

VICINITY MAP
N.T.S.

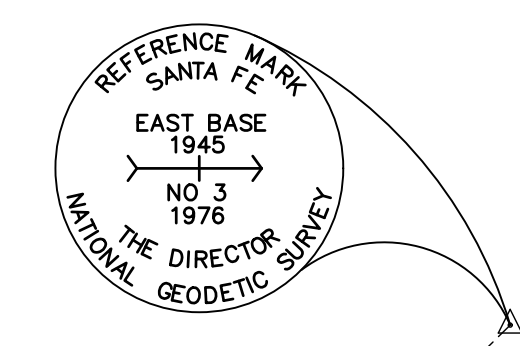
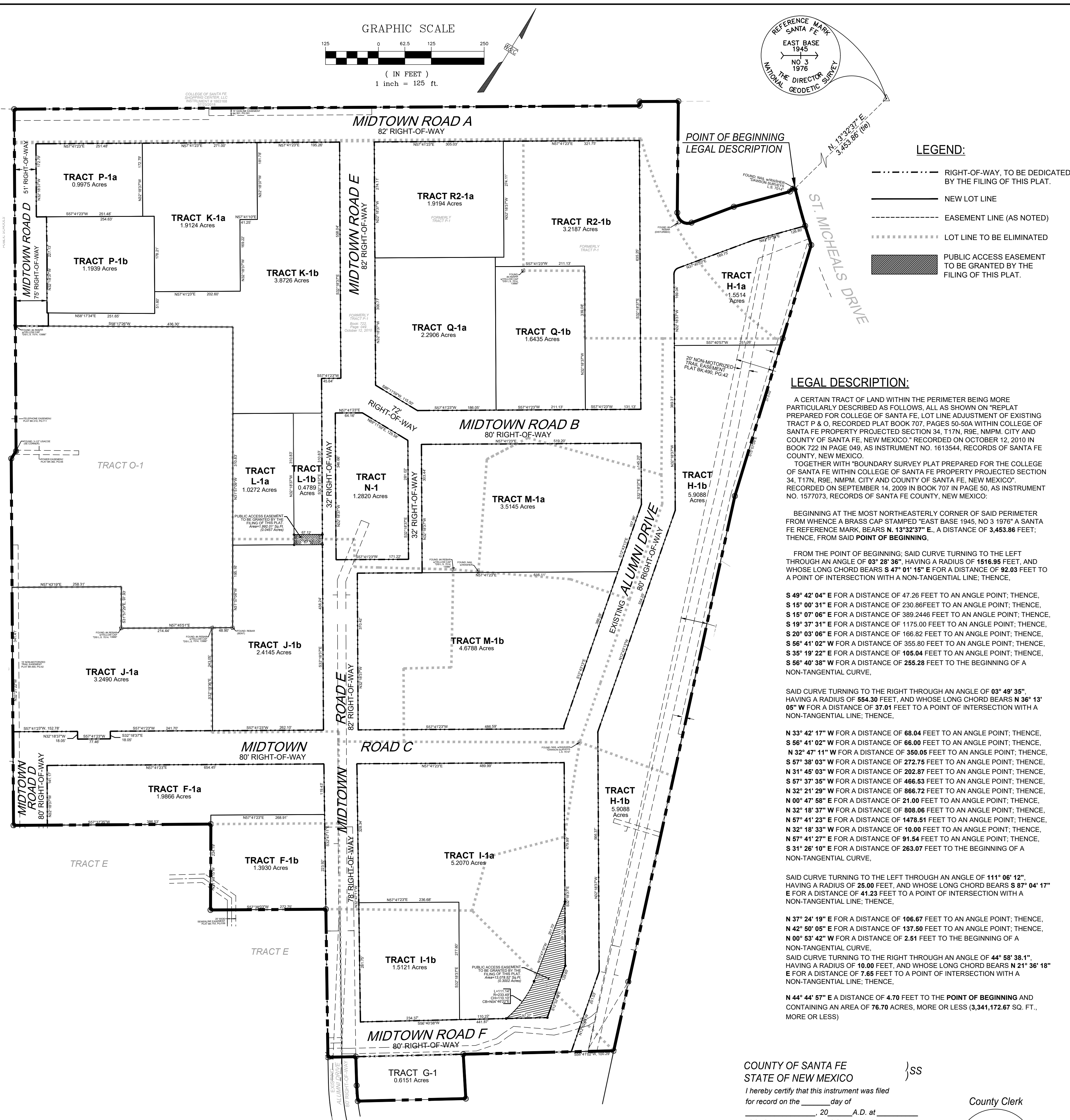
NOTES:

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

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.



LEGEND:

- - - - - RIGHT-OF-WAY, TO BE DEDICATED BY THE FILING OF THIS PLAT.
- NEW LOT LINE
- - - - - EASEMENT LINE (AS NOTED)
- LOT LINE TO BE ELIMINATED
- ▨ PUBLIC ACCESS EASEMENT TO BE GRANTED BY THE FILING OF THIS PLAT.

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND WITHIN THE PERIMETER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, ALL AS SHOWN ON "REPLAT PREPARED FOR COLLEGE OF SANTA FE, LOT LINE ADJUSTMENT OF EXISTING TRACT P & Q, RECORDED PLAT BOOK 707, PAGES 50-50A WITHIN COLLEGE OF SANTA FE PROPERTY PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M. CITY AND COUNTY OF SANTA FE, NEW MEXICO," RECORDED ON OCTOBER 12, 2010 IN BOOK 722 IN PAGE 049, AS INSTRUMENT NO. 1613544, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

TOGETHER WITH "BOUNDARY SURVEY PLAT PREPARED FOR THE COLLEGE OF SANTA FE WITHIN COLLEGE OF SANTA FE PROPERTY PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M. CITY AND COUNTY OF SANTA FE, NEW MEXICO," RECORDED ON SEPTEMBER 14, 2009 IN BOOK 707 IN PAGE 50, AS INSTRUMENT NO. 1577073, RECORDS OF SANTA FE COUNTY, NEW MEXICO:

BEGINNINGS AT THE MOST NORTHEASTERLY CORNER OF SAID PERIMETER FROM WHENCE A BRASS CAP STAMPED "EAST BASE 1945, NO 3 1976" A SANTA FE REFERENCE MARK, BEARS N. 13° 32' 37" E., A DISTANCE OF 3,453.86 FEET; THENCE, FROM SAID POINT OF BEGINNING,

FROM THE POINT OF BEGINNING, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 28' 36", HAVING A RADIUS OF 1616.95 FEET, AND WHOSE LONG CHORD BEARS S 47° 01' 15" E FOR A DISTANCE OF 92.03 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE,

S 49° 42' 04" E FOR A DISTANCE OF 47.26 FEET TO AN ANGLE POINT; THENCE, S 15° 00' 31" E FOR A DISTANCE OF 230.86 FEET TO AN ANGLE POINT; THENCE, S 15° 07' 06" E FOR A DISTANCE OF 389.2446 FEET TO AN ANGLE POINT; THENCE, S 19° 37' 31" E FOR A DISTANCE OF 1175.00 FEET TO AN ANGLE POINT; THENCE, S 20° 03' 06" E FOR A DISTANCE OF 166.82 FEET TO AN ANGLE POINT; THENCE, S 56° 41' 02" W FOR A DISTANCE OF 355.80 FEET TO AN ANGLE POINT; THENCE, S 35° 19' 22" E FOR A DISTANCE OF 105.04 FEET TO AN ANGLE POINT; THENCE, S 56° 40' 38" W FOR A DISTANCE OF 255.28 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 03° 49' 35", HAVING A RADIUS OF 554.30 FEET, AND WHOSE LONG CHORD BEARS N 36° 13' 05" W FOR A DISTANCE OF 37.01 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE,

N 33° 42' 17" W FOR A DISTANCE OF 68.04 FEET TO AN ANGLE POINT; THENCE, S 56° 41' 02" W FOR A DISTANCE OF 66.00 FEET TO AN ANGLE POINT; THENCE, N 32° 47' 11" W FOR A DISTANCE OF 350.05 FEET TO AN ANGLE POINT; THENCE, S 57° 38' 03" W FOR A DISTANCE OF 272.75 FEET TO AN ANGLE POINT; THENCE, N 31° 45' 03" W FOR A DISTANCE OF 202.87 FEET TO AN ANGLE POINT; THENCE, S 57° 37' 36" W FOR A DISTANCE OF 466.53 FEET TO AN ANGLE POINT; THENCE, N 32° 21' 29" W FOR A DISTANCE OF 866.72 FEET TO AN ANGLE POINT; THENCE, N 00° 47' 58" E FOR A DISTANCE OF 21.00 FEET TO AN ANGLE POINT; THENCE, N 32° 18' 37" W FOR A DISTANCE OF 808.06 FEET TO AN ANGLE POINT; THENCE, N 57° 41' 23" E FOR A DISTANCE OF 1478.51 FEET TO AN ANGLE POINT; THENCE, N 32° 18' 33" W FOR A DISTANCE OF 10.00 FEET TO AN ANGLE POINT; THENCE, N 57° 41' 27" E FOR A DISTANCE OF 91.54 FEET TO AN ANGLE POINT; THENCE, S 31° 26' 10" E FOR A DISTANCE OF 283.07 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 111° 06' 12", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS S 87° 04' 17" E FOR A DISTANCE OF 41.23 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE,

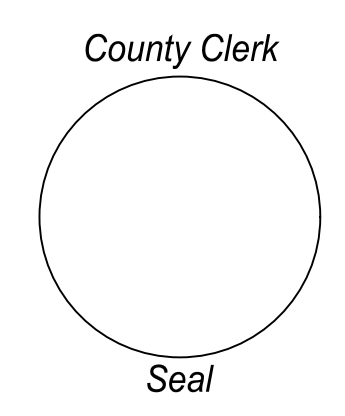
N 37° 24' 19" E FOR A DISTANCE OF 106.67 FEET TO AN ANGLE POINT; THENCE, N 42° 50' 05" E FOR A DISTANCE OF 137.50 FEET TO AN ANGLE POINT; THENCE, N 00° 53' 42" W FOR A DISTANCE OF 2.51 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 44° 58' 38.1", HAVING A RADIUS OF 10.00 FEET, AND WHOSE LONG CHORD BEARS N 21° 36' 18" E FOR A DISTANCE OF 7.65 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE,

N 44° 44' 57" E A DISTANCE OF 4.70 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 76.70 ACRES, MORE OR LESS (3,341,172.67 SQ. FT., MORE OR LESS)

COUNTY OF SANTA FE
STATE OF NEW MEXICO } ss
I hereby certify that this instrument was filed for record on the _____ day of _____, 20____ A.D. at _____ o'clock _____, and was duly recorded in book _____, page(s) _____ 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

Lot Line Adjustment to Create Right-of-Way
for PLAT OF EXISTING
College of Santa Fe
within Projected Section 34, T.17N., R.9E., N.M.P.M.
City of Santa Fe
Santa Fe County, New Mexico
August 2024

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

AFFIDAVIT:
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER HAS CAUSED TO BE REPLATTED 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 4.88 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: _____
BY: ALAN WEBBER, MAYOR DATE: _____
CITY CLERK: _____ DATE: _____
STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

REVIEWED BY COUNTY OF SANTA FE:

COUNTY TREASURER DATE: _____

REVIEWED BY CITY OF SANTA FE:

CITY ENGINEER FOR LAND USE DATE: _____

CITY PLANNER 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.

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



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