

**CITY OF SANTA FE, NEW MEXICO**

**BILL NO. 2015-25**

**INTRODUCED BY:**

Mayor Javier Gonzales

**AN ORDINANCE**

**AUTHORIZING THE SALE OF 2,263 SQUARE FEET OF REAL PROPERTY LOCATED ADJACENT TO 830 EL CAMINITO STREET AND DESCRIBED AS "AREA OF GAIN" AS SHOWN AND DELINEATED ON A PLAT OF SURVEY ENTITLED, "LOT LINE ADJUSTMENT WORKMAP OF PROPERTY LOCATED AT 830 EL CAMINITO" PREPARED BY PAUL A. ARMIJO, N.M.P.S. NO. 13604, DATED OCTOBER 2, 2014, LYING AND BEING SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 30, T17N, R9E, N.M.P.M., IN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:**

**Section 1.** The attached Exhibit A, Quitclaim Deed between the City of Santa Fe (Grantor) and Mike and Jennifer Marie Tansey (Grantees) for real property lying and being situated within the City and County of Santa Fe, New Mexico, is approved subject to the conditions set forth in Section 2 below. The real property is a portion of the Camino Rancheros Street right-of-way located adjacent to the property at 830 El Caminito Street and more particularly described as follows:

"Area of Gain" as shown and delineated on a Plat of Survey entitled, "Lot Line Adjustment

1 Workmap of Property Located at 830 El Caminito” prepared by Paul A. Armijo, N.M.P.S. No. 13604,  
2 dated October 2, 2014, lying and being situate within the Santa Fe Grant, Projected Section 30, T17N,  
3 R9E, N.M.P.M., in the City and County of Santa Fe, New Mexico.

4 **Section 2.** The sale of the real property is approved subject to the terms herein and the  
5 following easements and restrictions:

6 1. The property shall not be considered a separate legal lot of record for any purpose, but  
7 rather shall be consolidated with the adjoining lands commonly known as 830 El Caminito by the  
8 Grantees.

9 2. The parcel shall be subject to easements for existing utilities and rights thereto.

10 3. The metal culvert under the driveway within the Camino Rancheros Street right-of-way  
11 shall be maintained by the Grantees.

12 **Section 3.** The appraised value of the real property is \$41,000.

13 **Section 4.** The manner of payment to Grantor shall be cash. The time of payment shall  
14 be as soon as practicable after the effective date of this ordinance.

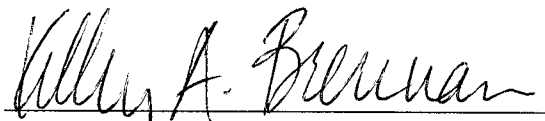
15 **Section 5.** The sale price of the real property is \$41,000.

16 **Section 6.** The purchasers of the real property are Mike and Jennifer Marie Tansey.

17 **Section 7.** The purpose of the sale of the real property by the municipality is the  
18 disposal of surplus real property and the generation of revenue for the municipality.

19 **Section 8.** This ordinance shall become effective forty-five (45) days after its adoption,  
20 unless a referendum election is held pursuant to Article 3-54-1 NMSA 1978.

21  
22 APPROVED AS TO FORM:

23   
24

25 KELLEY A. BRENNAN, CITY ATTORNEY

# QUITCLAIM DEED

The City of Santa Fe, a municipal corporation, herein "Grantor", whose address is 200 Lincoln Ave. Santa Fe, NM 87504-0909, for good and adequate consideration, paid, quitclaims to Mike Tansey and Jennifer Marie Tansey, husband and wife, herein "Grantees", whose address is 830 El Caminito, Santa Fe, NM 87501, the following described real estate within the City and County of Santa Fe, New Mexico, and being more particularly described as follows to-wit:

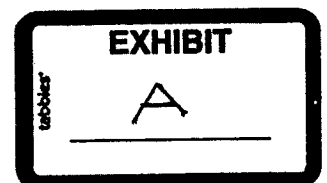
A tract of land lying and being situate within the City of Santa Fe, along the southwesterly boundary of 830 El Caminito, Santa Fe, New Mexico and being more particularly described as follows:

Beginning at a point being the most northerly corner of the parcel herein described from whence Sanitary Sewer Manhole No. W5B1H-9 bears N. 24° 08' 15" W., a distance of 22.39 feet; thence N. 79° 23' 02" W., a distance of 30.56 feet; thence from said point of beginning, S. 24° 08' 15" E., a distance of 133.53 feet to a point; thence S. 00° 24' 39" E., a distance of 1.18 feet to a point being the southeast corner; thence S. 89° 35' 21" W., a distance of 17.03 feet to a point; thence N. 80° 10' 28" W., a distance of 7.45 feet to a point; thence N. 71° 11' 39" W., a distance of 5.26 feet to a point being the southwest corner; thence N. 15° 36' 21" W., a distance of 48.08 feet to a point; thence N. 15° 59' 28" W., a distance of 22.58 feet to a point; thence N. 16° 23' 26" W., a distance of 34.78 feet to a point; thence along a curve to the right, Delta of 59° 17' 44", Radius of 19.37 feet, Arc length of 20.05 feet, Chord bearing of N. 11° 08' 11" E. and Chord length of 19.16 feet to the point and place of beginning as shown and delineated on Lot Line Adjustment Workmap of property located at 830 El Caminito, prepared by Paul A. Armijo NMPS No. 13604, dated October 2, 2014 and bearing Project No. 1409230.

Subject to reservations, restrictions, easements of record and taxes for the year of 2015 and thereafter.

Further, by this deed, the real estate is subject to the following easements and conditions:

1. The property shall not be considered a legal lot of record for any purpose, but rather shall be consolidated with the adjoining lands commonly known as 830 El Caminito by Grantees.
2. This parcel is subject to easements for existing utilities and rights incident thereto.
3. Maintenance of the metal culvert under driveway within the Camino Rancheros right of way shall be maintained by Grantees.



Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2015.


GRANTOR:  
CITY OF SANTA FE

BY: \_\_\_\_\_  
JAVIER M. GONZALES, MAYOR

ATTEST:

\_\_\_\_\_  
YOLANDA Y. VIGIL,  
CITY CLERK

APPROVED AS TO FORM:

 3/12/15  
\_\_\_\_\_  
KELLEY BRENNAN,  
CITY ATTORNEY

APPROVED:

\_\_\_\_\_  
OSCAR RODRIGUEZ,  
FINANCE DIRECTOR  
21117.460150  
BUSINESS UNIT/LINE ITEM

#### ACKNOWLEDGEMENT

STATE OF NEW MEXICO    )  
  ) SS.  
COUNTY OF SANTA FE    )

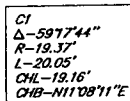
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2015 by Javier M. Gonzales, Mayor.

\_\_\_\_\_  
Notary Public

My commission expires:

\_\_\_\_\_  
(seal)

Lot Line Adjustment Workmap  
of property located at  
830 El Caminito



1" = 10'  
HORIZONTAL  
SCALE

**SURVEY NOTES**

1. THE INTENT OF THIS WORKMAP IS TO SHOW THE CONFIGURATION OF THE PROPOSED LOT LINE ADJUSTMENT TO ENCLOSE THE PROPERTY ON AND WITHIN THE EXISTING STUCCO WALLS AND ROCK WALL ADJACENT TO THE WESTERLY LOT LINE OF THE SUBJECT PROPERTY. THIS WORKMAP SHOWS THE PROPOSED ADJUSTMENT AND LAND AREAS BUT DOES NOT SHOW THE EASTERLY PORTIONS OF THE EXISTING HOUSES AND IMPROVEMENTS ON THE EASTERLY PORTION OF THE SUBJECT PROPERTY.
2. THE DATA SHOWN HEREON IN PARENTHESIS (RI-DATA) IS TAKEN FROM THE RECORD SURVEY PLAT OF THE SUBJECT PROPERTY. SAID SURVEY IS ENTITLED "BOUNDARY SURVEY PLAT FOR EDWARD W. AND LOUHANNE ABRAMS-SARGENT, TRUSTEES OF THE SARGENT FAMILY REVOCABLE TRUST, 830 EL CAMINITO, SANTA FE, SANTA FE COUNTY, NEW MEXICO," BY D.E. COOPER N.M.P.S. NO. 9052, DATED JULY 22, 2003, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NM, ON AUGUST 13, 2003, IN PLAT BOOK 539, PAGE 041, AS DOCUMENT NO. 1283,356.
3. DATE OF FIELD SURVEY: SEPTEMBER 30, 2014.
4. THE SUBJECT PROPERTY LIES WITHIN THE SANTA FE COUNTY, PROJECTED SECTION 30, 17TH, R10E, N48M, IN THE COUNTY OF SANTA FE, STATE OF NEW MEXICO.

Paul A. Armijo OCT. 02, 2014  
PAUL A. ARMIJO NMP5 NO. 13604

ARMIJO SURVEYS (505) 471-1955

LOT LINE ADJUSTMENT WORKMAP

PROJECT NO. 1409230



RESTRICTED APPRAISAL OF

PARCEL ADJOINING 830 EL CAMINITO  
SANTA FE, NM 87505

DATE OF THE REPORT

JANUARY 20, 2015

EFFECTIVE DATE OF VALUATION

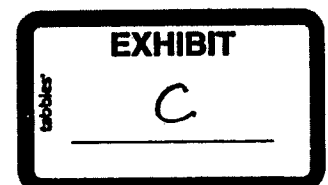
JANUARY 16, 2015

PREPARED FOR

DIOS NO ACOMPANA, LLC & MIKE TANSEY

PREPARED BY

HIPPAUF AND ASSOCIATES  
404 BRUNN SCHOOL ROAD, BLDG. B  
SANTA FE, NEW MEXICO 87505  
TELEPHONE: (505) 988-8059 FAX: (505) 988-5743



# HIPPAUF & ASSOCIATES, INC.

REAL ESTATE APPRAISERS AND CONSULTANTS

Peter H. Hippauf, MAI, SRA  
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Building B  
Santa Fe, New Mexico 87505  
(505) 988-8059  
FAX: (505) 988-5743  
[www.hippauf.com](http://www.hippauf.com)

January 20, 2015

Dios Nos Acompaña, LLC  
Ms. Elizabeth Travis  
16830 Ventura Blvd., Suite 501  
Encino, CA 91436

Mr. Mike Tansey  
652 Canyon Road  
Santa Fe, NM 87501

**RE** Restricted Appraisal of Parcel adjoining 830 El Caminito  
Santa Fe, NM 87505

Dear Ms. Travis & Mr. Tansey;

Pursuant to your request, I have appraised the above referenced property. The depth of discussion and supporting documentation contained in this report are specific to the needs of the client. The appraisal was prepared in accordance with the Uniform Standards of Professional Appraisal Practice and is subject to the assumptions and limiting conditions found in the report.

This report is subject to the following hypothetical condition.

**Hypothetical Condition**  
The subject lot is proposed and has not been legally subdivided or recorded. As such, this appraisal is performed as though this lot is a legal lot, subdivided from its respective parent parcel and recorded in the land records office.

Based on my investigation and analysis, and the data and analyses contained in this report, it is my opinion the most probable market value of the fee simple ownership interest (subject to the hypothetical condition and easements and restrictions of record) in the subject 'as proposed' as of January 16, 2015 is:

## FINAL VALUE OF SITE

Subject: 2,263 sq. ft. of Vacant Land		
Market value – As Is	Fee Simple	Forty One Thousand Dollars \$41,000

At the request of the client an analysis of the current market rent for the subject property is produced and resulted in a current value, as of January 16, 2015 of:

**FINAL VALUE OF MARKET RENT ANNUALLY**

<b>Subject: Value of Back Lease Payments</b>
Three Thousand Seventy Five Dollars \$3,075

I respectfully refer you to the following appraisal report containing 15 pages plus addenda. If I can be of further service to you in regard to this appraisal or in any other matter, please do not hesitate to call.

Respectfully submitted,



Tim Connelly, MAI