City of Santa Fe, New Mexico

memo

DATE: March 28, 2016 for the April 7, 2016 Meeting

TO: Summary Committee

VIA: Lisa Martinez, Director, Land Use Department
Greg Smith, AICP, Director, Current Planning Division

FROM: Donna Wynant, AICP, Senior Planner, Current Planning Division

Case #2015-109. Tierra Contenta Subdivision Phase 2C Lot Split, Tract 8A3-7. Santa Fe Surveying Company, agent for Tierra Contenta Corp., Homewise Inc., and Commercial Center at 599 Inc., requests Lot Split approval to divide 45.63± acres of land to create two lots from existing "Tract 8A3-7" of the Tierra Contenta Subdivision Phase 2C. This split will create "Tract 49" containing 12.68± acres and "Tract 8A3-7D" containing 32.94± acres. "Tract 49" is zoned PRC (Planned Residential Community, 6-9 dwelling units per acre) and "Tract 8A3-7D" is zoned C-1 (Office and Related Commercial) and C-2 (General Commercial). (Donna Wynant, Case Manager)

RECOMMENDATION

The Land Use Department recommends **Approval** with the Conditions of Approval as outlined in this report.

BACKGROUND & SUMMARY

The property is zoned C-1, C-2 and PRC. The proposal would create two lots: Tract 8A3-7D consisting of +/- 32.94 acres and Tract 49, consisting of +/- 12.68 acres. This lot split is a routine step in the development review process. Both lots are currently undeveloped but both have approved plans as follows: Tract 8A3-7D has an approved Final Subdivision Plat and Development Plan for the Village Plaza with a time extension giving it approval to November 3, 2016. Tract 49 has Final Subdivision Plat approval for 50 single family homes (Vista Serena), approved by the Planning Commission at its March 3, 2016 meeting.

Both lots are directly accessible from Plaza Central, which is a 66 foot wide public roadway. The portion of Plaza Central from the roundabout at Contenta Ridge to the south will be completed in Phase I of the Vista Serena subdivision. The remainder of Plaza Central to Jaguar will be completed prior to the development of the Village Plaza commercial center.

CONDITIONS OF APPROVAL

Following standard practice, redline comments will be provided to the surveyor who shall make any necessary changes and submit the corrected plat in Mylar.

Staff recommends the following conditions of approval:

1. The following notes shall be placed on the plat:
   a. Property development is required to comply with the applicable provisions of Chapter 14, Land Development Code, SFCC 2001 and subsequent amendments.
   b. Property is required to comply with the provisions of each City of Santa Fe Ordinance adopted prior to plat and/or Development Plan recording with the County Clerk or submittal for a Building Permit.
   c. Prior to any new construction, Plat shall be submitted to the Fire Department for compliance with the International Fire Code.
   d. Each lot shall be served with separate sewer and water.

2. Staff redline comments will be provided to the surveyor who shall address issues and submit corrected plat in Mylar.

ATTACHMENTS:

EXHIBIT A: City Staff Memoranda and Email
1. Waste Water Division Engineer memorandum, Stan Holland
2. Water Division email, Dee Beingessner
3. Traffic Engineering email, Sandra Kassens
4. Technical Review Division email, City Engineer, RB Zaxus

EXHIBIT B: Maps
1. Zoning Map

EXHIBIT C: Applicant Materials
1. Letter of Application
2. Lot Split Plat

City of Santa Fe
New Mexico

MEMO

Wastewater Management Division
DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: March 24, 2016

To: Donna Wynant, Case Manager

From: Stan Holland, P.E.
Wastewater Management Division

Subject: Case 2015-109 Tierra Contenta Lot Split

The subject property is accessible to the City public sewer system.

The Wastewater Division has no objection to the proposed lot split.

WYNANT, DONNA J.

From: BEINGESSNER, DEE
Sent: Tuesday, March 22, 2016 11:09 AM
To: WYNANT, DONNA J.
Subject: RE: Case #2015-109 Tierra Contenta Lot Split

Donna,

I don't have any comments on this one. They have already submitted a water plan for this area and it's being approved.

Dee

WYNANT, DONNA J.

From: KASSENS, SANDRA M.
Sent: Monday, December 14, 2015 10:47 AM
To: WYNANT, DONNA J.
Cc: ROMERO, JOHN J
Subject: TC Phase 2C tract 8A3-7 Lot Split

Donna,
The Traffic Engineering Section has no comments on the proposed lot split for Tierra Contenta Subdivision, Phase 2C, Tract 8A3-7, case #2015-109.

Sandra Kassens
Engineer Assistant
Traffic Engineering Division
Public Works Department
City of Santa Fe
505-955-6697

WYNANT, DONNA J.

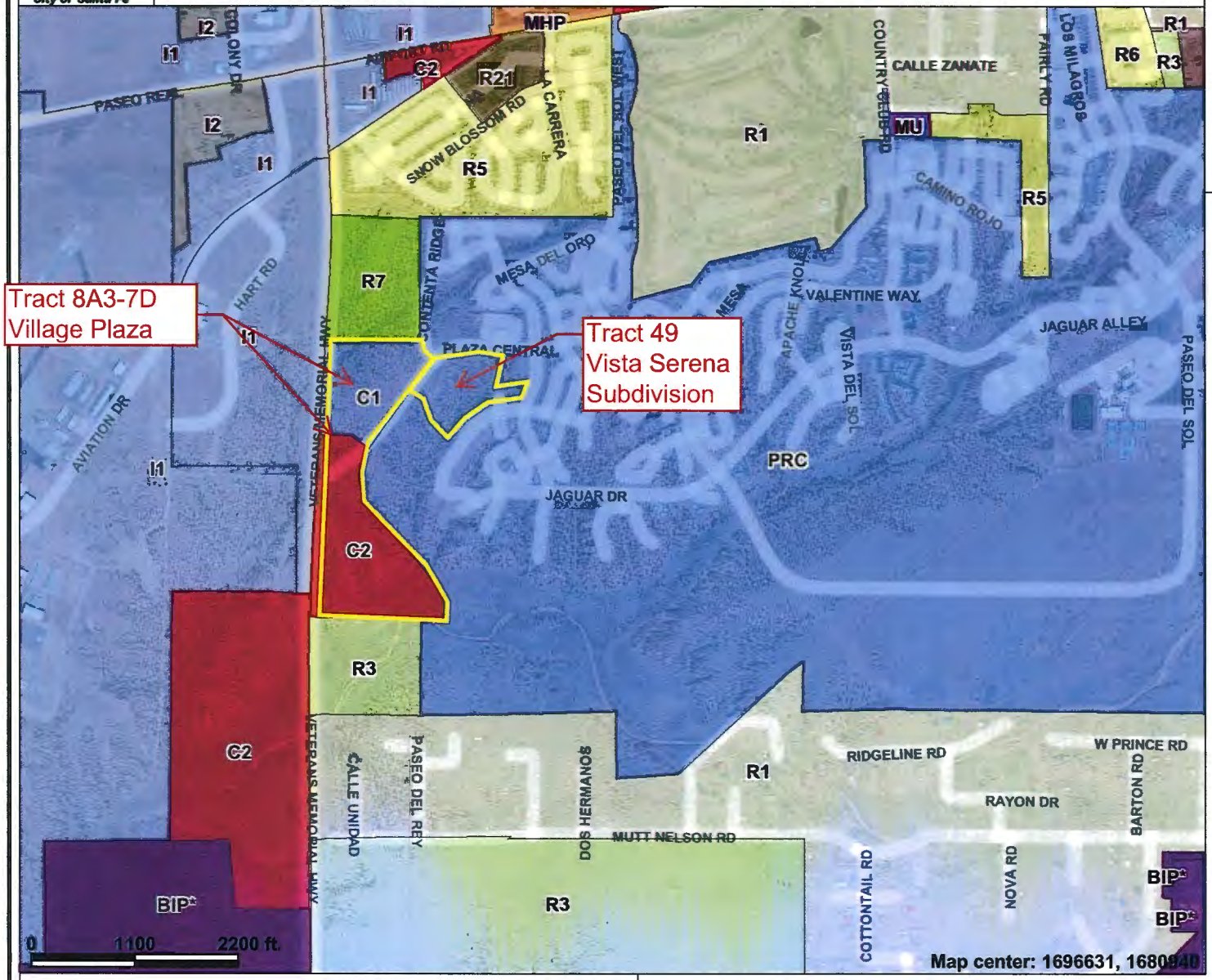
From: ZAXUS, RISANA B.
Sent: Tuesday, December 15, 2015 2:47 PM
To: WYNANT, DONNA J.
Subject: Case # 2015-109, TC Phase 2C Lot Split

Ms. Wynant –

I have no review comments on the above case.

RB Zaxus, PE
City Engineer

Tierra Contenta Sub- Phase 2C Lot Split, Tract 8A3-7



Legend

- City Limits
- Santa Fe River
- Zoning
  - RR Rural Residential
  - R1, (PUD) Single- Family 1du/ac.
  - R2, (DT), (PUD), (AC) Single - Family 2du/ac
  - R3, (PUD) Single - Family 3du/ac
  - R4 Single - Family 4du/ac
  - R5, (DT), (PUD), (AC), R6 Single - Family 5-6du/ac
  - R7, (I), (PUD), R8 Single - Family 7-8du/ac
  - RC5, RC5AC Compound 5du/ac
  - RC8, RC8AC Compound 8du/ac
  - R10, (PUD) Multiple - Family 10du/ac
  - R12, (PUD) Multiple - Family 12du/ac
  - R21, (PUD) Multiple - Family 21du/ac
  - R29, (PUD),(AC) Multiple - Family 29du/ac
  - RAC Residential Arts & Crafts
  - MHP Mobile Home Park
  - C1, (PUD) Office and Related Commercial
  - C2, (PUD) General Commercial
  - C4 Limited Office and Retail

N

Scale: 1:19,179

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

SANTA FE SURVEYING COMPANY

P.O. BOX 2919 SANTA FE, NEW MEXICO 87504
1210 Luisa Street, Suite #8
PHONE 505-992-3211, CELL 505-660-2659, EMAIL sfsc@cybermesa.com

November 13, 2015

Noah Berke, Planning and Policy Administrator
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, New Mexico 87504

RE: LETTER OF APPLICATION FOR A LOT SPLIT PLAT OF "TRACT 8 A3-7" FOR HOMEWISE INC, TIERRA CONTENTA CORP., AND COMMERCIAL CENTER AT 599, WITHIN SECTION 13 AND SECTION 14, TOWNSHIP 16 NORTH, RANGE 8 EAST, N.M.P.M., AND WITHIN THE CITY AND COUNTY OF SANTA FE.

Dear Mr. Berke:

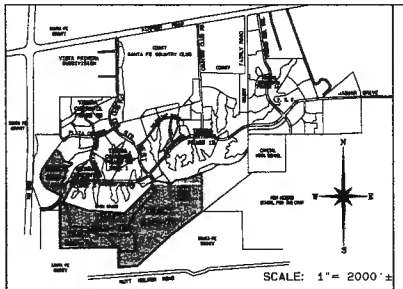
Santa Fe Surveying Co. is herewith submitting a Lot Split Plat for review and approval. The purpose of this plat is to create two lots from existing "Tract 8A3-7". This split would create "Tract 49" containing 12.6841 acres and "Tract 8A3-7D" containing 32.9472 acres.

The current zoning of the property is P.R.C.

Should you need any additional information or if you have any questions or comments, please contact me, at your convenience.

Sincerely,

James B. Sanchez,
Santa Fe Surveying Company



V I C I N I T Y M A P

DEVELOPMENT NOTES

1. MAINTENANCE OF IMPROVEMENTS WITHIN THE DEDICATED "TRACT 8A3-7B", AS SHOWN HEREON, IS THE RESPONSIBILITY OF THE CITY OF SANTA FE.
2. NO WALLS, FENCES, OR OTHER STRUCTURES WHICH WOULD IMPEDE DRAINAGE FLOW, SHALL BE PLACED WITHIN FLOODWAY AREAS ZONE AE.
3. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
4. ALL FIRE DEPARTMENT ACCESS SHALL BE NO GREATER THAN A 10% GRADE THROUGHOUT AND MAINTAIN 20-FOOT MINIMUM WIDTH.
5. SHALL COMPLY WITH INTERNATIONAL FIRE CODE (IFC) 2009 EDITION.

1648 840

I hereby certify that this instrument was filed for record on the 21 day of OCT. A.D. 20 11 at 3:53 o'clock P.M. and was duly recorded in Book 738 Page 14-15 of the records of Santa Fe County.

Witness my Hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, NM
Marcella Dallgar
Deputy

CITY OF SANTA FE REVIEW

CITY PLANNER — 10/12/11

CITY ENGINEER FOR LAND USE — 10/12/11

WASTE WATER — P.E. 9-15-11

ACCEPTANCE OF DEDICATION BY THE CITY OF SANTA FE

APPROVED BY THE CITY OF SANTA FE SUMMARY COMMITTEE AT THEIR MEETING OF Sept. 1, 2011, AS CASE No. 2011-72.

SUMMARY COMMITTEE CHAIRPERSON — DATE 10/21/11

SUMMARY COMMITTEE SECRETARY — DATE 10/21/11

THE UNDERSIGNED, ON BEHALF OF THE CITY OF SANTA FE DOES HEREBY ACCEPT THE DEDICATION OF "TRACT 8A3-7B", AS PLATTED HEREON.

MR. DAVID COSS, MAYOR, CITY OF SANTA FE — DATE 10/17/11

ATTEST:

YOLANDA Y. VIGIL, CITY CLERK, CITY OF SANTA FE — DATE 10-17-11

CITY OF SANTA FE ORGANIZED SEAL NEW MEXICO

SANTA FE SURVEYING COMPANY		
P.O. BOX 2919, SANTA FE, N.M. 87504, 1210 LUISA ST. SUITE 8		
PHONE (505)-992-3211, MOBILE (505)-660-2698, FAX (505)-992-9905		
PROJECT No.: 16081314-TC P2BD		
DRAFTED BY: JBS	DATE: 12-22-10	
REVISION	DATE	BY
CITY REQUESTED REVISIONS	07-08-11	JBS
CITY REQUESTED REVISIONS	09-14-11	JBS

DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THESE LANDS, LYING WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISED OF "TRACT 8A3-7" OF THE TIERRA CONTENTA SUBDIVISION PHASE 2B, REMAINING UNDEVELOPED LANDS, SITUATE WITHIN SECTION 14 AND SECTION 13 OF TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CONTAINING 222.1570 ACRES MORE OR LESS, DOES HEREBY DEDICATE "TRACT 8A3-7B", AS PLATTED HEREON, TO THE CITY OF SANTA FE FOR PUBLIC USE. THE CITY, AT ITS OWN DESIRE AND EXPENSE MAY CONSTRUCT AND MAINTAIN TRAILS, RECREATIONAL FACILITIES AND OTHER APPURTENANCES THERETO WITHIN SAID "TRACT 8A3-7B".

SAID "TRACT 8A3-7B" IS SUBJECT TO FUTURE DRAINAGE EASEMENTS, UTILITY EASEMENTS, ADDITIONAL RIGHT-OF-WAYS FOR ROADS, AND SLOPE EASEMENTS FOR ROAD CONSTRUCTION, AS MAY BE DESIRED BY THE CITY OF SANTA FE, OR BY THE TIERRA CONTENTA CORPORATION AND APPROVED BY THE CITY OF SANTA FE, FOR THE DEVELOPMENT OF LAND WITHIN THE TIERRA CONTENTA SUBDIVISION.

THE UNDERSIGNED OWNER DOES HEREBY ATTEST THAT THIS DEDICATION AND ALL THAT APPEARS ON THIS PLAT IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES.

THE LANDS PLATTED HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

BY:

OUIDA MacGREGOR
PRESIDENT, BOARD OF DIRECTORS
TIERRA CONTENTA CORPORATION

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF September, 2011, BY OUIDA MacGREGOR, ~~VICE~~-PRESIDENT, BOARD OF DIRECTORS, TIERRA CONTENTA CORPORATION.

NOTARY PUBLIC — OFFICIAL SEAL Margaret L. Vasquez, NOTARY PUBLIC, STATE OF NEW MEXICO, My Commission Expires 9/30/2012

ATTEST:

JAMES S. HICKS
EXECUTIVE DIRECTOR:
TIERRA CONTENTA CORPORATION

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF September, 2011, BY JAMES S. HICKS, THE EXECUTIVE DIRECTOR OF TIERRA CONTENTA CORPORATION

NOTARY PUBLIC — OFFICIAL SEAL Margaret L. Vasquez, NOTARY PUBLIC, STATE OF NEW MEXICO, My Commission Expires 9/30/2012

NOTES, PLAT AND DEED REFERENCES

1) REFER TO PLAT OF SURVEY ENTITLED "TIERRA CONTENTA SUBDIVISION, PHASE 2B", PREPARED BY MITCHEL K. MOONAN, NMPLS. No.6998, ON DECEMBER 3, 2004, HAVING PROJECT No. C-1281P2B AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON JANUARY 25, 2005, IN BOOK 575 ON PAGES 005-006 .

2) REFER TO PLAT OF SURVEY ENTITLED "TIERRA CONTENTA SUBDIVISION, PHASE 2A, UNIT 2", PREPARED BY MITCHEL K. MOONAN, NMPLS. No.6998, ON JULY 18, 2002, AMENDED ON JANUARY 19, 2004 HAVING PROJECT No. C-1281-P2AU2 AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON SEPTEMBER 23, 2003, IN BOOK 543 ON PAGES 001-003 .

3) REFER TO PLAT OF SURVEY ENTITLED "ANNEXATION PLAT FOR TRACTS 1 THROUGH 9 TIERRA CONTENTA, WOLGAMOD SUBDIVISION AND CONTIGUOUS LANDS (EAST)" PREPARED BY FRED SANCHEZ, NMPLS No. 4078 ON JUNE 24, 1985 AND RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 162, PAGES 005-009.

4) REFER TO WARRANTY DEED BY AND BETWEEN TIERRA CONTENTA CORPORATION (GRANTOR) AND COMMERCIAL CENTER AT 599 (GRANTEE), RECORDED IN THE OFFICE OF SANTA FE COUNTY CLERK, BEING INSTRUMENT NUMBER 1587582.

5) BEARINGS SHOWN ARE GRID AND ARE BASED UPON THE CITY OF SANTA FE CONTROL NETWORK AND OTHER MONUMENTATION SET BY BOHANNAN-HUSTON, INC., IN APRIL OF 1996.

6) REFER TO WARRANTY DEED BY AND BETWEEN CITY OF SANTA FE (GRANTOR) AND TIERRA CONTENTA CORPORATION (GRANTEE), RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 1122, PAGE 789.

IMPROVEMENTS SHOWN HEREON ARE CURRENT AS OF DATE OF THIS SURVEY.

GRANT OF EASEMENT FOR EFFLUENT REUSE LINE

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNERS OF THE LANDS PLATTED HEREON, SITUATE WITHIN SECTION 14 AND SECTION 13 OF TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, LYING WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, DO HEREBY GRANT TO THE CITY OF SANTA FE AND TO THEIR SUCCESSORS IN INTEREST AND ASSIGNS, AN EASEMENT FOR AN EFFLUENT REUSE LINE, AS SHOWN HEREON.

SAID EASEMENT IS GRANTED FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING AN EFFLUENT REUSE LINE AND APPURTENANT STRUCTURES THERETO.

SAID EASEMENT CARRIES WITH IT THE RIGHT OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY AND THE RIGHT TO TRIM OR REMOVE INTERFERING VEGETATION OR OTHER OBSTRUCTIONS BY AGENCIES RESPONSIBLE FOR SAID AN EFFLUENT REUSE LINE.

THE UNDERSIGNED OWNERS DO FURTHER ATTEST THAT THIS , GRANT OF EASEMENT AND ALL THAT APPEARS ON THIS PLAT IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES.

BY:

OUIDA MacGREGOR
PRESIDENT, BOARD OF DIRECTORS
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BY:

MR. DAVID COSS, MAYOR, CITY OF SANTA FE — DATE 10-17-11

ATTEST:

YOLANDA Y. VIGIL, CITY CLERK, CITY OF SANTA FE — DATE 10-17-11

CITY OF SANTA FE ORGANIZED SEAL NEW MEXICO

FLOOD ZONE NOTE

THE LANDS PLATTED HEREON LIE PARTIALLY WITHIN "OTHER AREAS", " ZONE X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN":

AND PARTIALLY WITHIN "OTHER FLOOD AREAS", " ZONE X ", "AREAS OF 0.2% CHANCE ANNUAL FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD.";

AND PARTIALLY WITHIN FLOOD "ZONE AE", "BASE FLOOD ELEVATIONS DETERMINED."; "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INNUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V AND VE. THE BASE FLOOD ELEVATION IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD."

AND PARTIALLY WITHIN "FLOODWAY AREAS WITHIN ZONE AE", "THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD DEPTHS.";

TAKEN FROM F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBERS: 35049C0506D, 35049C0502D, ALL EFFECTIVE JUNE 17, 2008, AND IS SHOWN HEREON.

FURTHER, "ACCORDING TO THE FEBRUARY 17th, 2011 PRELIMINARY FIRM PANELS 35049C0506E AND 35049C0502E, THE FLOOD PLAIN STATUS IS UNCHANGED FROM THE CURRENT EFFECTIVE FIRM". AS PER TECHNICAL REVIEW DIVISION, CITY OF SANTA FE.

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PARCELS OF LAND FROM TRACT 8A3-7 AND TO DEDICATE ONE (1) PARCEL TO THE CITY OF SANTA FE.

GRANT OF EASEMENTS FOR INGRESS, EGRESS AND UTILITIES

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LANDS PLATTED HEREON, LYING WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISED OF "TRACT 8A3-7" OF THE TIERRA CONTENTA SUBDIVISION PHASE 2B, "REMAINING UNDEVELOPED LANDS", SITUATE WITHIN SECTION 14 AND SECTION 13 OF TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CONTAINING 222.1570 ACRES MORE OR LESS, DOES HEREBY GRANT TO THE CITY OF SANTA FE, THEIR SUCCESSORS IN INTEREST AND ASSIGNS THE PUBLIC, INGRESS & EGRESS AND PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON.

SAID PUBLIC, INGRESS & EGRESS EASEMENTS ARE GRANTED FOR THE PURPOSE OF FREE INGRESS AND EGRESS, TOGETHER WITH THE RIGHT TO CONSTRUCT AND MAINTAIN A ROADWAY AND APPURTENANCES THERETO, AT THEIR OWN DESIRE AND UNDER NO OBLIGATION OR CONSTRAINTS.

SAID PUBLIC UTILITY EASEMENTS ARE GRANTED FOR THE PURPOSE OF INSTALLING OPERATING AND MAINTAINING UTILITIES, SUCH AS ELECTRIC POWER, CABLE T.V. TELEPHONE, WATER AND SANITARY & STORM SEWER LINES. SAID PUBLIC UTILITY EASEMENTS CARRY WITH THEM THE RIGHT OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY AND THE RIGHT TO TRIM OR REMOVE INTERFERING VEGETATION OR OTHER OBSTRUCTIONS BY AGENCIES RESPONSIBLE FOR SAID UTILITIES. 735011

FURTHER, IT IS UNDERSTOOD THAT THESE PUBLIC, INGRESS & EGRESS EASEMENTS, WITHIN TRACT 8A3-7A AND 8A3-7C, ARE BEING GRANTED ONLY UNTIL AN ALTERNATIVE RIGHT-OF-WAY IS DEDICATED AND THE ROADWAY WITHIN IS CONSTRUCTED AND PROVIDES ALTERNATE ACCESS, TO THE SATISFACTION OF THE CITY OF SANTA FE.
AFTER SUCH DEDICATION, THESE PUBLIC, INGRESS & EGRESS EASEMENTS SHALL FOREVER BECOME EXTINGUISHED AND VACATED.

FURTHER, IT IS UNDERSTOOD THAT THESE PUBLIC UTILITY EASEMENTS, WITHIN TRACT 8A3-7A AND 8A3-7C, ARE BEING GRANTED ONLY UNTIL AN ALTERNATIVE EASEMENT IS GRANTED AND THE UTILITY LINES AND STRUCTURES WITHIN SAID EASEMENT ARE CONSTRUCTED AND PROVIDE ALTERNATE UTILITY SERVICES, TO THE SATISFACTION OF THE CITY OF SANTA FE.
AFTER SUCH GRANT OF EASEMENT AND INSTALLATION OF UTILITIY SERVICES, THESE PUBLIC, UTILITY EASEMENTS SHALL FOREVER BECOME EXTINGUISHED AND VACATED.

THE UNDERSIGNED OWNER DOES FURTHER ATTEST THAT THIS GRANT OF EASEMENTS AND ALL THAT APPEARS ON THIS PLAT IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES.

BY:

OUIDA MacGREGOR
PRESIDENT, BOARD OF DIRECTORS
TIERRA CONTENTA CORPORATION

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

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NOTARY PUBLIC — OFFICIAL SEAL Margaret L. Vasquez, NOTARY PUBLIC, STATE OF NEW MEXICO, My Commission Expires 9/30/2012

ATTEST:

JAMES S. HICKS
EXECUTIVE DIRECTOR:
TIERRA CONTENTA CORPORATION

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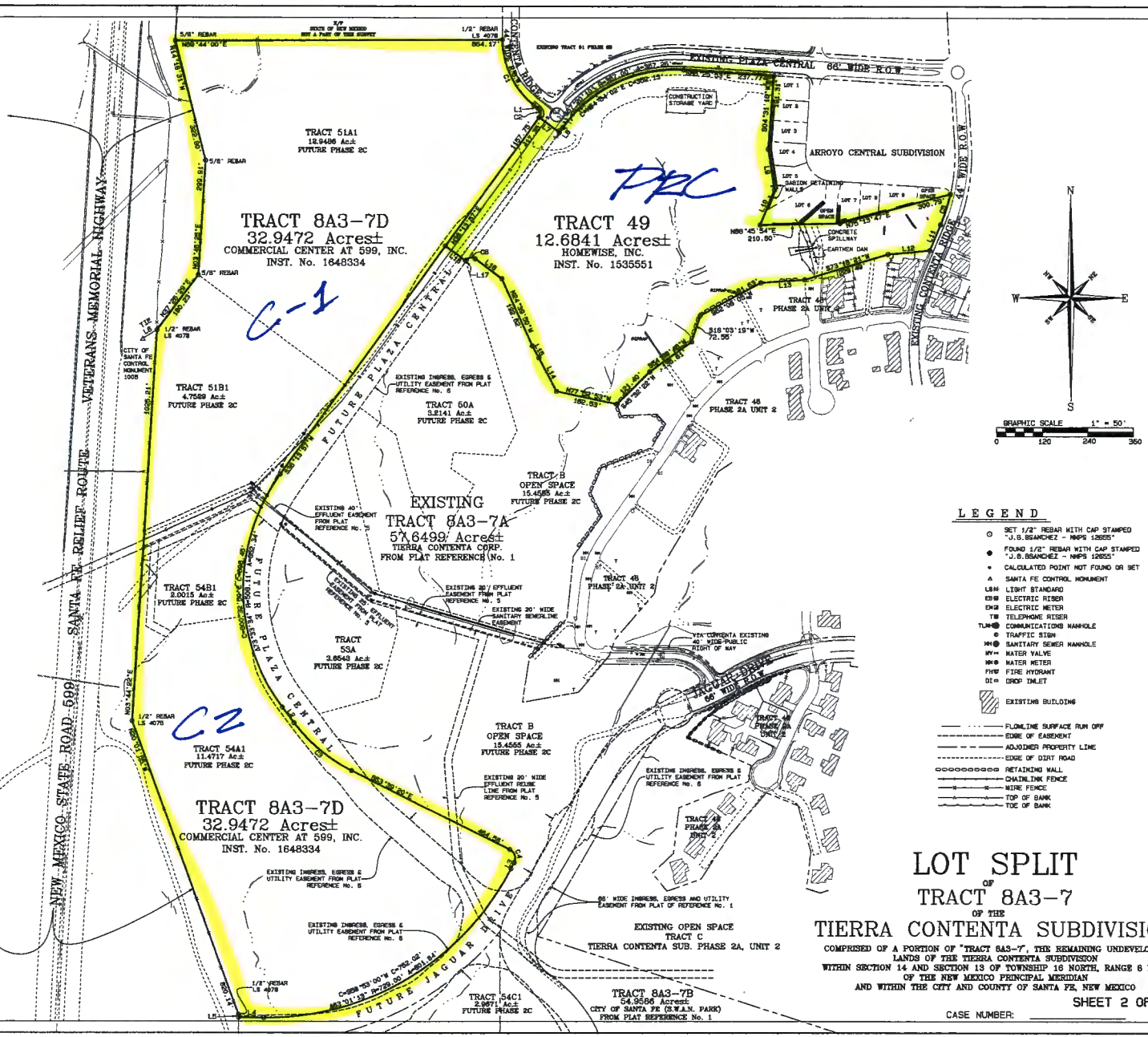
DEDICATION PLAT
FOR
TRACT 8A3-7B
WITHIN THE
TIERRA CONTENTA SUBDIVISION PHASE 2B

COMPRISED OF A PORTION OF "TRACT 8A3-7", THE REMAINING UNDEVELOPED LANDS OF THE TIERRA CONTENTA SUBDIVISION
WITHIN SECTION 14 AND SECTION 13 OF TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN
AND WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

SHEET 1 OF 2

BOUNDARY LINE AND CURVE DATA CHART

No.	BEARING/CHORD	ARC/DIST.	CHORD	RADIUS	DELTA
C1	S25°38'28"E	195.69	189.25'	219.00'	51°11'54"
L1	S51°14'25"E	14.56'			
C2	S07°25'56"E	26.01'	23.95'	17.00'	87°38'56"
L2	S37°19'39"E	51.56'			
C3	S50°29'30"E	198.97'	197.22'	433.00'	26°19'41"
C4	S18°08'26"E	39.72'	35.67'	25.00'	91°01'44"
L3	S27°22'24"W	17.82'			
L4	N89°36'22"W	67.70'			
L5	N00°03'26"W	8.35'			
L6	S58°35'50"W	43.47'			
L7	S53°48'03"E	66.00'			
L8	N36°13'57"E	16.17'			
L9	S08°44'07"E	107.74'			
L10	S22°09'35"W	99.73'			
C5	S17°47'23"W	84.04'	83.94'	478.05'	10°04'23"
L11	S22°49'36"W	73.61'			
L12	S84°38'02"W	110.70'			
L13	S65°57'09"W	115.67'			
L14	N26°04'44"W	98.78'			
L15	N28°04'44"W	35.66'			
L16	N53°46'03"W	86.80'			
C6	S81°13'57"W	26.70'	24.04'	17.00'	90°00'09"
L17	S36°13'57"W	2.00'			
L18	N53°46'03"W	68.00'			



LEGEND

- SET 1/2" REBAR WITH CAP STAMPED "J.B.SANCHEZ - NMPS 12655"
- FOUND 1/2" REBAR WITH CAP STAMPED "J.B.SANCHEZ - NMPS 12655"
- CALCULATED POINT NOT FOUND OR SET
- SANTA FE CONTROL MONUMENT
- LS# LIGHT STANDARD
- EB ELECTRIC RISER
- EM ELECTRIC METER
- TB TELEPHONE RISER
- TUM COMMUNICATIONS MANHOLE
- TRAFFIC SIGN
- MH SANITARY SEWER MANHOLE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- DI DROP INLET
- EXISTING BUILDING
- FLOWLINE SURFACE RUN OFF
- EDGE OF EASEMENT
- ADJOINER PROPERTY LINE
- EDGE OF DIRT ROAD
- RETAINING WALL
- CHAINLINK FENCE
- WIRE FENCE
- TOP OF BANK
- TOE OF BANK

LOT SPLIT
OF
TRACT 8A3-7
OF THE
TIERRA CONTENTA SUBDIVISION

COMPRISED OF A PORTION OF "TRACT 8A3-7", THE REMAINING UNDEVELOPED LANDS OF THE TIERRA CONTENTA SUBDIVISION
WITHIN SECTION 14 AND SECTION 13 OF TOWNSHIP 16 NORTH, RANGE 8 EAST
OF THE NEW MEXICO PRINCIPAL MERIDIAN
AND WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

SHEET 2 OF 2

CASE NUMBER: _____

SANTA FE SURVEYING COMPANY
P.O. BOX 2919, SANTA FE, N.M. 87504, | 1210 LUISA ST. SUITE 8
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PROJECT No.: 160814-TC8A37T49

DRAFTED BY: JBS | DATE: 10-26-15

REVISION	DATE	BY