



Agenda

Notice of the Early
Neighborhood Notification
(ENN)
June 3, 2025 at 5:30 PM
Meeting Virtually

Procedures for Early Neighborhood Notification (ENN) Meeting

1. ENN Name
 - a. Midtown Master Plan Amendment
2. Project Address
 - a. 1600 Saint Michael's Drive
3. Description
 - a. Amendment of the Midtown Master Plan to remove the Main Street Office Facade Zone from Tracts F-1a and I-1a, to change the sub-zone designation on Tract O from MU-N to MU-C, to replace the Permitted Use Table with a reference to C-2 permitted uses and a list of prohibited and conditional uses, to remove the step-back requirements at the Facade Zones, to increase the maximum building height in the Facade Zones to 5 stories, and to add language regarding standards for landscape, signage, and temporary art installations.
4. Applicant
 - a. Lisa Gavioli, NV5, Inc. 505-362-8294
5. Staff
 - a. Joel Cruz-Haber, jacruzhaber@santafenm.gov
6. Meeting Location
 - a. Join Zoom Meeting
<https://santafenm-gov.zoom.us/j/85373429166>

Meeting ID: 853 7342 9166

One tap mobile
+12532050468,,85373429166# US

+12532158782,,85373429166# US (Tacoma)

Dial by your location

- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 719 359 4580 US
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US

Meeting ID: 853 7342 9166

Find your local number: <https://santafenm-gov.zoom.us/j/kc5IU13Ane>

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



APPLICATION RESOURCES

PLANNING AND LAND USE DEPARTMENT RESOURCES

MISSION: The mission of the Planning Division is to review development applications for compliance with the City's land development code and department policies while providing information, guidance, and the highest possible level of customer service to applicants, neighborhoods, and the City's quasi-judicial decision-making bodies.

OFFICE: Santa Fe City Hall 200 Lincoln Avenue Santa Fe, NM 87501

WEBSITE: https://santafenm.gov/land-use/current-planning

CURRENT AND UPCOMING PUBLIC MEETINGS: https://santafe.primegov.com/public/portal

INTERACTIVE GIS MAPS: https://santafenm.gov/information-technology-telecommunications/gis

SANTA FE CITY CODE (SFCC): https://library.municode.com/nm/santa_fe/codes/code_of_ordinances

APPLICATION SUBMISSION AND FEES: All applications shall be submitted electronically as PDF files to planning@santafenm.gov. Incomplete applications, including those missing required submittals will be returned without processing. Application fees will be assessed and invoiced upon acceptance of the application for initial review. Fee tables may be viewed online.

GENERAL QUESTIONS: zoningcounter@santafenm.gov

DEVELOPMENT REVIEW PROCESS



PRE-APPLICATION PHASE

For many applications, the development review process begins with a pre-application conference, where the applicant presents their proposal to the City's Development Review Team (DRT) for initial review and feedback. If the applicant wishes to proceed, a city planner is assigned to assist the applicant through the remaining steps of the process. For administratively reviewed applications, a pre-application conference is usually not required.

For all applications requiring a hearing before a land use board, the applicant shall schedule, notice and host an early neighborhood notification (ENN) meeting in coordination with the city planner. The intent of the ENN is to provide for an exchange of information among the applicant, residents, and property owners, prior to application submittal. ENN notification requirements are set forth in SFCC §14-3.1(H). Applications that qualify for administrative review and some variances are not required to conduct an ENN meeting.

DEVELOPMENT REVIEW PHASE

Once an application and all required submittals are prepared by the applicant, they or their agent submits the Application to the City via planning@santafenm.gov. The applicant will receive an email confirming receipt of the application, and an invoice for applicable development fees which can be paid online or at the cashier's office at City Hall. The city planner and the DRT review the application for completeness and compliance with all applicable codes, ordinances, plans and regulations. During the review process, the city planner or members of the DRT may request additional information or amendments from the applicant to complete the review process. The review timeline can range for 9-12 weeks or more depending on the complexity of the application and the total number of cases under review.

PUBLIC HEARING PHASE

When the City determines that the application is complete, the case is scheduled for a public hearing before the applicable Land Use Board. Notification requirements for public hearings are set forth in SFCC §14-3.1(H). If the application is approved at the public hearing, the city planner will prepare the findings of fact and conclusions of law (FOFCOL) documenting the approval findings, any conditions of approval and an expiration date for the approval, as required.

POST APPROVAL PHASE

When the applicant has met all necessary conditions of approval and technical corrections, the plan or plat is recorded at the County Clerk's office and filed with the City's plat room. The case planner prepares an action letter detailing the approval record. The applicant may then proceed to building permitting and construction.

If you have questions about the requirements please contact your assigned case planner or planning@santafenm.gov.



LAND DEVELOPMENT CODE REFERENCE

EARLY NEIGHBORHOOD NOTIFICATION PROCEDURES (SECTION 14-3.1(F)SFCC)

Intent: The early neighborhood notification meeting (ENN) is intended to provide for an exchange of information between the applicant and residents and property owners in affected neighborhoods before plans become too firm to respond meaningfully to community input and before changes in plans might cause major financial losses by the applicant.

Applicability: Generally, an ENN is required for all projects heard before a land use board or the governing body.

ENN Scheduling; Notice Required: ENN's shall be scheduled in coordination with city staff, prior to issuing notice. The applicant is responsible for providing notice of the ENN in accordance with Subsection 14-3.1(H).

ENNs are scheduled Monday - Thursday from 5:30 PM to 7:00 PM based on staff availability. ENNs are hosted by the applicant on Zoom.

All ENNs are posted on the City's Primegov portal: https://santafe.primegov.com/public/portal

ENN Procedures: ENNs must take place at least ten days before an application is submitted to the City. The applicant is responsible for hosting the meeting and providing information on the proposal addressing the ENN Guildelines. Staff is present at the ENN meeting to acquaint the applicant and community with the provisions of city ordinances, applicable code standards and the development review process. The applicant presents schematic or preliminary plans for the proposed project and a drawing or other graphical representation suitable to reasonably indicate streets and structures within a two hundred (200) foot radius from the perimeter of the property that is the subject of the application. Following the presentation the community is invited to ask questions, provide feedback and comments on the proposal.

ENN Guidelines: The guidelines listed below are explained in further detail and are to be filled out in the following pages of this application.

- a. Effect on character and appearance of surrounding neighborhoods
b. Effect on protection of physical environment
c. Impacts on prehistoric, historic, archaeological or cultural sites or structures, including acequias and historic downtown
d. Relationship to existing density and land use within surrounding area and with land uses and densities proposed by the general plan
e. Effects on pedestrian or vehicular traffic and access to services
f. Impact on economic base of Santa Fe
g. Effect on availability of affordable housing and availability of housing choices
h. Effect on public services and infrastructure elements
i. Impacts on water supply, availability and conservation methods
j. Effect on opportunities for community integration and social balance
k. Effect on urban form

SUBMITTAL CHECKLIST

Submittal requirements may vary based on the individual application. The City reserves the right to request additional information during the review process. Please submit each of the following items as separate PDF files saved with unique and descriptive file names:

Table with 2 columns: Item description and corresponding document type. Items include County parcel map, ENN meeting notification guidelines, Legal lot of record, Notification mailing list, Draft notification poster, Draft neighborhood notice letter, and Site Plan with vicinity map.



PROJECT INFORMATION

Project Name:		
Address:		Parcel Size:
Zoning:	Future Land Use:	
Pre-application Conference Date:		
Project Description:		

PROPERTY OWNER INFORMATION

Name (First, Last):		
Address:		
Street Address	Suite/Unit #	
City	State	ZIP Code
Phone:	E-mail Address:	

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Name (First, Last):		
Address:		
Street Address	Suite/Unit #	
City	State	ZIP Code
Phone:	E-mail Address:	

AGENT AUTHORIZATION (IF APPLICABLE)

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

I/we authorize _____ to act as my/our agent to execute this application.

Signed:	Date:
Signed:	Date:

PROPOSED ENN MEETING DATES

Please provide 2 options	Preferred Option	Alternative Option
Date:		

ENN Policies:

- ENNs are scheduled in coordination with City staff; Monday - Thursday; 5:30 PM to 7:00 PM
- ENN notice affidavit must be submitted on the notice date (15 days prior to the ENN)
- ENNs are hosted by the applicant on their Zoom account (Minimum Pro Plan)
- ENNs must be recorded by the applicant
- ENNs are valid for one year



ENN MEETING GUIDELINES

The applicant and neighborhood shall use the guidelines below to assist them in discussing the project at the ENN. The guidelines are based on the requirements of Chapter 14 and the general plan and other formally adopted city plans. Responses from all participants shall be provided to the land use board prior to hearing the application.

Please address each of the discussion items below. Each discussion item is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in [Section 14-3.1\(F\)\(5\)](#) SFCC 2001. A short narrative should address each item (if applicable) in order to facilitate discussion of the project at the ENN meeting. Responses should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail 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, landscaping, lighting, access to public places, open spaces and trails.

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 ON 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.

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.

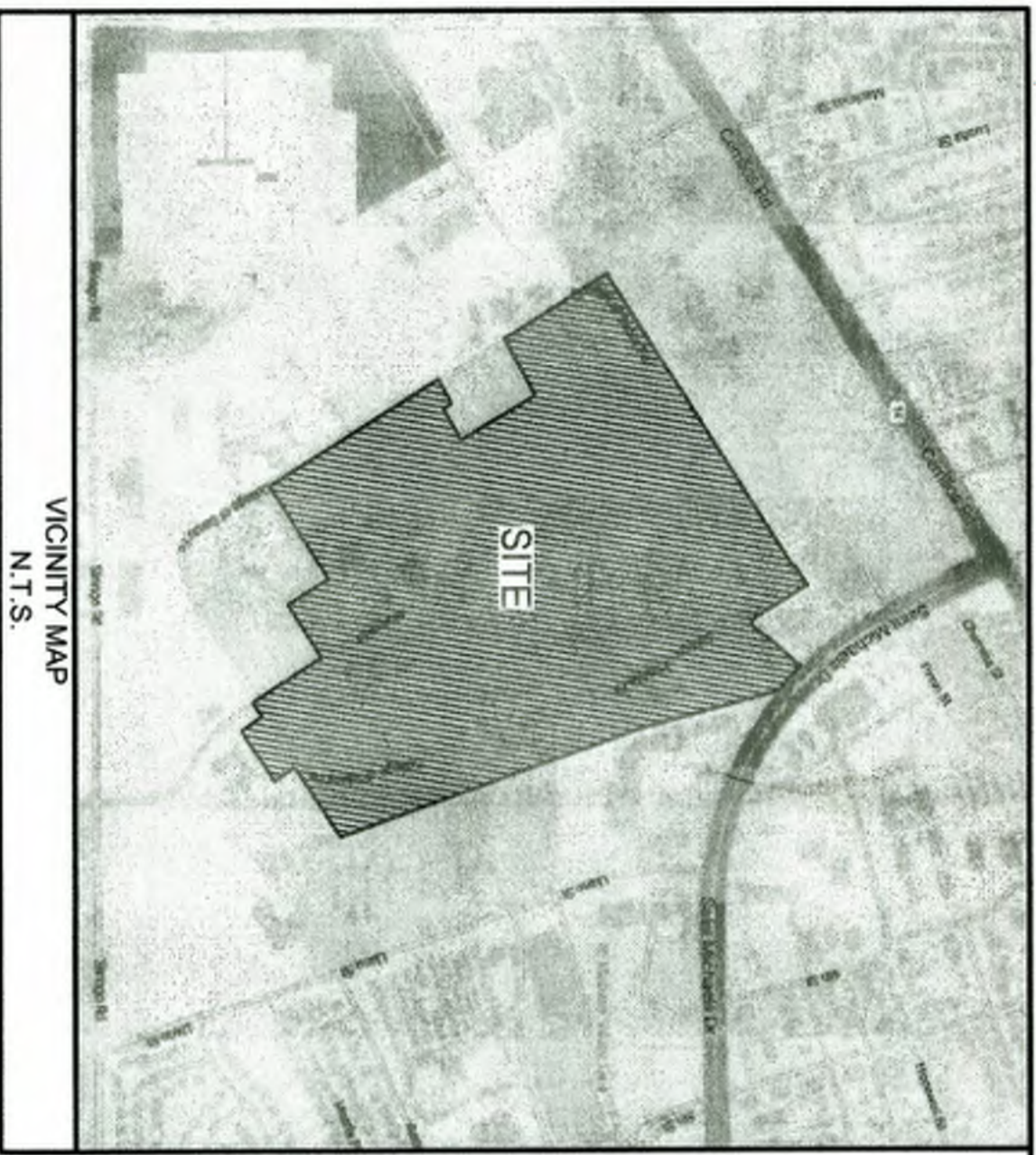


J. EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS For example: how the project improves opportunities for community integration and balance through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

K. EFFECT ON 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? Discuss the project's effect on intra-city travel and between employment and residential centers.

L. ADDITIONAL COMMENTS (Optional)

Name	Address	Address2
ACE HARDWARE OF SANTA FE C/O	750 S COOPER RD	GILBERT, AZ 85233
ADGO INC DBA HAYA JAVA	1650 ST. MICHAELS DR	SANTA FE, NM 87505
BARTON'S FLOWERS & GIFTS	1722 ST. MICHAELS DR. STE-H	SANTA FE, NM 87505
CARL'S JR	1640 ST.MICHAELS DR	SANTA FE, NM 87505
CITY OF SANTA FE	PO BOX 909	SANTA FE, NM 87505
COLLEGE PLAZA RETAIL ASSOC LLC	4500 BISSONNET ST STE 200	BELLAIRE, TX 77401
COLLEGE PLAZA SF SHOPPING CENTER LLC	5670 WILSHIRE BLVD STE 1250	LOS ANGELES, CA 90036
COLLEGE PLAZA SHOPPING CENTER	564 N GUADALUPE ST	SANTA FE, NM 87501
COLLEGE PLAZA SHOPPING CTR LTD	564 N GUADALUPE ST	SANTA FE, NM 87501
GAMESTOP #2819	PO BOX 743068	DALLAS, TX 75374
HARBOR FREIGHT TOOLS USA INC	PO BOX 4900 DEPT 570	SCOTTSDALE, AZ 85261
HAYS, JEFFREY M	1609 ST MICHAELS DRIVE	SANTA FE, NM 87505
HOBBY LOBBY STORES, INC. #78	15 W 6TH ST STE 2400	TULSA, OK 74103
IFH NM OPERATIONS, INC	35 OLD TAVERN RD SUITE 200	ORANGE, CT 06477
JENNY CRAIG #323	100 RITCHIE RD	WOODWAY, TX 76712
LOCUST HILL LIMITED PARTNERSHI	PO BOX 967	SANTA FE, NM 87504
MIDTOWN SF RESIDENTIAL QOZB LLC & ETAL	1 WORTH ST STE 3F	NEW YORK, NY 10013
NEW MEXICO BANK & TRUST	PO BOX 6640	SANTA FE, NM 87505
PETCO ANIMAL SUPPLIES INC 1103	PO BOX 91119	AUSTIN, TX 78709
PHARMAVISION	22260 HAGGERTY RD STE 230	NORTHVILLE, MI 48167
PROPERTY CONTROL DIVISION	P O DRAWER 26110	SANTA FE, NM 87502
R&D STRAUSS LTD CO	7620 JEFFERSON ST NE	ALBUQUERQUE, NM 87109
REGIONAL FINANCE CO OF NEW MEXICO LLC	979 BATESVILLE RD STE B	GREER, SC 29651
RFJ AUTO T-PROPERTIES, LLC	500 N CENTRAL EXPRESSWAY STE 320	PLANO, TX 75074
RFJ AUTO T-PROPERTIES, LLC	500 N CENTRAL EXPRESSWAY STE 440	PLANO, TX 75074
SANTA FE BOARD OF EDUCATION	610 ALTA VISTA ST	SANTA FE, NM 87505
SANTA FE PUBLIC SCHOOLS	610 ALTA VISTA ST	SANTA FE, NM 87505
SECURITAS SECURITY SERVICES USA INC	4330 PARK TERRACE DR	WESTLAKE VILLAGE, CA 91361
SMITH'S FOOD & DRUG #461	1014 VINE ST	CINCINNATI, OH 45202
SMITH'S FOOD & DRUG CENTER INC	1014 VINE ST 7TH FLOOR	CINCINNATI, OH 45202
SMITH'S FOOD & DRUG CENTERS	1014 VINE ST 7TH FLOOR	CINCINNATI, OH 45202
STATE OF NEW MEXICO	1100 S ST FRANCIS DR	SANTA FE, NM 87505
STATE OF NEW MEXICO PROPERTY CONTROL DIV	1100 S SAINT FRANCIS DR	SANTA FE, NM 87505
TANDY #137	2363 HWY 287 N #110	MANSFIELD, TX 76063
THE CATO CORPORATION #477	PO BOX 2789	WOODSTOCK, GA 30188
TP-LLANO, LLC	340 EAST BERGER ST	SANTA FE, NM 87505
TP-SMWV LLC	340 EAST BERGER ST	SANTA FE, NM 87505



NOTES:

1. FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
2. BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCES. CORRECTIONS TO BE MADE TO GROUND DISTANCES: CORRECTED TO BE 549.38227M. BEARING TO BE 549.38227M.
3. BENCHMARK USED FOR THIS PROJECT IS SANTA FE EAST BASE BM#7.
4. FEDERAL FLOODPLAIN MAP 33080041E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOWS THIS SITE AS BEING IN A FLOODPLAIN. (DISTRIBUTION TO BE 0.015816 THE 0.25% ANNUAL CHANCE FLOODPLAIN).
5. THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS.
6. ALL CORNERS IDENTIFIED AS \bullet WILL BE SET POINTS IN THE FIELD AS SHOWN ON REBAR WITH CAP STAMPED "BM ARAGON, PS 15288", UNLESS OTHERWISE INDICATED.

REFERENCED DOCUMENTS:
THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT:

1. PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE," RECORDED SEPTEMBER 14, 2008 IN PLAT BOOK 707, PAGE 050451.
2. DIVISION PLAT FOR THE COLLEGE OF SANTA FE, RECORDED MAY 19, 2008 IN PLAT BOOK 682, PAGE 06.
3. REPLAT FOR COLLEGE OF SANTA FE, RECORDED JANUARY 2, 2008 IN PLAT BOOK 672, PAGE 33.
4. REPLAT FOR COLLEGE OF SANTA FE, RECORDED SEPTEMBER 19, 2008 IN PLAT BOOK 658, PAGE 46.
5. REPLAT FOR COLLEGE OF SANTA FE, RECORDED OCTOBER 12, 2010 IN PLAT BOOK 722, PAGE 046.
6. REPLAT FOR COLLEGE OF SANTA FE, RECORDED OCTOBER 12, 2010 IN BOOK 719, PAGE 046.
7. BOUNDARY EASEMENT SURVEY PLAT FOR COLLEGE OF SANTA FE, RECORDED JULY 15, 2010 IN BOOK 719, PAGE 047.
8. PLAT OF ALPACASMI LAND TITLE SURVEY, RECORDED OCTOBER 10, 2008 IN BOOK 691, PAGE 023.
9. BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", RECORDED JUNE 28, 2011 IN BOOK 696, PAGE 043.
10. BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", RECORDED OCTOBER 28, 2022 IN BOOK 696, PAGE 14.
11. PLAT OF EASEMENT SURVEY FOR COLLEGE OF THE CHRISTIAN BROTHERS OF NEW MEXICO, RECORDED 08/17/2008.
12. REPLAT OF TRACT 3A & 3B FOR COLLEGE OF THE BOARD OF EDUCATION OF THE CITY OF SANTA FE, RECORDED MARCH 12, 1991 IN BOOK 220, PAGE 037.
13. BOUNDARY SURVEY PLAT FOR PRESBYTERIAN MEDICAL SERVICES, RECORDED NOVEMBER 30, 2004 IN BOOK 574, PAGE 035.

REFERENCED DOCUMENTS, (CONTINUED):
THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT:

14. LOT CONSOLIDATION FOR THE STATE OF NEW MEXICO DEPARTMENT OF FINANCE & ADMINISTRATION, RECORDED OCTOBER 4, 1999 IN BOOK 215, PAGE 013.
15. QUICPLAN DEED FROM U.S.A. TO COLLEGE OF THE CHRISTIAN, RECORDED MAY 23, 1948 IN BOOK 461, PAGE 427.
16. DECLARATION FROM U.S.A. TO COLLEGE OF THE CHRISTIAN, RECORDED 22, 1969 IN BOOK 459, PAGE 059.
17. SPECIAL WARRANTY DEED FROM COLLEGE OF THE CHRISTIAN BROTHERS TO CITY OF SANTA FE, RECORDED SEPTEMBER 10, 2009 AS INSTRUMENT 1571951.
18. EASEMENT FROM COLLEGE OF SANTA FE TO PNM, RECORDED JULY 9, 1999 IN BOOK 682, PAGE 916.
19. EASEMENT FROM COLLEGE OF SANTA FE TO BOARD OF EDUCATION, RECORDED JUNE 10, 1991 IN BOOK 730, PAGE 998.
20. EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, RECORDED SEPTEMBER 21, 2007 AS INSTRUMENT 1500540.
21. VACATION OF EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, RECORDED JULY 20, 2009 AS INSTRUMENT 1571951.
22. EASEMENT FROM COLLEGE OF SANTA FE TO PNM, RECORDED AUGUST 13, 1996 IN BOOK 1299, PAGE 74.
23. EASEMENT FROM COLLEGE OF SANTA FE TO NEW MEXICO STATE BANK, RECORDED JUNE 12, 2009 AS INSTRUMENT 1566697.
24. VACATION OF EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, RECORDED AUGUST 17, 2009 AS INSTRUMENT 1574183.
25. This document is a legal list of record, recorded in Book 920, pages 1 + 2.

STATEMENT OF DECLARATION:
THE PURPOSE OF THIS PLAT IS TO:
ADJUST EXISTING LOT LINES AND TO DEDICATE RIGHT-OF-WAY, AS SHOWN HEREON.

AFFIDAVIT:
NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOWN ON THIS DOCUMENT TO BE REPLATED. THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS REPLAT CONTAINS 88.5277 ACRES MORE OR LESS. ALL TRACTS SHOWN HEREON ARE SUBJECT TO RECORDING PRIVATE AGREES AND RECORDS OF EASEMENTS, EASEMENTS AND OTHER RIGHTS AND INTERESTS ARISING FROM THE CITY OF SANTA FE. ALL RECORDS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE. THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: *Alanna Weber*
ALANNA WEBBER, MAYOR

DATE: *1/28/25*

CITY CLERK: *Patrick Salazar*
DATE: *1/28/25*

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS *21* DAY OF *January*, 20*25*.

NOTARY PUBLIC: *Alanna Weber*
MY COMMISSION EXPIRES: *3/15/25*

SANTA FE COUNTY:

COUNTY TREASURER: *Benjamin M. Aragon*
DATE: *2/12/25*

City signatures to acknowledge that amendment for missing metes and bounds calls on plat recorded to Lot Line Adjustment and Right-of-Way Dedication for Plat of existing Midtown Site recorded in Book 920, Pages 1+2, instrument # 2050258.

CITY ENGINEER FOR LAND USE: *Benjamin M. Aragon*
DATE: *2/16/25*

CITY PLANNER: *Benjamin M. Aragon*
DATE: *2-6-25*

SURVEYORS CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15288, DO HEREBY CERTIFY 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 THE SURVEY METERS ARE THE STANDARD METERS FOR SURVEYING, AND THAT I AM A MEMBER OF THE SURVEYING BOARD OF THE STATE OF NEW MEXICO. I HAVE KNOWLEDGE AND BELIEF; FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BENJAMIN M. ARAGON, N.M.P.L.S. #15288

DATE: *1/28/25*



Lot Line Adjustment and Right-of-Way Dedication for PLAT OF EXISTING Midtown Site
within Projected Section 34, T. 17N., R. 9E., N.M.P.M.
City of Santa Fe
Santa Fe County, New Mexico
November 2024

Plat amendment to correct missing metes and bounds calls on plat recorded for "Lot Line Adjustment and Right-of-Way Dedication for Plat of existing Midtown Site" recorded in Book 920, Pages 1+2 as instrument # 2050258.

CASE NUMBER:
Tract: *2050258*
Midtown Site

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the *21* day of *January*, 20*25*, A.D. at *2:12* o'clock *PM* and was duly recorded in Book *920* of the records of Santa Fe County.

Witness my hand and Seal of Office
CITY CLERK
Benjamin M. Aragon, N.M.P.L.S. #15288



WILSON & COMPANY
4401 WASHINGTON ST., NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505-346-4159
FAX: 505-346-4158
www.wilsonco.com

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: CITY OF SANTA FE
LOCATION: WITHIN PROJECTED SECTION 34, T. 17N., R. 9E., N.M.P.M.
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

Lot Line Adjustment and Right-of-Way Dedication for PLAT OF EXISTING

Midtown Site
 within Projected Section 34, T.17N., R.9E., N.M.P.M.
 City of Santa Fe
 Santa Fe County, New Mexico
 November 2024

Plat amendment to correct missing metes and bounds calls on plat recorded for "Lot Line Adjustment and Right-of-Way Dedication for plat of existing Midtown Site" recorded in Book 920, pages 1 & 2, as instrument # 20250258.

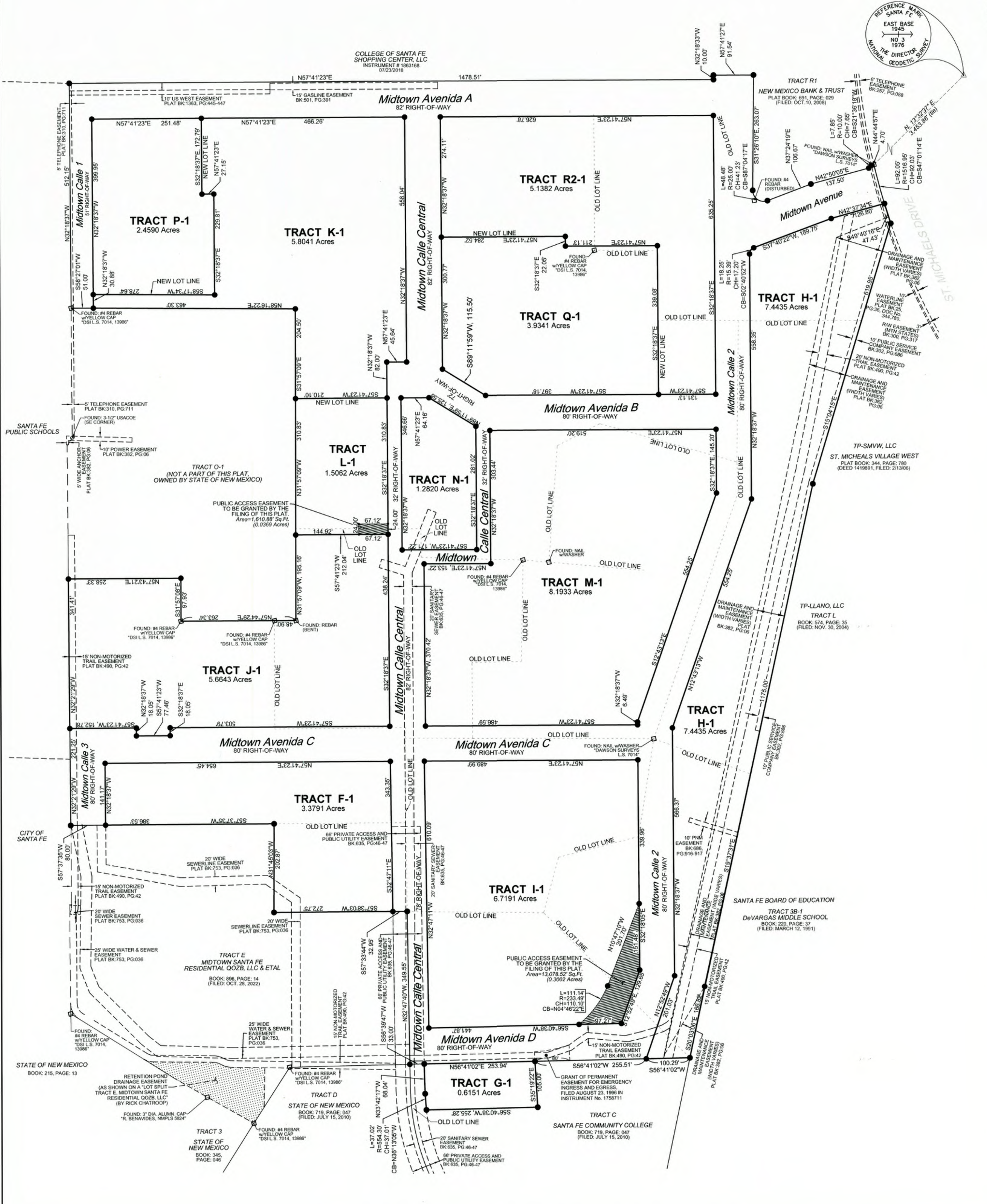


- LEGEND:**
- NEW LOT LINE
 - EASEMENT LINE (AS NOTED)
 - LOT LINE TO BE ELIMINATED
 - PUBLIC ACCESS EASEMENT TO BE GRANTED BY THE FILING OF THIS PLAT
 - RETENTION POND DRAINAGE EASEMENT, AS SHOWN
 - ALL CORNERS IDENTIFIED WILL BE SET POINTS IN THE FIELD BY A SURVEYOR STAMPED "M. JARAGON, P.S. 15286", UNLESS OTHERWISE INDICATED.
 - FOUND PROPERTY CORNER

WILSON & COMPANY
 4401 MASTHEAD ST. NE SUITE 150
 ALBUQUERQUE, NEW MEXICO 87109
 TEL: 505-263-1100
 FAX: 505-263-1155
 www.wilsonco.com

INDEXING INFORMATION FOR THE COUNTY CLERK
 OWNER: CITY OF SANTA FE
 WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M.
 LOCATION: CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

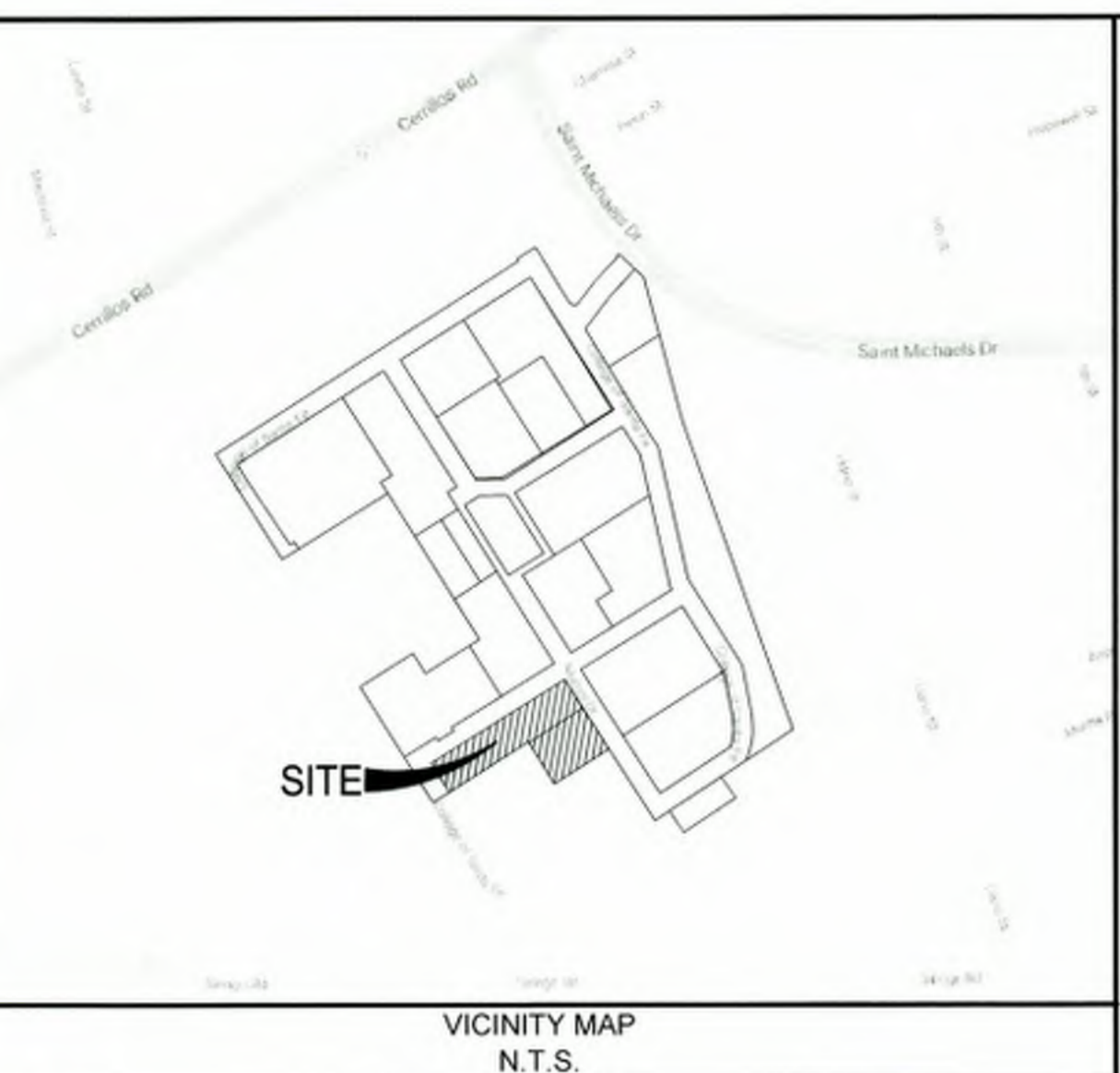
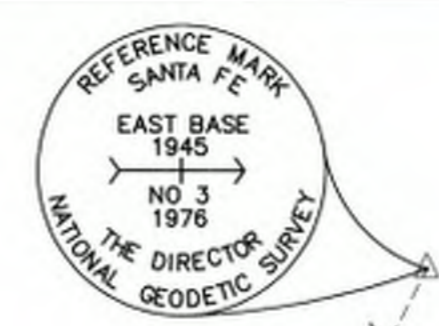
SHEET 2 OF 2



921-14

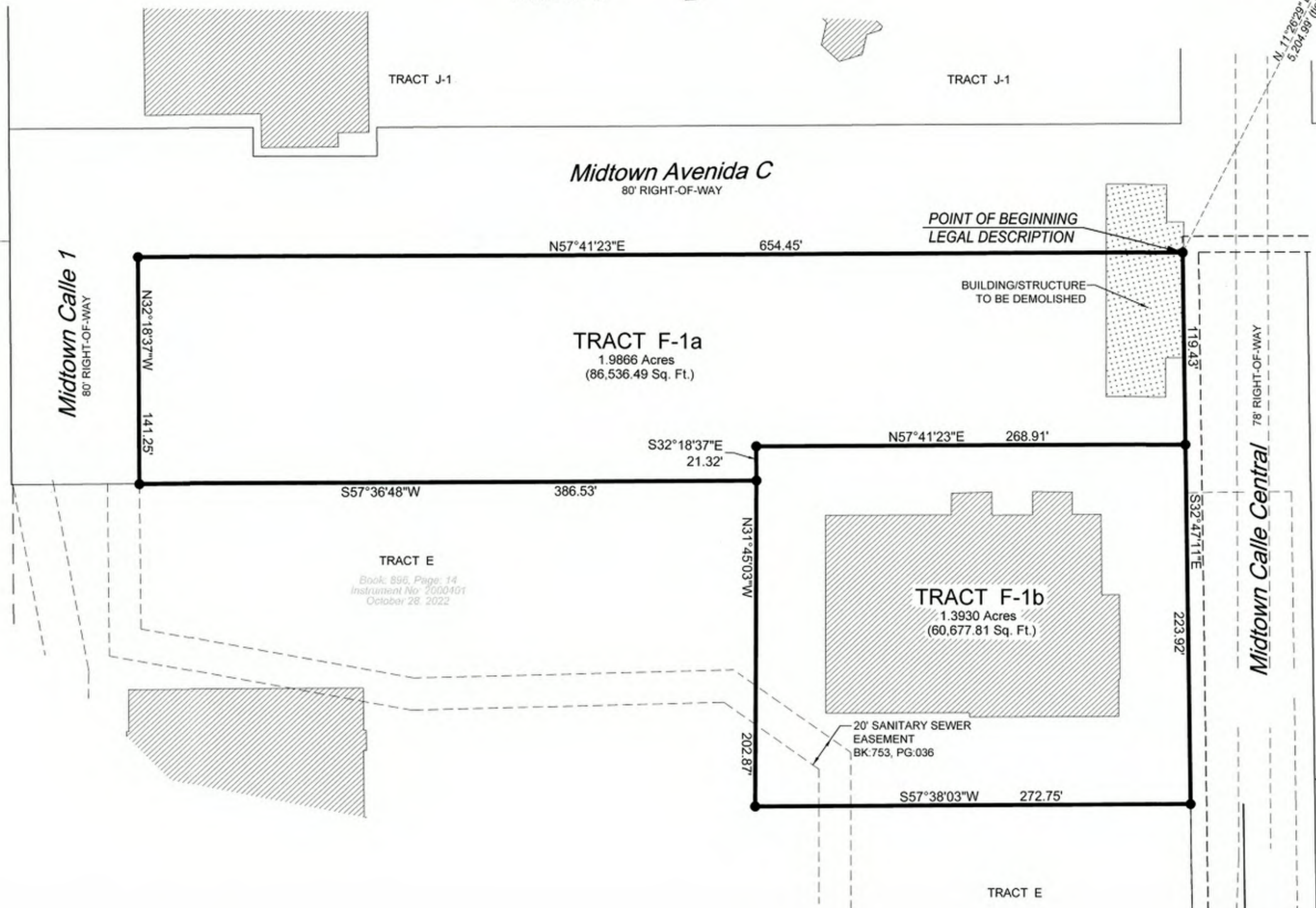
921-15

Legal Lot of Record



- NOTES:**
- FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
 - BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCES. COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0.0) BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984", BEARING = S.49°38'22"W.
 - BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".
 - FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 - THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS.
 - EXISTING NON-CONFORMING STRUCTURES CAN REMAIN THE SAME ON SEPARATE LOTS.
 - ANY "CHANGE OF USE" STRUCTURES WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
 - ANY NEW CONSTRUCTION WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
 - ANY EXISTING FIRE APPARATUS ACCESS ROADS AND EASEMENTS WILL HAVE TO REMAIN OR CHANGES WILL HAVE TO HAVE THE CITY FIRE MARSHALS OFFICE APPROVAL.
 - EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
 - SEPARATE WATER SERVICE IS REQUIRED FOR EACH LEGAL LOT OF RECORD. AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICES.

- REFERENCED DOCUMENTS:**
- THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT:
- PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051.
 - DIVISION PLAT FOR THE COLLEGE OF SANTA FE, recorded MAY 19, 2006 in PLAT BOOK 682, PAGE 06.
 - REPLAT FOR COLLEGE OF SANTA FE, recorded JANUARY 2, 2006 in PLAT BOOK 672, PAGE 33.
 - REPLAT FOR COLLEGE OF SANTA FE, recorded SEPTEMBER 19, 2006 in PLAT BOOK 635, PAGE 46, 47.
 - REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in PLAT BOOK 722, PAGE 049.
 - REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in BOOK 719, PAGE 044.
 - BOUNDARY EASEMENT SURVEY PLAT FOR COLLEGE OF SANTA FE, recorded JULY 15, 2010 in BOOK 719, PAGE 047.
 - PLAT OF ALTA/ACSM LAND TITLE SURVEY, recorded OCTOBER 10, 2008 in BOOK 691, PAGE 029.
 - BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded JUNE 28, 2011 in BOOK 735, PAGE 045.
 - BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded OCTOBER 28, 2022 in BOOK 896, PAGE 14.
 - PLAT OF EASEMENT SURVEY FOR COLLEGE OF THE CHRISTIAN BROTHERS OF NEW MEXICO, recorded 08/17/2009.
 - REPLAT OF TRACT 3A & 3B FOR COLLEGE OF THE BOARD OF EDUCATION OF THE CITY OF SANTA FE, recorded MARCH 12, 1991 in BOOK 220, PAGE 037.
 - BOUNDARY SURVEY PLAT FOR PRESBYTERIAN MEDICAL SERVICES, recorded NOVEMBER 30, 2004 in BOOK 574, PAGE 035.
 - LOT CONSOLIDATION FOR THE STATE OF NEW MEXICO DEPARTMENT OF FINANCE & ADMINISTRATION, recorded OCTOBER 4, 1990 in BOOK 215, PAGE 013.
 - QUITCLAIM DEED FROM U.S.A. TO COLLEGE OF THE CHRISTIAN, filed MAY 23, 1949 in BOOK 40, PAGE 437.
 - DECLARATION FROM U.S.A. TO COLLEGE OF THE CRISTIAN, filed DECEMBER 22, 1969 in BOOK 269, PAGE 855.
 - SPECIAL WARRANTY DEED FROM COLLEGE OF THE CRISTIAN BROTHERS TO CITY OF SANTA FE, filed SEPTEMBER 16, 2009 as INSTRUMENT 1577356.
 - EASEMENT FROM COLLEGE OF SANTA FE TO PNM, filed JULY 9, 1990 in BOOK 682, PAGE 916.
 - EASEMENT FROM COLLEGE OF SANTA FE TO BOARD OF EDUCATION, filed JUNE 10, 1991 in BOOK 730, PAGE 568.
 - EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, filed SEPTEMBER 21, 2007 as INSTRUMENT 1500540.
 - VACATION OF EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, filed JULY 20, 2009 as INSTRUMENT 1571651.
 - EASEMENT FROM COLLEGE OF SANTA FE TO PNM, filed AUGUST 13, 1996 in BOOK 1299, PAGE 74.
 - EASEMENT FROM COLLEGE OF SANTA FE TO NEW MEXICO STATE BANK, filed JUNE 12, 2009 as INSTRUMENT 1566667.
 - VACATION OF EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, filed AUGUST 17, 2009 as INSTRUMENT 1574183.



PUBLIC UTILITY 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 OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 - CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 - CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF 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 EASEMENTS, 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 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 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, 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.

- LEGEND:**
- FOUND: REBAR w/CAP (DESCRIPTION, AS NOTED)
 - NEW LOT LINE
 - ADJOINING LOT LINE
 - - - EASEMENT LINE (AS NOTED)
 - ▒ BUILDING
 - ▒ BUILDING/STRUCTURE TO BE DEMOLISHED
 - ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED, "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.

UTILITY COMPANY APPROVALS:

- NEW MEXICO GAS COMPANY DATE: 2/6/2025
- SANTA FE WATER DIVISION DATE: 2/2/2025
- PUBLIC SERVICE COMPANY OF NEW MEXICO DATE: 2/6/2025
- CENTURYLINK DATE: 2/6/2025

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY 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 SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BENJAMIN M. ARAGON N.M.P.L.S. #15268
DATE: 1-31-25



Lot Split Plat to create TRACTS F-1a and F-1b PLAT OF EXISTING TRACT F

within Projected Section 34, T.17N., R.9E., N.M.P.M.
Midtown Site
Santa Fe County, New Mexico
November 2024

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO:
CREATE TRACTS F-1a & F-1b FROM EXISTING TRACT F-1.

AFFIDAVIT: *Lot Split

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOWN ON THIS DOCUMENT TO BE REPLATTED. THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS REPLAT CONTAINS 3.3796 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE. THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe

BY: Alan M. Webber ALAN M. WEBBER, MAYOR DATE: 2/11/2025

CITY CLERK: Andrea Falcone DATE: 2/11/2025

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.

Notary Public MY COMMISSION EXPIRES 3/25/25

REVIEWED BY SANTA FE COUNTY:

County Treasurer DATE: 02/12/25

CASE NUMBER:

Tract F-1a & F-1b Case # 2024-9387

REVIEWED BY CITY OF SANTA FE:

City Engineer for Land Use DATE: 2/11/25

City Planner DATE: 2-11-25

COUNTY OF SANTA FE STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:59 o'clock PM, and was duly recorded in book 921, page(s) 15 of the records of Santa Fe County.

Witness My Hand and Seal of office
Katharine E. Clark
County Clerk, Santa Fe County, N.M.

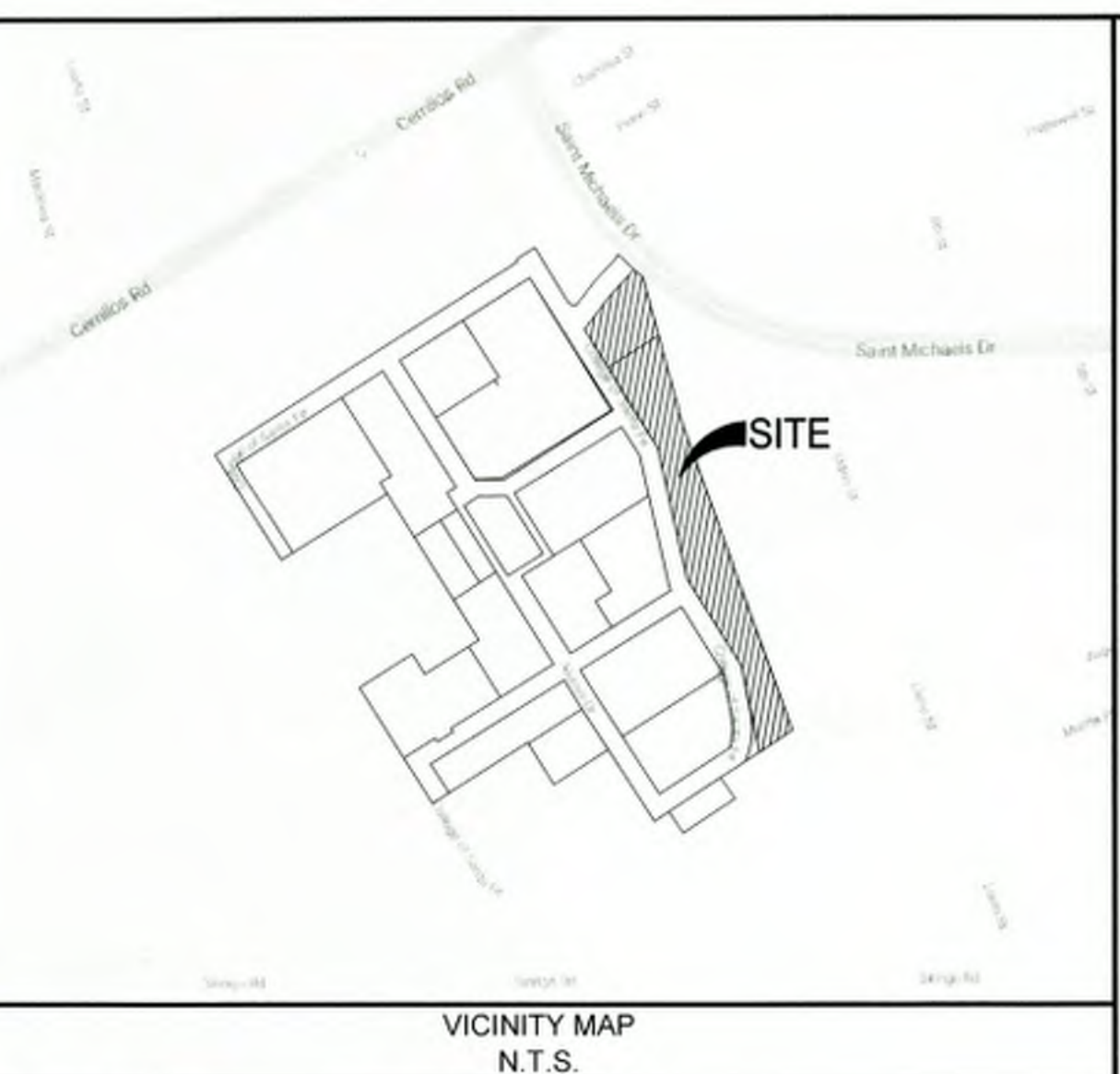
Deputy



INDEXING INFORMATION FOR THE COUNTY CLERK

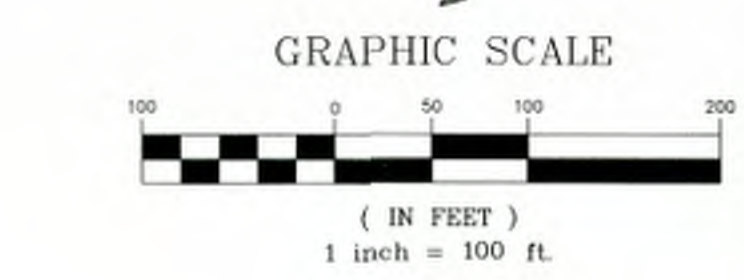
OWNER: CITY OF SANTA FE
LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M. CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

921-16



- NOTES:**
- FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
 - BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCES. COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0.0) BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984", BEARING = S 49° 38' 22" W.
 - BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".
 - FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 - THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS.
 - EXISTING NON-CONFORMING STRUCTURES CAN REMAIN THE SAME ON SEPARATE LOTS.
 - ANY "CHANGE OF USE" STRUCTURES WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
 - ANY NEW CONSTRUCTION WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
 - ANY EXISTING FIRE APPARATUS ACCESS ROADS AND EASEMENTS WILL HAVE TO REMAIN OR CHANGES WILL HAVE TO HAVE THE CITY FIRE MARSHALS OFFICE APPROVAL.
 - EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
 - SEPARATE WATER SERVICE IS REQUIRED FOR EACH LEGAL LOT OF RECORD, AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICES.

- REFERENCED DOCUMENTS:**
- THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT.
- PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051.
 - DIVISION PLAT FOR THE COLLEGE OF SANTA FE, recorded MAY 19, 2006 in PLAT BOOK 682, PAGE 06.
 - REPLAT FOR COLLEGE OF SANTA FE, recorded JANUARY 2, 2006 in PLAT BOOK 672, PAGE 33.
 - REPLAT FOR COLLEGE OF SANTA FE, recorded SEPTEMBER 19, 2006 in PLAT BOOK 635, PAGE 46, 47.
 - REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in PLAT BOOK 722, PAGE 049.
 - REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in BOOK 719, PAGE 044.
 - BOUNDARY EASEMENT SURVEY PLAT FOR COLLEGE OF SANTA FE, recorded JULY 15, 2010 in BOOK 719, PAGE 047.
 - PLAT OF ALTA/ACSM LAND TITLE SURVEY, recorded OCTOBER 10, 2008 in BOOK 691, PAGE 029.
 - BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded JUNE 28, 2011 in BOOK 735, PAGE 045.
 - BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded OCTOBER 28, 2022 in BOOK 896, PAGE 14.
 - PLAT OF EASEMENT SURVEY FOR COLLEGE OF THE CHRISTIAN BROTHERS OF NEW MEXICO, recorded 08/17/2009.
 - REPLAT OF TRACT 3A & 3B FOR COLLEGE OF THE BOARD OF EDUCATION OF THE CITY OF SANTA FE, recorded MARCH 12, 1991 in BOOK 220, PAGE 037.
 - BOUNDARY SURVEY PLAT FOR PRESBYTERIAN MEDICAL SERVICES, recorded NOVEMBER 30, 2004 in BOOK 574, PAGE 035.
 - LOT CONSOLIDATION FOR THE STATE OF NEW MEXICO DEPARTMENT OF FINANCE & ADMINISTRATION, recorded OCTOBER 4, 1990 in BOOK 215, PAGE 013.
 - QUITCLAIM DEED FROM U.S.A. TO COLLEGE OF THE CHRISTIAN, filed MAY 23, 1949 in BOOK 40, PAGE 437.
 - DECLARATION FROM U.S.A. TO COLLEGE OF THE CRISTIAN, filed DECEMBER 22, 1969 in BOOK 269, PAGE 855.
 - SPECIAL WARRANTY DEED FROM COLLEGE OF THE CRISTIAN BROTHERS TO CITY OF SANTA FE, filed SEPTEMBER 16, 2009 as INSTRUMENT 1577356.
 - EASEMENT FROM COLLEGE OF SANTA FE TO PNM, filed JULY 9, 1990 in BOOK 682, PAGE 916.
 - EASEMENT FROM COLLEGE OF SANTA FE TO BOARD OF EDUCATION, filed JUNE 10, 1991 in BOOK 730, PAGE 568.
 - EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, filed SEPTEMBER 21, 2007 as INSTRUMENT 1500540.
 - VACATION OF EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, filed JULY 20, 2009 as INSTRUMENT 1571651.
 - EASEMENT FROM COLLEGE OF SANTA FE TO PNM, filed AUGUST 13, 1996 in BOOK 1299, PAGE 74.
 - EASEMENT FROM COLLEGE OF SANTA FE TO NEW MEXICO STATE BANK, filed JUNE 12, 2009 as INSTRUMENT 1566667.
 - VACATION OF EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, filed AUGUST 17, 2009 as INSTRUMENT 1574183.



- LEGEND:**
- FOUND: REBAR w/CAP (DESCRIPTION, AS NOTED)
 - NEW LOT LINE
 - - - ADJOINING LOT LINE
 - - - EASEMENT LINE (AS NOTED)
 - ▨ BUILDING
 - ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED, "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.
 - ▨ PUBLIC ACCESS EASEMENT

PUBLIC UTILITY EASEMENTS

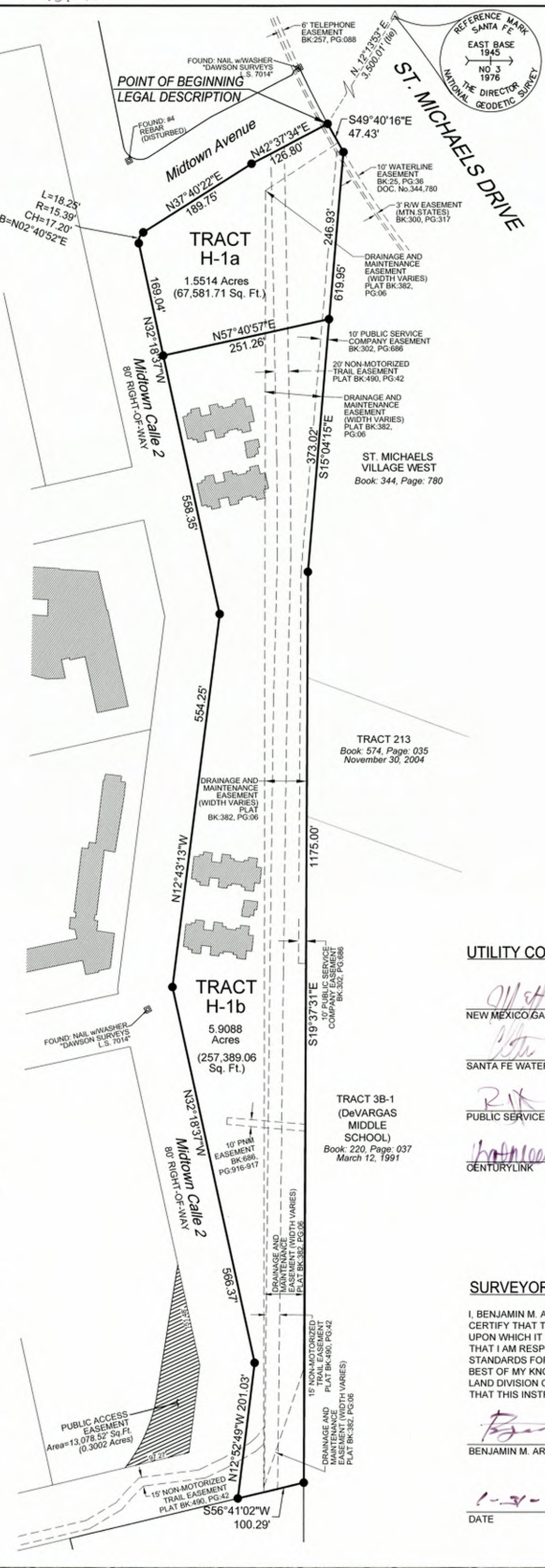
- PUBLIC UTILITY EASEMENTS** SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
 - NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 - CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 - CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF 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 EASEMENTS, 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 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. 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, 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.



UTILITY COMPANY APPROVALS:

- | | |
|--|-------------------|
| <i>[Signature]</i>
NEW MEXICO GAS COMPANY | 2/6/2025
DATE: |
| <i>[Signature]</i>
SANTA FE WATER DIVISION | 2/3/2025
DATE: |
| <i>[Signature]</i>
PUBLIC SERVICE COMPANY OF NEW MEXICO | 2/6/2025
DATE: |
| <i>[Signature]</i>
CENTURYLINK | 2/6/2025
DATE: |

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY 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 SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

[Signature]
BENJAMIN M. ARAGON N.M.P.L.S. #15268
DATE: 2-3-25

Lot Split Plat to create TRACTS H-1a and H-1b PLAT OF EXISTING TRACT H-1
within Projected Section 34, T.17N., R.9E., N.M.P.M.
Midtown Site
Santa Fe County, New Mexico
November 2024

STATEMENT OF DECLARATION:
THE PURPOSE OF THIS PLAT IS TO:
CREATE H-1a AND H-1b FROM EXISTING H-1 TRACT.

AFFIDAVIT: * Lot Split
NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOWN ON THIS DOCUMENT TO BE REPLATTED. THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS REPLAT CONTAINS 7.4602 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE. THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: *[Signature]* City of Santa Fe
BY: *[Signature]* ALAN M. WEBBER, MAYOR DATE: 2/11/2025
CITY CLERK: *[Signature]* DATE: 2/11/2025
STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.
[Signature] 3/25/25
NOTARY PUBLIC MY COMMISSION EXPIRES

REVIEWED BY SANTA FE COUNTY:
[Signature] COUNTY TREASURER DATE: 02/12/25

CASE NUMBER:
Tract H-1a & H-1b Case # 2024-9388

REVIEWED BY CITY OF SANTA FE:
[Signature] CITY ENGINEER FOR LAND USE DATE: 2/11/25
[Signature] Daniel B. Espinoza CITY PLANNER DATE: 2-11-25

COUNTY OF SANTA FE
STATE OF NEW MEXICO } SS
I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:51 o'clock P.M., and was duly recorded in book 921, page(s) 16 of the records of Santa Fe County.
Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.
[Signature]
Deputy

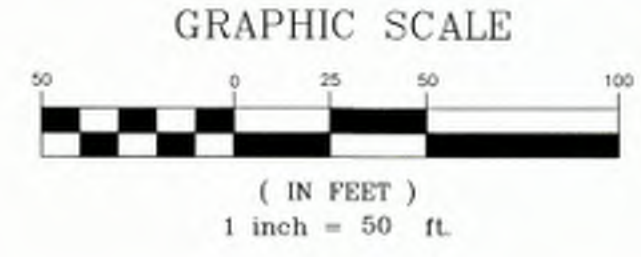
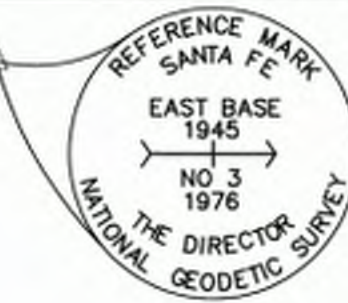
WILSON & COMPANY
4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
OFFICE: 505-348-4000
FAX: 505-348-4155
www.wilsonco.com

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: CITY OF SANTA FE
LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M. CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

Legal Lot of Record

N. 06°34'05" E
4,829.66' (tie)



LEGEND:

- FOUND: REBAR w/CAP (DESCRIPTION, AS NOTED)
- NEW LOT LINE
- ADJOINING LOT LINE
- - - EASEMENT LINE (AS NOTED)
- ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED, "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.
- ▨ BUILDING



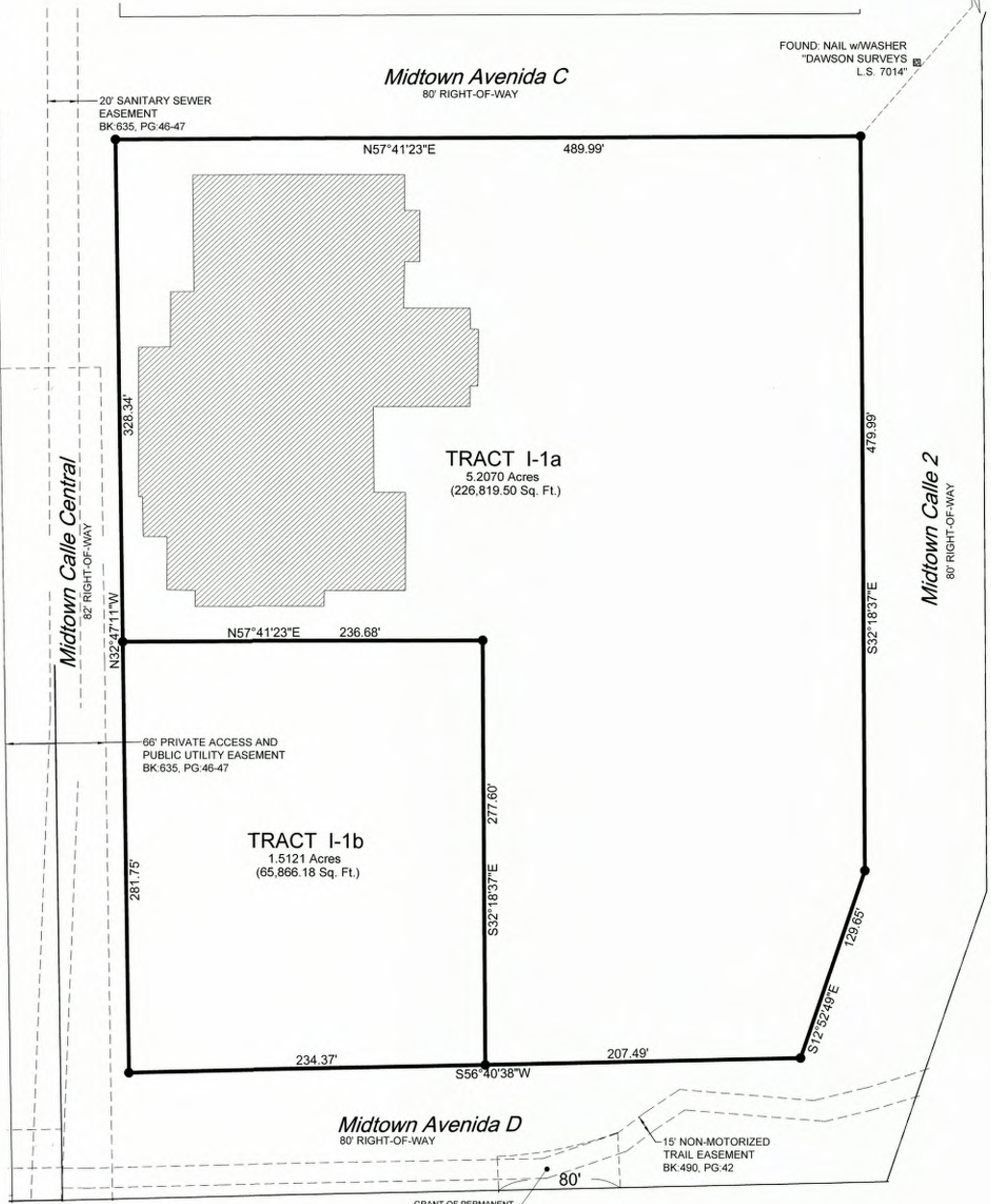
VICINITY MAP
N.T.S.

NOTES:

1. FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
2. BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCES. COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0.0) BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984". BEARING = S.49°38'22"W.
3. BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".
4. FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
5. THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS.
6. EXISTING NON-CONFORMING STRUCTURES CAN REMAIN THE SAME ON SEPARATE LOTS.
7. ANY "CHANGE OF USE" STRUCTURES WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
8. ANY NEW CONSTRUCTION WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
9. ANY EXISTING FIRE APPARATUS ACCESS ROADS AND EASEMENTS WILL HAVE TO REMAIN OR CHANGES WILL HAVE TO HAVE THE CITY FIRE MARSHALS OFFICE APPROVAL.
10. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
11. SEPARATE WATER SERVICE IS REQUIRED FOR EACH LEGAL LOT OF RECORD. AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICES.

REFERENCED DOCUMENTS:

- THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT:
1. PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051.
 2. DIVISION PLAT FOR THE COLLEGE OF SANTA FE, recorded MAY 19, 2006 in PLAT BOOK 682, PAGE 06.
 3. REPLAT FOR COLLEGE OF SANTA FE, recorded JANUARY 2, 2006 in PLAT BOOK 672, PAGE 33.
 4. REPLAT FOR COLLEGE OF SANTA FE, recorded SEPTEMBER 19, 2006 in PLAT BOOK 635, PAGE 46, 47.
 5. REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in PLAT BOOK 722, PAGE 049.
 6. REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in BOOK 719, PAGE 044.
 7. BOUNDARY EASEMENT SURVEY PLAT FOR COLLEGE OF SANTA FE, recorded JULY 15, 2010 in BOOK 719, PAGE 047.
 8. PLAT OF ALTA/ACSM LAND TITLE SURVEY, recorded OCTOBER 10, 2008 in BOOK 691, PAGE 029.
 9. BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded JUNE 28, 2011 in BOOK 735, PAGE 045.
 10. BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded OCTOBER 28, 2022 in BOOK 896, PAGE 14.
 11. PLAT OF EASEMENT SURVEY FOR COLLEGE OF THE CHRISTIAN BROTHERS OF NEW MEXICO, recorded 08/17/ 2009.
 12. REPLAT OF TRACT 3A & 3B FOR COLLEGE OF THE BOARD OF EDUCATION OF THE CITY OF SANTA FE, recorded MARCH 12, 1991 in BOOK 220, PAGE 037.
 13. BOUNDARY SURVEY PLAT FOR PRESBYTERIAN MEDICAL SERVICES, recorded NOVEMBER 30, 2004 in BOOK 574, PAGE 035.
 14. LOT CONSOLIDATION FOR THE STATE OF NEW MEXICO DEPARTMENT OF FINANCE & ADMINISTRATION, recorded OCTOBER 4, 1990 in BOOK 215, PAGE 013.
 15. QUITCLAIM DEED FROM U.S.A. TO COLLEGE OF THE CHRISTIAN, filed MAY 23, 1949 in BOOK 40, PAGE 437.
 16. DECLARATION FROM U.S.A. TO COLLEGE OF THE CRISTIAN, filed DECEMBER 22, 1969 in BOOK 269, PAGE 855.
 17. SPECIAL WARRANTY DEED FROM COLLEGE OF THE CRISTIAN BROTHERS TO CITY OF SANTA FE, filed SEPTEMBER 16, 2009 as INSTRUMENT 1577356.
 18. EASEMENT FROM COLLEGE OF SANTA FE TO PNM, filed JULY 9, 1990 in BOOK 682, PAGE 916.
 19. EASEMENT FROM COLLEGE OF SANTA FE TO BOARD OF EDUCATION, filed JUNE 10, 1991 in BOOK 730, PAGE 568.
 20. EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, filed SEPTEMBER 21, 2007 as INSTRUMENT 1500540.
 21. VACATION OF EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, filed JULY 20, 2009 as INSTRUMENT 1571651.
 22. EASEMENT FROM COLLEGE OF SANTA FE TO PNM, filed AUGUST 13, 1996 in BOOK 1299, PAGE 74.
 23. EASEMENT FROM COLLEGE OF SANTA FE TO NEW MEXICO STATE BANK, filed JUNE 12, 2009 as INSTRUMENT 1566667.
 24. VACATION OF EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, filed AUGUST 17, 2009 as INSTRUMENT 1574183.



PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS** SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- A. 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.
 - B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 - C. CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 - D. CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

(CONTINUED) 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 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 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 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, 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.

UTILITY COMPANY APPROVALS:

NEW MEXICO GAS COMPANY DATE: 2/6/2025

SANTA FE WATER DIVISION DATE: 2/2/2025

PUBLIC SERVICE COMPANY OF NEW MEXICO DATE: 2/6/2025

CENTURYLINK DATE: 2/6/2025

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON TUPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MOST EXACT 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 SURVEY PLAT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OF LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

BENJAMIN M. ARAGON N.M.P.L.S. #15268

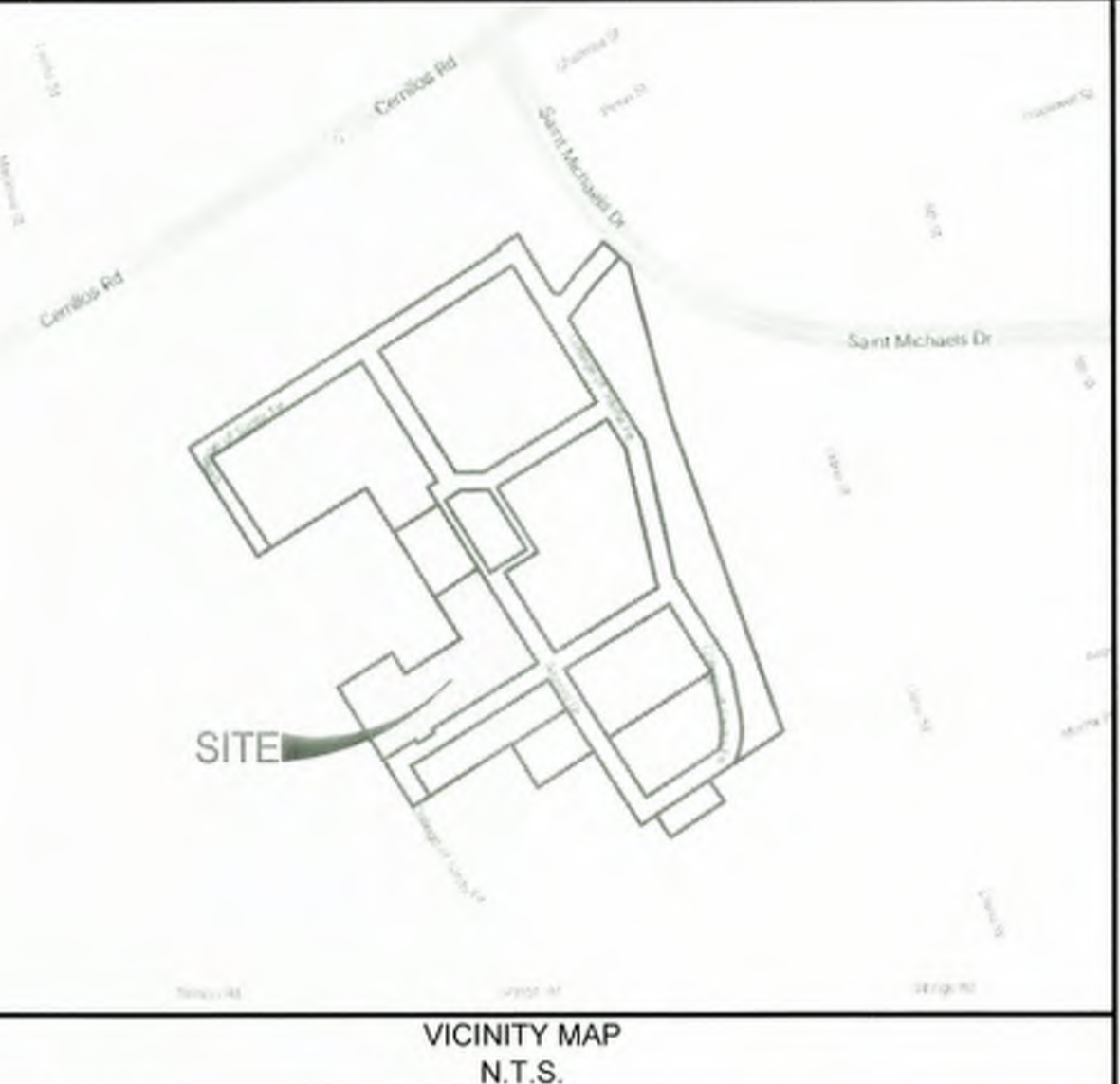
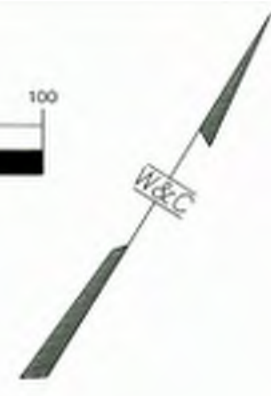
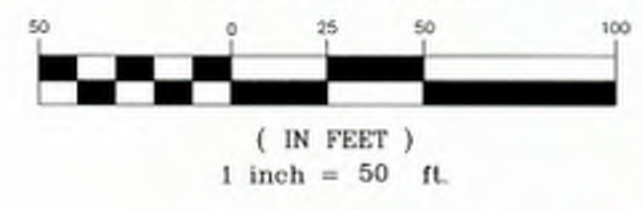
1-31-25
DATE

921-18

LEGEND:

- FOUND: REBAR w/CAP (DESCRIPTION, AS NOTED)
- NEW LOT LINE
- ADJOINING LOT LINE
- - - EASEMENT LINE (AS NOTED)
- ▨ BUILDING
- ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED, "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.
- ▨ BUILDING/STRUCTURE TO BE DEMOLISHED

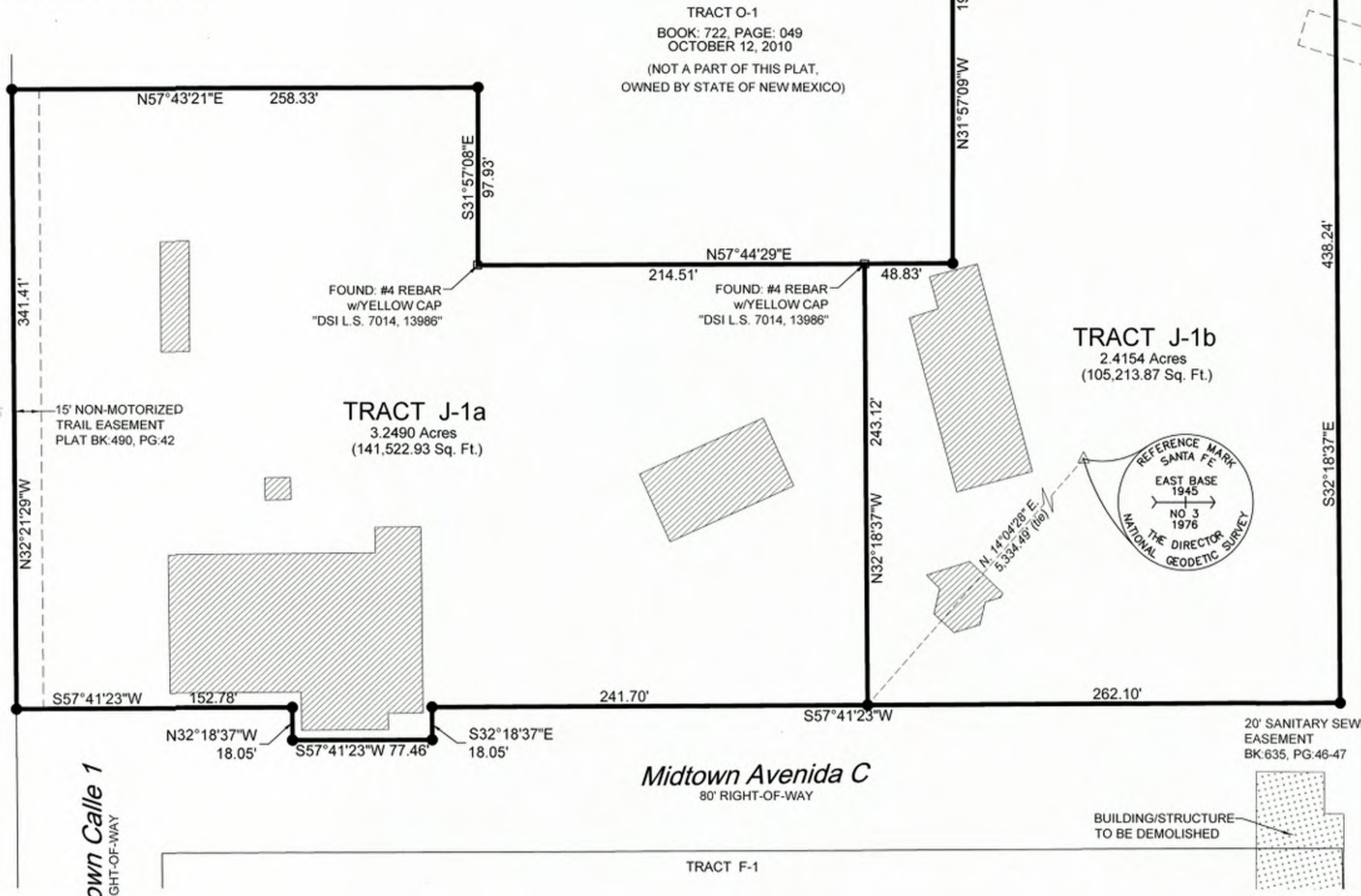
GRAPHIC SCALE



- NOTES:**
- FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
 - BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCES. COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0.0) BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984", BEARING = S 49° 38' 22" W.
 - BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".
 - FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 - THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS.
 - EXISTING NON-CONFORMING STRUCTURES CAN REMAIN THE SAME ON SEPARATE LOTS.
 - ANY "CHANGE OF USE" STRUCTURES WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
 - ANY NEW CONSTRUCTION WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
 - ANY EXISTING FIRE APPARATUS ACCESS ROADS AND EASEMENTS WILL HAVE TO REMAIN OR CHANGES WILL HAVE TO HAVE THE CITY FIRE MARSHALS OFFICE APPROVAL.
 - EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
 - SEPARATE WATER SERVICE IS REQUIRED FOR EACH LEGAL LOT OF RECORD. AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICES.

REFERENCED DOCUMENTS:

- THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT:
- PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051.
 - DIVISION PLAT FOR THE COLLEGE OF SANTA FE, recorded MAY 19, 2006 in PLAT BOOK 682, PAGE 06.
 - REPLAT FOR COLLEGE OF SANTA FE, recorded JANUARY 2, 2006 in PLAT BOOK 672, PAGE 33.
 - REPLAT FOR COLLEGE OF SANTA FE, recorded SEPTEMBER 19, 2006 in PLAT BOOK 635, PAGE 46, 47.
 - REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in PLAT BOOK 722, PAGE 049.
 - REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in BOOK 719, PAGE 044.
 - BOUNDARY EASEMENT SURVEY PLAT FOR COLLEGE OF SANTA FE, recorded JULY 15, 2010 in BOOK 719, PAGE 047.
 - PLAT OF ALTA/ACSM LAND TITLE SURVEY, recorded OCTOBER 10, 2008 in BOOK 691, PAGE 029.
 - BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded JUNE 28, 2011 in BOOK 735, PAGE 045.
 - BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded OCTOBER 28, 2022 in BOOK 896, PAGE 14.
 - PLAT OF EASEMENT SURVEY FOR COLLEGE OF THE CHRISTIAN BROTHERS OF NEW MEXICO, recorded 08/17/2009.
 - REPLAT OF TRACT 3A & 3B FOR COLLEGE OF THE BOARD OF EDUCATION OF THE CITY OF SANTA FE, recorded MARCH 12, 1991 in BOOK 220, PAGE 037.
 - BOUNDARY SURVEY PLAT FOR PRESBYTERIAN MEDICAL SERVICES, recorded NOVEMBER 30, 2004 in BOOK 574, PAGE 035.
 - QUITCLAIM DEED FROM U.S.A. TO COLLEGE OF THE CHRISTIAN, filed MAY 23, 1949 in BOOK 40, PAGE 437.
 - DECLARATION FROM U.S.A. TO COLLEGE OF THE CRISTIAN, filed DECEMBER 22, 1969 in BOOK 269, PAGE 855.
 - SPECIAL WARRANTY DEED FROM COLLEGE OF THE CRISTIAN BROTHERS TO CITY OF SANTA FE, filed SEPTEMBER 16, 2009 as INSTRUMENT 1577356.
 - EASEMENT FROM COLLEGE OF SANTA FE TO PNM, filed JULY 9, 1990 in BOOK 682, PAGE 916.
 - EASEMENT FROM COLLEGE OF SANTA FE TO BOARD OF EDUCATION, filed JUNE 10, 1991 in BOOK 730, PAGE 568.
 - EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, filed SEPTEMBER 21, 2007 as INSTRUMENT 1500540.
 - VACATION OF EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, filed JULY 20, 2009 as INSTRUMENT 1571651.
 - EASEMENT FROM COLLEGE OF SANTA FE TO PNM, filed AUGUST 13, 1996 in BOOK 1299, PAGE 74.
 - EASEMENT FROM COLLEGE OF SANTA FE TO NEW MEXICO STATE BANK, filed JUNE 12, 2009 as INSTRUMENT 1566667.
 - VACATION OF EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, filed AUGUST 17, 2009 as INSTRUMENT 1574183.



PUBLIC UTILITY 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 OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF 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 EASEMENTS, 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 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 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, 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.

UTILITY COMPANY APPROVALS:

- NEW MEXICO GAS COMPANY: *[Signature]* 2/6/2025
- SANTA FE WATER DIVISION: *[Signature]* 2/9/2025
- PUBLIC SERVICE COMPANY OF NEW MEXICO: *[Signature]* 2/6/2025
- CENTURYLINK: *[Signature]* 2/10/2025

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY 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 SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

[Signature]
 BENJAMIN M. ARAGON N.M.P.L.S. #15268
 DATE: 1-31-25

Lot Split to create
 TRACTS J-1a and J-1b from existing J-1
 within Projected Section 34, T.17N., R.9E., N.M.P.M.
 Midtown Site
 Santa Fe County, New Mexico
 November 2024

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO: CREATE TRACTS J-1A AND J-1B FROM TRACT J-1.

AFFIDAVIT:

* Lot Split
 NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOWN ON THIS DOCUMENT TO BE REPLATED. THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS REPLAT CONTAINS 5.6644 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE. THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe
 BY: *[Signature]* ALAN M. WEBBER, MAYOR DATE: 2/11/2025
 CITY CLERK: *[Signature]* ANDREA SALAZAR DATE: 2/11/2025
 STATE OF NEW MEXICO
 COUNTY OF SANTA FE
 THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.
 NOTARY PUBLIC: *[Signature]* 3/25/25 MY COMMISSION EXPIRES

REVIEWED BY SANTA FE COUNTY:

[Signature] JENNIFER MAYERSON COUNTY TREASURER DATE: 02/12/25

CASE NUMBER:

Tract: Tract J-1a & J-1b Case #: 2024-9390

REVIEWED BY CITY OF SANTA FE:

[Signature] DEB DEC BENGOSSON CITY ENGINEER FOR LAND USE DATE: 2/11/25
[Signature] Daniel A. Engstler CITY PLANNER DATE: 2-11-25

COUNTY OF SANTA FE STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:59 o'clock P.M. and was duly recorded in book 921, page(s) 18 of the records of Santa Fe County.

Witness my Hand and Seal of office
 KATHARINE E. CLARK
 County Clerk, Santa Fe county, N.M.

[Signature] Deputy

WILSON & COMPANY
 4401 MASTHEAD ST. NE, SUITE 150
 ALBUQUERQUE, NEW MEXICO 87109
 OFFICE: 505-348-4000
 FAX: 505-348-4155
 www.wilsonco.com

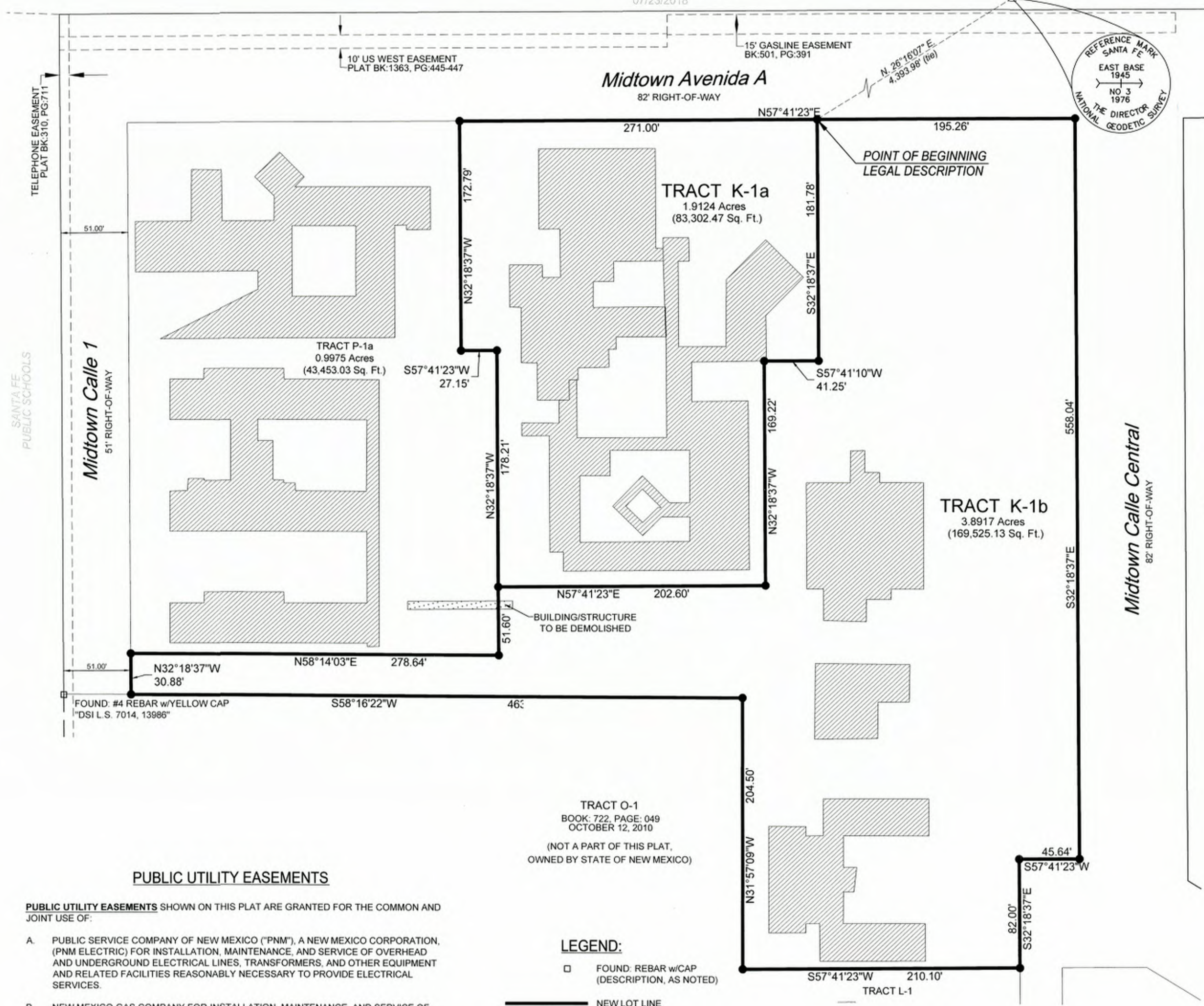
INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: CITY OF SANTA FE
 LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M. CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

921-19

COLLEGE OF SANTA FE SHOPPING CENTER, LLC INSTRUMENT # 1063168 07/23/2018

Lot Split to create TRACTS K-1a and K-1b PLAT OF EXISTING TRACT K-1 within Projected Section 34, T.17N., R.9E., N.M.P.M. Midtown Site Santa Fe County, New Mexico November 2024



- NOTES: 1. FIELD SURVEY WAS PERFORMED NOVEMBER 2021. 2. BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE. 3. BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".

- REFERENCED DOCUMENTS: 1. PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051.

PUBLIC UTILITY EASEMENTS

- A. 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.

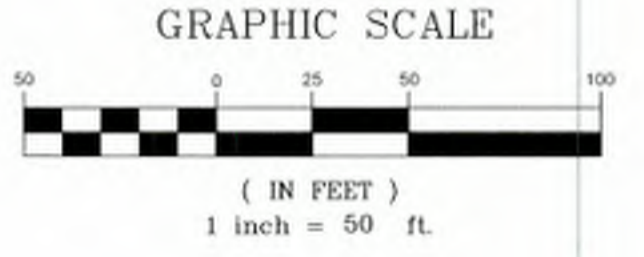
LEGEND: FOUND REBAR w/CAP (DESCRIPTION, AS NOTED) NEW LOT LINE ADJOINING LOT LINE EASEMENT LINE (AS NOTED) BUILDING BUILDING/STRUCTURE TO BE DEMOLISHED

INCLUDED IS THE RIGHT TO BUILD, REBUILD, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE...

UTILITY COMPANY APPROVALS: NEW MEXICO GAS COMPANY, SANTA FE WATER DIVISION, PUBLIC SERVICE COMPANY OF NEW MEXICO, CENTURYLINK

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY 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...



STATEMENT OF DECLARATION: THE PURPOSE OF THIS PLAT IS TO: CREATE TRACTS K-1A AND K-1B FROM EXISTING TRACT K-1.

AFFIDAVIT: Lot Split NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOWN ON THIS DOCUMENT TO BE REPLATTED...

OWNER: City of Santa Fe BY: ALAN M. WEBBER, MAYOR DATE: 2/11/2025 CITY CLERK: Andrea Salazar DATE: 2/11/2025

REVIEWED BY SANTA FE COUNTY: COUNTY TREASURER: Jennifer Magallon DATE: 02/12/25

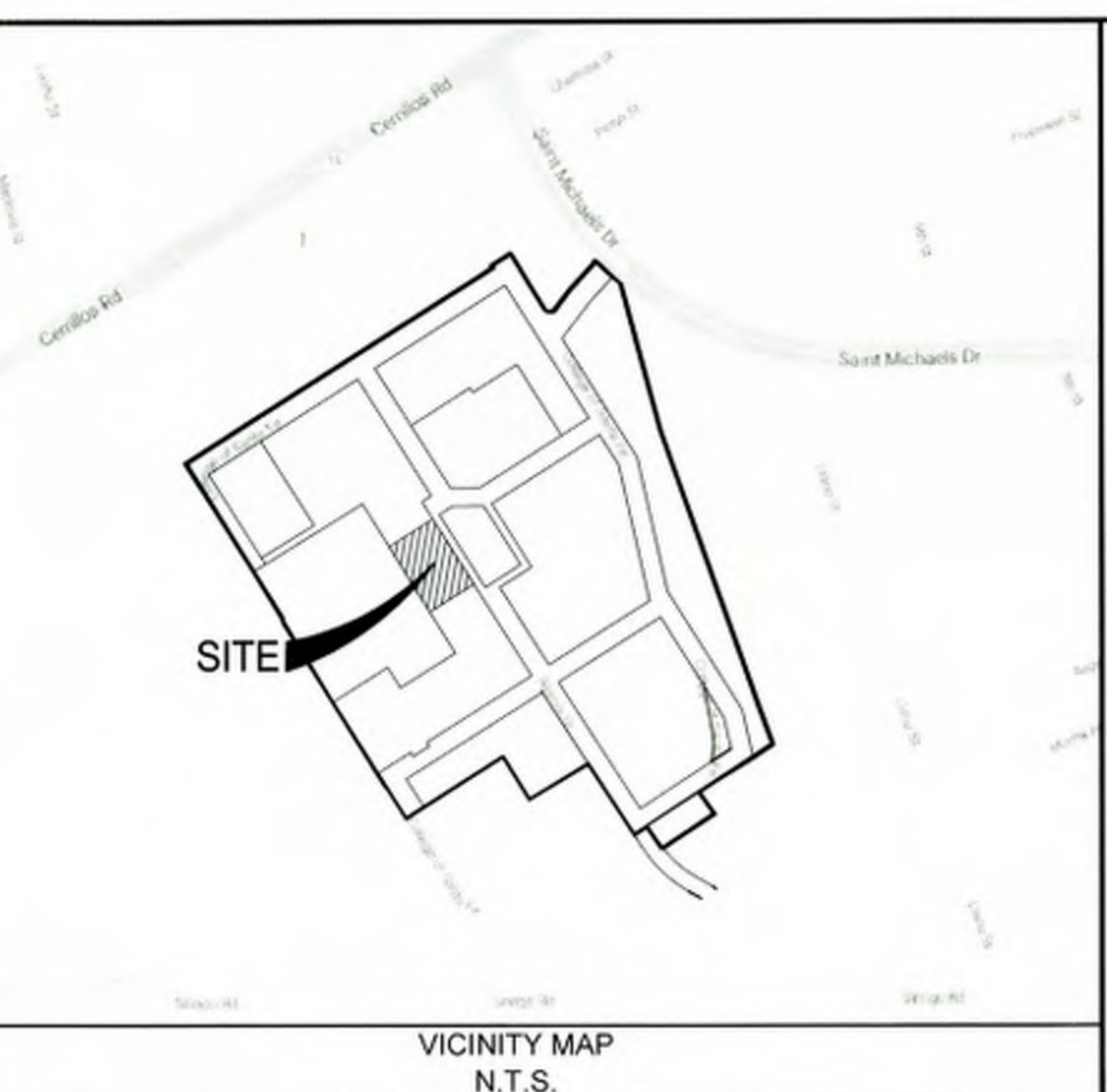
CASE NUMBER: Tract K-1a & K-1b 2024-9391

REVIEWED BY CITY OF SANTA FE: CITY ENGINEER FOR LAND USE: Dan DeBressand DATE: 2/11/25 CITY PLANNER: Daniel A. Espinoza DATE: 2-11-25

COUNTY OF SANTA FE STATE OF NEW MEXICO I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:59 o'clock PM...

WILSON & COMPANY 4401 MASTHEAD ST. NE, SUITE 150 ALBUQUERQUE, NEW MEXICO 87109 OFFICE: 505-348-4000 FAX: 505-348-4155 www.wilsonco.com

INDEXING INFORMATION FOR THE COUNTY CLERK OWNER: CITY OF SANTA FE LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M. CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO



- NOTES: 1. FIELD SURVEY WAS PERFORMED NOVEMBER 2021. 2. BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCES. COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0.0) BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984", BEARING = S 49° 38' 22" W.

REFERENCED DOCUMENTS:

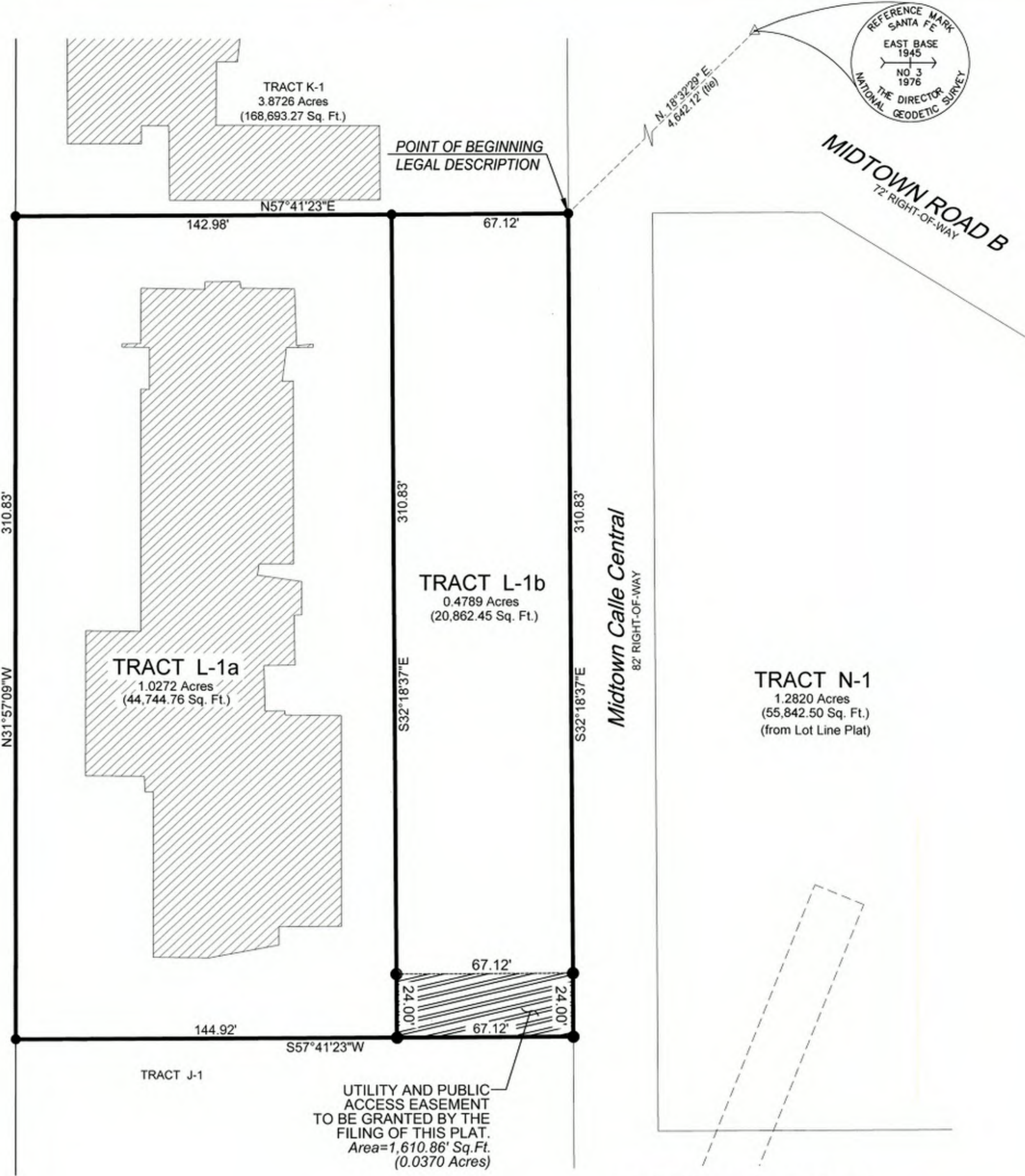
- THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT: 1. PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051.

PUBLIC UTILITY EASEMENTS

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

(CONTINUED) PUBLIC UTILITY EASEMENTS

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.



UTILITY COMPANY APPROVALS:

NEW MEXICO GAS COMPANY 2/6/2025
SANTA FE WATER DIVISION 2/7/2025
PUBLIC SERVICE COMPANY OF NEW MEXICO 2/6/2025
CENTURYLINK 2/6/2025

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY 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.

BENJAMIN M. ARAGON N.M.P.L.S. #15268
1-31-25
DATE

Lot Split to create TRACTS L-1a and L-1b from TRACT L-1 within Projected Section 34, T.17N., R.9E., N.M.P.M. Midtown Site Santa Fe County, New Mexico November 2024

STATEMENT OF DECLARATION: THE PURPOSE OF THIS PLAT IS TO: CREATE TRACTS L-1A AND L-1B FROM TRACT L-1.

AFFIDAVIT: Lot Split NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOW ON THIS DOCUMENT TO BE REPLATTED. THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS REPLAT CONTAINS 1.5061 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE. THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe
BY: ALAN M. WEBBER, MAYOR 2/11/2025
CITY CLERK: Andia Salazar 2/11/2025
STATE OF NEW MEXICO COUNTY OF SANTA FE THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11 DAY OF FEBRUARY 2025. NOTARY PUBLIC MY COMMISSION EXPIRES 3/25/25

REVIEWED BY SANTA FE COUNTY: COUNTY TREASURER 02/12/25

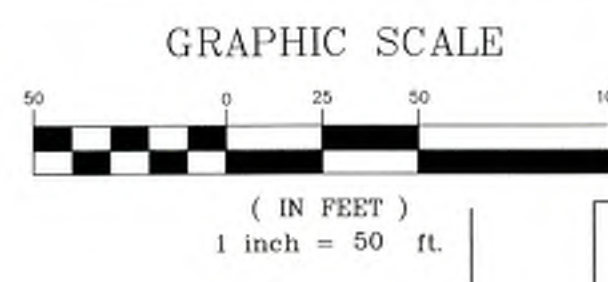
CASE NUMBER: Tract L-1a & L-1b Case # 2024-9392

REVIEWED BY CITY OF SANTA FE: CITY ENGINEER FOR LAND USE 2/11/25 CITY PLANNER 2-11-25

COUNTY OF SANTA FE STATE OF NEW MEXICO I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:59 o'clock P.M. and was duly recorded in book 921, page(s) 20 of the records of Santa Fe County. KATHARINE E. CLARK County Clerk, Santa Fe County, N.M. Deputy

WILSON & COMPANY 4401 MASTHEAD ST. NE, SUITE 150 ALBUQUERQUE, NEW MEXICO 87109 OFFICE: 505-348-4000 FAX: 505-348-4155 www.wilsonco.com INDEXING INFORMATION FOR THE COUNTY CLERK OWNER: CITY OF SANTA FE LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M. CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

921-21



- NOTES:**
- FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
 - BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCES. COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0.0) BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984", BEARING = S 49° 38' 22" W.
 - BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".
 - FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 - THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS.
 - EXISTING NON-CONFORMING STRUCTURES CAN REMAIN THE SAME ON SEPARATE LOTS.
 - ANY "CHANGE OF USE" STRUCTURES WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
 - ANY NEW CONSTRUCTION WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
 - ANY EXISTING FIRE APPARATUS ACCESS ROADS AND EASEMENTS WILL HAVE TO REMAIN OR CHANGES WILL HAVE TO HAVE THE CITY FIRE MARSHALS OFFICE APPROVAL.
 - EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
 - SEPARATE WATER SERVICE IS REQUIRED FOR EACH LEGAL LOT OF RECORD, AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICES.

REFERENCED DOCUMENTS:
THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT:

- PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051.
- DIVISION PLAT FOR THE COLLEGE OF SANTA FE, recorded MAY 19, 2006 in PLAT BOOK 682, PAGE 06.
- REPLAT FOR COLLEGE OF SANTA FE, recorded JANUARY 2, 2006 in PLAT BOOK 672, PAGE 33.
- REPLAT FOR COLLEGE OF SANTA FE, recorded SEPTEMBER 19, 2006 in PLAT BOOK 635, PAGE 46, 47.
- REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in PLAT BOOK 722, PAGE 049.
- REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in BOOK 719, PAGE 044.
- BOUNDARY EASEMENT SURVEY PLAT FOR COLLEGE OF SANTA FE, recorded JULY 15, 2010 in BOOK 719, PAGE 047.
- PLAT OF ALTA/ACSM LAND TITLE SURVEY, recorded OCTOBER 10, 2008 in BOOK 691, PAGE 029.
- BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded JUNE 28, 2011 in BOOK 735, PAGE 045.
- BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded OCTOBER 28, 2022 in BOOK 896, PAGE 14.
- PLAT OF EASEMENT SURVEY FOR COLLEGE OF THE CHRISTIAN BROTHERS OF NEW MEXICO, recorded 08/17/2009.
- REPLAT OF TRACT 3A & 3B FOR COLLEGE OF THE BOARD OF EDUCATION OF THE CITY OF SANTA FE, recorded MARCH 12, 1991 in BOOK 220, PAGE 037.
- BOUNDARY SURVEY PLAT FOR PRESBYTERIAN MEDICAL SERVICES, recorded NOVEMBER 30, 2004 in BOOK 574, PAGE 035.
- LOT CONSOLIDATION FOR THE STATE OF NEW MEXICO DEPARTMENT OF FINANCE & ADMINISTRATION, recorded OCTOBER 4, 1990 in BOOK 215, PAGE 013.
- QUITCLAIM DEED FROM U.S.A. to COLLEGE OF THE CHRISTIAN, filed MAY 23, 1949 in BOOK 40, PAGE 437.
- DECLARATION FROM U.S.A. to COLLEGE OF THE CRISTIAN, filed DECEMBER 22, 1969 in BOOK 269, PAGE 855.
- SPECIAL WARRANTY DEED FROM COLLEGE OF THE CRISTIAN BROTHERS to CITY OF SANTA FE, filed SEPTEMBER 16, 2009 as INSTRUMENT 1577356.
- EASEMENT FROM COLLEGE OF SANTA FE to PNM, filed JULY 9, 1990 in BOOK 682, PAGE 916.
- EASEMENT FROM COLLEGE OF SANTA FE to BOARD OF EDUCATION, filed JUNE 10, 1991 in BOOK 730, PAGE 568.
- EASEMENT FROM COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed SEPTEMBER 21, 2007 as INSTRUMENT 1500540.
- VACATION OF EASEMENT FROM COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed JULY 20, 2009 as INSTRUMENT 1571651.
- EASEMENT FROM COLLEGE OF SANTA FE to PNM, filed AUGUST 13, 1996 in BOOK 1299, PAGE 74.
- EASEMENT FROM COLLEGE OF SANTA FE to NEW MEXICO STATE BANK, filed JUNE 12, 2009 as INSTRUMENT 1566667.
- VACATION OF EASEMENT FROM COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed AUGUST 17, 2009 as INSTRUMENT 1574183.

PUBLIC UTILITY EASEMENTS

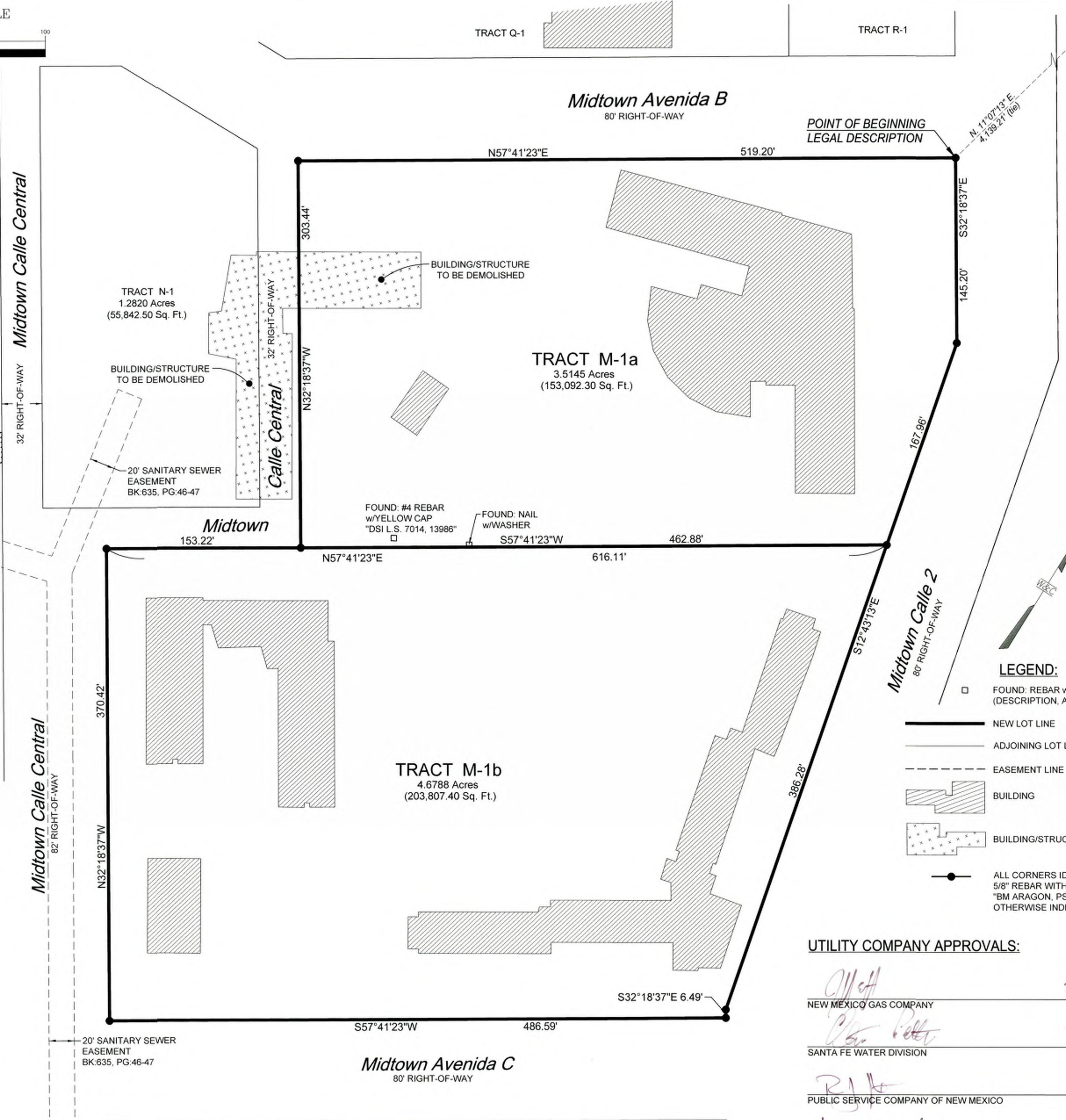
- PUBLIC UTILITY EASEMENTS** SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
 - NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 - CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 - CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

(CONTINUED) 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 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 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 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, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGCO 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.



- LEGEND:**
- FOUND: REBAR w/CAP (DESCRIPTION, AS NOTED)
 - NEW LOT LINE
 - ADJOINING LOT LINE
 - - - EASEMENT LINE (AS NOTED)
 - ▨ BUILDING
 - ▨ BUILDING/STRUCTURE TO BE DEMOLISHED
 - ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED, "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.

UTILITY COMPANY APPROVALS:

- | | |
|--|-------------------|
| <i>[Signature]</i>
NEW MEXICO GAS COMPANY | 2/6/2025
DATE: |
| <i>[Signature]</i>
SANTA FE WATER DIVISION | 2/7/2025
DATE: |
| <i>[Signature]</i>
PUBLIC SERVICE COMPANY OF NEW MEXICO | 2/6/2025
DATE: |
| <i>[Signature]</i>
CENTURYLINK | 2/6/2025
DATE: |

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY 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 SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

[Signature]
BENJAMIN M. ARAGON N.M.P.L.S. #15268
DATE: 1-31-25

Lot Split to create TRACTS M-1a and M-1b from Tract M-1
within Projected Section 34, T.17N., R.9E., N.M.P.M.
Midtown Site
Santa Fe County, New Mexico
November 2024

STATEMENT OF DECLARATION:
THE PURPOSE OF THIS PLAT IS TO:
CREATE TRACTS M-1a AND M-1b, FROM EXISTING TRACT M-1.

AFFIDAVIT: Lot Split
NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOWN ON THIS DOCUMENT TO BE REPLATTED. THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS REPLAT CONTAINS 8.1933 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE. THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: *City of Santa Fe*

BY: *[Signature]* ALAN M. WEBBER, MAYOR DATE: 2/11/2025

CITY CLERK: *[Signature]* DATE: 2/11/2025

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.

NOTARY PUBLIC: *[Signature]* MY COMMISSION EXPIRES 3/25/25

REVIEWED BY SANTA FE COUNTY:

COUNTY TREASURER: *[Signature]* DATE: 02/12/25

CASE NUMBER:
Tract: Tract M-1a & M-1b Case #: 2024-9393

REVIEWED BY CITY OF SANTA FE:

CITY ENGINEER FOR LAND USE: *[Signature]* DATE: 2/11/25

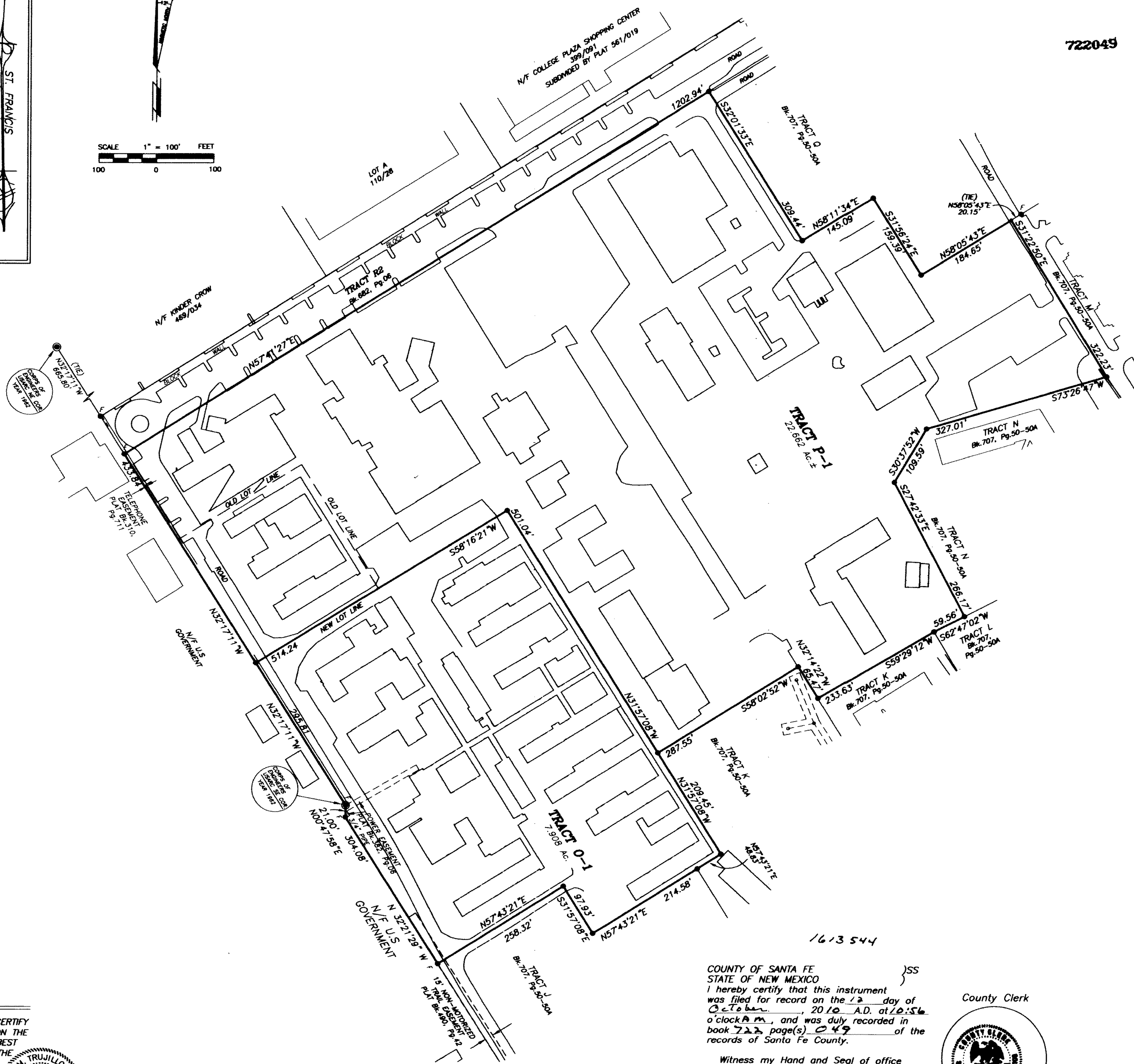
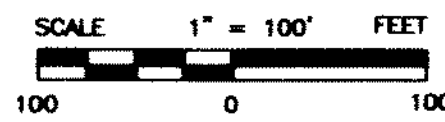
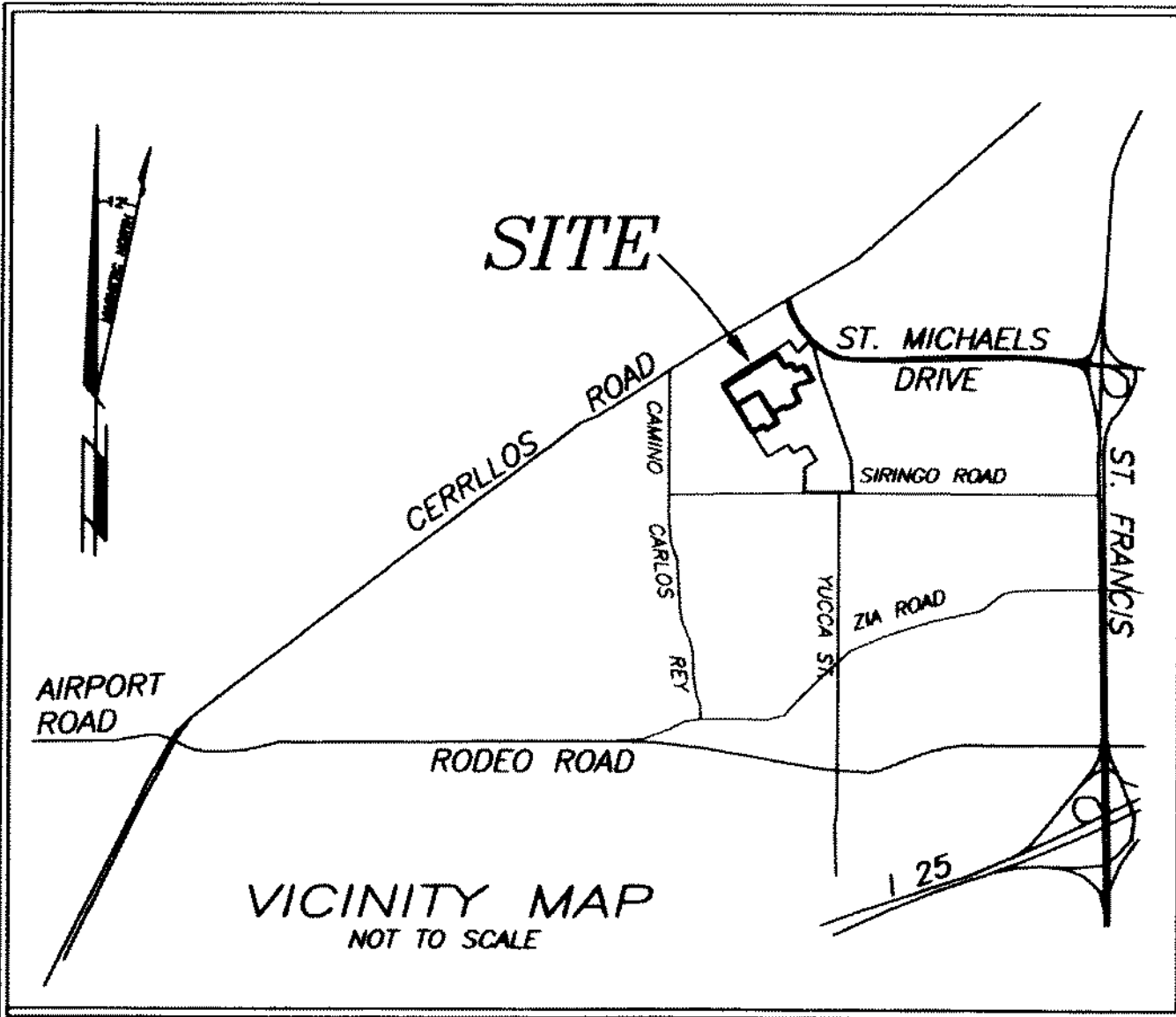
CITY PLANNER: *[Signature]* DATE: 2-11-25

COUNTY OF SANTA FE
STATE OF NEW MEXICO } SS
I hereby certify that this instrument was filed for record on the 12th day of February, 2025, A.D. at 2:59 o'clock P.M., and was duly recorded in book 921, page(s) 21 of the records of Santa Fe County.

[Signature]
KATHARINE E. CLARK
County Clerk, Santa Fe County, N.M.
Deputy

WILSON & COMPANY
4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
OFFICE: 505-348-4000
FAX: 505-348-4155
www.wilsonco.com

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: CITY OF SANTA FE
LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M.
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO



FLOOD ZONE:

THIS PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FIRM PANEL 35049C0413D WITH AN EFFECTIVE DATE JUNE 17, 2008.

LEGEND:

- BEARINGS ARE NEW MEXICO STATE PLANE GRID, CENTRAL ZONE. DISTANCES ARE REFERRED TO GROUND AT 6800 FEET AMSL. GROUND TO GRID SCALE FACTOR = .9995839
- DENOTES FOUND REBAR SURVEY MONUMENT
- DENOTES REBAR 7014, 12352, 13986, OR 15517 AS SHOWN TO BE SET UPON RECORDING
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY; NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

NOTE:

THIS PLAT SUBJECT TO RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD AS SHOWN ON PLATS REFERENCED HEREON.

REFERENCE DOCUMENTS:

- BOUNDARY EASEMENT SURVEY PLAT OF TRACTS A, B, C, & D, PREPARED FOR COLLEGE OF SANTA FE, BY DAWSON SURVEYS INC., RECORDED JULY 15 2010 IN PLAT BOOK 719, PAGE 47.
- REPLAT PREPARED FOR COLLEGE OF SANTA FE, LOT LINE ADJUSTMENT OF EXISTING TRACTS C AND G, BY DAWSON SURVEYS INC., RECORDED JULY 14 2010 IN PLAT BOOK 719, PAGE 44.
- BOUNDARY SURVEY PLAT PREPARED FOR THE COLLEGE OF SANTA FE, BY DAWSON SURVEYS INC., RECORDED SEPT. 14, 2009 IN PLAT BOOK 707, PAGE 50-50A.
- DIVISION PLAT PREPARED FOR COLLEGE OF SANTA FE, TRACT R, BY DAWSON SURVEYS INC., RECORDED MAY 19, 2008 IN PLAT BOOK 682, PAGE 06.
- REPLAT PREPARED FOR COLLEGE OF SANTA FE, LOT LINE ADJUSTMENT OF EXISTING TRACTS P, O AND R, BY DAWSON SURVEYS INC., RECORDED JAN. 2, 2008 IN PLAT BOOK 672, PAGE 33.
- REPLAT PREPARED FOR COLLEGE OF SANTA FE, LOT LINE ADJUSTMENT OF EXISTING LOTS OF RECORD WITHIN COLLEGE OF SANTA FE, BY DAWSON SURVEYS INC., RECORDED SEPT. 19, 2006 IN PLAT BOOK 635, PAGE 46-47.
- BOUNDARY SURVEY RIGHT OF WAY ACQUISITION AT THE INTERSECTION OF YUCCA STREET AND SIRINGO ROAD, BY RED MOUNTAIN ENGINEERS, INC. RECORDED AUG. 23, 1996 IN PLAT BOOK 343, PAGE 17.

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 9th DAY OF AUGUST 2010. 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.

Edward M. Trujillo 10/4/10
EDWARD M. TRUJILLO, N.M.P.S. #12352 DATE



722049

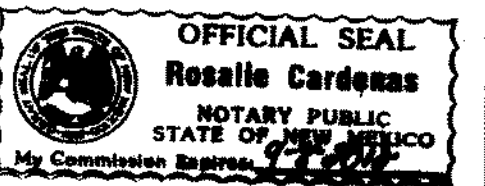
AFFIDAVIT:
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER HAS CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE SAID OWNER. THIS REPLAT CONTAINS 30.570 ACRES, MORE OR LESS. ALL TRACTS SHOWN HEREON ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. THERE IS NO ROAD DEDICATION. THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: CITY OF SANTA FE
BY: *David Coss* 10-8-10
DAVID COSS, MAYOR DATE

CITY CLERK: *Yolanda Vigil* 10-8-10
YOLANDA VIGIL DATE

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME THIS 8th DAY OF OCTOBER, 2010
BY: *David Coss and Yolanda Vigil*

Amelie Cardenas September 8, 2012
NOTARY PUBLIC MY COMMISSION EXPIRES



REVIEWED BY CITY OF SANTA FE:

Risana Brown 10/4/10
CITY ENGINEER FOR LAND USE DATE

Samuel 10-7-10
CITY PLANNER DATE

CITY NOTES:

- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
- BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.
- STORMWATER AGREEMENT: PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL, AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE IMPROVEMENT 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 (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS 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.
- THESE LOTS ARE SUBJECT TO APPLICABLE RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.
- FOR SPECIFIC INFORMATION PERTAINING TO SETBACKS AND LOT COVERAGE SEE CITY OF SANTA FE ZONING REQUIREMENTS.
- EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE.
- THERE ARE NO SLOPES GREATER THEN 30% WITHIN THESE TRACTS.

TITLE AND INDEXING INFORMATION FOR COUNTY CLERK

REPLAT
PREPARED FOR
CITY OF SANTA FE
LOT LINE ADJUSTMENT PLAT OF EXISTING
TRACT O & P, RECORDED
PLAT BOOK 707, PAGE 50-50A
WITHIN COLLEGE OF SANTA FE PROPERTY
PROJECTED SECTION 34, T17N, R9E, NMPM,
CITY AND COUNTY OF SANTA FE, NEW MEXICO.
PURPOSE: TO ADJUST A COMMON LOT LINE BETWEEN TRACTS P & O *
UPC #1-052-097-148-155

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I hereby certify that this instrument
was filed for record on the 12 day of
October, 2010 A.D. at 10:56
o'clock A.M., and was duly recorded in
book 722 page(s) 049
of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.

County Clerk



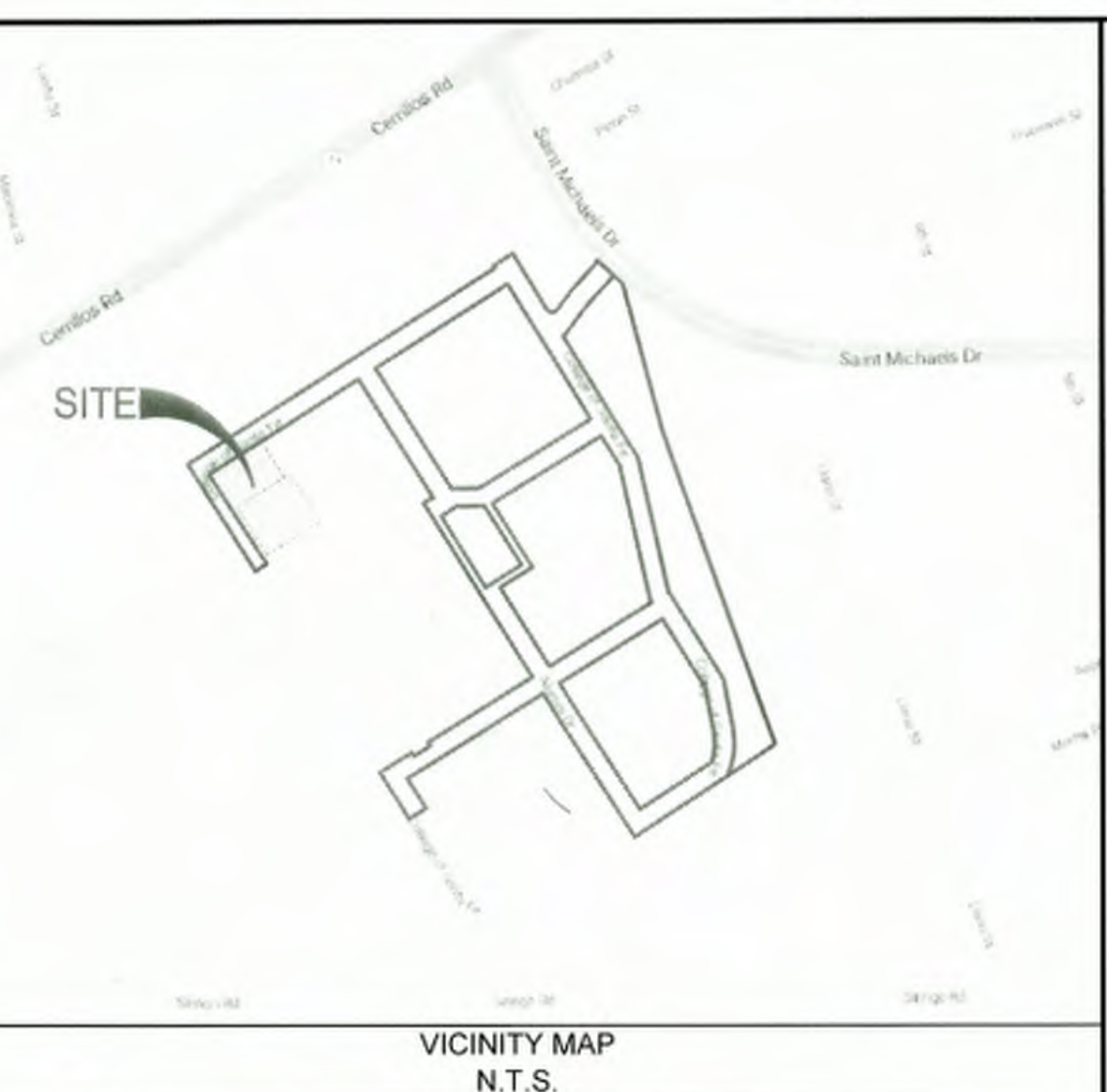
Valerie Espinoza Deputy

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 A CAMINO ENTRADA
SANTA FE, N.M. 87507
FILE# 8737\TR-0-P DATE: 10\04\10

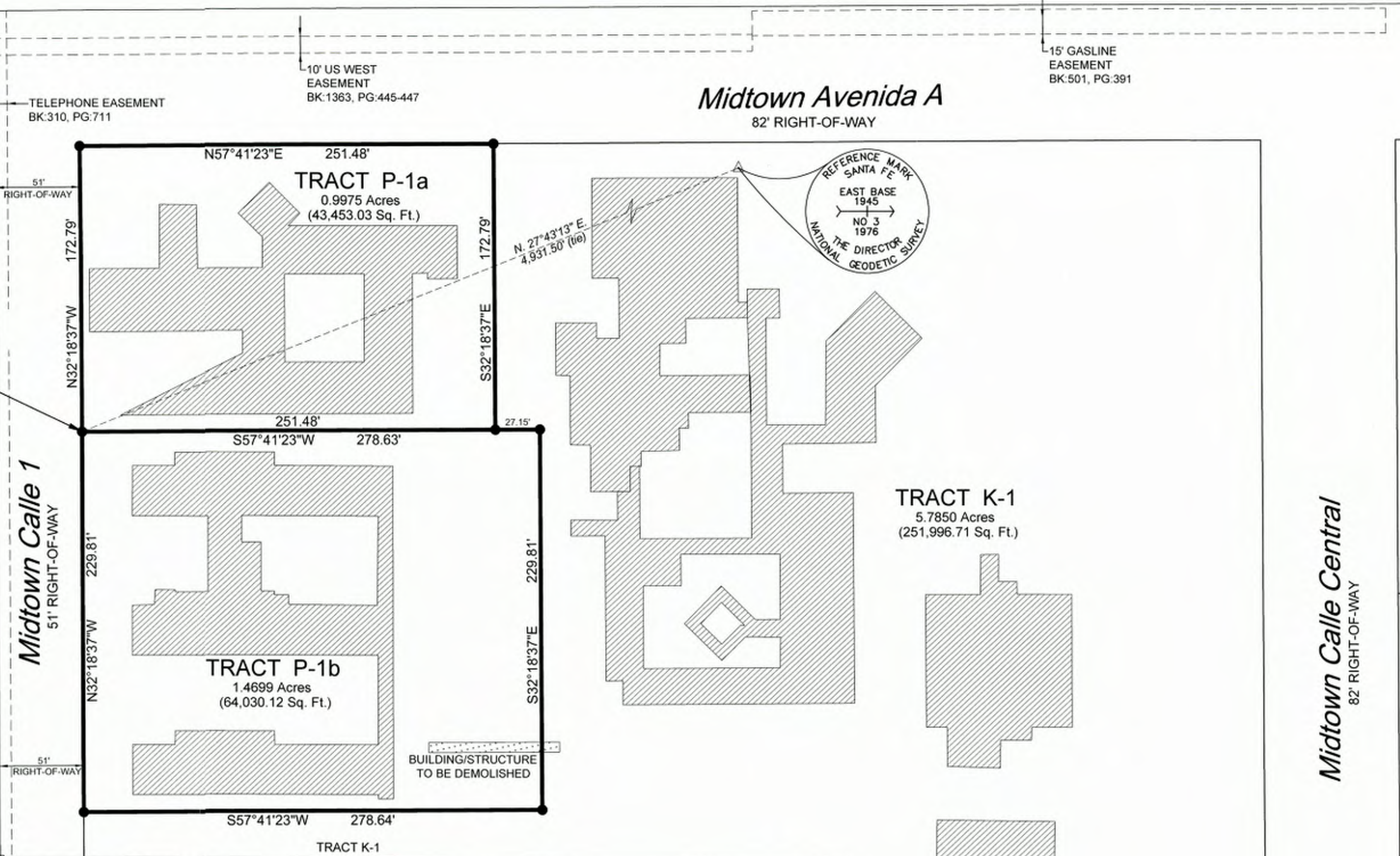
921-22

COLLEGE OF SANTA FE SHOPPING CENTER, LLC INSTRUMENT # 1863168 07/23/2018

Lot Split to create TRACTS P-1a and P-1b OF EXISTING TRACT P-1 within Projected Section 34, T.17N., R.9E., N.M.P.M. Midtown Site Santa Fe County, New Mexico November 2024



POINT OF BEGINNING LEGAL DESCRIPTION



- NOTES: 1. FIELD SURVEY WAS PERFORMED NOVEMBER 2021. 2. BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE. 3. BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3". 4. FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

REFERENCED DOCUMENTS:

- 1. PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051. 2. DIVISION PLAT FOR THE COLLEGE OF SANTA FE, recorded MAY 19, 2006 in PLAT BOOK 682, PAGE 06. 3. REPLAT FOR COLLEGE OF SANTA FE, recorded JANUARY 2, 2006 in PLAT BOOK 672, PAGE 33.

PUBLIC UTILITY EASEMENTS

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

- A. 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.

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 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 ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN.

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, 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.

TRACT O-1 BOOK: 722, PAGE: 049 OCTOBER 12, 2010 (NOT A PART OF THIS PLAT, OWNED BY STATE OF NEW MEXICO)



- LEGEND: □ FOUND: REBAR w/CAP (DESCRIPTION, AS NOTED) — NEW LOT LINE — ADJOINING LOT LINE - - - EASEMENT LINE (AS NOTED) [Hatched] BUILDING [Dotted] BUILDING/STRUCTURE TO BE DEMOLISHED ● ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED, "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.

UTILITY COMPANY APPROVALS:

- NEW MEXICO GAS COMPANY 2/8/2025 DATE: [Signature]
SANTA FE WATER DIVISION 2/7/2025 DATE: [Signature]
PUBLIC SERVICE COMPANY OF NEW MEXICO 2/16/2025 DATE: [Signature]
CENTURYLINK 2/16/2025 DATE: [Signature]

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY 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 SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS. BENJAMIN M. ARAGON N.M.P.L.S. #15268 DATE: 2-21-25



STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO: CREATE TRACTS P-1a AND P-1b, FROM EXISTING TRACT P-1.

AFFIDAVIT: Lot Split NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOWN ON THIS DOCUMENT TO BE REPLATTED. THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS REPLAT CONTAINS 2.1914 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE. THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe BY: ALAN M. WEBBER, MAYOR 2/11/2025 DATE: [Signature]
CITY CLERK: Andrea Salazar 2/11/2025 DATE: [Signature]
STATE OF NEW MEXICO COUNTY OF SANTA FE THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.

NOTARY PUBLIC: [Signature] 2/8/25 MY COMMISSION EXPIRES: [Signature]

REVIEWED BY SANTA FE COUNTY: COUNTY TREASURER: [Signature] 2/12/25 DATE: [Signature]

CASE NUMBER: Tract P-1a & P-1b 2024-9396

REVIEWED BY CITY OF SANTA FE: CITY ENGINEER FOR LAND USE: [Signature] 2/11/25 DATE: [Signature]
CITY PLANNER: Daniel R. Espinoza 2-11-25 DATE: [Signature]

COUNTY OF SANTA FE STATE OF NEW MEXICO #2052469 }SS I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:59 o'clock P.M. and was duly recorded in book 921, page(s) 22, of the records of Santa Fe County. KATHARINE E. CLARK County Clerk, Santa Fe county, N.M. Deputy Seal

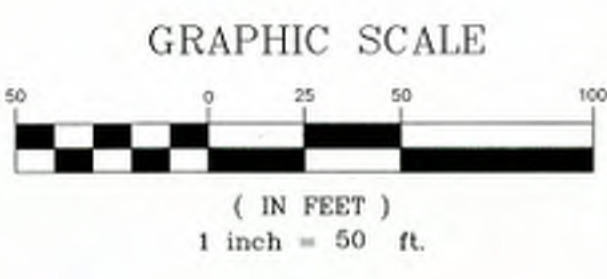


INDEXING INFORMATION FOR THE COUNTY CLERK OWNER: CITY OF SANTA FE LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M. CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

921-23

COLLEGE OF SANTA FE SHOPPING CENTER, LLC
INSTRUMENT # 1943196
07/23/2018

Lot Split to create TRACTS Q-1a and Q-1b from Existing TRACT P-1 within Projected Section 34, T.17N., R.9E., N.M.P.M. Midtown Site Santa Fe County, New Mexico November 2024

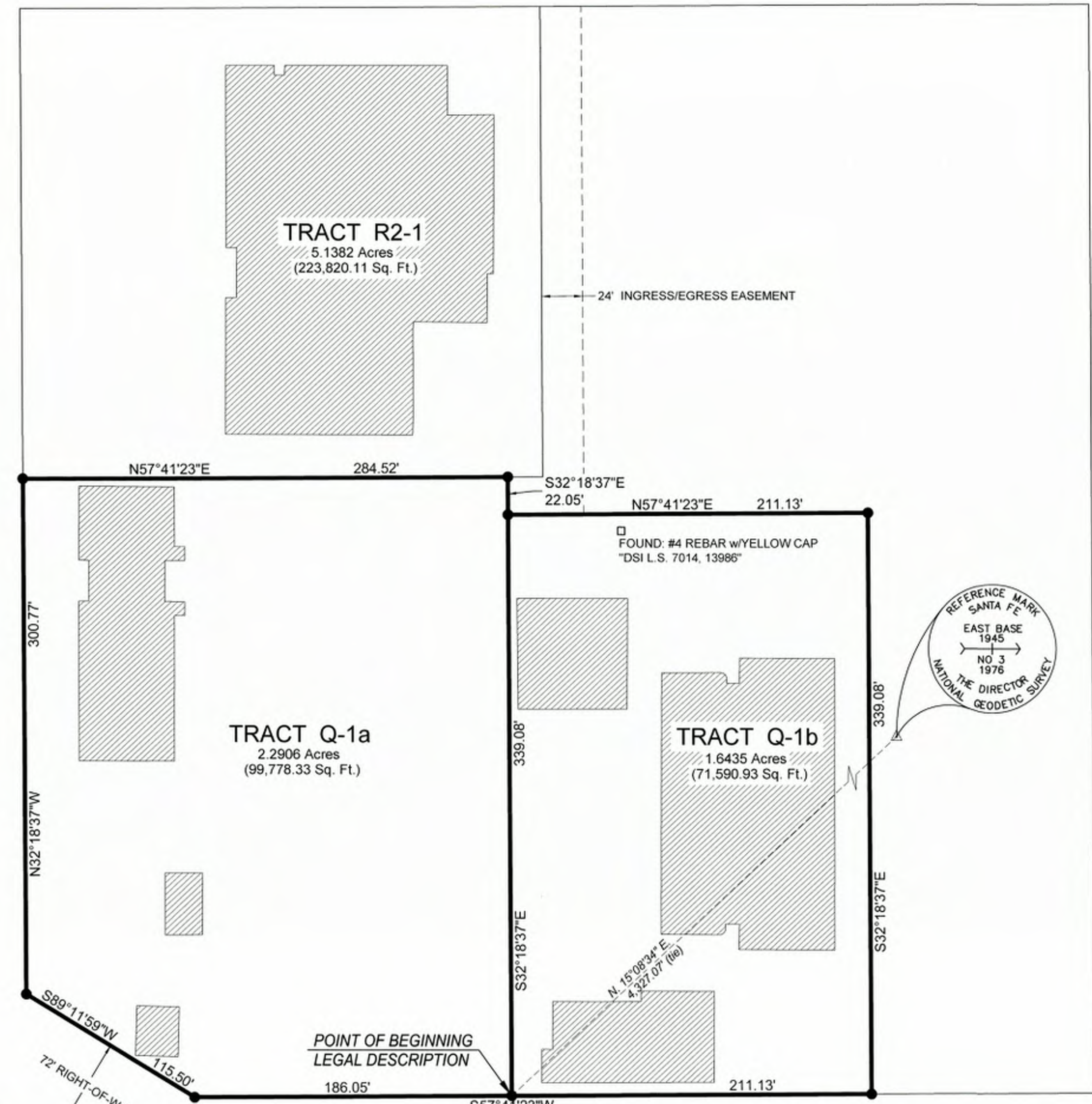


- LEGEND:**
- FOUND REBAR w/CAP (DESCRIPTION, AS NOTED)
 - NEW LOT LINE
 - ADJOINING LOT LINE
 - - - EASEMENT LINE (AS NOTED)
 - ▨ BUILDING
 - ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.

- NOTES:**
- FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
 - BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCES. COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0.0) BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984", BEARING = S 49° 38' 22" W.
 - BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".
 - FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 - THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS.
 - EXISTING NON-CONFORMING STRUCTURES CAN REMAIN THE SAME ON SEPARATE LOTS.
 - ANY "CHANGE OF USE" STRUCTURES WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
 - ANY NEW CONSTRUCTION WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
 - ANY EXISTING FIRE APPARATUS ACCESS ROADS AND EASEMENTS WILL HAVE TO REMAIN OR CHANGES WILL HAVE TO HAVE THE CITY FIRE MARSHALS OFFICE APPROVAL.
 - EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
 - SEPARATE WATER SERVICE IS REQUIRED FOR EACH LEGAL LOT OF RECORD. AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICES.

REFERENCED DOCUMENTS:
THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT:

- PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051.
- DIVISION PLAT FOR THE COLLEGE OF SANTA FE, recorded MAY 19, 2006 in PLAT BOOK 682, PAGE 06.
- REPLAT FOR COLLEGE OF SANTA FE, recorded JANUARY 2, 2006 in PLAT BOOK 672, PAGE 33.
- REPLAT FOR COLLEGE OF SANTA FE, recorded SEPTEMBER 19, 2006 in PLAT BOOK 635, PAGE 46, 47.
- REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in PLAT BOOK 722, PAGE 049.
- REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in BOOK 719, PAGE 044.
- BOUNDARY EASEMENT SURVEY PLAT FOR COLLEGE OF SANTA FE, recorded JULY 15, 2010 in BOOK 719, PAGE 047.
- PLAT OF ALTA/ACSM LAND TITLE SURVEY, recorded OCTOBER 10, 2008 in BOOK 691, PAGE 029.
- BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded JUNE 28, 2011 in BOOK 735, PAGE 045.
- BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded OCTOBER 28, 2022 in BOOK 896, PAGE 14.
- PLAT OF EASEMENT SURVEY FOR COLLEGE OF THE CHRISTIAN BROTHERS OF NEW MEXICO, recorded 08/17/2009.
- REPLAT OF TRACT 3A & 3B FOR COLLEGE OF THE BOARD OF EDUCATION OF THE CITY OF SANTA FE, recorded MARCH 12, 1991 in BOOK 220, PAGE 037.
- BOUNDARY SURVEY PLAT FOR PRESBYTERIAN MEDICAL SERVICES, recorded NOVEMBER 30, 2004 in BOOK 574, PAGE 035.
- LOT CONSOLIDATION FOR THE STATE OF NEW MEXICO DEPARTMENT OF FINANCE & ADMINISTRATION, recorded OCTOBER 4, 1990 in BOOK 215, PAGE 013.
- QUITCLAIM DEED FROM U.S.A. to COLLEGE OF THE CHRISTIAN, filed MAY 23, 1949 in BOOK 40, PAGE 437.
- DECLARATION from U.S.A. to COLLEGE OF THE CRISTIAN, filed DECEMBER 22, 1969 in BOOK 269, PAGE 855.
- SPECIAL WARRANTY DEED FROM COLLEGE OF THE CRISTIAN BROTHERS to CITY OF SANTA FE, filed SEPTEMBER 16, 2009 as INSTRUMENT 1577356.
- EASEMENT FROM COLLEGE OF SANTA FE to PNM, filed JULY 9, 1990 in BOOK 682, PAGE 916.
- EASEMENT FROM COLLEGE OF SANTA FE to BOARD OF EDUCATION, filed JUNE 10, 1991 in BOOK 730, PAGE 568.
- EASEMENT FROM COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed SEPTEMBER 21, 2007 as INSTRUMENT 1500540.
- VACATION OF EASEMENT FROM COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed JULY 20, 2009 as INSTRUMENT 1571651.
- EASEMENT FROM COLLEGE OF SANTA FE to PNM, filed AUGUST 13, 1996 in BOOK 1299, PAGE 74.
- EASEMENT FROM COLLEGE OF SANTA FE to NEW MEXICO STATE BANK, filed JUNE 12, 2009 as INSTRUMENT 1566667.
- VACATION OF EASEMENT FROM COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed AUGUST 17, 2009 as INSTRUMENT 1574183.



PUBLIC UTILITY EASEMENTS

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

A. 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.

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

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

D. CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF 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, 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 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 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 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/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

(CONTINUED) PUBLIC UTILITY EASEMENTS

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGCO 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.

UTILITY COMPANY APPROVALS:

- NEW MEXICO GAS COMPANY DATE: 2/6/2025
- SANTA FE WATER DIVISION DATE: 2/7/2025
- PUBLIC SERVICE COMPANY OF NEW MEXICO DATE: 2/6/2025
- CENTURYLINK DATE: 2/6/2025

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY 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 SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BENJAMIN M. ARAGON N.M.P.L.S. #15268
DATE: 1-31-25



STATEMENT OF DECLARATION:
THE PURPOSE OF THIS PLAT IS TO:
TO CREATE TRACTS Q-1a AND Q-1b, FROM EXISTING TRACT Q.

AFFIDAVIT: * Lot Split

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOW ON THIS DOCUMENT TO BE REPLATTED. THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS REPLAT CONTAINS 3.9341 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE. THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe

BY: ALAN M. WEBBER, MAYOR DATE: 2/11/2025

CITY CLERK: Andrea Galagon DATE: 2/11/2025

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.

NOTARY PUBLIC: [Signature] DATE: 3/25/25
MY COMMISSION EXPIRES

REVIEWED BY SANTA FE COUNTY:
COUNTY TREASURER: [Signature] DATE: 02/12/25

CASE NUMBER:
Tract: Tract Q-1a & Q-1b Case #: 2024-9394

REVIEWED BY CITY OF SANTA FE:
CITY ENGINEER FOR LAND USE: [Signature] DATE: 2/1/25
CITY PLANNER: [Signature] DATE: 2-11-25

COUNTY OF SANTA FE
STATE OF NEW MEXICO } SS
I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:59 o'clock PM and was duly recorded in book 921, page(s) 23 of the records of Santa Fe County.

KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.
Deputy



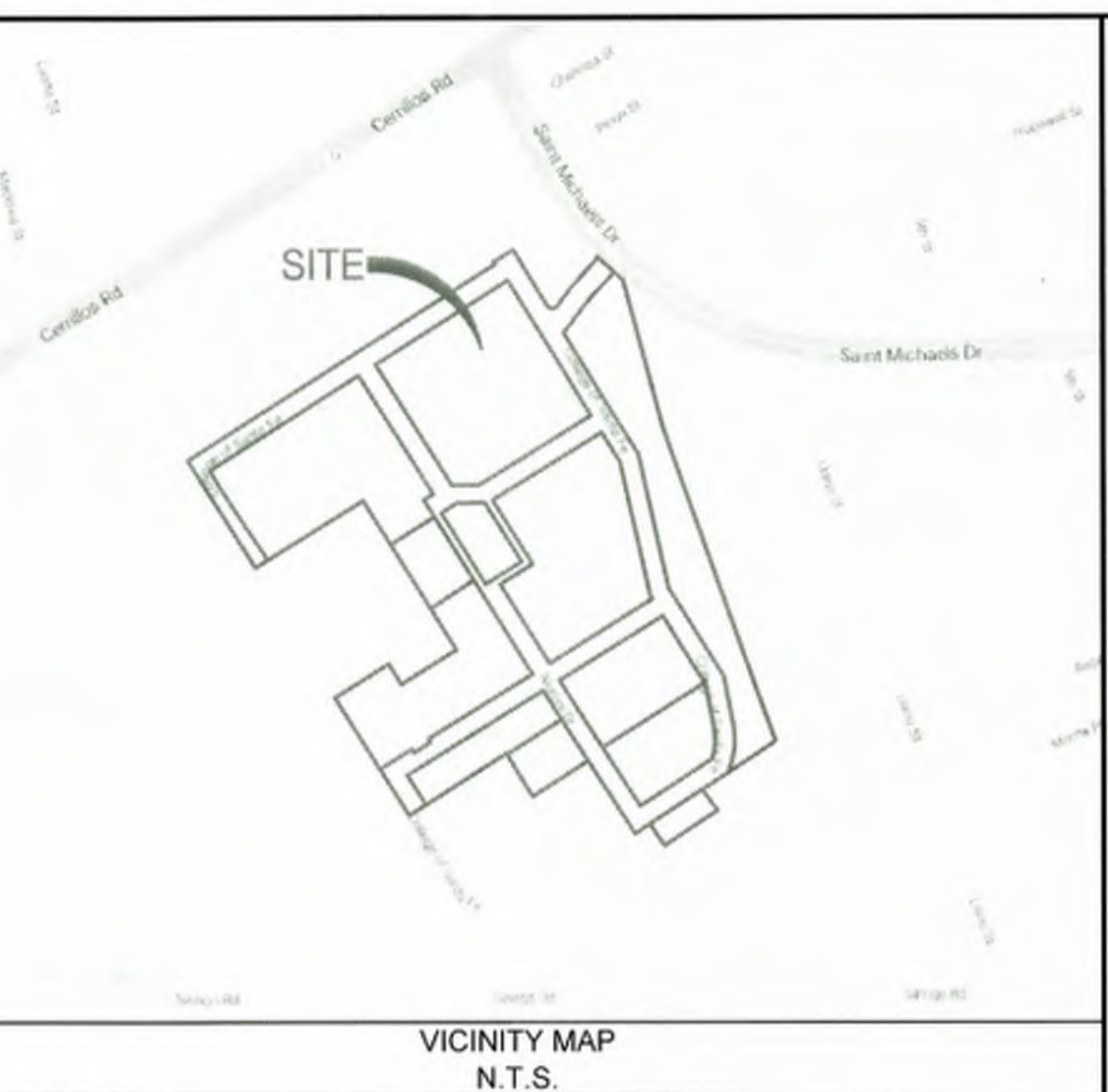
INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: CITY OF SANTA FE
LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M.
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

921-24

COLLEGE OF SANTA FE SHOPPING CENTER, LLC
INSTRUMENT # 1803168
07/20/2018

Lot Split to create TRACTS R2-1a and R2-1b PLAT OF EXISTING TRACT R2-1 within Projected Section 34, T.17N., R.9E., N.M.P.M. Midtown Site Santa Fe County, New Mexico November 2024

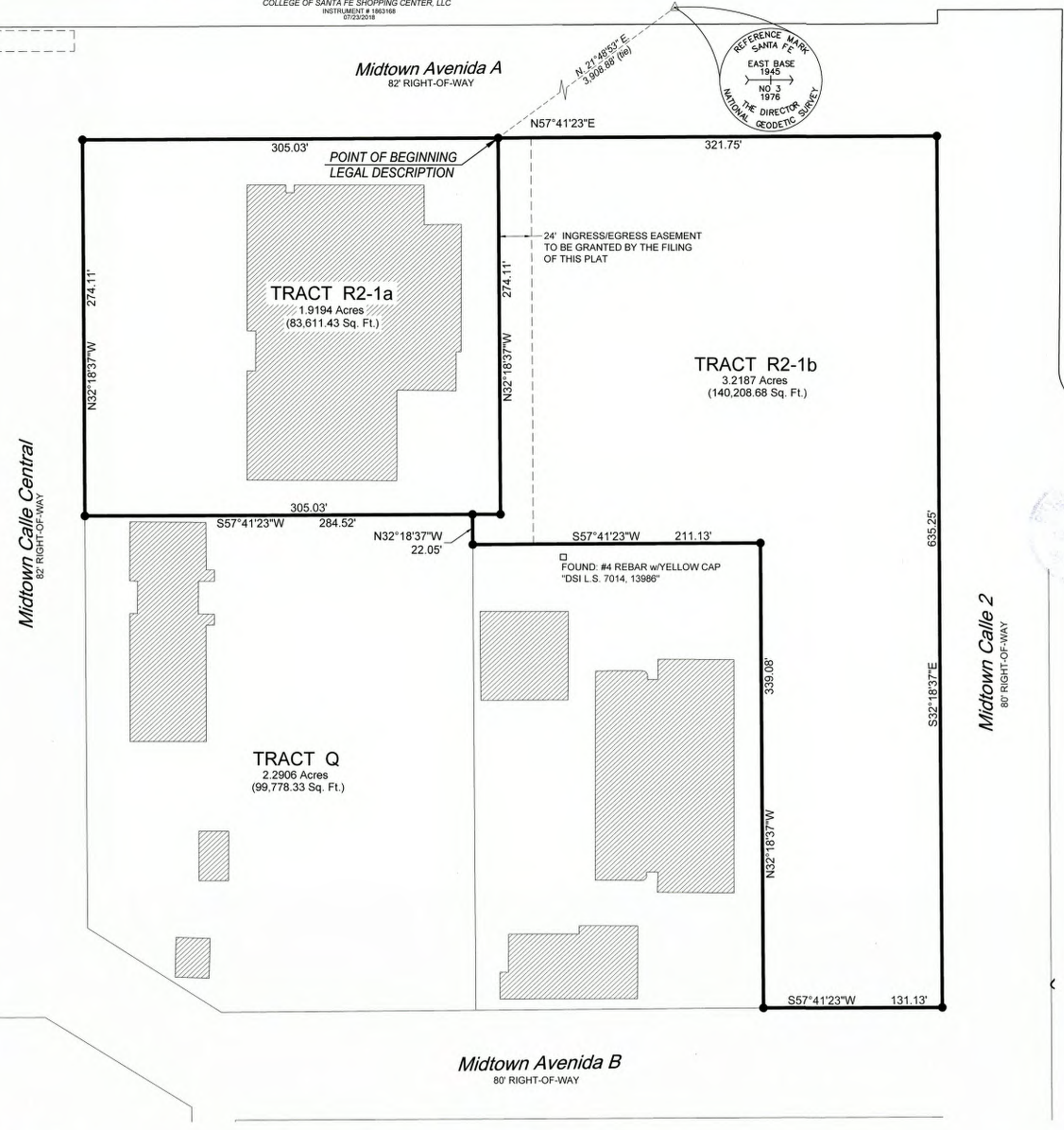
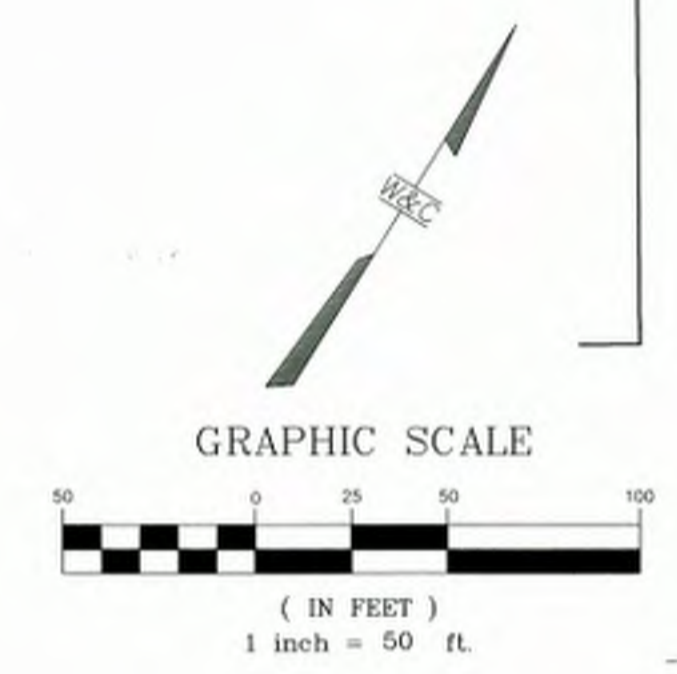


LEGEND:

- FOUND REBAR w/CAP (DESCRIPTION, AS NOTED)
- NEW LOT LINE
- ADJOINING LOT LINE
- - - EASEMENT LINE (AS NOTED)
- ▨ BUILDING
- ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED, "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.

- NOTES:**
- FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
 - BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCES. COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0.0) BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984", BEARING = S.49°38'22"W.
 - BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".
 - FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 - THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS.
 - EXISTING NON-CONFORMING STRUCTURES CAN REMAIN THE SAME ON SEPARATE LOTS.
 - ANY "CHANGE OF USE" STRUCTURES WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
 - ANY NEW CONSTRUCTION WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
 - ANY EXISTING FIRE APPARATUS ACCESS ROADS AND EASEMENTS WILL HAVE TO REMAIN OR CHANGES WILL HAVE TO HAVE THE CITY FIRE MARSHALS OFFICE APPROVAL.
 - EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
 - SEPARATE WATER SERVICE IS REQUIRED FOR EACH LEGAL LOT OF RECORD. AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICES.

- REFERENCED DOCUMENTS:**
THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT:
- PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051.
 - DIVISION PLAT FOR THE COLLEGE OF SANTA FE, recorded MAY 19, 2006 in PLAT BOOK 682, PAGE 06.
 - REPLAT FOR COLLEGE OF SANTA FE, recorded JANUARY 2, 2006 in PLAT BOOK 672, PAGE 33.
 - REPLAT FOR COLLEGE OF SANTA FE, recorded SEPTEMBER 19, 2006 in PLAT BOOK 635, PAGE 46, 47.
 - REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in PLAT BOOK 722, PAGE 049.
 - REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in BOOK 719, PAGE 044.
 - BOUNDARY EASEMENT SURVEY PLAT FOR COLLEGE OF SANTA FE, recorded JULY 15, 2010 in BOOK 719, PAGE 047.
 - PLAT OF ALTA/ACSM LAND TITLE SURVEY, recorded OCTOBER 10, 2008 in BOOK 691, PAGE 029.
 - BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded JUNE 28, 2011 in BOOK 735, PAGE 045.
 - BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded OCTOBER 28, 2022 in BOOK 896, PAGE 14.
 - PLAT OF EASEMENT SURVEY FOR COLLEGE OF THE CHRISTIAN BROTHERS OF NEW MEXICO, recorded 08/17/2009.
 - REPLAT OF TRACT 3A & 3B FOR COLLEGE OF THE BOARD OF EDUCATION OF THE CITY OF SANTA FE, recorded MARCH 12, 1991 in BOOK 220, PAGE 037.
 - BOUNDARY SURVEY PLAT FOR PRESBYTERIAN MEDICAL SERVICES, recorded NOVEMBER 30, 2004 in BOOK 574, PAGE 035.
 - LOT CONSOLIDATION FOR THE STATE OF NEW MEXICO DEPARTMENT OF FINANCE & ADMINISTRATION, recorded OCTOBER 4, 1990 in BOOK 215, PAGE 013.
 - QUITCLAIM DEED FROM U.S.A. TO COLLEGE OF THE CHRISTIAN, filed MAY 23, 1949 in BOOK 40, PAGE 437.
 - DECLARATION FROM U.S.A. TO COLLEGE OF THE CRISTIAN, filed DECEMBER 22, 1969 in BOOK 269, PAGE 855.
 - SPECIAL WARRANTY DEED FROM COLLEGE OF THE CRISTIAN BROTHERS TO CITY OF SANTA FE, filed SEPTEMBER 16, 2009 as INSTRUMENT 1577356.
 - EASEMENT FROM COLLEGE OF SANTA FE TO PNM, filed JULY 9, 1990 in BOOK 682, PAGE 916.
 - EASEMENT FROM COLLEGE OF SANTA FE TO BOARD OF EDUCATION, filed JUNE 10, 1991 in BOOK 730, PAGE 568.
 - EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, filed SEPTEMBER 21, 2009 as INSTRUMENT 1500540.
 - VACATION OF EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, filed JULY 20, 2009 as INSTRUMENT 1571651.
 - EASEMENT FROM COLLEGE OF SANTA FE TO PNM, filed AUGUST 13, 1996 in BOOK 1299, PAGE 74.
 - EASEMENT FROM COLLEGE OF SANTA FE TO NEW MEXICO STATE BANK, filed JUNE 12, 2009 as INSTRUMENT 1566667.
 - VACATION OF EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, filed AUGUST 17, 2009 as INSTRUMENT 1574183.



PUBLIC UTILITY EASEMENTS

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

A. 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.

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

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

D. CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF 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 EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANOR 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 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 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.

(CONTINUED) PUBLIC UTILITY EASEMENTS

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.

UTILITY COMPANY APPROVALS:

NEW MEXICO GAS COMPANY DATE: 2/6/2025

SANTA FE WATER DIVISION DATE: 2/2/2025

PUBLIC SERVICE COMPANY OF NEW MEXICO DATE: 2/6/2025

CENTURYLINK DATE: 2/6/2025

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY 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 SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BENJAMIN M. ARAGON N.M.P.L.S. #15268
DATE: 1-31-25

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO:
CREATE TRACTS R2-1A AND R2-1B, FROM EXISTING TRACT R2-1.

AFFIDAVIT:

* Lot Split
NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOWN ON THIS DOCUMENT TO BE REPLATTED. THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS REPLAT CONTAINS 5.1381 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE. THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe

BY: ALAN M. WEBBER, MAYOR DATE: 2/11/2025

CITY CLERK: Andria Salazar DATE: 2/11/2025

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.

NOTARY PUBLIC: [Signature] DATE: 3/25/25
MY COMMISSION EXPIRES

REVIEWED BY SANTA FE COUNTY:

COUNTY TREASURER: [Signature] DATE: 2/12/25

CASE NUMBER:

Tract: R2-1a & R2-1b
Case #: 2024-9397

REVIEWED BY CITY OF SANTA FE:

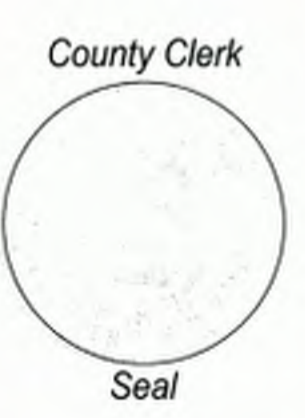
CITY ENGINEER FOR LAND USE: [Signature] DATE: 2/11/25

CITY PLANNER: [Signature] DATE: 2-11-25

COUNTY OF SANTA FE STATE OF NEW MEXICO #2024-9397

I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:59 o'clock P.M. and was duly recorded in book 921, page(s) 24 of the records of Santa Fe County.

Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.
Deputy



WILSON & COMPANY
4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
OFFICE: 505-348-4000
FAX: 505-348-4155
www.wilsonco.com

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: CITY OF SANTA FE
LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M.
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO





CITY OF SANTA FE
METROPOLITAN REDEVELOPMENT AGENCY

EARLY NEIGHBORHOOD NOTIFICATION MEETING

May XX, 2025

Dear Neighbor,

City of Santa Fe Metropolitan Redevelopment Agency, applicant, is requesting to amend the Midtown Master Plan, Resolution 2022-68 with the following: 1) to remove the Main Street Office Facade Zone from Tracts F-1a and I-1a, 2) to change the sub-zone designation on Tract O from MU-N to MU-C, 3) to replace the Permitted Use Table with a reference to C-2 permitted uses and a list of prohibited and conditional uses, 4) to remove the step-back requirements at the Facade Zones, 5) to increase the maximum building height in the Facade Zones to 5 stories, and 6) to add language regarding standards for landscape, signage, and temporary art installations.. The subject properties are 60.046 acres in total and zoned C2-PUD.

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

Time: 5:30 to 7:00 PM

When: [INSERT DATE], 2025

Where: Zoom

Meeting Link: <https://santafe.primegov.com/public/portal>

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. Attached, please find a vicinity map of the proposed request. If you have any questions or comments, please contact Lisa Gavioli by phone (505) 362-8294 or by email: lisa.gavioli@nv5.com.

Sincerely,

Lisa Gavioli, AICP
Senior Project Manager, NV5, Inc.
(agent for City of Santa Fe Metropolitan Redevelopment Agency)



Attachments: Vicinity map
Site plan

***Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the Land Use Department (505-G55-6820) 5 days prior to the hearing or meeting date.**

Vicinity Map

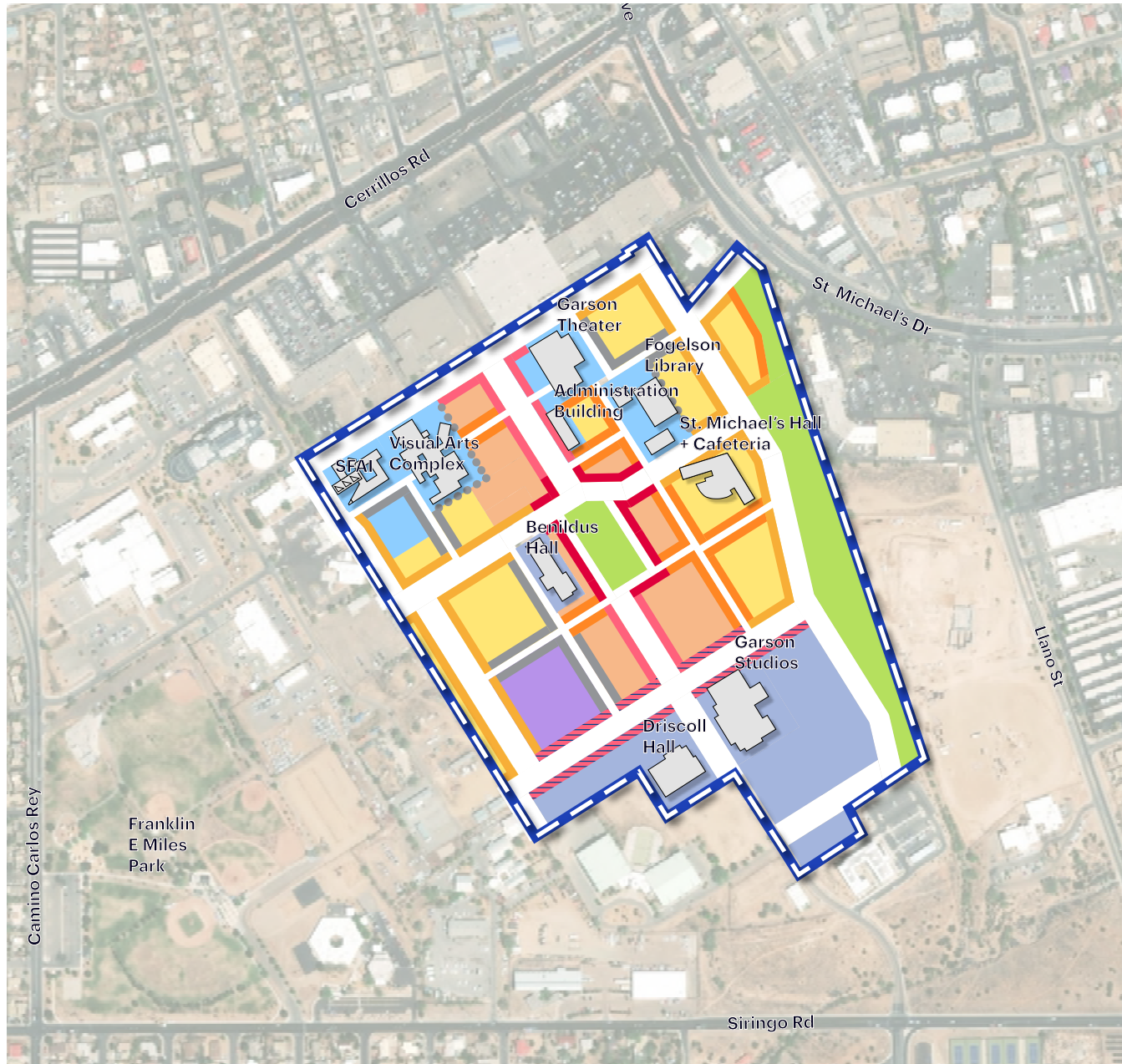


Legend
















-  The Midtown Site
-  Existing Access Points

Existing 5.4.1 Development Standards

5.4.1 Development Standards Regulating Plan



Legend

-  The Midtown Site
- Sub-Zones:**
-  Civic Space (CS)
-  Mixed-Use Neighborhood (MU-N)
-  Mixed-Use Center (MU-C)
-  Mixed-Use Office (MU-O)
-  Mixed-Use Film (MU-F)
-  Community-Oriented Use (CO)
-  Existing Buildings to Reuse
- Facade Zones:**
-  Plaza (PL)
-  Main Street (MS)
-  Main Street-Office (MS-O)
-  Live/Work (LW)
-  Neighborhood Residential (NR)
-  Neighborhood Paseo (NP)
-  3 stories max. height within 30' of indicated parcel line

Proposed 5.4.1 Development Standards

5.4.1 Development Standards Regulating Plan



- Legend**
- The Midtown Site
 - Sub-Zones:**
 - Civic Space (CS)
 - Mixed-Use Neighborhood (MU-N)
 - Mixed-Use Center (MU-C)
 - Mixed-Use Office (MU-O)
 - Mixed-Use Film (MU-F)
 - Community-Oriented Use (CO)
 - Existing Buildings to Reuse

 - Facade Zones:**
 - Plaza (PL)
 - Main Street (MS)
 - Main Street-Office (MS-O)
 - Live/Work (LW)
 - Neighborhood Residential (NR)
 - Neighborhood Paseo (NP)
 - 3 stories max. height within 30' of indicated parcel line