

City of Santa Fe, New Mexico

memo

DATE: July 18, 2016, for the August 4, 2016 Meeting

TO: Summary Committee

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

FROM: Noah Berke, CFM, Senior Planner, Current Planning Division 

Case #2016-68. 1116 Cerro Gordo Lot Split. Paramount Surveys Inc., agent for Helen S. Anaya and Leonor A Mead, requests approval of a lot split to divide +/- 0.428 acres into two lots (Lot A1 - 0.21 +/- acres and Lot A2 - 0.21 +/- acres). The property is zoned R-5 (Residential, 5 dwelling units per acre) and is located in the Downtown and Eastside Historic District. (Noah Berke, Case Manager)

I. RECOMMENDATION

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

II. EXECUTIVE SUMMARY

The property is zoned R-5 (Residential – 5 dwelling units per acre). The proposal would create two lots. Lot A1 (1116 Cerro Gordo Road) would consist of 0.21 acres and Lot A2 (270 Calle Juanita) would consist of 0.21 acres.

Lot A1 is currently accessed from Cerro Gordo Road which is a public right-of-way. Lot A2 would be accessed from Calle Juanita, which is a 25 foot wide private ingress/egress easement.

The proposed lot split would not create or increase any non-conformities with applicable Chapter 14 development standards such as density, lot size, lot coverage, etc.

The current Tract A was created by a Warranty Deed.

III. DISCUSSION AND ANALYSIS

A.) Existing Conditions

Direction	Property Address	Zoning
North	1116 Cerro Gordo	R-5 (Residential- 5 units per acre)
East	1140 ½ Cerro Gordo	R-5 (Residential- 5 units per acre)
South	1117 East Alameda	R-5 (Residential- 5 units per acre)
West	274 Calle Juanita	R-7I (Residential Infill- 7 units per acre)

Lot A1 contains 1 residential dwelling unit, 1 car canopy, 1 portal, 2 sheds, 2 retaining walls and a wall that borders Cerro Gordo Road. Lot A2 is currently vacant and contains only an acequia.

B.) Traffic Engineering

The Traffic Engineering Division has reviewed the requested lot split and has recommended approval with no conditions.

C.) Terrain Management and Landscaping

The request was reviewed by the City Engineer for Terrain Management regulations. A slope analysis was performed that identified 0-20% slopes, 20-30% slopes and 30% or greater slopes for both lots. The applicant has identified a buildable area on Lot A2 of 3050.50 square feet that meets terrain management regulations as specified in Article 14-8.2 "Terrain and Stormwater Management".

The Landscape reviewer has reviewed the proposed lot split and stated that landscaping is not required for lot splits.

D.) Fire Department

The Fire Department has reviewed this application and has required that a 20 foot wide Emergency Access Easement be created and shown on the plat for access to Lot A2.

E.) Historic Preservation and Archeological

The subject property is located in the Downtown and Eastside Historic District and the Downtown Archaeological Review District, and is therefore subject to review by the Historic Preservation Division. The Historic Preservation Division has reviewed the lot split request and has required that the applicant work with the acequia association and the Mayordomo for the Acequia de la Muralla to revise the plat to reflect the true alignment of the acequia and indicate a City of Santa Fe Cultural Properties Preservation Easement. The easement must indicate the metes and bounds of the cultural property, use Historic Preservation Division language for cultural properties easement on the plat, and have the

signatures of the Historic Preservation Division Staff and the Mayordomo in addition to official City of Santa signatures for legal plats.. The easement shall be 5 feet on either side of the acequia center line and there shall be no ground disturbance in the area of the acequia easement unless the easement has been vacated per 14-3.13 (C) (1) and (5). After the easement has been vacated the clearance of the easement must be recorded on a plat by indicating the Archaeological Review Committee case number that provided the clearance..

F.) Wastewater and Water Division

Both lots are served by separate city water and sewer. The Wastewater Division has reviewed the requested lot split and conditioned that prior to the development or improvement of the property, owners and developers of the property shall obtain a technical sewer evaluation review by the City of Santa Fe Wastewater Division.

The Water Division Engineer has indicated, as a condition of approval, that upon creation of Lots A1 and A2, each lot will be required to have separate water service. Lot A1 will have access to water from Cerro Gordo and Lot A2 will have access in the southwest corner of the property to water from a 4” main in an easement on the property to the west.

Prior to recordation, the applicant shall meet with the Wastewater and Water Division Engineer and provide verification the above conditions being satisfied.

IV. CONCLUSION

The Land Use Department recommends APPROVAL of the requested lot split as it is in compliance with Chapter 14 standards.

V. CONDITIONS OF APPROVAL

Any staff conditions noted in the attached memoranda and not listed in the recommended conditions of approval have already been addressed on the plat.

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. Add the following notes to the plat:
 - a. All new development shall comply with all applicable regulations of the current Land Development Code.
 - b. Wastewater Utility Expansion Charges (UEC) shall be paid at the time of building permit application.
 - c. Connection to the City public sewer system is mandatory when the property is in the City limits and is being developed or improved and is accessible to the City sewer system.

- d. Prior to the development or improvement of the property, owners and developers of the property shall obtain a technical sewer evaluation review by the City of Santa Fe Wastewater Division.
 - e. No fences, walls, or other obstructions shall be placed or constructed across or within public sanitary sewer or utility easements
 - f. Provide 20 foot wide Emergency Access Easement to lot A2.
 - g. New development shall have water supply that meets fire flow requirements as per IFC and install an automatic sprinkler system.
 - h. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
 - i. All new construction shall meet the requirements of the Fire Department.
 - j. Cultural Preservation Easement shall be 5' on either side of the center line of the acequia.
 - k. City of Santa Fe Cultural Properties Preservation Easement
No Activity Which Disturbs Ground Surface Shall Occur Within the Boundaries of the Cultural Properties Easement Reflected on this Plat
LA # 131873/ Acequia de la Muralla
Archaeological Review Committee Case # : N/A
 - l. There shall be no ground disturbance in the area of the acequia easement. The Acequia Association must be contacted for advice on archaeological treatment of the ditch in order to vacate the easement if ground disturbance is necessary. Only the Archaeological Review Committee can vacate this easement after an archaeologist performs documentary treatment.
2. Each lot will be required to have separate water service. Lot A1 will have access to water from Cerro Gordo and Lot A2 will have access in the southwest corner of the property to water from a 4" main in an easement on the property to the west.
 3. Show on Plat, a 20 foot Emergency Access Easement to Lot A2.
Provide a signature block on the plat for "City of Santa Fe Historic Preservation Division" and for "Mayordomo of the Acequia de la Muralla."

VI. ATTACHMENTS:

EXHIBIT A: Development Review Team

1. Traffic Engineering Division Memorandum, Sandra Kassens
2. City Engineer Memorandum, Risana "RB" Zaxus, PE
3. Landscape Memorandum, Somie Ahmed
4. Fire Department Memorandum, Rey Gonzales
5. Historic Preservation Division Memorandum, Nicole Thomas-Ramirez
6. Waste Water Division Engineer Memorandum, Stan Holland
7. Water Division Memorandum, Dee Beingessner

EXHIBIT B: Maps and Photos

1. Current Zoning
2. Future Land Use

3. Aerial Photo
4. Street View of Property Entrance

EXHIBIT C: Applicant Materials

1. Letter of Application
2. Warranty Deed
3. Boundary Survey
4. Lot Split Plat

City of Santa Fe, New Mexico

Exhibit A

Development Review Team

- 1. Traffic Engineering Division Memorandum**
- 2. City Subdivision Engineer Memorandum**
- 3. Landscape Memorandum**
- 4. Fire Department Memorandum**
- 5. Historic Preservation Email**
- 6. Wastewater Division Memorandum**
- 7. Water Division Memorandum**

Development Review Team
Request for Additional Information

Date: June 29, 2016
Staff person: Sandra Kassens, Engineer Assistant
Dept/Div: PWD/Engineering Division
Case: 2016-68 – 1116 Cerro Gordo Lot Split
Case Mgr: Noah Berke, Land Use Planner Senior



-
- The plans and other materials submitted with this application meet the application requirements for review by this division/department and are sufficient to determine compliance with applicable standards.
- The following additional or corrected information must be submitted before the application is complete and can be scheduled for public hearing:

Development Review Team Comment Form

Date: 7/11/16
 From: Risana "RB" Zaxus, City Engineer for Land Use
 Dept/Div: Land Use, Technical Review Division
 Case: Case #2016-68 1116 Cerro Gordo Lot Split
 Case Mgr: Noah Berke



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1 NONE	
2	
3	
4	

Technical Corrections*:	Must be completed by:
1 NONE	
2	
3	
4	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

Development Review Team
Request for Additional Information

Date: July 1st, 2016
Staff person: Somie Ahmed
Dept/Div: LUD/Technical Review Division
Case: 2016-68
Case Mgr: Noah Berke



- The plans and other materials submitted with this application meet the application requirements for review by this division/department and are sufficient to determine compliance with applicable standards.
1. Article 14-8.4 does not apply to lot splits. No landscaping improvements are required.
- The following additional or corrected information must be submitted before the application is complete and can be scheduled for public hearing:

Development Review Team Comment Form

Date: June 27, 2016
Staff person: Reynaldo Gonzales
Dept/Div: Fire
Case: 2016-68 1116 Cerro Gordo Lot Split
Case Mgr: Noah Berke



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :

Must be completed by:

1 Must provide 20 feet emergency access easement to Lot A2
--

Prior to approval

Technical Corrections*:

Must be completed by:

1 Show access easement to Lot A2

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

Prior to any new construction or remodel the current code adopted by the governing body would need to be met.

1. All Fire Department access shall be no greater than a 10% grade throughout.
2. Fire Department Access shall not be less than 20 feet width to any new/remodel construction.
3. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. If this cannot be met an automatic sprinkler system may be required.

4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.

5. Shall have water supply that meets fire flow requirements as per IFC

BERKE, NOAH L.

From: RAMIREZ-THOMAS, NICOLE A.
Sent: Monday, July 18, 2016 11:29 AM
To: BERKE, NOAH L.
Cc: RASCH, DAVID A.; Paul Rodriguez
Subject: RE: Acequia de la Muralla Easement for Anaya/Mead Lot Split

One correction to below: Mayor Domo is spelled Mayordomo.

**Thank you,
Nicole**

From: RAMIREZ-THOMAS, NICOLE A.
Sent: Monday, July 18, 2016 10:47 AM
To: BERKE, NOAH L.
Cc: RASCH, DAVID A.; 'Paul Rodriguez'
Subject: Acequia de la Muralla Easement for Anaya/Mead Lot Split

Good morning Noah,

This email is a follow-up to the meeting we had with Paul Rodriguez regarding the Helen Anaya and Leonor Mead Tract A lot split on Calle Juanita. It was agreed that the acequia easement will be realigned from the proposed location to the location where the acequia actually exists.

The easement will include the acequia alignment with a buffer of five feet on either side of the center line of the flume. The plat will need to reflect the change in alignment of the easement before the August 4th planning commission hearing. We will need to see the plat and add our signature to the easement on August 1st or 2nd. The language for the easement as it should read on the plat is provided below. It will also be a condition of the easement that it shall be vacated prior to application for a permit to develop the property; *development* is defined in section 14-12 of the ordinance. The plat must have City of Santa Fe signatures prior to being accepted as legal.

The Archaeological Review Committee did not establish this easement so it is required that the Mayor Domo for the Acequia de las Murras designate the boundaries for the easement within the tract, to reflect the acequia as it can be seen on the ground, and with the five foot buffer on either side of the center line of the flume as is stipulated above. We will need a letter signed by the Mayor Domo as well. The letter should detail the metes and bounds of the easement and be signed by the pertinent members of the acequia association.

Cultural Properties Preservation Easement

The plat should delineate the boundary established for the easement, and have following notes labeled:

**City of Santa Fe Cultural Properties Preservation Easement
No Activity Which Disturbs Ground Surface Shall Occur Within the Boundaries of the Cultural
Properties Easement Reflected on this Plat
LA # 131873/ Acequia de la Muralla
Archaeological Review Committee Case # : N/A**

And include a signature block for “**City of Santa Fe Historic Preservation Division**” and a signature block for the “**Mayor Domo of the Acequia de la Muralla**”

Please let me know if there are any questions.

Nicole

Nicole A. Ramirez Thomas

Planner Senior

City of Santa Fe Land Use Department

Historic Preservation Division

naramirez-thomas@ci.santa-fe.nm.us

505-955-6660

Development Review Team
Wastewater Management Division

E-Mail Delivery
Comment Form



Date: July 7, 2016
 Staff person: Stan Holland, Engineer
 Dept/Div: Public Utilities/Wastewater
 Case: 2016-68-1116 Cerro Gordo Lot Split
 Case Mgr: Noah Berke

The subject property is accessible to the City public sewer system. Accessible is defined as within 200 feet of a public sewer line.

Review by the Wastewater Division has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:

Technical Corrections*:	Must be completed by:
1. Add note to the plat that Wastewater Utility Expansion Charges (UEC) shall be paid at the time of building permit application.	
2. Add note to the plat stating connection to the City public sewer system is mandatory when the property is in the City limits and is being developed or improved is accessible to the City sewer system. Prior to the development or improvement of the property, owners and developers of the property shall obtain a technical sewer evaluation review by the City of Santa Fe Wastewater Division.	
3. Add note to the plat stating that no fences, walls, or other obstructions shall be placed or constructed across or within public sanitary sewer or utility easements	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project: N/A

Development Review Team

Comment Form

Date: 7/1/16
 Staff person: Dee Beingessner
 Dept/Div: Public Utilities/Water Division
 Case: 2016-68 1116 Cerro Gordo Lot Split
 Case Mgr: Noah Berke



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :

Must be completed by:

1 Each lot will be required to have separate water service. Tract A1 will have access to water from Cerro Gordo and Tract A2 will have access in the southwest corner of their property to water from a 4" main in an easement on the property to the west.	
2	
3	
4	

Technical Corrections*:

Must be completed by:

1	
2	
3	
4	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

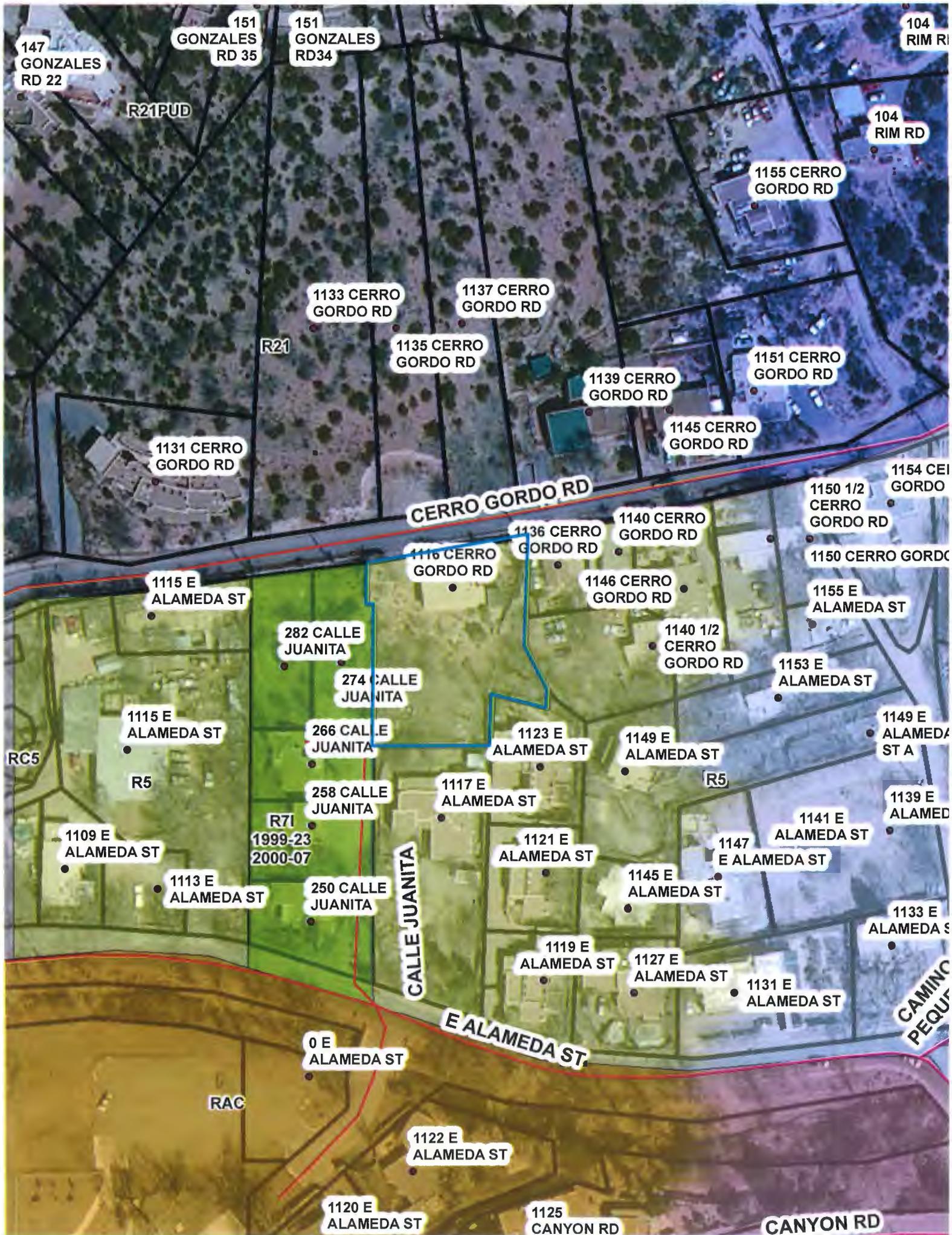
1. [list any additional items]
 Explanation of Conditions or Corrections (if needed):

City of Santa Fe, New Mexico

Exhibit B

Maps and Photos

- 1. Current Zoning**
- 2. Future Land Use**
- 3. Aerial Photo**
- 4. Street View**



147 GONZALES RD 22

151 GONZALES RD 35

151 GONZALES RD 34

104 RIM RD

R21PUD

104 RIM RD

1155 CERRO GORDO RD

1133 CERRO GORDO RD

1137 CERRO GORDO RD

R21

1135 CERRO GORDO RD

1139 CERRO GORDO RD

1151 CERRO GORDO RD

1131 CERRO GORDO RD

1145 CERRO GORDO RD

CERRO GORDO RD

1154 CERRO GORDO RD

1150 1/2 CERRO GORDO RD

1150 CERRO GORDO RD

1115 E ALAMEDA ST

1116 CERRO GORDO RD

1140 CERRO GORDO RD

1146 CERRO GORDO RD

1155 E ALAMEDA ST

282 CALLE JUANITA

1140 1/2 CERRO GORDO RD

1153 E ALAMEDA ST

274 CALLE JUANITA

1123 E ALAMEDA ST

1149 E ALAMEDA ST

1149 E ALAMEDA ST A

RC5

1115 E ALAMEDA ST

266 CALLE JUANITA

1117 E ALAMEDA ST

R5

R5

258 CALLE JUANITA

1121 E ALAMEDA ST

1147 E ALAMEDA ST

1141 E ALAMEDA ST

1139 E ALAMEDA ST

1109 E ALAMEDA ST

1999-23 2000-07

250 CALLE JUANITA

1119 E ALAMEDA ST

1145 E ALAMEDA ST

1133 E ALAMEDA ST

1113 E ALAMEDA ST

RC5

CALLE JUANITA

1127 E ALAMEDA ST

1131 E ALAMEDA ST

E ALAMEDA ST

CAMINO PEQUEÑO

0 E ALAMEDA ST

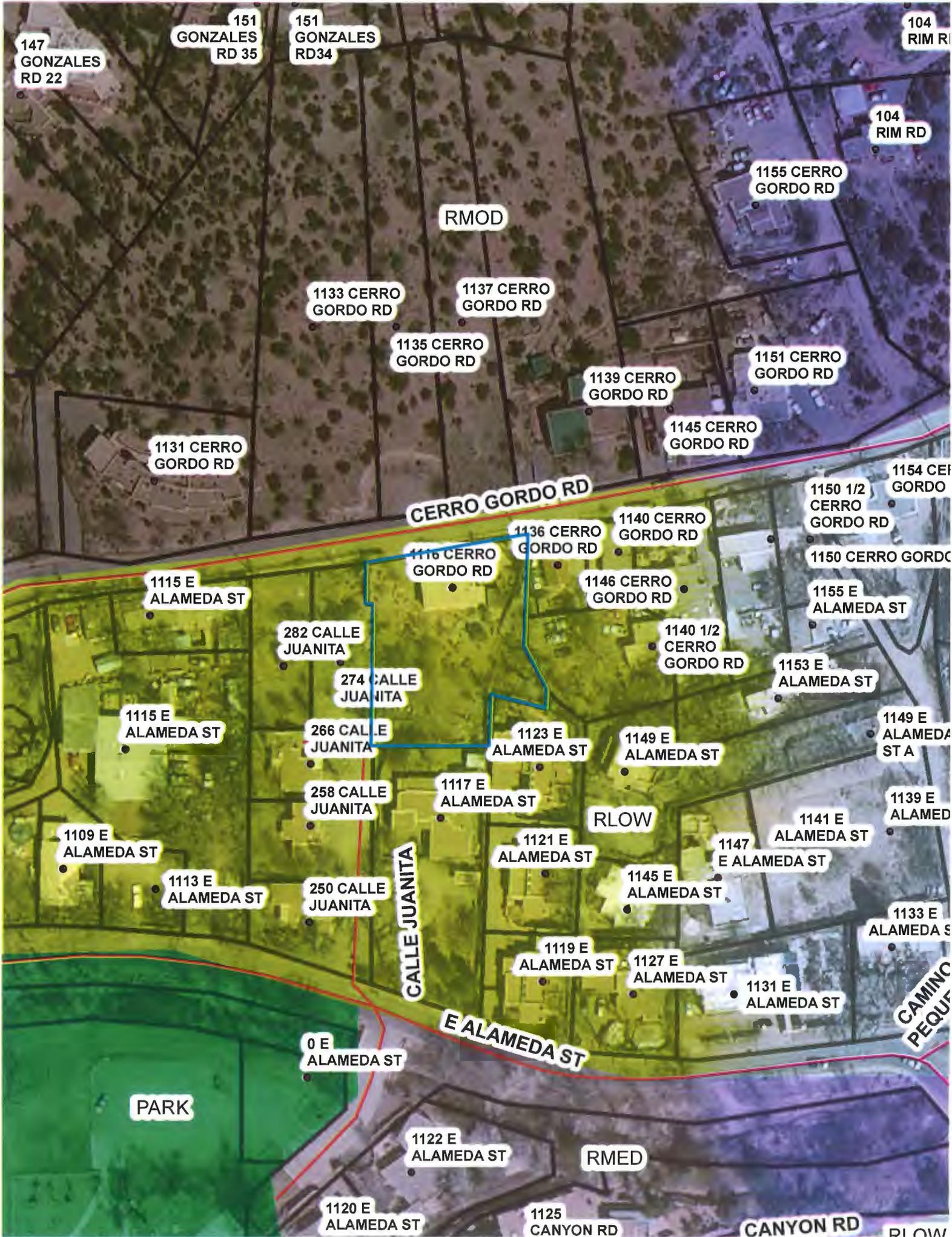
RAC

1122 E ALAMEDA ST

1120 E ALAMEDA ST

1125 CANYON RD

CANYON RD



147 GONZALES RD 22

151 GONZALES RD 35

151 GONZALES RD 34

104 RIM RD

104 RIM RD

RMOD

1133 CERRO GORDO RD

1137 CERRO GORDO RD

1135 CERRO GORDO RD

1139 CERRO GORDO RD

1151 CERRO GORDO RD

1145 CERRO GORDO RD

1131 CERRO GORDO RD

CERRO GORDO RD

1154 CERRO GORDO RD

1150 1/2 CERRO GORDO RD

1140 CERRO GORDO RD

1150 CERRO GORDO RD

1115 E ALAMEDA ST

1116 CERRO GORDO RD

1146 CERRO GORDO RD

1155 E ALAMEDA ST

282 CALLE JUANITA

1140 1/2 CERRO GORDO RD

1153 E ALAMEDA ST

1115 E ALAMEDA ST

274 CALLE JUANITA

1123 E ALAMEDA ST

1149 E ALAMEDA ST

1149 E ALAMEDA ST A

266 CALLE JUANITA

1117 E ALAMEDA ST

RLOW

1141 E ALAMEDA ST

1139 E ALAMEDA ST

1109 E ALAMEDA ST

258 CALLE JUANITA

1121 E ALAMEDA ST

1147 E ALAMEDA ST

1113 E ALAMEDA ST

250 CALLE JUANITA

1119 E ALAMEDA ST

1145 E ALAMEDA ST

1133 E ALAMEDA ST

CALLE JUANITA

1127 E ALAMEDA ST

1131 E ALAMEDA ST

0 E ALAMEDA ST

E ALAMEDA ST

CAMINO PEQUEÑO

PARK

1122 E ALAMEDA ST

RMED

1120 E ALAMEDA ST

1125 CANYON RD

CANYON RD

RLOW

Google Maps Cerro Gordo Rd



Image capture: Apr 2014 © 2016 Google

Santa Fe, New Mexico
Street View - Apr 2014



City of Santa Fe, New Mexico

Exhibit C

Applicant Materials

- 1. Letter of Application**
- 2. Warranty Deed**
- 3. Boundary Survey**
- 4. Lot Split Plat**

PARAMOUNT SURVEYS, INC.

1151 Cerro Gordo Road,
Santa Fe, NM 87501
Paul A. Rodriguez, President

Phone: 505-820-2340
Fax: 505-913-2225
paulrodriguez@paramountsurveys.com

June 12, 2016

Attn: Noah Berke
City of Santa Fe,
Planning & Zoning,
P.O. Box 909,
Santa Fe, NM 87504-0909

Re: Lot Split Survey for
Helen Anaya & Leonor Mead

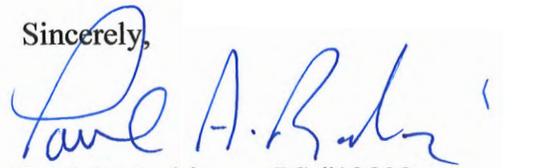
Dear Noah,

Enclosed herewith is a submittal for a Lot Split. My clients wish to divide Tract A (0.430 acres, more or less) into two equal area tracts to be known hereafter as Tract A1 (0.214 acres, more or less) and Tract A2 (0.214 acres, more or less). Access to Tract A1 will continue to be thru Cerro Gordo and should remain addressed as 1116 Cerro Gordo Road. Access to Tract A2 will be via Calle Juanita and will need to be addressed. I have spoken to all pertinent parties involved in granting access to Tract A2 via Calle Juanita and they are all in agreement. I am preparing a Grant of Easement deed and will have it executed and recorded before final platting and cited on the plat. All as shown on the proposed plat enclosed herewith.

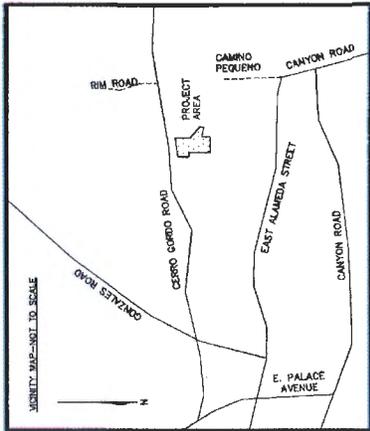
The subject property is located within Projected Section 30, T17N, R9E, NMPM, City and County of Santa Fe, New Mexico.

If you have any questions, suggestions and or comments regarding this submittal, please feel free to contact us at any time.

Sincerely,



Paul A. Rodriguez, PS #13839,
President, Paramount Surveys, Inc.



CITY OF SANTA FE PUBLIC NOTICE

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

SUPPLEMENTAL CERTIFICATION

I FURTHER CERTIFY AS TO THE EXISTENCE OF THE FOLLOWING ON THE DATE OF THIS FIELD SURVEY:

- EVIDENCE OF RIGHTS OF WAY, OLD HIGHWAYS OR ABANDONED ROADS, LANES, TRAILS OR DRIVEWAYS, SEWER DRAINS, WATER, GAS OR OIL PIPELINES ON OR CROSSING SUBJECT PREMISES: NONE VISIBLE.
- SPRINGS, STREAMS, RIVERS, PONDS OR LAKES LOCATED, BORDERING ON OR THROUGH SUBJECT PREMISES: EASTERN IRRIGATION DITCH-AGUICIA CROSSES SOUTH BORDER OF SUBJECT PROPERTY. (SEE SHEET 2). NONE VISIBLE.
- EVIDENCE OF CEMETERIES OR FAMILY BURIAL GROUNDS LOCATED ON SUBJECT PREMISES: NONE VISIBLE.
- OVERHEAD UTILITY POLES, ANCHORS, PEDESTALS, WIRES OR LINES OVERHANGING OR CROSSING SUBJECT PREMISES AND SERVING OTHER PROPERTIES: OVERHEAD UTILITY LINES AND POLE LOCATED ON AND CROSSING SUBJECT PROPERTY. UTILITY PEDESTAL LOCATED OFF NE CORNER OF PROPERTY. ELEC. MTR. & WTR. MTR. SERVE SUBJECT RESIDENCE. (SEE SHEET 2).
- JOINT DRIVEWAYS OR WALKWAYS, JOINT GARAGES, PARTY WALLS OR RIGHTS OF SUPPORT, STEPS, OR ROOFS IN COMMON OR JOINT GARAGES: NONE VISIBLE.
- APPARENT ENCROACHMENTS OF BUILDINGS, PROJECTIONS, CORNICES OR SIGNS EXTENDING THEREON, FENCES OR OTHER ENCLOSURES OF OCCUPANCY NEAR TO ENCROACH UPON OR OVERHANG SUBJECT PROPERTY: WIRE FENCES DEVIATE FROM SE & SW LOT LINES OF SUBJECT PROPERTY. (SEE SHEET 2).
- SPECIFIC PHYSICAL EVIDENCE OF BOUNDARY LINES ON ALL SIDES: PROPERTY CORNER MONUMENTS FOUND AS NOTED ON ATTACHED SHEET NO. 2.
- IS THE PROPERTY IMPROVED? IF STRUCTURE APPEARS TO ENCROACH OR APPEARS TO VIOLATE SETBACK LINES: PROPERTY IS IMPROVED. DOES NOT VIOLATE SETBACKS.
- INDICATIONS OF RECENT BUILDING CONSTRUCTION, ALTERATIONS OR REPAIRS: NONE VISIBLE.
- APPROXIMATE DISTANCES OF STRUCTURES FROM AT LEAST TWO LOT LINES MUST BE SHOWN: PLEASE SEE ATTACHED SHEET NO. 2.

SURVEYORS CERTIFICATION

I, PAUL A. ARMUJO, CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY CONDUCTED ON THE DAY OF MARCH 11, 2004 AND IS TO THE BEST OF MY KNOWLEDGE AND BELIEF CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

Paul A. Armijo July 8, 2004
PAUL A. ARMUJO, N.M.P.S. NO. 13804

Plat of Survey Prepared for Leonor Mead and Helen Anaya

SURVEY OF PROPERTY DESCRIBED ON DEED FILED IN S.F.C. CLERK MISC. BOOK 222, PAGE 344, AS DOCUMENT NO. 281,230 PROJECTED LIVING WITHIN THE SANTA FE GRANT PROJECTED SECTION 30, T17N, R10E, N1PM LOCATED AT 1116 CERRO GORDO ROAD, CITY OF SANTA FE COUNTY OF SANTA FE, STATE OF NEW MEXICO, U.S.A.

DOCUMENTS OF REFERENCE

NOTE: RECORDING DATA SHOWN BELOW REFERS TO OFFICE OF SANTA FE COUNTY CLERK

- SUBDIVISION SURVEY PREPARED OF ANAYA SUBDIVISION, 1117 E. ALAMEDA ST., BY P. RODRIGUEZ NMPS NO. 13839, FILED ON JUNE 22, 2001, IN PLAT BOOK 477, PAGE 009, AS DOCUMENT NO. 1181,217.
- BOUNDARY SURVEY PREPARED FOR ROSNA WATSON, BY R.E. SMITH NMPS NO. 5837, FILED ON APRIL 12, 2000, IN PLAT BOOK 440, PAGE 037, AS DOCUMENT NO. 1112,818.
- PLAT OF SURVEY FOR JOSEPH E. ANAYA, JR. & MARY G. ANAYA, BY CARL E. SERNA NMPS 4296, DATED FEBRUARY 14, 1976. THIS SURVEY IS NOT RECORDED.
- PLAT OF SURVEY FOR MATTHEW A. HOWLAND, BY L.E. DOMINGUEZ NMPS NO. 10481, FILED ON JUNE 16, 1995, IN PLAT BOOK 306, PAGE 142, AS DOCUMENT NO. 908,321.
- WARRANTY DEED: CR. MAES TO MIGUEL A. MAES & CASIMIRA R. MAES, FILED ON FEBRUARY 24, 1985, IN PLAT BOOK 222, PAGE 344, AS DOCUMENT NO. 281,230.

NOTES-SHEET 1

- SEE SHEET NO. 2 FOR PLAT MAP.
- SFC ASSESSOR UPC NO. FOR THIS PROPERTY: 1-055-088-330-503.
- THIS SURVEY PRODUCED WITHOUT BENEFIT OF ABSTRACT OF TITLE OR COMMENT FOR TITLE INSURANCE AND MAY NOT DISCLOSE FACTS THAT A TITLE SEARCH MAY DISCOVER OR DISCLOSE.
- DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF ADJOINING PROPERTIES.
- THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 350069 D227 B, DATED NOVEMBER 4, 1988.
- DATE OF FIELD SURVEY: MAY 5, 2004.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RESERVATIONS RECORDED OR UNRECORDED.

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: THE ESTATE OF MIGUEL A. MAES & CASIMIRA R. MAES
LOCATION: SANTA FE GRANT PROJECTED SECTION 30, T17N, R10E, N1PM DEED-THIS BK 222, PG. 344 1116 CERRO GORDO ROAD, CITY SANTA FE SANTA FE COUNTY, NEW MEXICO

SHEET 1 OF 2

COUNTY CLERK SEAL



I hereby certify that this instrument was filed for record on the day or days of the month of July, 2004, at the County Clerk's Office, Santa Fe County, New Mexico. Page 1336 of the Records of Santa Fe County.

Witness my Hand and Seal of Office

REBECCA BUSTAMANTE

County Clerk, Santa Fe County, New Mexico

DEPUTY



ARMUJO SURVEYS, INC.
 PAUL A. ARMUJO N.M.P.S. NO. 13804
 PMB 258 1704-B LLANO ST. STE. B, SANTA FE, NM 87505
 PH. (505) 471-1955 FAX. (505) 471-1925

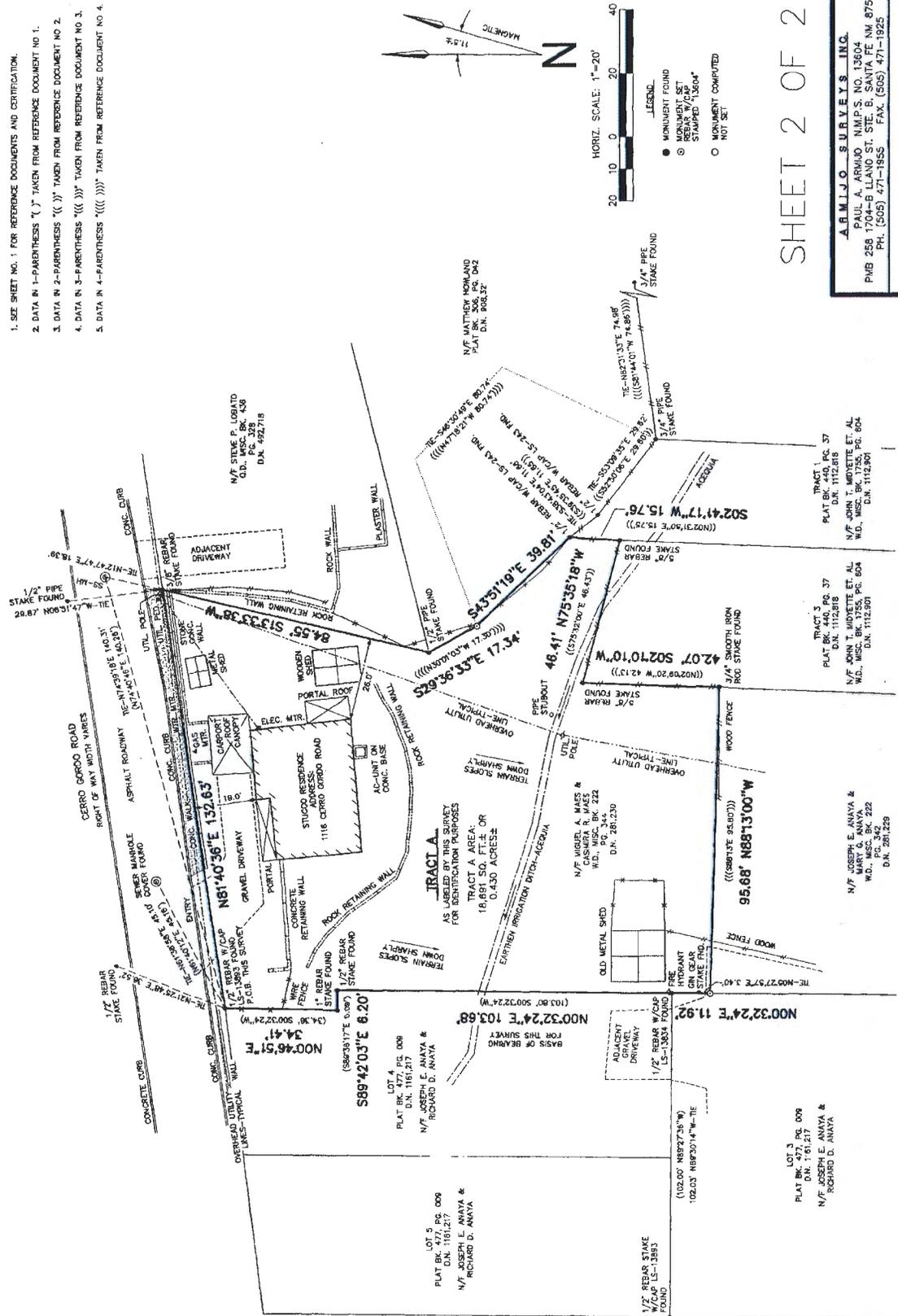
PLAT OF SURVEY PREPARED FOR
 LEONOR MEAD AND HELEN ANAYA

DRAWN BY: P.A.A. DATE: MAY 2004.
 JOB NO.: 2405236 SHEET NO. 1 OF 2

563013

NOTES-SHEET 2

1. SEE SHEET NO. 1 FOR REFERENCE DOCUMENTS AND CERTIFICATION.
2. DATA IN 1-PARENTHESES () TAKEN FROM REFERENCE DOCUMENT NO. 1.
3. DATA IN 2-PARENTHESES (()) TAKEN FROM REFERENCE DOCUMENT NO. 2.
4. DATA IN 3-PARENTHESES ((())) TAKEN FROM REFERENCE DOCUMENT NO. 3.
5. DATA IN 4-PARENTHESES (((())) TAKEN FROM REFERENCE DOCUMENT NO. 4.



SHEET 2 OF 2

ARMILJO SURVEYS, INC.
 PAUL A. ARMILJO, N.M.P.S. NO. 13604
 P.O. BOX 1704-B, ILLAND ST., STE. B, SANTA FE, NM 87505
 PH. (505) 471-1955 FAX. (505) 471-1925

PLAT OF SURVEY PREPARED FOR
 LEONOR MEAD AND HELEN ANAYA

DRAWN BY P.A.A. DATE MAY 2004
 JOB NO. 2405236 SHEET NO. 2 OF 2