

1 CITY OF SANTA FE, NEW MEXICO

2 RESOLUTION NO. 2024-13

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9  
10 A RESOLUTION

11 AMENDING THE GENERAL PLAN'S FUTURE LAND USE MAP DESIGNATION FROM  
12 RESIDENTIAL MOUNTAIN AND RURAL PROTECTION TO COMMUNITY  
13 COMMERCIAL FOR AN APPROXIMATELY 4.36 ACRE PROPERTY OWNED BY SANTA  
14 FE'S DON JUAN'S LAND, LLC, IN PARTICULAR A PARCEL LOCATED AT 1941 CAJA  
15 DEL ORO GRANT ROAD (CASE NO. 2023-7207).

16 WHEREAS, on November 14, 2007, the Governing Body of the City of Santa Fe ("City")  
17 adopted the Southwest Community Area Master Plan ("SWCAMP") as an amendment to the General  
18 Santa Fe General Plan (Resolution No. 1999-45), adopting a comprehensive plan for the Cerrillos and  
19 Airport Road area located in the southwest sector of the city, the fastest growing part of Santa Fe; and

20 WHEREAS, the General Plan states that its guiding policies for Economic Development are  
21 to accomplish the following:

- 22 1) Promote diversification of the Santa Fe economy;
- 23 2) Promote increased job opportunities with higher wages for Santa Fe residents;
- 24 3) Support retail uses that serve the needs of Santa Fe residents and workers;
- 25 4) Develop and maintain an attractive climate for conducting business in Santa Fe; and

1           5) Promote small businesses; and

2           **WHEREAS**, Sommer Karnes & Associates, agent for Santa Fe’s Don Juan’s Land, LLC  
3 (“Applicant”), submitted an application to amend the General Plan Future Land Use Map for  
4 approximately 4.36 acres of land located at 1941 Caja del Oro Grant Road, identified in Attachment A  
5 (the “Property”), from Mountain/Rural Protection Area (Residential - one (1) dwelling unit per 10  
6 acres) to Community Commercial (Non-Residential) (“Proposed Amendment”); and

7           **WHEREAS**, the Applicant’s Proposed Amendment to the Future Land Use Map is necessary  
8 to fulfill the economic development policies set forth in the General Plan and allows a greater variety  
9 of commercial and housing development in order to better meet the needs of different ages, incomes,  
10 and family sizes to support the growth of Santa Fe and the Southwest area; and

11           **WHEREAS**, pursuant to SFCC 1987, Section 14-3.2 (B)(2)(b), the Governing Body must  
12 amend the General Plan before approving a change to a zoning district designation that is inconsistent  
13 with the land use classification shown on the General Plan’s future land use map; and

14           **WHEREAS**, pursuant to NMSA 1978, Section 3-19-9 (A), and SFCC 1987, Section 14-  
15 3.2(E)(1)(f), the City may amend its General Plan with the general purpose of guiding and  
16 accomplishing a coordinated, adjusted, and harmonious development of the city, which will, in  
17 accordance with existing and future needs, best promote health, safety, morals, order, convenience,  
18 prosperity or the general welfare as well as efficiency and economy in the process of development; and


19           **WHEREAS**, the Planning Commission reviewed evidence related to the Proposed  
20 Amendment, held a public hearing on the Proposed Amendment on December 7, 2023, and  
21 recommended the Governing Body approve the Proposed Amendment; and

22           **WHEREAS**, on March 27, 2024, the Governing Body held a public hearing on the Proposed  
23 Amendment; having reviewed the staff report, the recommendation of the Planning Commission, and  
24 the evidence obtained at the public hearing; and determined that the proposed amendment to the General  
25 Plan, as recommended by the Planning Commission, meets the approval criteria set forth in Section 14-

1 3.2(E) of SFCC 1987.


2 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**  
3 **CITY OF SANTA FE** that the General Plan is Amended to change the designation of the Property  
4 from Mountain/Rural Protection Area to Community Commercial.

5 PASSED, APPROVED, and ADOPTED this 27th day of March, 2024.

6  
7   
Alan Webber (Mar 29, 2024 17:05 MDT)

8 ALAN M. WEBBER, MAYOR

9 ATTEST:

10   
11 Geralyn Cardenas (Apr 1, 2024 09:12 MDT)

12 GERALYN CARDENAS, INTERIM CITY CLERK

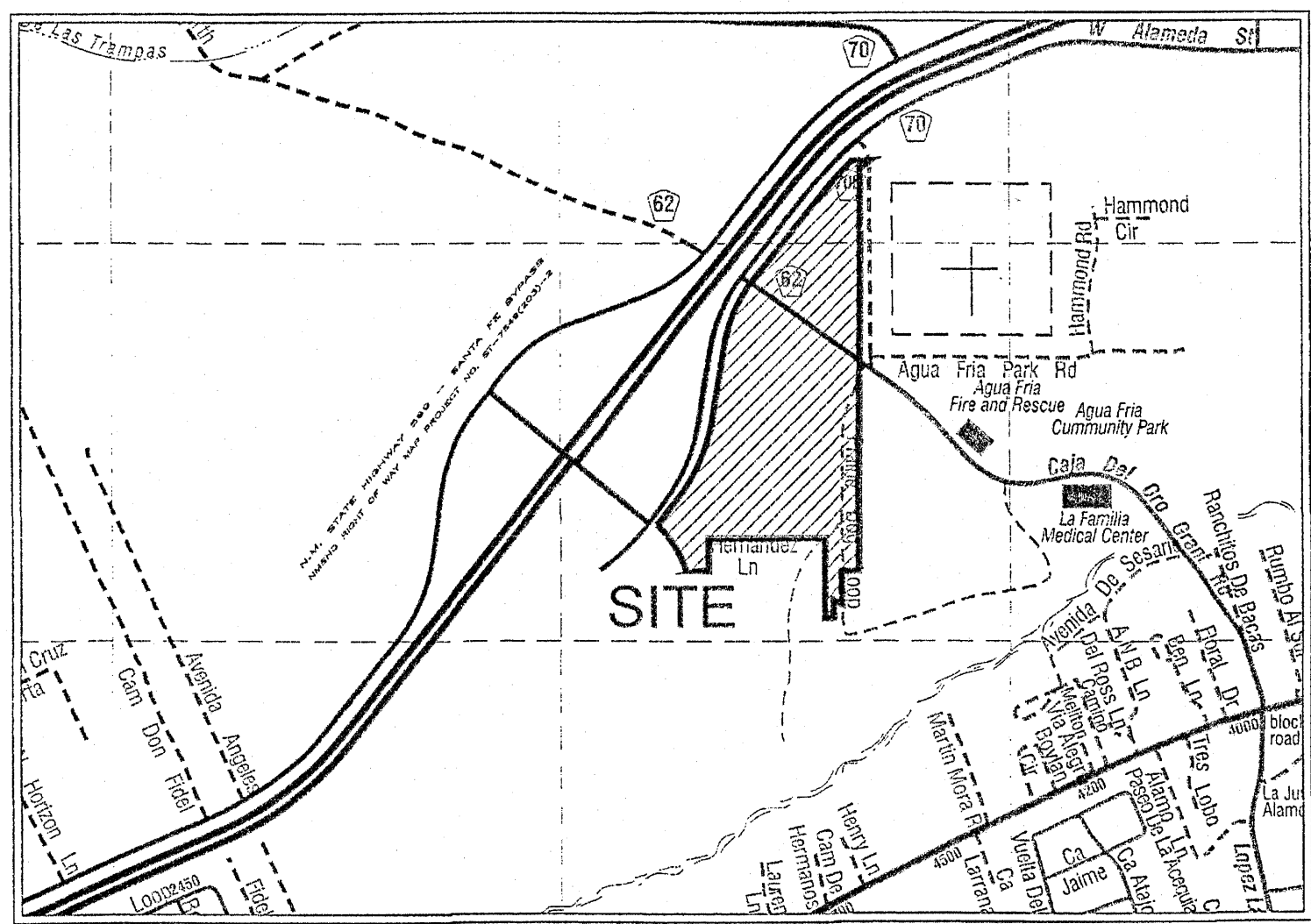
13 APPROVED AS TO FORM:

14   
15 Erin McSherry (Mar 29, 2024 13:55 MDT)

16 ERIN K. MCSHERRY, CITY ATTORNEY

# ATTACHMENT A

CASE #2021-4280 LOT LINE ADJUSTMENT & LOT CONSOLIDATION



VICINITY MAP (NTS)

STATE OF NEW MEXICO  
 NOTARIAL OFFICER  
 KARL H. SOMMER  
 NEW MEXICO  
 STATE BAR # 4846

### LEGEND AND NOTES

- DENOTES POINT FOUND 11011 CAP OR AS NOTED
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES MONUMENT
- △ DENOTES HWY. DEPT. ALUM. R/W MONUMENT
- DENOTES EDGE OF EASEMENT
- DENOTES OVERHEAD LINES
- x-x- DENOTES FENCE LINE

1. BASIS OF BEARING TAKEN FROM "BOUNDARY SURVEY OF EXTERIOR DATA FOR LOTS AS SHOWN" BY RICHARD A. CHATROOP NMPLS#11011 AND FILED IN PLAT BOOK 351, PG. 042 ON MAY, 2ND, 1997, IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO, LAST AMENDED ON 3/18/02, AMENDMENT NOT RECORDED.
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND CONDITIONS OF RECORD.

### PLAT REFERENCES

THE FOLLOWING PLATS WERE USED IN THE DETERMINATION OF LOT LINES, EASEMENTS AND RIGHT-OF-WAYS AND ARE RECORD DOCUMENTS FOR THIS PLAT.

1. "PLAT OF SURVEY FOR RICHARD MONTOYA" BY ROBERT L. BENAVIDES NMLS#5824, AND FILED IN PLAT BOOK 92, PG. 022 ON DEC. 29TH, 1980, OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
2. "PLAT OF SURVEY FOR RICHARD MONTOYA" BY ROBERT L. BENAVIDES NMLS#5824, AND FILED IN PLAT BOOK 95, PG. 020 ON DEC. 31ST, 1980, OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
3. "PLAT OF SURVEY FOR RICHARD MONTOYA" BY ROBERT L. BENAVIDES NMLS#5824, AND FILED IN PLAT BOOK 95, PG. 021 ON DEC. 31ST, 1980, OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
4. "LAND DIVISION FOR RICHARD MONTOYA" BY RICHARD A. CHATROOP NMPLS#11011, AND FILED IN PLAT BOOK 254, PG. 030 ON JAN. 25TH, 1994, OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
5. "TOWNSHIP 17 NORTH, RANGE 9 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN NEW MEXICO DEPENDENT RESURVEY AND SUBDIVISION OF SECTION AND SURVEY OF LOTS" BY THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT SANTA FE, NEW MEXICO ACCEPTED 12/02/1993.
6. "TOWNSHIP 17 NORTH, RANGE 9 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN NEW MEXICO DEPENDENT RESURVEY AND SURVEY" BY THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT SANTA FE, NEW MEXICO ACCEPTED 03/20/2007.
7. "SOUTH MEADOWS ROAD EXTENSION PROJECT" SANTA FE COUNTY PUBLIC WORKS DEPARTMENT BY STEPHEN J. TOLER NMPLS#11599 DATED APRIL, 2007, NOT RECORDED.
8. "NEW MEXICO STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP NEW MEXICO PROJECT NO. ST-7649(203)-2 SANTA FE COUNTY, SHEETS 3 & 4 OF 13, BY THOMAS G. KLINGENHAGEN NMPLS#5978, FINAL MAP DATE APRIL 15, 1994, NOT RECORDED.
9. "CONSOLIDATION PLAT OF LOT 12 TRACT 3 BEING A PORTION OF LOT 12 TRACT 4 AND BEING A PORTION OF LOT 12 TRACT 3" BY RICHARD A. CHATROOP NMPLS #11011 AND FILED IN PLAT BOOK 755, PG. 028, OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
10. "BOUNDARY SURVEY PLAT PREPARED FOR ISAIAS VAZQUEZ & GISELDA ORTIZ-VAZQUEZ" BY SALVADOR I. VIGIL NMPLS#10989, AND FILED IN PLAT BOOK 841, PG. 024 IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
11. "PLAT OF SURVEY FOR FACUNDO RODRIGUEZ" BY JOSEPH L. PACHECO NMPLS#3905, AND FILED IN PLAT BOOK 400, PG. 047 IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
12. "EASEMENT PLAT FOR DON JUANS LAND, LLC" BY RICHARD A. CHATROOP NMPLS#11011, AND FILED IN PLAT BOOK 874, PG. 040-042, OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
13. "BOUNDARY SURVEY FOR DON JUANS LAND, LLC A NEW MEXICO LIMITED LIABILITY OF TRACTS 1, 2 & 3, LOT 12 TRACTS 2 & 4, TRACT 4 LOTS C & D, TRACT 5 LOTS A & B BY RICHARD A. CHATROOP NMPLS#11011, AND FILED IN PLAT BOOK 758, PG. 015 IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.

### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON JUNE, 14TH, 2021, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

*Richard A. Chatroop*  
 RICHARD A. CHATROOP N.M.P.L.S. #11011 3/28/23



### LOT LINE ADJUSTMENT OWNERS CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ADJUSTED THOSE LANDS SHOWN HEREON. THIS ADJUSTMENT AND THE GRANTING OR VACATING OF EASEMENTS AS INDICATED ARE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S).

THIS ADJUSTMENT CONTAINS 38.42 AC.+ AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

by *Carlos Garcia*  
 CARLOS GARCIA, MANAGING MEMBER DON JUANS LAND, LLC

STATE OF NEW MEXICO )  
 COUNTY OF SANTA FE )  
 THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND  
 SUBSCRIBED BEFORE ME BY  
 CARLOS GARCIA, MANAGING MEMBER DON JUANS LAND, LLC

THIS 25<sup>th</sup> DAY OF March 2023 *Karl H. Sommer*  
 MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

by *Eloysa Luz Hernandez*  
 ELOYSA LUZ HERNANDEZ

STATE OF NEW MEXICO )  
 COUNTY OF SANTA FE )  
 THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND  
 SUBSCRIBED BEFORE ME BY ELOYSA LUZ HERNANDEZ

THIS 25<sup>th</sup> DAY OF March 2023 *Karl H. Sommer*  
 MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

STATE OF NEW MEXICO  
 NOTARIAL OFFICER  
 KARL H. SOMMER  
 NEW MEXICO  
 STATE BAR # 4846

**PURPOSE STATEMENT:** THE PURPOSE OF THIS PLAT IS TO ADJUST AND CONSOLIDATE EXISTING LOTS OF RECORD INTO ONE TRACT OF LAND.

**DISCLAIMER:** IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMG) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTY SHOWN HEREON. CONSEQUENTLY, PNM AND NMG DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN IN THIS PLAT.

**EASEMENT VACATION**  
 THE UTILITY COMPANIES LISTED BELOW HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE THEIR RIGHT, TITLE AND INTEREST TO THE PRESENT OWNER(S), AND THEIR ASSIGNS, IN THE PUBLIC UTILITY EASEMENT AS SHOWN TO BE VACATED ON THIS PLAT. AS TO ALL PROPERTY COVERED BY SUCH EASEMENT, WHICH IS NOT SPECIFICALLY DESCRIBED HEREIN, THE RIGHT, TITLE, AND INTEREST OF THE FOLLOWING COMPANIES SHALL NOT BE AFFECTED BY THIS RELEASE.

*Annette Dwan-Gonzalez* 4/11/23  
 PNM ELECTRIC SERVICES DATE

*Frank A. Gregory* 4/12/2023  
 NM GAS COMPANY DATE

*S.D. Bl* 4-13-23  
 COMCAST DATE

**CENTURYLINK DISCLAIMER:**  
 THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

*Dany Del* 4-12-2023  
 QWEST CORP. a/b/o CENTURYLINK QC DATE

COUNTY OF SANTA FE APPROVAL 901:18  
*John P. Williams* April 12, 23  
 COUNTY TREASURER DATE

CITY OF SANTA FE APPROVAL  
 CASE#2021-4280  
*Dee Beingsma* 4/13/23  
 CITY ENGINEER FOR LAND USE DATE  
*Mary Ann* 4/13/2023  
 CITY PLANNER DATE

### CITY OF SANTA FE NOTES AND CONDITIONS:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. WASTEWATER UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF CONSTRUCTION PERMIT APPLICATION.
3. NEW DEVELOPMENT SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC OR INSTALL AN AUTOMATIC SPRINKLER SYSTEM.
4. FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION.
5. PRIOR TO ANY NEW CONSTRUCTION OR REMODELING ALL FIRE DEPARTMENT REQUIREMENTS MUST BE MET OR AUTOMATIC SPRINKLER SYSTEMS MAY BE REQUIRED.
6. LOTS/TRACTS/PARCELS SHOWN LIE WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER F.I.R.M. PANEL# 35049C0391D THRU 35049C0394D DATED 6/17/08.
7. CITY APPROVAL OF THIS PLAT DOES NOT ALTER OR REMOVE ANY EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD PERTAINING TO THE LAND HEREIN DESCRIBED UNLESS OTHERWISE NOTED HEREON.
8. CITY APPROVAL OF THIS PLAT REQUIRES THAT LOTS INDIVIDUALLY CONNECT TO THE CITY'S PUBLIC SEWER SYSTEM WHEN PROPERTY IS DEVELOPED OR IMPROVED.

### CONDITIONS

A. ANY NEW CONSTRUCTION, ADDITIONS, OR REMODELS ON LOTS/TRACTS/PARCELS SHOWN WILL BE REQUIRED TO SATISFY ALL CURRENT REGULATIONS OF THE LAND USE DEVELOPMENT CODE.

### PUBLIC UTILITY EASEMENTS

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

1. 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.
2. 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.
3. [TELEPHONE COMPANY] FOR THE INSTALLATION, MAINTENANCE AND SERVICES OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
4. [CABLE COMPANY] FOR THE INSTALLATION, MAINTENANCE AND SERVICES OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, 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 GRANITOR 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 (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER STRUCTURE SHALL BE ERCTED 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.

**NEW MEXICO GAS COMPANY** IS HEREBY GRANTED EASEMENTS AS SHOWN FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANITOR FOR THE PURPOSE SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS AND BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR BELOW), HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER STRUCTURE SHALL BE ERCTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

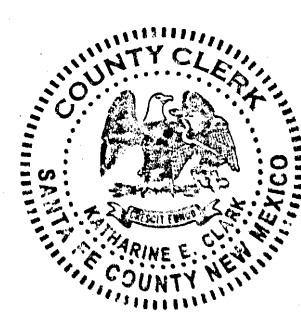
EASEMENTS FOR ELECTRIC TRANSFORMER/ SWITCH GEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/ SWITCH GEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

LOTLINE ADJUSTMENT AND  
 LOT CONSOLIDATION FOR  
 DON JUANS LAND, LLC  
 A NEW MEXICO LIMITED LIABILITY COMPANY  
 & ELOYSA LUZ HERNANDEZ  
 OF  
 TRACT 3, LOT 12 TRACTS 2 & 4,  
 TRACT 4 LOTS C & D, TRACT 5 LOTS A & B,  
 REMAINDER OF GOVERNMENT LOT 11,  
 TRACT 4 SHC 544 WEST HALF & LOTS WITHIN  
 TRACT 4 SHC 544 EAST HALF

LYING WITHIN SECTION 31, T17N, R9E, NMMP,  
 SANTA FE COUNTY, NEW MEXICO.

**RICK CHATROOP**  
 PROFESSIONAL LAND SURVEYOR  
 NEW MEXICO REGISTRATION NO. 11011  
 (505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

OWNER: A NEW MEXICO LIMITED LIABILITY COMPANY, ELOYSA LUZ HERNANDEZ TRACT 1-049-097-148-114  
 UPCHS: TRACT 3 1-049-097-085-197, GOV. LOT 11 1-049-097-125-363  
 LOT A 1-049-097-093-306, LOT B 1-049-097-127-311  
 LOT C 1-049-097-089-243, LOT D 1-049-097-124-244  
 TRACT 2-112 1-049-097-058-230, TRACT 4-112 1-049-097-064-163  
 TRACT 4-SHC544 1-049-097-144-215, TRACT 4-PORION E 1/2 1-049-097-150-316  
 TRACT 4-BLK 1 1-049-097-148-200.  
 LOCATION: LYING WITHIN SECTION 31, T17N, R9E, NMMP SHEET 1



COUNTY OF SANTA FE )  
 STATE OF NEW MEXICO ) 2010006  
 I hereby certify that this instrument was filed  
 for record on the 14<sup>th</sup> day of April A.D.  
 2023 at 11:11 AM  
 and was duly recorded in book 18-15 of the records of  
 Santa Fe County.

Witness my Hand and Seal of Office  
 Katharine Clark  
 County Clerk, Santa Fe County, N.M.  
*Katharine Clark* Deputy



CURVE TABLE				
CURVE	ARC	RADIUS	CHORD	DELTA
C1	98.85	620.64	S73°42'14"W	98.74
C2	47.87	620.64	S80°28'34"W	47.86
C3	47.87	620.64	S80°22'33"W	79.89

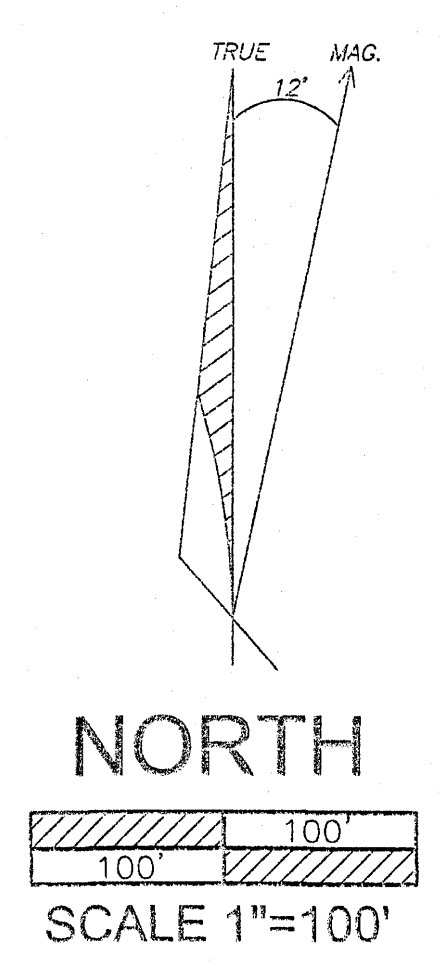
LINE TABLE		
LINE	LENGTH	BEARING
L1	41.07	N69°08'28"E

CURVE TABLE				
CURVE	ARC	RADIUS	CHORD	DELTA
C1	366.57	680.00	N32°13'50"W	362.15
C2	536.49	1024.93	N24°00'12"E	530.39
C3	463.12	884.93	S24°01'10"W	457.85
C4	217.22	1709.86	S42°37'51"W	217.08
C5	460.38	884.93	S23°55'51"W	455.20
C6	2.74	884.93	S38°55'24"W	2.74
C7	32.07	605.00	N23°41'22"W	32.07
C8	324.71	600.00	N31°42'20"W	320.96
C9	274.93	680.00	N36°05'04"W	273.07
C10	3.06	12.04	N76°32'06"E	3.05
C11	18.21	689.04	N23°35'16"W	18.21
C12	17.15	13.24	S31°57'44"W	15.97
C13	17.15	13.24	S31°57'44"W	15.97

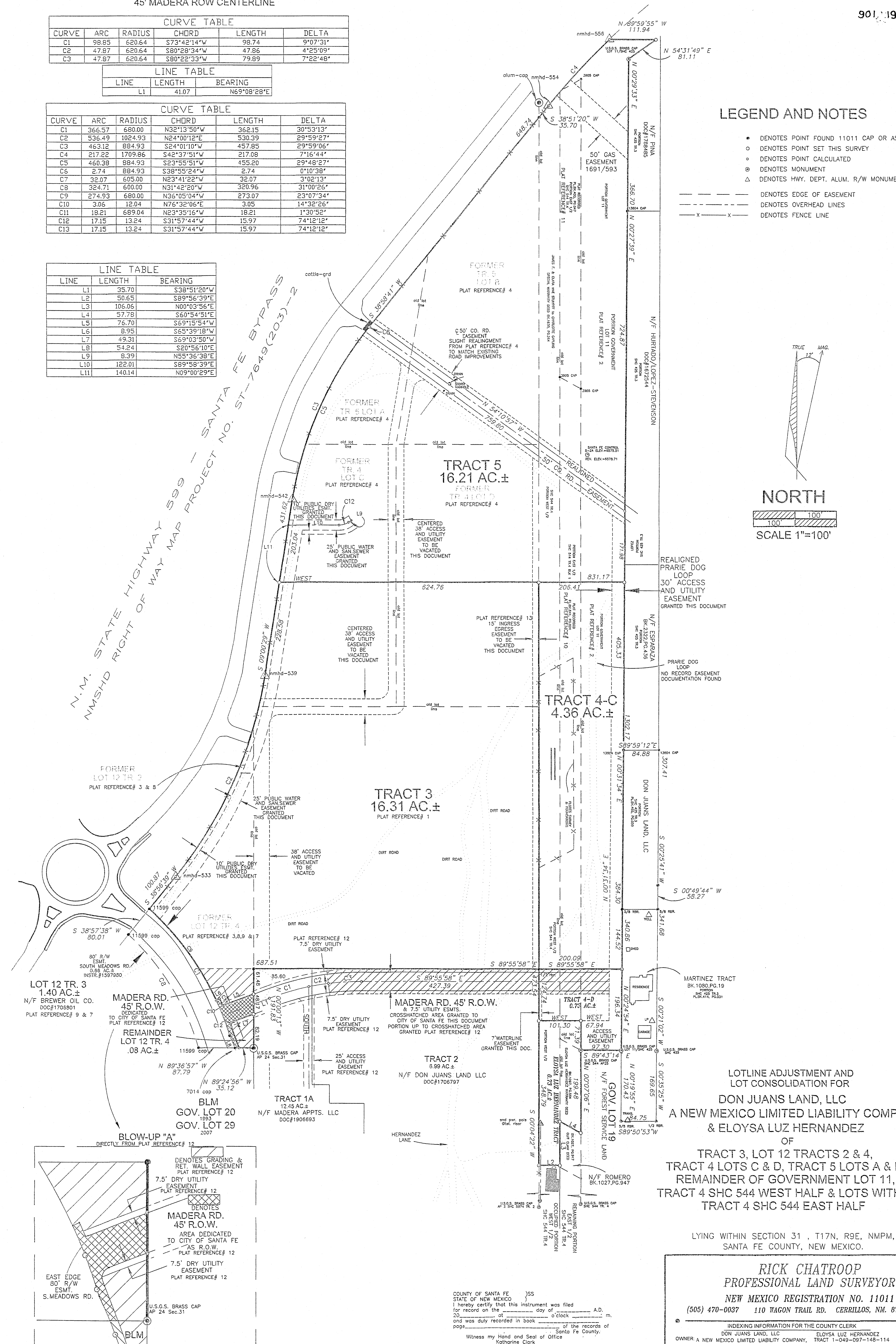
LINE TABLE		
LINE	LENGTH	BEARING
L1	35.70	S38°51'20"W
L2	50.65	S89°56'39"E
L3	106.06	N00°03'56"E
L4	57.78	S60°54'51"E
L5	76.70	S69°15'54"W
L6	8.95	S65°39'18"W
L7	49.31	S69°03'50"W
L8	54.24	S20°56'10"E
L9	8.39	N55°36'38"E
L10	122.01	S89°58'39"E
L11	140.14	N09°00'29"E

LEGEND AND NOTES

- DENOTES POINT FOUND 11011 CAP OR AS NOTED
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- ⊙ DENOTES MONUMENT
- △ DENOTES HWY. DEPT. ALUM. R/W MONUMENT
- DENOTES EDGE OF EASEMENT
- - - - DENOTES OVERHEAD LINES
- X-X- DENOTES FENCE LINE



N.M. STATE HIGHWAY 599 - SANTA FE BYPASS  
 NMSHD RIGHT OF WAY MAP PROJECT NO. ST-7649(203)-2



CASE #2021-4280 LOT LINE ADJUSTMENT & LOT CONSOLIDATION

LOTLINE ADJUSTMENT AND  
 LOT CONSOLIDATION FOR  
**DON JUANS LAND, LLC**  
 A NEW MEXICO LIMITED LIABILITY COMPANY  
 & **ELOYSA LUZ HERNANDEZ**  
 OF  
 TRACT 3, LOT 12 TRACTS 2 & 4,  
 TRACT 4 LOTS C & D, TRACT 5 LOTS A & B,  
 REMAINDER OF GOVERNMENT LOT 11,  
 TRACT 4 SHC 544 WEST HALF & LOTS WITHIN  
 TRACT 4 SHC 544 EAST HALF

LYING WITHIN SECTION 31, T17N, R9E, NMPM,  
 SANTA FE COUNTY, NEW MEXICO.

**RICK CHATROOP**  
 PROFESSIONAL LAND SURVEYOR  
 NEW MEXICO REGISTRATION NO. 11011  
 (505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

COUNTY OF SANTA FE )  
 STATE OF NEW MEXICO )  
 I hereby certify that this instrument was filed  
 for record on the \_\_\_\_\_ day of \_\_\_\_\_ A.D.  
 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ m.  
 and was duly recorded in book \_\_\_\_\_ of the records of  
 Santa Fe County.  
 Witness my Hand and Seal of Office  
 Katharine Clark  
 County Clerk, Santa Fe County, N.M.

INDEXING INFORMATION FOR THE COUNTY CLERK  
 DON JUANS LAND, LLC ELOYSA LUZ HERNANDEZ  
 OWNER: A NEW MEXICO LIMITED LIABILITY COMPANY, TRACT 1-049-097-148-114  
 UPCS: TRACT 3 1-049-097-085-197, GOV. LOT 11 1-049-097-125-363  
 LOT A 1-049-097-093-306, LOT B 1-049-097-127-311  
 LOT C 1-049-097-089-243, LOT D 1-049-097-124-244  
 TRACT 2-L12 1-049-097-058-230, TRACT 4-L12 1-049-097-064-163  
 TRACT 4-SHC544 1-049-097-144-213, TRACT 4-PORTRION E 1/2 1-049-097-150-316  
 TRACT 4-BLK 1 1-049-097-148-200.  
 LOCATION: LYING WITHIN SECTION 31, T17N, R9E, NMPM

