND-REBAR WITH CAP NMSHT
100077	1,686,064.786	1,725,330.362	1028+70.10	-94.05	8847.00	FRC FND-REBAR WITH CAP NMSHT
100079	1,686,508.294	1,725,562.242	OFF ALIGN		8832.43	FRC FND-REBAR WITH CAP BEAR
110079	1,686,696.582	1,725,973.560	1039+09.91	-09.39	8843.72	FRC FND-REBAR WITH CAP BEAR
110082	1,686,560.557	1,725,395.495	1032+11.86	-536.92	8853.52	FRC FND-REBAR WITH CAP NMSHT
110083	1,686,587.385	1,725,399.855	1032+70.46	-556.96	8852.28	FRC FND-REBAR WITH CAP NMSHT
110084	1,686,694.657	1,725,428.644	1030+46.60	-606.41	8847.84	FRC FND-REBAR WITH CAP NMSHT

*A NEGATIVE VALUE INDICATES LEFT OF CENTERLINE
STATION AND OFFSETS LISTED ABOVE ARE TO CONSTRUCTION CENTERLINE

☉ CONSTRUCTION SPIRAL CURVE
THETA=04°27'54"
L TAN=82.69'
S TAN=41.36'
L=124.00'
R=795.60'

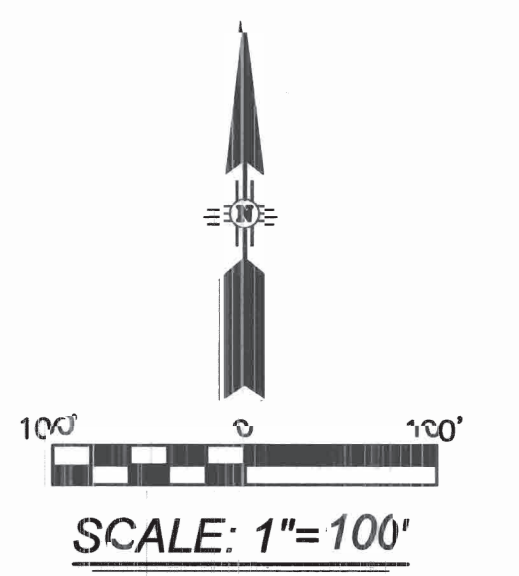
☉ CONSTRUCTION SIMPLE CURVE
P.I. STA.=1033+96.18
Δ=42°08'57"
D=07°12'06"
T=306.59'
L=585.28'
R=795.60'

☉ CONSTRUCTION SPIRAL CURVE
THETA=04°27'54"
L TAN=82.69'
S TAN=41.36'
L=124.00'
R=795.60'



- LEGEND**
- ◆ DENOTES FOUND CONTROL MONUMENT
 - ▲ DENOTES FOUND BRASS CAP
 - ⊗ DENOTES FOUND NMSHTD R.O.W. "T" RAIL ACCEPTED & USED UNLESS OTHERWISE NOTED.
 - ⊙ DENOTES FOUND PROPERTY CORNER ACCEPTED & USED UNLESS OTHERWISE NOTED.
 - ⊗ DENOTES SURVEYED FENCE LOCATION
 - DENOTES 2" ALLUM. CAP STAMPED "NEW MEXICO DEPT. OF TRANSPORTATION PCN G2BT3 NMP5 11482" SET THIS SURVEY
 - DENOTES EXISTING ACCESS CONTROL LINE
 - DENOTES CITY OF SANTA FE CITY LIMITS LINE PER SANTA FE COUNTY GEOGRAPHIC INFORMATION SYSTEM WEBSITE "SANTA FE COUNTY BASE MAP" SEPT. 21, 2007. <http://www.co.santa-fe.nm.us/gis/mpaper/ices.php>

- NOTES**
- MONUMENTATION FIELD SURVEY PERFORMED IN DECEMBER 2007 THROUGH FEBRUARY 2008.
 - ADDITIONAL RIGHT-OF-WAY INFORMATION FOR PROJECT NUMBER AC-GRIP-(FTA-NH)-025-4(132)266 IS AVAILABLE FROM THE LANDS ENGINEERING SECTION OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION GENERAL OFFICE IN SANTA FE.
 - ALL DISTANCES ARE HORIZONTAL GROUND.
 - BEARINGS ARE NEW MEXICO STATE PLANE GRID, CENTRAL ZONE (NAD 83).
 - BASIS OF BEARING: N43°23'06"E, 18,746.57' BETWEEN BOHANNAN-HUSTON, INC. RAIL RUNNER EXPRESS CORRIDOR CONTROL NETWORK MONUMENTS "07-152-PC005" AND "07-152-PC073"; SHEETS 2 THROUGH 12 AND N8°51'57"E, 8800.04' BETWEEN SANTA FE CONTROL MONUMENT NO.5 AND STATE OF NEW MEXICO HIGHWAY COMMISSION MONUMENT "STA.3510545002", SHEET 13.
 - VERTICAL DATUM: POINT #5020, BOHANNAN-HUSTON, INC. RAIL RUNNER EXPRESS CORRIDOR CONTROL NETWORK MONUMENT "07-152-PC005, EL=8044.13, SHEETS 2 THROUGH 12 AND CONTROL POINT #5000, "SF CONTROL NO. 5" EL=6752.05, SHEET 13.
 - DATE OF FIELD PROPERTY & R/W SURVEY: JANUARY 2007 THROUGH APRIL 2007.
 - STATIONS AND OFFSETS SHOWN ARE AT RIGHT ANGLES OR RADIAL TO CONSTRUCTION CENTERLINE AND SURVEY CENTERLINE AS NOTED.



CITY OF SANTA FE
SECTIONS 10 & 11
TOWNSHIP 16 NORTH, RANGE 9 EAST

SURVEYOR'S CERTIFICATE

I, RUAN S. BACIGALUPA, HEREBY CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY, WHICH WAS COMPLETED BY ME OR UNDER MY DIRECTION. THIS SURVEY IS MONUMENTED ACCORDING TO THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP PROJECT NO. AC-GRIP-(FTA-NH)-025-4(132)266. THE MONUMENTS SET AS SHOWN ON THIS MAP ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS THE MINIMUM STANDARDS FOR HIGHWAY RIGHT-OF-WAY SURVEYING IN NEW MEXICO, AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

Ruan S. Bacigalupa 1/26/09
RUAN S. BACIGALUPA, NMP5 NO. 11462
Parsons Brinckerhoff Quade & Douglas Inc.
6100 Uptown Blvd. NE
Albuquerque, N.M. 87110



COUNTY OF SANTA FE
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on this 26 day of Feb. A.D. 2009, at 11:00 o'clock A.M., and was recorded in Book 4477, Page 2416-050 A-1 of the records of Santa Fe County.

witness my hand and Seal of Office
County Clerk, Santa Fe County, New Mexico.

NO.	DESCRIPTION	DATE	BY
3			
2			
1			

NEW MEXICO DEPARTMENT OF TRANSPORTATION
MONUMENTATION MAP
NEW MEXICO PROJECT NO.
AC-GRIP-(FTA-NH)-025-4(132)266
SANTA FE COUNTY
SCALE 1"=100'
SHEET 13 OF 13

ACCESS CONTROLLED
PCN G2BT3

Right-of-Way Maps Prepared By: PB JOB No. 33581-1 4.2
Designed By: RB
Drawn By: DE
Checked By: BR

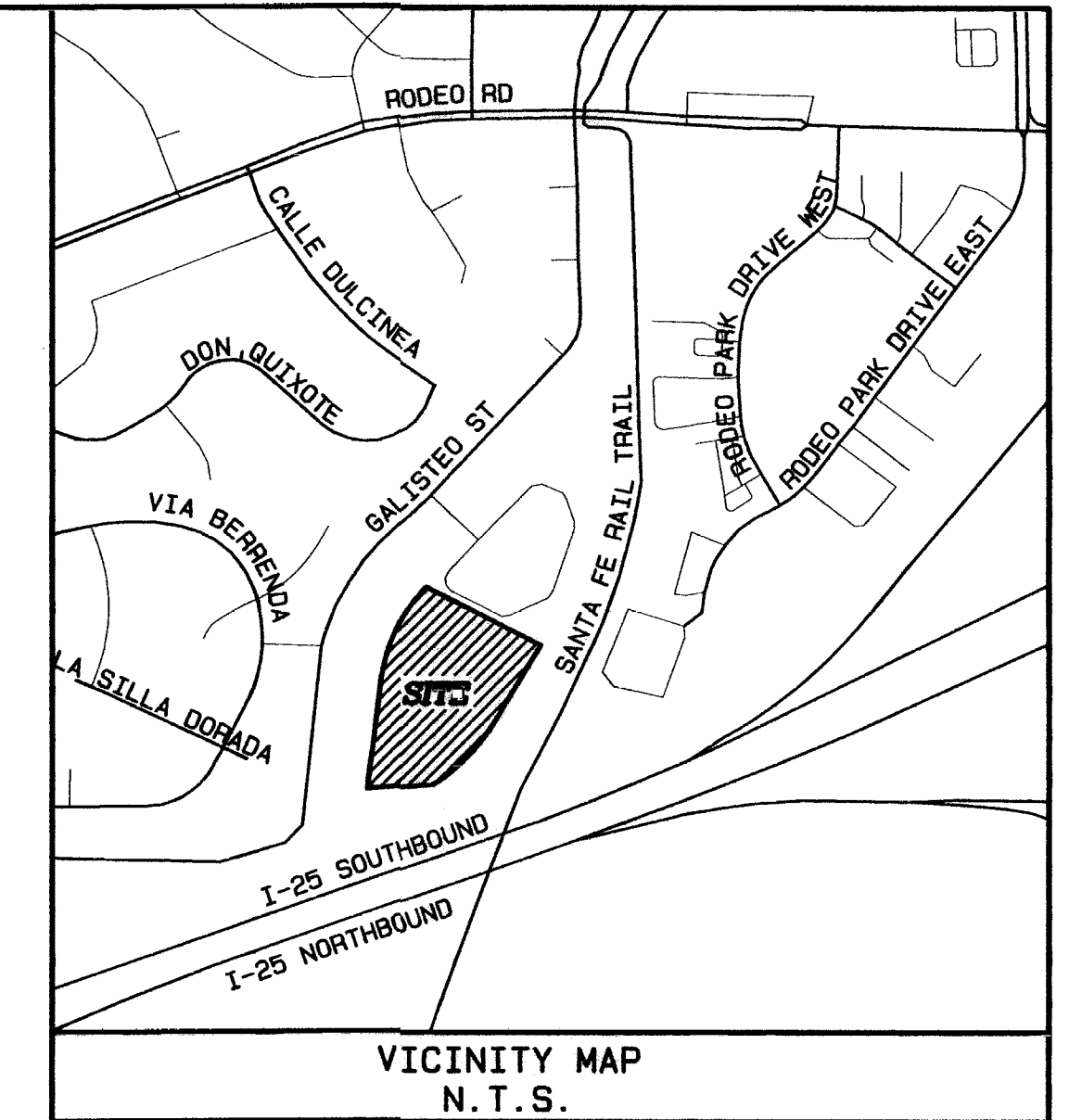
PB Americas, Inc.
6100 Uptown Blvd.
Suite 700
Albuquerque, NM 87110
(505) 881-5357

BOUNDARY SURVEY OF REMAINDER TRACT C-3 FOR B&E LIMITED PARTNERSHIP AND ANCHORUM ST. VINCENT

LYING AND BEING SITUATE IN THE SANTA FE LAND GRANT, WITHIN PROJECTED SECTION 11, T.16N., R.09E., N.M.P.M.,
IN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

THIS PLAT REPLACES AND SUPERCEDES PLAT RECORDED
IN BOOK 857, PAGE 29 AT THE SANTA FE COUNTY CLERK'S OFFICE.

858 07



NOTES:

1. BASIS OF BEARING: POST PROCESSED RTK GNSS OBSERVATION
ZONE: NM CENTRAL
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: GRS 1980
ELEVATION: 6847.9445
GROUND TO GRID FACTOR: 0.99958359
2. REFER TO SPECIAL WARRANTY DEED, EDDY & BROUSSEAU TO B&E LIMITED PARTNERSHIP, RECORDED IN BOOK 144B, PAGE 415 ON JANUARY 22, 1998 AT THE SANTA FE COUNTY CLERK'S OFFICE.
3. REFER TO WARRANTY DEED, B&E LIMITED PARTNERSHIP TO NEW MEXICO DEPARTMENT OF TRANSPORTATION, RECORDED AS INSTRUMENT #1507226 ON NOVEMBER 26, 2007 AT THE SANTA FE COUNTY CLERK'S OFFICE.
4. REFER TO PLAT OF SURVEY ENTITLED "LOT SPLIT PLAT PREPARED FOR JOHN N. EDDY & J.E. BROUSSEAU, JR.", PREPARED BY GARY E. DAWSON, N.M.P.L.S. No. 7014, RECORDED IN BOOK 385, PAGE 14 ON APRIL 27, 1998 AT THE SANTA FE COUNTY CLERK'S OFFICE. DATA IN PARENTHESIS ()
5. REFER TO NEW MEXICO DEPARTMENT OF TRANSPORTATION MONUMENTATION MAP, NEW MEXICO PROJECT No. AC-GRIP-(FTA-NH)-025-4(132)266, PREPARED BY RUAN S. BACIGALUPA, N.M.P.S. No. 11462, RECORDED IN BOOK 697, PAGES 46-50A-I ON FEBRUARY 16, 2009 AT THE SANTA FE COUNTY CLERK'S OFFICE. ALSO, REFER TO WARRANTY DEED, B&E LIMITED PARTNERSHIP TO NEW MEXICO DEPARTMENT OF TRANSPORTATION, RECORDED AS INSTRUMENT #1507226 ON NOVEMBER 26, 2007 AT THE SANTA FE COUNTY CLERK'S OFFICE. DATA IN BRACKETS { }
6. THIS LAND LIES WITHIN ZONE "X", AREAS OF MINIMAL FLOODING IN ACCORDANCE WITH THE FEDERAL INSURANCE ADMINISTRATION SPECIAL FLOOD HAZARD AREA MAP/F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE SANTA FE COMMUNITY PANEL No.35049C0409E, DATED DECEMBER 4, 2012.
7. REFER TO GRANT OF RIGHT OF WAY BETWEEN RAGLE AND PNM RECORDED IN BOOK 202, PAGE 539 ON JULY 3, 1963 AT THE SANTA FE COUNTY CLERK'S OFFICE.
8. THE AREA WITHIN THE 10' PNM OVERHANG UTILITY EASEMENT GRANTED THIS INSTRUMENT MAY BE UTILIZED FOR TERRAIN MANAGEMENT AND LANDSCAPING PURPOSES BUT NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR LOCATED THEREON.

PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

OWNER'S CONSENT

THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE VACATING OF THE 20' PNM EASEMENT BK. 202, PAGE 539 AS IT PERTAINS TO REMAINDER TRACT C-3 ONLY AND GRANTING OF THE 10' PNM OVERHANG UTILITY EASEMENT AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. THESE LANDS LIE WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

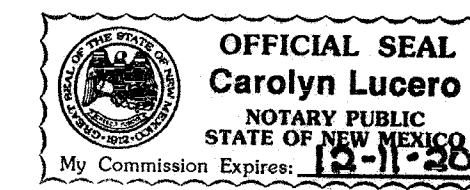
Jean C. Eddy
JEAN C. EDDY, GENERAL PARTNER OF B & E LIMITED PARTNERSHIP, A NM LIMITED PARTNERSHIP, OWNER OF REMAINDER TRACT C-3

Gregory Martin
GREGORY MARTIN, GENERAL PARTNER OF B & E LIMITED PARTNERSHIP, A NM LIMITED PARTNERSHIP, OWNER OF REMAINDER TRACT C-3

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF DECEMBER, 2019 BY JEAN C. EDDY & GREGORY MARTIN, AS THE GENERAL PARTNERS OF B & E LIMITED PARTNERSHIP, A NM LIMITED PARTNERSHIP, ON BEHALF OF SUCH LIMITED PARTNERSHIP.

Carolyn Lucero
CAROLYN LUCERO
NOTARY PUBLIC

10-11-20
MY COMMISSION EXPIRES



PUBLIC SERVICE COMPANY OF NEW MEXICO

[Signature]

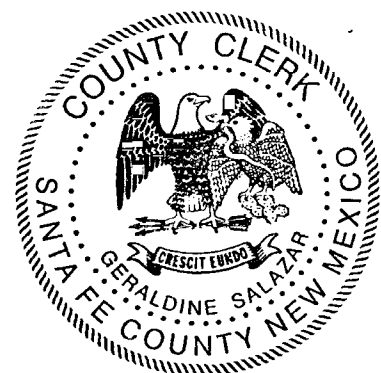
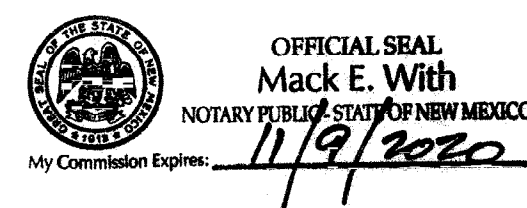
ITS: ENGINEERING SURVEYING, MEASUREMENT OPS

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF DECEMBER, 2019 BY Don Pauline, AS THE Eng. Supervisor OF PUBLIC SERVICE COMPANY OF NEW MEXICO, A NM CORPORATION, ON BEHALF OF SUCH CORPORATION.

Mack E. With
MACK E. WITH
NOTARY PUBLIC

11/9/2020
MY COMMISSION EXPIRES

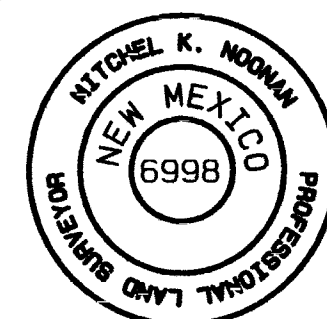


COUNTY OF SANTA FE } Instrument
STATE OF NEW MEXICO } # 1904961
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 20th DAY OF December A.D. 2019 AT 1:04 O'CLOCK P M AND WAS DULY RECORDED IN PLAT BOOK 858, PAGE 1-8 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, N.M.
[Signature]
DEPUTY

SURVEYOR'S CERTIFICATE

I MITCHEL K. NOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY TO B&E LIMITED PARTNERSHIP AND ANCHORUM ST. VINCENT THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; 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. I FURTHER CERTIFY THAT THIS IS A SURVEY OF AN EXISTING TRACT AND IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED BY THE NEW MEXICO SUBDIVISION ACT. 01/31/19



[Signature]
MITCHEL K. NOONAN
12/19/19
N.M.P.L.S. No. 6998

INDEXING INFORMATION FOR COUNTY CLERK

UPC 1-052-095-504-332
OWNER: B&E LIMITED PARTNERSHIP
FILED: BK. 144B, PG. 415
SUBDIVISION:
SECTIONS: SECTION 11, T. 16 N., R. 09 E., N.M.P.M.

SHEET 1 OF 2

SOUTHWEST MOUNTAIN SURVEYS

1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413
DATE(S): 01/31/19 DRAWN BY: DKR PROJECT No. C-2933

ST & ESF 180993 / 10

e-Recorded 1906386 01/10/20 SFC

SPECIAL WARRANTY DEED

B & E Limited Partnership, a New Mexico limited partnership, for consideration paid, grants to **Anchorum St. Vincent**, a New Mexico non-profit corporation, whose address is 1676 Hospital Drive, Santa Fe, New Mexico, 87505, the following described real estate located in Santa Fe County, New Mexico:

See **Exhibit A** attached hereto and incorporated herein by this reference;

SUBJECT TO those matters more particularly set forth on **Exhibit B** attached hereto and incorporated herein by this reference;

with special warranty covenants.

WITNESS its hand and seal effective the 10 day of January, 2020.



COUNTY OF SANTA FE } STATE OF NEW MEXICO } ss	SPECIAL WARRANTY DEED PAGES: 4
I Hereby Certify That This Instrument Was e-Recorded for Record On The 10TH Day Of January, A.D., 2020 at 01:43:11 PM And Was Duly Recorded as Instrument # 1906386 Of The Records Of Santa Fe County	
Deputy - LORMVIGIL	Witness My Hand And Seal Of Office Geraldine Salazar County Clerk, Santa Fe, NM

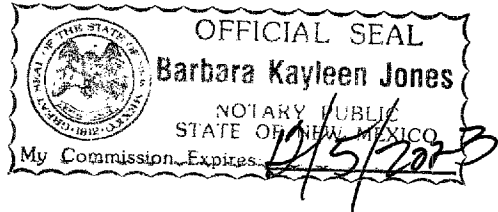
B & E Limited Partnership,
A New Mexico limited partnership

By: Jean C. Eddy
Jean C. Eddy
Its: General Partner

By: Gregory Martin
Gregory Martin
Its: General Partner

STATE OF New Mexico)
) ss.
COUNTY OF Santa Fe)

This Special Warranty Deed was acknowledged before me this 10 day of January, 2020, by Jean C. Eddy, as the General Partner of B & E Limited Partnership, a New Mexico limited partnership, on behalf of such limited partnership.

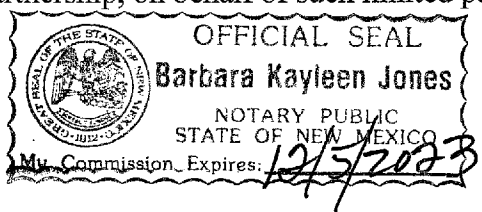


[Signature]
Notary Public

My Commission Expires:

STATE OF New Mexico)
) ss.
COUNTY OF Santa Fe)

This Special Warranty Deed was acknowledged before me this 10 day of January, 2020, by Gregory Martin, as the General Partner of B & E Limited Partnership, a New Mexico limited partnership, on behalf of such limited partnership.



[Signature]
Notary Public

My Commission Expires:

Exhibit A

REMAINDER TRACT C-3 as shown and described on that plat of survey titled *BOUNDARY SURVEY OF REMAINDER TRACT C-3 FOR B&E LIMITED PARTNERSHIP AND ANCHORUM ST. VINCENT LYING AND BEING SITUATE WITHIN THE SANTA FE LAND GRANT PROJECTED SECTION 11, T. 16 N., R. 09 E., N.M.P.M., IN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO*, by Mitchell K. Noonan, N.M.P.L.S. No. 6998, dated December 19, 2019, filed for record on December 20, 2019, as Instrument Number 1904961 and recorded in Plat Book 858, page 7-8 of the records of Santa Fe County, New Mexico;

TOGETHER WITH access and underground utility easement over Parcel 1 as granted in plat of survey filed in Plat Book 371, page 6, of the records of Santa Fe County, New Mexico;

Exhibit B

1. Taxes for the year 2020 and thereafter.
2. Sewer and refuse assessments for the year 2019 and subsequent years, not yet due and payable.
3. Any and all reservations or conveyances of record of title or ownership to all oil, gas, hydrocarbons or minerals of whatever nature, within and underlying the premises together with all mining and drilling rights and other rights, privileges and immunities relating thereto.
4. Reservations, conditions and exceptions contained in the Patent from The United States of America to Tomas P. Delgado, dated January 17, 1917 and recorded in Book 951 at page 505, records of Santa Fe County, New Mexico, and the acts of Congress under which said patent was issued.
5. Annexation agreement by and between John Eddy and J. E. Brosseau Jr. and the City of Santa Fe dated July 5, 1982, recorded in Book 458 at page 960, records of Santa Fe County, New Mexico.
6. Notes, conditions, easements and all matters as shown on plat of survey filed in Plat Book 371 at page 6, records of Santa Fe County, New Mexico.
7. Notes 1 and 3 through 9, conditions, exceptions, easements and rights incident thereto, utility lines and rights incident thereto, and all matters as referenced on plat of survey entitled, "Lot Split Plat Prepared for John N. Eddy & J.E. Brosseau Jr., showing Remaining Lands Annexed in 1982 within Section 11, T16N, R 9E, N.M.P.M., Santa Fe County, " recorded April 27, 1998 in Plat Book 385 at page 14, and as amended by Affidavit of Scrivener errors recorded in Book 1489 at page 472, records of Santa Fe County, New Mexico.
8. Notes, conditions, easements, and rights incident thereto, as shown and described on that plat of survey titled *BOUNDARY SURVEY OF REMAINDER TRACT C-3 FOR B&E LIMITED PARTNERSHIP AND ANCHORUM ST. VINCENT LYING AND BEING SITUATE WITHIN THE SANTA FE LAND GRANT PROJECTED SECTION 11, T. 16 N., R. 09 E., N.M.P.M., IN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO*, by Mitchell K. Noonan, N.M.P.L.S. No. 6998, dated December 19, 2019, filed for record on December 20, 2019, as Instrument Number 1904961 and recorded in Plat Book 858, page 7-8 of the records of Santa Fe County, New Mexico.

CONCEPTUAL SITE PLAN

2981 Galisteo Road

