

1 conditions approved by the Planning Commission on August 4, 2011 [EXHIBIT C].

2 **Section 3.** A petition (the "Petition") was accompanied by an Annexation Plat
3 [EXHIBIT A] showing the external boundaries of the Property proposed to be annexed and the
4 relationship of the Property proposed to be annexed to the existing boundary of the City, as well
5 as the Annexation Agreement [EXHIBIT D].

6 **Section 4.** It is in the best interest of the City of Santa Fe and the owners and
7 inhabitants of such contiguous Property that the Property be annexed.

8 **Section 5.** This ordinance shall be published one time by title and general summary
9 and shall become effective five days after publication.

10 **PASSED, APPROVED AND ADOPTED this 26th day of October, 2011.**

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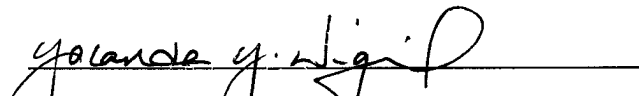
DAVID COSS, MAYOR

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16 **ATTEST:**

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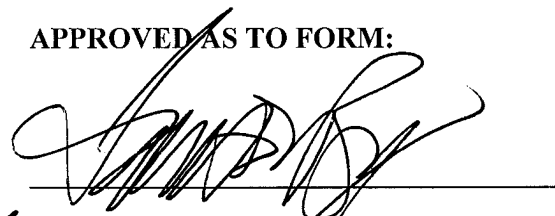

19 **YOLANDA Y. VIGIL, CITY CLERK**

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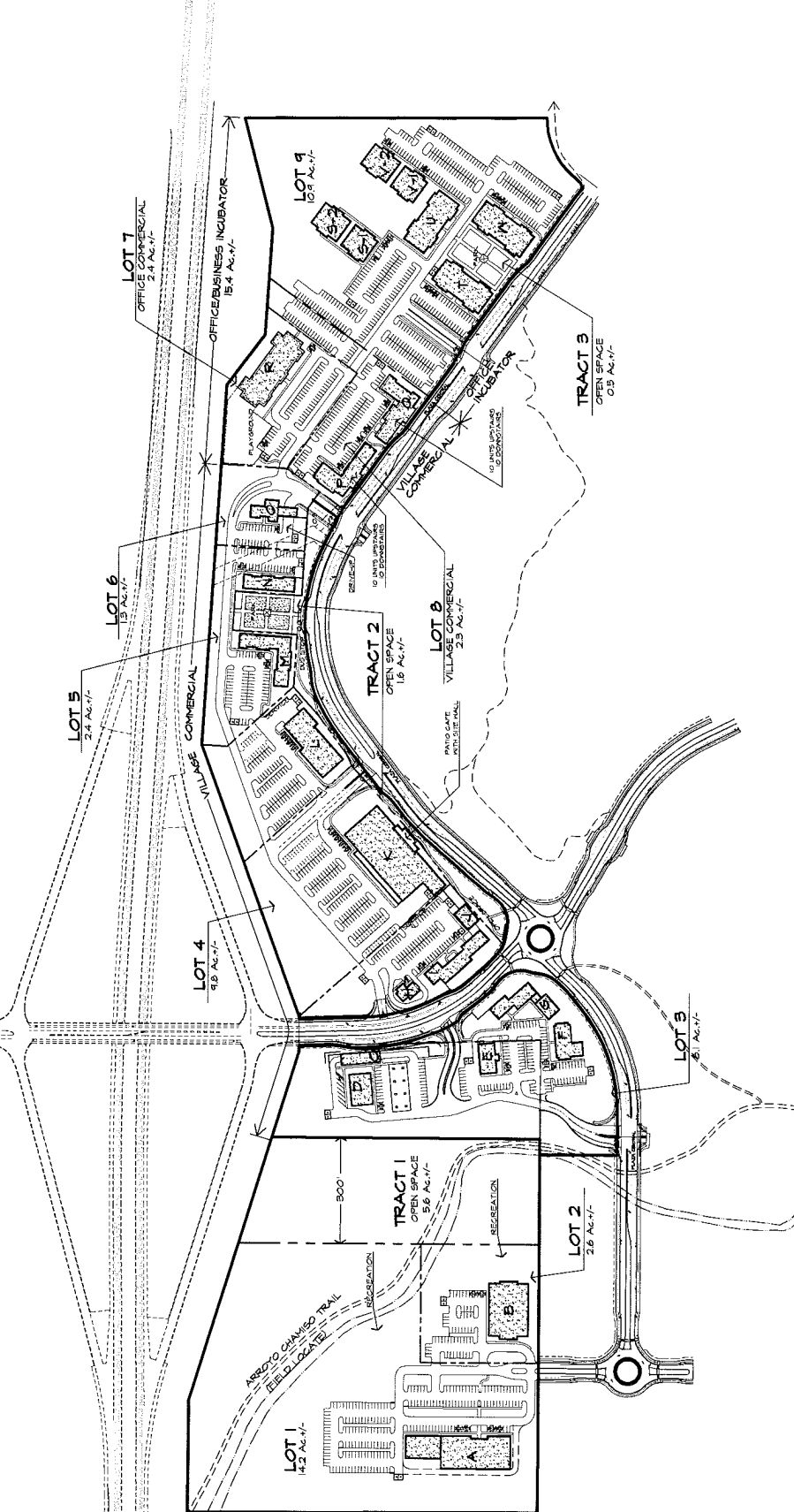
21 **APPROVED AS TO FORM:**

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24 **GENO ZAMORA, CITY ATTORNEY**

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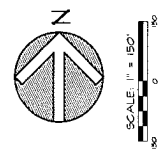


Ordinance No. 2011-33,
 Exhibit B, Page 1 of 2

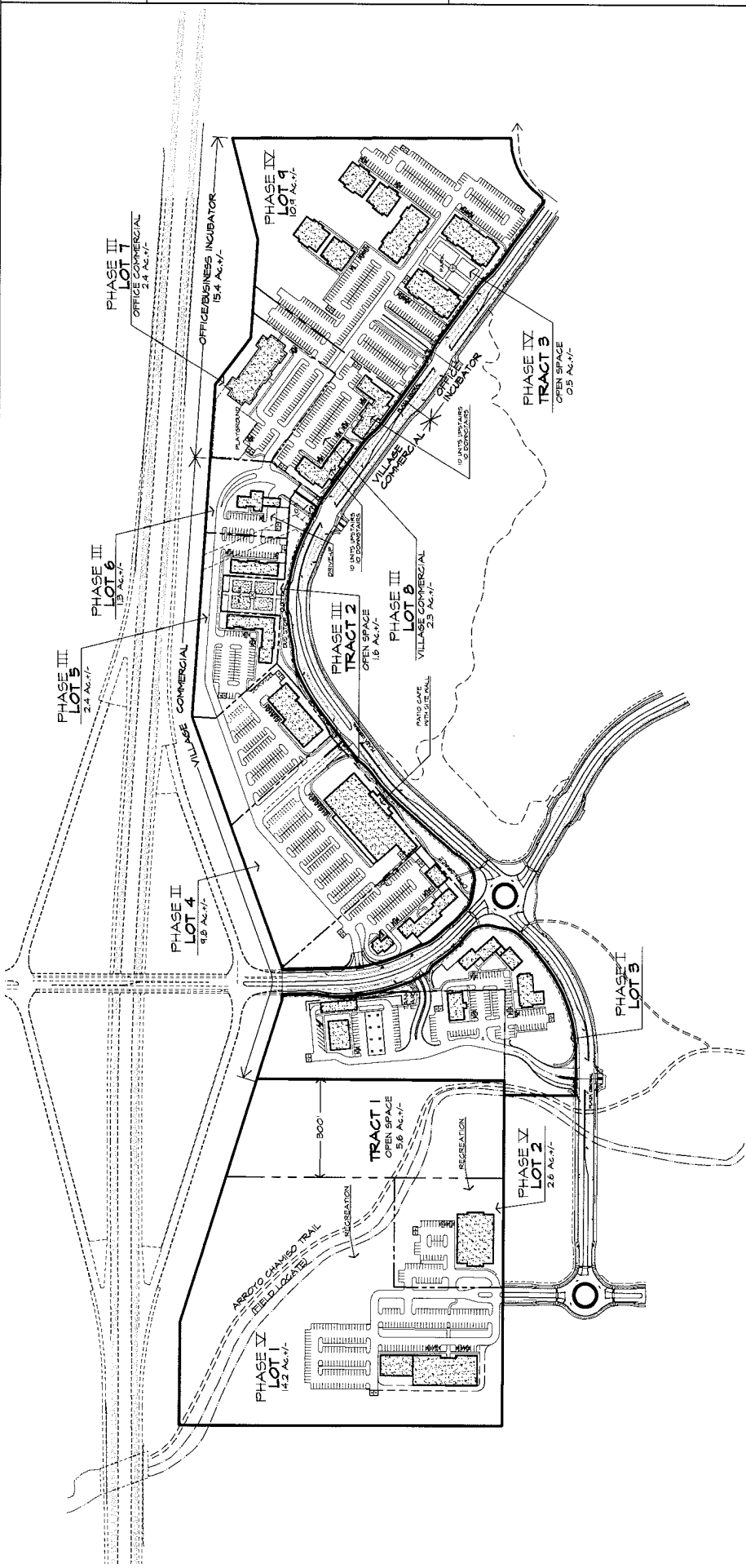
OPEN SPACE TRACT	AREA
1	3.0 AC.-FT.
2	1.6 AC.-FT.
3	0.8 AC.-FT.

LOT	AREA	BUILDING	PROPOSED USE	FLOOR AREA (SQ. FT.)
1	14.2 AC.-FT.	A	R-3	52,719
2	2.6 AC.-FT.	B	R-3	18,100
3	6 AC.-FT.	C	C-2	5,900
		D	C-2	5,900
		E	C-2	5,900
		F	C-2	5,900
		G	C-2	5,900
4	4.8 AC.-FT.	H	VILLAGE COMMERCIAL C-2 USES	1,000
		I	C-2	1,000
		J	C-2	1,000
		K	C-2	1,000
		L	C-2	1,000
5	2.4 AC.-FT.	M	C-2	1,000
6	1.6 AC.-FT.	N	C-2	1,000
7	2.4 AC.-FT.	O	VILLAGE COMMERCIAL C-2 USES	5,000
8	2.4 AC.-FT.	P	C-2	20,000
9	10.8 AC.-FT.	Q	COMMUNITY SERVICES	23,500
		R	COMMUNITY SERVICES	23,500
		S	COMMUNITY SERVICES	23,500
		T	COMMUNITY SERVICES	23,500
		U	COMMUNITY SERVICES	23,500
		V	COMMUNITY SERVICES	23,500
		W	COMMUNITY SERVICES	23,500
		X	COMMUNITY SERVICES	23,500
		Y	COMMUNITY SERVICES	23,500
		Z	COMMUNITY SERVICES	23,500

NOTES:
 1. ANY PROPOSED ACCESS TO IMPROVEMENTS ON NEW MEXICO DEPARTMENT OF TRANSPORTATION (INDOOR) HIGHWAY SYSTEM SHALL RECEIVE ULTIMATE APPROVAL FROM THE STATE OF NEW MEXICO.
 2. THE CONSTRUCTION OF THE INDIAN JAGUAR INTERCHANGE SHALL BE COMPLETED BY THE PAVILION DEVELOPMENT OF THE TERRA CONTENTA VILLAGE PLAZA PRIOR TO OR CONCURRENT WITH THE DESIGN AND CONSTRUCTION OF THIS SEGMENT OF THE INDIAN JAGUAR INTERCHANGE.
 3. ALL COSTS ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF THE INDIAN JAGUAR INTERCHANGE SHALL BE BORNE BY THE DEVELOPER.
 4. THE DEVELOPER SHALL CONSTRUCT JAGUAR DRIVE FROM ITS TERMINUS TO THE PROPOSED INTERCHANGE DURING THE DEVELOPMENT OF PHASE 1 OF TERRA CONTENTA VILLAGE PLAZA.
 5. THE DEVELOPER SHALL CONSTRUCT PLAZA CENTRAL FROM ITS CURRENT TERMINUS TO THE REMAINING PORTION OF PLAZA CENTRAL DURING THE DESIGN AND CONSTRUCTION OF THIS SEGMENT OF PLAZA CENTRAL.
 6. THE REMAINING PORTION OF PLAZA CENTRAL SHALL BE CONSTRUCTED DURING THE DESIGN AND CONSTRUCTION OF THIS SEGMENT OF PLAZA CENTRAL.
 7. THE DEVELOPER SHALL CONSTRUCT PLAZA CENTRAL FROM ITS CURRENT TERMINUS TO THE REMAINING PORTION OF PLAZA CENTRAL DURING THE DESIGN AND CONSTRUCTION OF THIS SEGMENT OF PLAZA CENTRAL.



Ordinance No. 2011-33
Exhibit B, Page 2 of 2



NOTES:
 1. ANY PROPOSED ACCESS TO IMPROVEMENTS ON NEW MEXICO DEPARTMENT OF TRANSPORTATION (INDOT) HIGHWAY SYSTEM SHALL RECEIVE ULTIMATE APPROVAL FROM THE INDOT.
 2. THE CONSTRUCTION OF THE INTERCHANGING INTERCHANGE SHALL BE COMPLETED BY THE DEVELOPER PRIOR TO THE COMMENCEMENT OF PHASE I. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE INTERCHANGING INTERCHANGE ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF THE INTERCHANGING INTERCHANGE.
 3. THE DEVELOPER SHALL CONSTRUCT JAGUARS DRIVE FROM ITS TERMINUS TO THE INTERCHANGING INTERCHANGE. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE CONSTRUCTION OF JAGUARS DRIVE.
 4. THE DEVELOPER SHALL CONSTRUCT THE DRIVEWAY FROM THE INTERCHANGING INTERCHANGE TO THE DRIVEWAY INTO LOT 5A. DURING THE DEVELOPMENT OF PHASE I, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DRIVEWAY INTO LOT 5A. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF THIS SEGMENT OF PLAZA CENTRAL.

Village Plaza Annexation, General Plan Amendment and Rezoning—Conditions of Approval

City Council 10-26-11
 Cases #2011-69, 2011-70 and #2011-67 – Village Plaza

Conditions	Department	Staff
<p>Review comments are based on submittals received on June 15, 2011. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittals unless otherwise noted:</p> <ol style="list-style-type: none"> 1. The following conditions shall be placed on the annexation agreement: <ol style="list-style-type: none"> a. Any proposed access to or improvements on New Mexico Department of Transportation (NMDOT) Highway Systems shall receive ultimate approval from the NMDOT. b. The construction of the NM 599/Jaguar interchange shall be completed by the Pavilion development or the Tierra Contenta Village Plaza, prior to or during the development of Phase I. The developer shall be responsible for all costs associated with the design and construction of the NM 599/Jaguar interchange. c. The developer shall construct Jaguar Drive from its current terminus to the proposed interchange, during the development of Phase I. The developer shall be responsible for all costs associated with the design and construction of this segment of Jaguar Drive. d. The developer shall construct Plaza Central from its current terminus to just south of the driveway into Lot 3A, during the development of Phase I. The remaining portion of Plaza Central shall be constructed during the development of Phase V. The developer shall be responsible for all costs associated with the design and construction of this segment of Plaza Central. 2. The developer shall generate and place sight distance triangles, in accordance with the American Association of State Highway and Transportation Officials (AASHTO) guidelines on both the landscaping plan and the proposed subdivision plat. These sight triangles shall be designated as areas where landscaping, structures, or other sight impeding objects are not allowed to be placed. 3. The developer shall provide spline information for the proposed roundabout to ensure proper design. 4. The center island of the roundabout shall be raised with a patterned concrete edge per current standards. 5. The developer shall provide the ultimate multi-lane roundabout design, as determined by the approved Traffic Impact Analysis, so that adequate right-of-way can be reserved, including that needed for cut/fill slopes. 6. The developer shall place 1-2" and 1-3" electrical conduit across all legs of the roundabout at intersection #3 and the roundabout at the intersection of Pavilion Loop and Jaguar Drive. All conduits shall terminate into one of four large pull-boxes to be placed all four corners of the subject intersection. Each conduit shall have a pull string and a bare #8 copper tracing wire. 7. The driveways into lots 8 and 11 shall be situated to line up with the future residential development across Plaza Central. 8. The typical sections for both Jaguar Drive and Plaza Central shall meet the specifications in the Tierra Contenta Phase 2C design standards for a Parkway, which includes 5' sidewalks, 4' buffer space, 2' curb & gutter, 5' bike lanes, 11' driving lanes, and a 14' median (1' curb & gutter and 11' turning lanes where located). 9. The developer shall provide a pavement design for Jaguar Drive and Plaza Central. The minimum pavement section shall be 4" of Super Pave-IV over 6" of Untreated Basecourse. 	<p>Traffic Engineering</p>	<p>John Romero</p>

Village Plaza Annexation, General Plan Amendment and Rezoning—Conditions of Approval

City Council 10-26-11

Cases #2011-69, 2011-70 and #2011-67 – Village Plaza

Conditions	Department	Staff
<p>10. The developer shall provide a street light plan to include a metered system with LED type fixtures. The design and fixture types shall be reviewed and approved by the City's Traffic Engineering Division. The developer will not be required to pay for the metered electricity related to the street lights. The Traffic Engineering Division may adjust this requirement between now and implementation including reverting back to a non-metered High Pressure Sodium System.</p> <p>11. In addition to what is mentioned above, the Traffic Engineering Division will perform and additional review of signing, striping, drainage, roundabout design, and other specific items during the final subdivision plat and development plan approval process.</p>		
<p>City Engineer requirements to apply at time of final mylar or building permit: Add the following to the Annexation Plat, General Plan Amendment Plat, Zoning Plat, Lot Split Plat, Preliminary Subdivision Plat, and Grading and Drainage Plan:</p> <ol style="list-style-type: none"> 1. A floodplain status statement with regard to the February 17, 2011 Preliminary FIRM. 2. Delineation of the limits of the 1% floodplain with respect to both the current effective (June 17, 2008) FIRM and the preliminary (February 17, 2011) FIRM. If these floodplain limits are identical, add a note so stating. 3. A note that any work in the FEMA floodplain must meet all local, state, and federal regulations. 4. Lot addresses (contact Marisa Struck 955-6661). 5. Submit drainage calculations for review. 	Terrain Management	Risana Zaxus
<p>Roadway and Trails Engineering Division/Metropolitan Planning Organization:</p> <ol style="list-style-type: none"> 1. The development package is limited in design details regarding multi-use trails. Please provide more details on how trails interact with the proposed roadways and the Tierra Contenta and Arroyo Chamiso trail networks including proposed Southwest Activity Node regional park. 2. Proposals for the trail system to cross NM 599 and connect to trails proposed on the west side of NM 599 as part of the Pavilion Development should be considered. 3. Phasing for trail construction should be clarified. 4. The developer should take care in the design of the trail system particularly in areas where trails interact with streets. It is unclear if these interactions are proposed to be at-grade or grade separated—if at-grade, what types of crossing safety treatments are proposed; if grade separated, how will access to roadways be incorporated? 5. Discuss the proposed trail network and its relationship to the approved Tierra Contenta Master Plan and Design Standards, if applicable. Continue to work to obtain a final trail design that meets appropriate design criteria and facilitates safe and long term use. 	Roadway and Trails Engineering	Eric Martinez
<p>The Applicant shall address the following design review comments for the Preliminary Plat:</p> <ol style="list-style-type: none"> 1. Show all existing and proposed sewer line and effluent line easements on the plat, utility plans, site development plans and grading and drainage plans for sheets 4-1, 9-1, 10-1, and 10-2. 	Wastewater Management Division	Stan Holland

Village Plaza Annexation, General Plan Amendment and Rezoning-Conditions of Approval

City Council 10-26-11

Cases #2011-69, 2011-70 and #2011-67 – Village Plaza

Conditions	Department	Staff
<p>2. Show/provide book and page for existing sewer or effluent easements.</p> <p>3. There is a current approved engineering plan set produced by Wilson and Company for the planned Tierra Contenta Subdivision Area Effluent Water Line (CIP 934), the design of which was paid for through a combination of State Grant Funds and the City of Santa Fe Wastewater Division Reserve Funds. The Wastewater Division is requiring that the Developer pay for all costs to produce a revised set of engineering drawings, bid documents and on or off-site plats reflecting the changed alignment of the effluent line through the Village Plaza development.</p> <p>4. The effluent line shall be constructed by the applicant on the Village Plaza property – where it crosses the property from west to east, then turning south within or along the Plaza Central right-of-way, and then turning east along Jaguar Drive to the existing location of the effluent line easement. Easement location shall be revised and included on the Final Plat and Development Plan prior to recordation of the mylar.</p> <p><i>Current Planning Staff comment: There are currently two processes underway, the Subdivision Plat for Village Plaza and the Dedication Plat for the Tierra Contenta Park. The placement of the sewer effluent easement will be coordinated between the two applicants.</i></p>		
<p>Santa Fe Trails:</p> <p>1. Bus stop and shelter construction will be required. As discussed with Santa Fe Trails, at least 3 stops are anticipated (1 on Jaguar and 2 on Plaza Central) of a medium size or larger. The bus stops are part of necessary public infrastructure and will be included on the Letter of Credit.</p>	Santa Fe Trails	Jon Bulthuis/ Michael Kelly
<p>Current Planning:</p> <p>1. The location of the sewer effluent easement shall be coordinated with Stan Holland and the City’s consultant for the design of the Tierra Contenta Recreation Area prior to final plat recordation. There is a current approved engineering plan set produced by Wilson and Company for the planned Tierra Contenta Subdivision Area Effluent Water Line (CIP 934), the design of which was paid for through a combination of State Grant Funds and the City of Santa Fe Wastewater Division Reserve Funds. The Wastewater Division is requiring that the Developer pay for all costs to produce a revised set of engineering drawings, bid documents and on or off-site plats reflecting the changed alignment of the effluent line through the Village Plaza development.</p>	Current Planning	Heather Lamboy

REC-CLERK 8/16/13 10:53 AM

**ANNEXATION AGREEMENT
TIERRA CONTENTA VILLAGE PLAZA**

This Annexation Agreement ("Agreement") is made and entered into this 19th day of March, 2013, by and between the City of Santa Fe, New Mexico, a New Mexico Municipal Corporation ("the City") and Commercial Center at 599, Inc. ("the Developer") on behalf of Tierra Contenta Village Plaza, LLLP ("TCVP").

RECITALS

A. The Developer is the developer of certain real property situated in Santa Fe County, New Mexico consisting of approximately 26 acres, said property being situated within Section 14, Township 16 North, Range 8 East, New Mexico Primary Meridian as more fully described in the Annexation Plat (**Exhibit 1**) and the Phasing Plan (**Exhibit 2**) incorporated herein by this reference, and hereinafter referred to as the "the Property." The Property is a portion of that real property comprising the development known as Tierra Contenta Village Plaza.

B. The Property is owned by TCVP (the Landowner). So far as performance of this agreement is concerned, the Developer is the Landowner's agent.

C. The Developer desires to obtain annexation of, and the City agrees to annex, the Property into the City subject to the terms and conditions hereinafter set forth.

D. The Developer desires to develop and the City agrees to the development of the Property subject to and upon the terms and conditions hereinafter set forth.



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

ANNEXATION AGREEMENT
PAGES: 24

I Hereby Certify That This Instrument Was Filed for Record On The 19TH Day Of March, 2013 at 12:51:46 PM And Was Duly Recorded as Instrument # 1699765 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar

Deputy *Synette Ortiz* County Clerk, Santa Fe, NM

AGREEMENTS

NOW, THEREFORE, in consideration of the foregoing premises and the mutual covenants hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **The Annexation Plat.**

A. The Developer agrees to prepare an annexation plat in compliance with the requirements of the Santa Fe Land Development Code 2001, as amended from time to time.

B. The annexation plat shall dedicate to the City improvements and easements as determined during the development review process.

2. **Conditions of Annexation.** The Developer agrees to comply with the conditions of approval imposed by the Santa Fe City Council as set forth in **Exhibit 3** to this Agreement.

3. **Development of the Property.**

A. This Agreement anticipates development of the Property substantially in accordance with the Master Plan, the terms and conditions contained herein and in accordance with Case # 2011-69, approved by Ordinance No. 2011-33 (**Exhibit 4**).

The Property shall be developed in accordance with the Master Plan, approved development plans, subdivision plats, the Phasing Plan for the Property and the Santa Fe Land Development Code, recognizing that the Master Plan and Phasing Plan are conceptual in nature and accordingly the Master Plan and Phasing Plan may have minor modifications through the development plan approval process without the necessity for an amendment of the plans.

B. The Property, excluding Lot 1, Lot 2 and Tract 1 (Lots 1 and 2 and Tract 1 are depicted on the Zoning Map attached hereto as **Exhibit 5**) is subject to the Tierra Contenta Design Standards for Phase 2C, adopted by the City Planning Commission, dated January 2011, as the same may be amended from time to time (“TC Design Standards”). The review of all improvement requests for Lot 1, Lot 2 and Tract 1 is not subject to the TC Design Standards and shall be developed pursuant to the Santa Fe Land Development Code.

4. **Rezoning of Property.** A portion of the Property has been rezoned to designation C-2 as provided in rezoning application Case #2011-67, approved in conjunction with the annexation of the Property, as Ordinance No. 2011-34.

5. **City Services.**

A. **Fire and Police Protection.** Fire and Police protection for the Property will be provided by current existing City Police and Fire Department facilities and personnel. A fire protection plan shall be submitted with each building permit for the Property to show the size of the water mains and fire hydrant locations.

B. **Refuse.** Refuse disposal services shall be provided in accordance with applicable City ordinances and policies. Construction debris shall be disposed of at the Caja del Rio transfer station.

C. **Water Service.** Water service will be provided for the development of the Property by the City of Santa Fe. Prior to the development of the Property, the Developer agrees to connect the proposed development to the City water delivery system using dedicated easements. The Developer shall reserve easements through the Property (where required) to be shown on a final development plan and on the final plat. The

Developer will comply with the City of Santa Fe water main extension rules in Chapter 25, Santa Fe City Code. Water rights shall be transferred to provide adequate water offsets for development for each phase.

D. ***Storm Water, Wastewater Collection and Sewer Service.*** Concurrent with the development of the Property, the Developer shall construct storm water and wastewater improvements to service the Property in accordance with the Santa Fe City Code using existing and proposed easements. The storm water and wastewater systems referenced above shall be designed and constructed in accordance with City regulations, guidelines and ordinances. All plans, reports and construction documents relating to the design and construction of the storm water and wastewater collection systems shall be reviewed and approved by the City prior to any construction. Concurrent with the development of the Property, the Developer shall be responsible for designing and constructing a 12” diameter effluent line and associated appurtenances and will be responsible for the associated costs. In accordance with condition of approval No. 4, Wastewater Management Division (contained in Exhibit 3 hereto), the effluent line shall be installed within the Plaza Central right of way or at a location approved by the City Wastewater Division connecting to the existing effluent alignment as designed by Wilson & Company. The effluent water re-alignment plans shall be reviewed and approved by the City’s Wastewater Management Division prior to construction.

E. ***Streets and Other Rights of Way.*** Streets within and outside the Property, as stipulated below, shall be constructed in accordance with City standards, applicable laws, rules, regulations, City approvals and the Santa Fe City Code. Upon completion of construction and approval by the City, the streets delineated as public streets shall be

dedicated to the City as public rights of way and maintained by the City at its expense. The Developer shall be responsible for the construction and shall bear all expenses associated with construction subject to the Developer's right to seek and obtain alternate funding sources. In addition:

1. Any proposed access to or improvements on New Mexico Department of Transportation (NMDOT) Highway Systems shall receive ultimate approval from NMDOT.
2. The construction of the NM 599/Jaguar interchange shall be completed by the Developer prior to or during the development of Phase I. The Developer shall be responsible for all costs associated with the design and construction of the NM 599/Jaguar interchange.
3. The Developer shall construct Jaguar Drive from its current terminus to the proposed interchange, during the development of Phase I. The developer shall be responsible for all costs associated with the design and construction of this segment of Jaguar Drive.
4. The Developer shall construct Plaza Central from its current terminus to just south of the driveway into Lot 3A, during the development of Phase I. The remaining portion of Plaza Central shall be constructed during the development of Phase V. The Developer shall be responsible for all costs associated with the design and construction of Plaza Central from its current terminus.

The phrase "during the development" as used in paragraphs 2-4 directly above is the process concluding with the issuance of a certificate of occupancy.

F. **Trails.** The Developer shall design and construct a multiuse trail along the Arroyo de los Chamisos (i.e. an extension of the Arroyo Chamiso Trail network) to connect the Santa Fe Commercial Center development located on the west side of NM 599, to the future city recreation center to the east of Plaza Central and provide connections to the Tierra Contenta Village Plaza to the north as part of Phases 1 and 3 of the Phasing Plan for Tierra Contenta Village Plaza. Multiuse trails shall be constructed in accordance with City standards, applicable laws, rules, regulations, City approvals and

the Santa Fe Land Development Code. In order to develop the trail across NM 599, the Developer must receive final approval from NMDOT. (The NMDOT has provided conditional approval for a sub-grade access trail subject to conditions as provided in **Exhibit 6** hereto). The Developer shall be responsible for and bear all expenses associated with design and construction subject to the Developer's right to seek alternate funding sources. Upon completion of construction and approval by the City, the trail delineated as a public trail shall be dedicated to the City as a public right of way maintained by the City at its expense. The trail will be subject to the terms and conditions of this Annexation Agreement as well as subject to all terms and conditions of final approval as granted by NMDOT. The terms and conditions will survive dedication of the trail as a public right of way to the City of Santa Fe.

G. **Regional Transit.** The Developer shall install and construct bus stops and pay for the construction of bus shelters at locations within the Property as approved by Santa Fe Trails; however, nothing in this Agreement shall preclude the Developer from applying for and/or seeking alternate funding to reimburse the Developer for any and all costs expended in the design and construction of the bus shelters within the Property.

H. **Required Improvements.** All required improvements for water, storm and wastewater collection, roads and rights-of-way shall be constructed in accordance with the time constraints set by the City. When completed to the satisfaction of the City, said improvements will be dedicated to the City for its use in perpetuity. The Developer shall comply with the Santa Fe Land Development Code for the construction of all required improvements.

6. **Archeological Review Ordinance.** The Developer has received the necessary archeological clearance for the Property.

7. **Utilities.** The Property shall be served only with underground utilities, except as may be approved by the City and/or the State Public Regulation Commission in accordance with the applicable policies and regulations. All utilities (gas, electric, cable, telephone, water and wastewater) shall be stubbed out to each lot with the construction of Plaza Central, Jaguar Extension and Plaza Central (south) and extended into the subject parcels pursuant to the Phasing Plan.

8. **Parks.** Open space and parks shall be dedicated to the City or in-lieu-of fees paid as required by the Santa Fe Land Development Code; provided, however, that nothing in this Agreement shall prevent the Developer from applying for or seeking conservation easement tax credits for the dedication of such open space to the City.

9. **Wells and Water Rights.** The Developer agrees that no well shall be drilled on the Property and no water rights will be transferred to permit a diversion of water from the Property after the date of this Agreement.

10. **Impact Fees.** The Developer agrees to pay then current City impact fees at the time of development.

11. **Affordable Housing.** A portion of the property is zoned residential. If the residentially zoned property is developed for residential use, such residential development shall comply with the City's Affordable Housing Ordinance.

12. **Assignment.** The Developer may sell, transfer or assign this Agreement and the Developer's rights and obligations hereunder. Any assignee shall execute and deliver to the City a notarized agreement assuming liability for and agreeing to perform all obligations of the

Developer under this Agreement, and binding the assignee to the same terms and conditions and to the same extent that the Developer was originally bound. Such agreement will be in a form approved by the City. Without limiting the foregoing, this Agreement runs with the land and binds and shall bind each and every owner of the Property, whether such person is the Developer or any successor-in-interest to the Property.

13. **Captions.** The captions and paragraph headings of this Agreement are not necessarily descriptive, or intended or represented to be descriptive, of all the provisions thereunder, and in no manner shall such captions and paragraph headings be deemed or interpreted to limit the provisions of this Agreement.

14. **Execution of Documents.** The parties agree to execute all documents expressly described, implied, or required by the terms of this Agreement.

15. **Severability.** If any provision of this Agreement, or the application of such provisions to any person or circumstances, shall be held invalid, the remainder of this Agreement, or the application of such provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby.

16. **No Waiver.** No waiver of a breach of any of the terms contained in this Agreement shall be construed to be a waiver of any succeeding breach of the same or any other term.

17. **Numbers and Genders.** Wherever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

18. **Governing Law.** This Agreement and the rights of the parties hereunder shall be governed by and interpreted in accordance with the laws of the State of New Mexico.


19. **Binding Effect.** This Agreement shall be binding upon, and inure to the benefit of, the parties and their respective heirs, successors and permitted assigns.

20. **Agreement.** This Agreement states the entire agreement of the parties. The provisions of this Agreement shall be modified only in writing as agreed to by both parties. This Agreement shall not relieve the Developer from complying with present City ordinances, duly adopted resolutions or regulations applicable to the development.

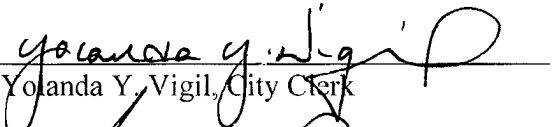
21. **Amendments.** Any amendments to this Agreement shall be reviewed by the Planning Commission (or successor or replacement body) and recommendation regarding approval made, and then sent to the City Council for final action, except that modifications as allowed by paragraph 3A of this Agreement shall not require an amendment.

IN WITNESS WHEREOF, this Agreement is entered into on the day and year written above.

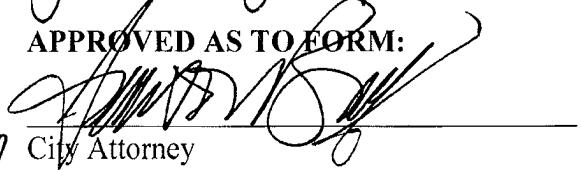
CITY OF SANTA FE

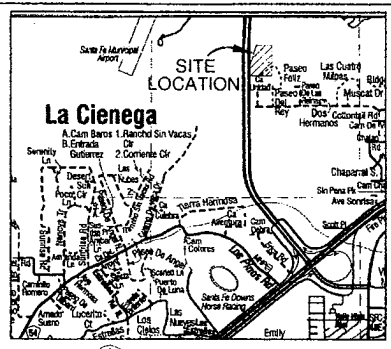
By: 
Name: David Coss
Title: Mayor

ATTEST:


Yolanda Y. Vigil, City Clerk

APPROVED AS TO FORM:


City Attorney



VICINITY MAP

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS, MAN, COGNATE TO THE GENERAL PARTNER OF TERRA CONTENTA VILLAGE PLAZA, LLC...

TERRA CONTENTA VILLAGE PLAZA, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY PARTNERSHIP...

STATE OF NEW MEXICO, COUNTY OF SANTA FE, THE FOREGOING INSTRUMENT WAS FREELY ACKNOWLEDGED AND SIGNED BY...

DATE: 11/26/12 BY: [Signatures]

UTILITY APPROVAL: COMCAST CABLE, PUBLIC SERVICE CO., CENTURY LINK, NEW MEXICO GAS CO.

LEGEND AND NOTES

- 1. RIGHT OF WAY TAKEN FROM THIS PROJECT... 2. THIS PLAT IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND CONDITIONS OF RECORD... 3. DESIGNATES FLOOD HAZARD ZONE X... 4. DESIGNATES FLOOD HAZARD ZONE Y... 5. DESIGNATES FLOOD HAZARD ZONE Z...

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE REPRESENTATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY SUPERVISION ON JUNE 04th, 2011...

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

- 1. PLAT OF SURVEY FOR LA CIENEGA LIMITED LIABILITY COMPANY... 2. PLAT OF SURVEY FOR LA CIENEGA LIMITED LIABILITY COMPANY... 3. PLAT OF SURVEY FOR LA CIENEGA LIMITED LIABILITY COMPANY... 4. PLAT OF SURVEY FOR LA CIENEGA LIMITED LIABILITY COMPANY... 5. PLAT OF SURVEY FOR LA CIENEGA LIMITED LIABILITY COMPANY... 6. PLAT OF SURVEY FOR LA CIENEGA LIMITED LIABILITY COMPANY... 7. PLAT OF SURVEY FOR LA CIENEGA LIMITED LIABILITY COMPANY...

CITY OF SANTA FE REVIEW

- 1. TOTAL LENGTH OF BOUNDARY TO BE ANNEXED = 4486.02' 7. FRONT OF BOUNDARY COINCIDES WITH EXISTING CITY BOUNDARY = 5384.00' ON 1/18 3. ANNEXATION AGREEMENT RECORDED IN BK. _____

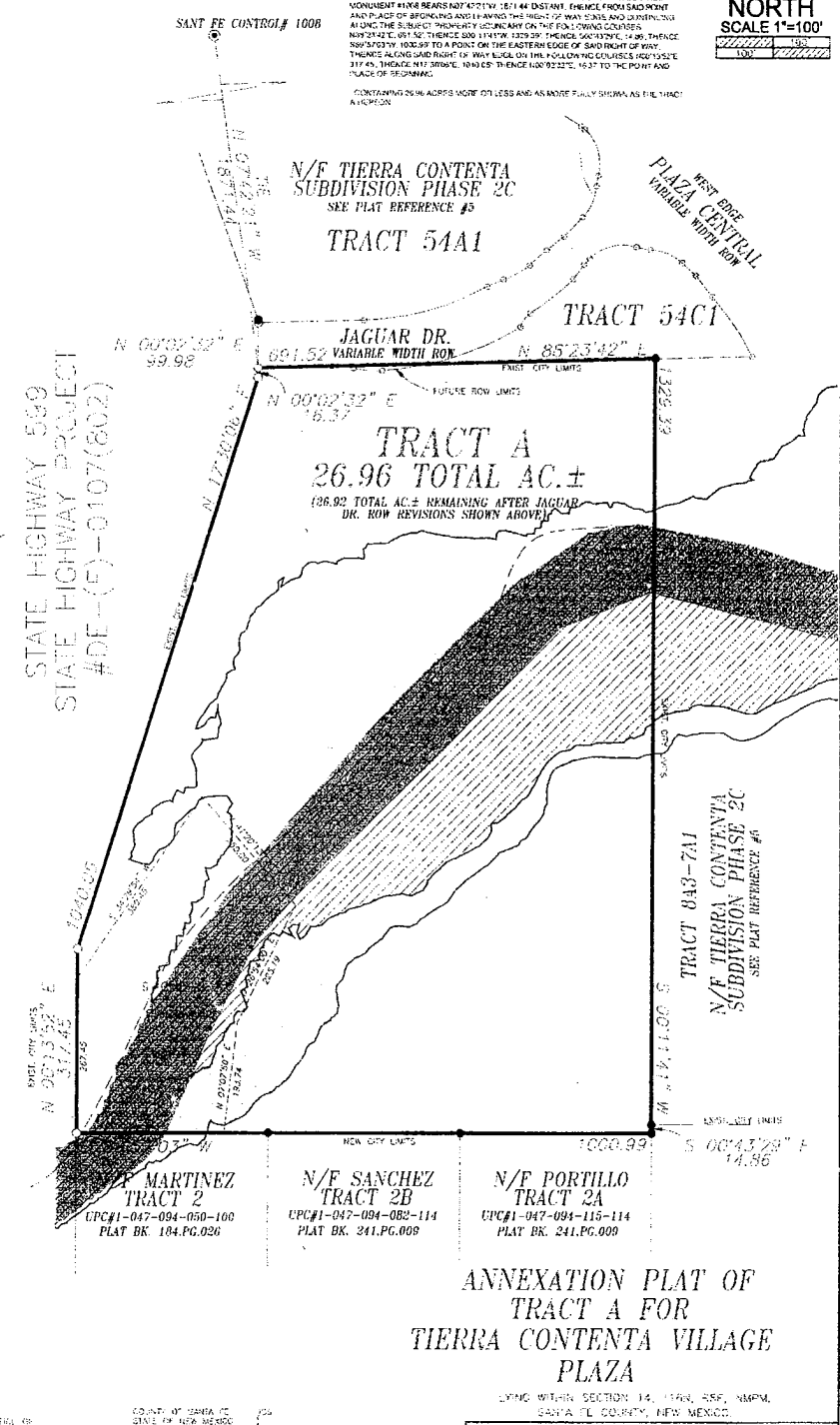
Signature: [City Planner] Date: 11/29/12 City Planner: [Name] Date: 02/01/13 City Engineer: [Name] Date: 11/26/12

CITY NOTES

- 1. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD WHICH PERTAIN. 2. THIS PROPERTY LIES WITHIN FLOOD ZONE X (FE-1) (FIRM) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL NO. 50000-0000 6/17/08, AND IS AN ELEVATIONAL MATCH WITH PRELIMINARY FIRM DATED 2/17/11. ANY WORK IN THE FEMA FLOODPLAIN MUST MEET ALL LOCAL, STATE, AND FEDERAL REGULATIONS. 3. REVISIONS TO THIS PLAT DOES NOT CONSTITUTE THE APPROVAL BY THE CITY OF ANY DISCREPANCIES AND/OR INCONSISTENCIES. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE INCLUDING SETTING UP SEPARATE METER SERVICE ACCOUNTS. 4. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN INCLUDING WITH THE COUNTY CLERK OF SUBMITTAL FOR A BUILDING PERMIT APPLICATION OF CHAPTER 14, LAND DEVELOPMENT CODE, SECC 1967 AND SUBSEQUENT AMENDMENTS THAT MODIFIES ANY PROVISION OF. 5. BUILDING PERMITS FOR PLATTED PARCELS WILL BE DETERMINED BY THE CITY OF SANTA FE BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.

DESCRIPTION OF PROPERTY TO BE ANNEXED

A PARCEL OF LAND, WITHIN SECTION 14, T.14N, R.55E, N.M.P.M., SANTA FE COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENTING AT THE NORTH-WEST CORNER A POINT ON THE EASTERN EDGE OF THE RIGHT OF WAY FOR STATE HIGHWAY 599 FROM WHERE THE SANTA FE CONTROL MONUMENT MARK REPRESENTS 1000 FEET DISTANT FROM THE MONUMENT POINT AND PLACE OF BEGINNING AND IS ALONG THE MIDDLE OF WAY CURVE AND CONTINUES ALONG THE SUBJECT PROPERTY TO A POINT ON THE FOLLOWING COURSES: N 00°02'32" E 163.37' TO THE POINT OF BEGINNING AND THENCE S 85°23'42" E 148.78' TO THE POINT OF BEGINNING AND THENCE S 00°43'29" E 14.86' TO THE POINT AND PLACE OF BEGINNING.



ANNEXATION PLAT OF TRACT A FOR TIERRA CONTENTA VILLAGE PLAZA

LIVING WITHIN SECTION 14, T.14N, R.55E, N.M.P.M., SANTA FE COUNTY, NEW MEXICO.

RICK CHATROOP PROFESSIONAL LAND SURVEYOR NEW MEXICO REGISTRATION NO. 11011 (505) 470-6037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

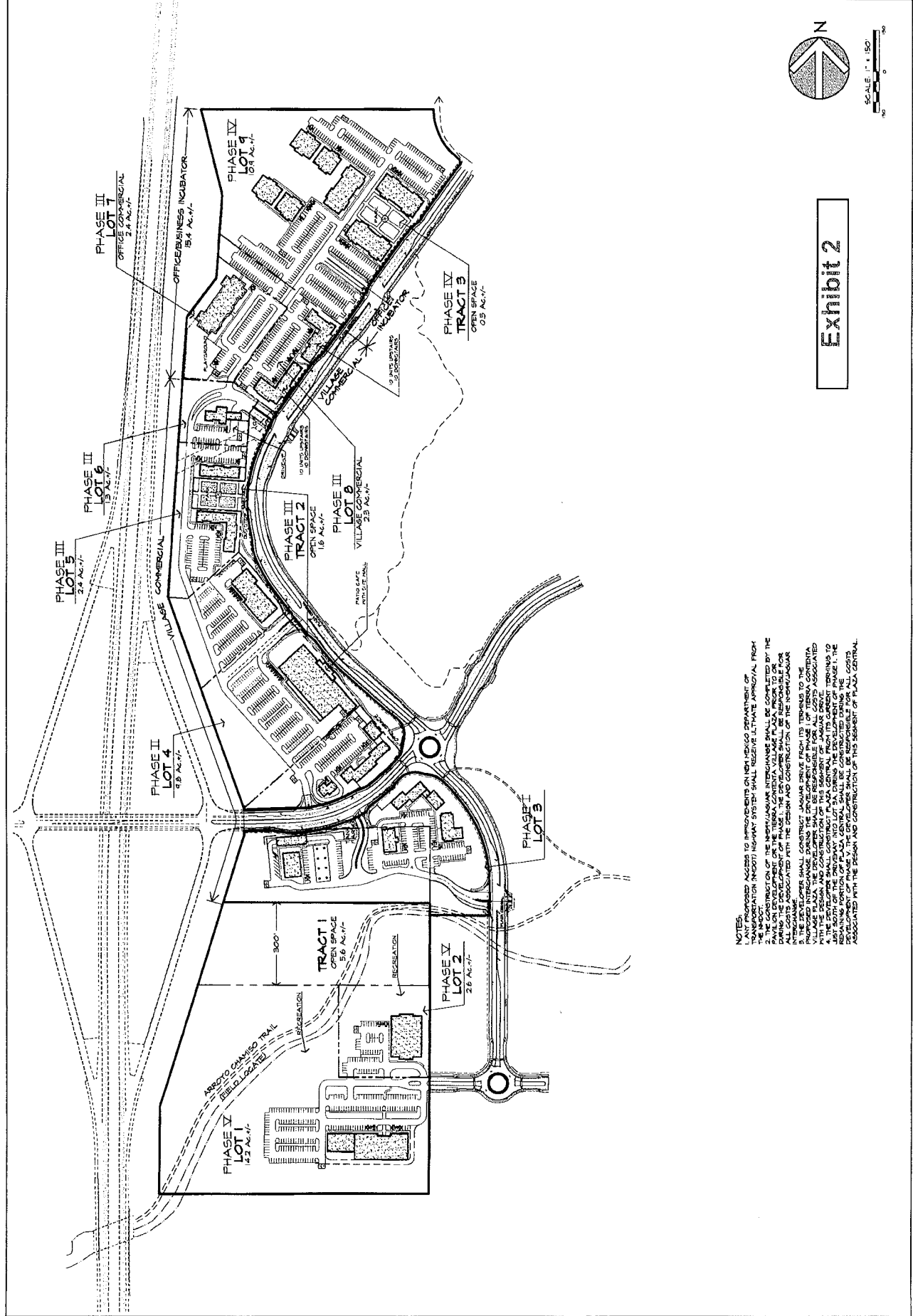
Annexation Plat, Exhibit 1

REVISIONS	DATE	BY

SHEET NO. 4.2

PROJECT: TERRA CONTENTA VILLAGE PLAZA PHASING PLAN

SANTA FE PLANNING GROUP INC.
Lead the Process
Develop the Future
1000 11th St. N. Santa Fe, NM 87501
505.424.1111



NOTES:
1. PHASE I SHALL BE COMPLETED FIRST AND SHALL BE THE FIRST TO BE DEVELOPED.
2. PHASE II SHALL BE COMPLETED SECOND AND SHALL BE THE SECOND TO BE DEVELOPED.
3. PHASE III SHALL BE COMPLETED THIRD AND SHALL BE THE THIRD TO BE DEVELOPED.
4. PHASE IV SHALL BE COMPLETED FOURTH AND SHALL BE THE FOURTH TO BE DEVELOPED.
5. PHASE V SHALL BE COMPLETED FIFTH AND SHALL BE THE FIFTH TO BE DEVELOPED.
6. THE DEVELOPER SHALL CONSTRUCT AND MAINTAIN THE TRAILS TO THE PHASE I DEVELOPMENT.
7. THE DEVELOPER SHALL CONSTRUCT AND MAINTAIN THE TRAILS TO THE PHASE II DEVELOPMENT.
8. THE DEVELOPER SHALL CONSTRUCT AND MAINTAIN THE TRAILS TO THE PHASE III DEVELOPMENT.
9. THE DEVELOPER SHALL CONSTRUCT AND MAINTAIN THE TRAILS TO THE PHASE IV DEVELOPMENT.
10. THE DEVELOPER SHALL CONSTRUCT AND MAINTAIN THE TRAILS TO THE PHASE V DEVELOPMENT.
11. THE DEVELOPER SHALL CONSTRUCT AND MAINTAIN THE TRAILS TO THE PHASE VI DEVELOPMENT.
12. THE DEVELOPER SHALL CONSTRUCT AND MAINTAIN THE TRAILS TO THE PHASE VII DEVELOPMENT.
13. THE DEVELOPER SHALL CONSTRUCT AND MAINTAIN THE TRAILS TO THE PHASE VIII DEVELOPMENT.
14. THE DEVELOPER SHALL CONSTRUCT AND MAINTAIN THE TRAILS TO THE PHASE IX DEVELOPMENT.
15. THE DEVELOPER SHALL CONSTRUCT AND MAINTAIN THE TRAILS TO THE PHASE X DEVELOPMENT.

Exhibit 2

Village Plaza Annexation, General Plan Amendment and Rezoning--Conditions of Approval

City Council 10-26-11

Cases #2011-69, 2011-70 and #2011-67 – Village Plaza

Conditions	Department	Staff
<p>Review comments are based on submittals received on June 15, 2011. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittals unless otherwise noted:</p> <ol style="list-style-type: none"> The following conditions shall be placed on the annexation agreement: <ol style="list-style-type: none"> Any proposed access to or improvements on New Mexico Department of Transportation (NMDOT) Highway Systems shall receive ultimate approval from the NMDOT. The construction of the NM 599/Jaguar interchange shall be completed by the Pavilion development or the Tierra Contenta Village Plaza, prior to or during the development of Phase I. The developer shall be responsible for all costs associated with the design and construction of the NM 599/Jaguar interchange. The developer shall construct Jaguar Drive from its current terminus to the proposed interchange, during the development of Phase I. The developer shall be responsible for all costs associated with the design and construction of this segment of Jaguar Drive. The developer shall construct Plaza Central from its current terminus to just south of the driveway into Lot 3A, during the development of Phase I. The remaining portion of Plaza Central shall be constructed during the development of Phase V. The developer shall be responsible for all costs associated with the design and construction of this segment of Plaza Central. The developer shall generate and place sight distance triangles, in accordance with the American Association of State Highway and Transportation Officials (AASHTO) guidelines on both the landscaping plan and the proposed subdivision plat. These sight triangles shall be designated as areas where landscaping, structures, or other sight impeding objects are not allowed to be placed. The developer shall provide spine information for the proposed roundabout to ensure proper design. The center island of the roundabout shall be raised with a patterned concrete edge per current standards. The developer shall provide the ultimate multi-lane roundabout design, as determined by the approved Traffic Impact Analysis, so that adequate right-of-way can be reserved, including that needed for cut/fill slopes. The developer shall place 1-2" and 1-3" electrical conduit across all legs of the roundabout at intersection #3 and the roundabout at the intersection of Pavilion Loop and Jaguar Drive. All conduits shall terminate into one of four large pull-boxes to be placed all four corners of the subject intersection. Each conduit shall have a pull string and a bare #8 copper tracing wire. The driveways into lots 8 and 11 shall be situated to line up with the future residential development across Plaza Central. The typical sections for both Jaguar Drive and Plaza Central shall meet the specifications in the Tierra Contenta Phase 2C design standards for a Parkway, which includes 5' sidewalks, 4' buffer space, 2' curb & gutter, 5' bike lanes, 11' driving lanes, and a 14' median (1' curb & gutter and 11' turning lanes where located). The developer shall provide a pavement design for Jaguar Drive and Plaza Central. The minimum pavement section shall be 4" of Super Pave-IV over 6" of Untreated Basecourse. 	<p>Traffic Engineering</p>	<p>John Romero</p>

Village Plaza Annexation, General Plan Amendment and Rezoning—Conditions of Approval

City Council 10-26-11

Cases #2011-69, 2011-70 and #2011-67 – Village Plaza

Conditions	Department	Staff
<p>10. The developer shall provide a street light plan to include a metered system with LED type fixtures. The design and fixture types shall be reviewed and approved by the City's Traffic Engineering Division. The developer will not be required to pay for the metered electricity related to the street lights. The Traffic Engineering Division may adjust this requirement between now and implementation including reverting back to a non-metered High Pressure Sodium System.</p> <p>11. In addition to what is mentioned above, the Traffic Engineering Division will perform and additional review of signing, striping, drainage, roundabout design, and other specific items during the final subdivision plat and development plan approval process.</p>	Terrain Management	Risana Zaxus
<p>City Engineer requirements to apply at time of final mylar or building permit: Add the following to the Annexation Plat, General Plan Amendment Plat, Zoning Plat, Lot Split Plat, Preliminary Subdivision Plat, and Grading and Drainage Plan:</p> <ol style="list-style-type: none"> 1. A floodplain status statement with regard to the February 17, 2011 Preliminary FIRM. 2. Delineation of the limits of the 1% floodplain with respect to both the current effective (June 17, 2008) FIRM and the preliminary (February 17, 2011) FIRM. If these floodplain limits are identical, add a note so stating. 3. A note that any work in the FEMA floodplain must meet all local, state, and federal regulations. 4. Lot addresses (contact Marisa Struck 955-6661). 5. Submit drainage calculations for review. 	Roadway and Trails Engineering	Eric Martinez
<p>Roadway and Trails Engineering Division/Metropolitan Planning Organization:</p> <ol style="list-style-type: none"> 1. The development package is limited in design details regarding multi-use trails. Please provide more details on how trails interact with the proposed roadways and the Tierra Contenta and Arroyo Chamiso trail networks including proposed Southwest Activity Node regional park. 2. Proposals for the trail system to cross NM 599 and connect to trails proposed on the west side of NM 599 as part of the Pavilion Development should be considered. 3. Phasing for trail construction should be clarified. 4. The developer should take care in the design of the trail system particularly in areas where trails interact with streets. It is unclear if these interactions are proposed to be at-grade or grade separated—if at-grade, what types of crossing safety treatments are proposed; if grade separated, how will access to roadways be incorporated? 5. Discuss the proposed trail network and its relationship to the approved Tierra Contenta Master Plan and Design Standards, if applicable. Continue to work to obtain a final trail design that meets appropriate design criteria and facilitates safe and long term use. 	Wastewater Management Division	Stan Holland
<p>The Applicant shall address the following design review comments for the Preliminary Plat:</p> <ol style="list-style-type: none"> 1. Show all existing and proposed sewer line and effluent line easements on the plat, utility plans, site development plans and grading and drainage plans for sheets 4-1, 9-1, 10-1, and 10-2. 		

Village Plaza Annexation, General Plan Amendment and Rezoning-Conditions of Approval

City Council 10-26-11

Cases #2011-69, 2011-70 and #2011-67 – Village Plaza

Conditions	Department	Staff
<p>2. Show/provide book and page for existing sewer or effluent easements.</p> <p>3. There is a current approved engineering plan set produced by Wilson and Company for the planned Tierra Contenta Subdivision Area Effluent Water Line (CIP 934), the design of which was paid for through a combination of State Grant Funds and the City of Santa Fe Wastewater Division Reserve Funds. The Wastewater Division is requiring that the Developer pay for all costs to produce a revised set of engineering drawings, bid documents and on or off-site plats reflecting the changed alignment of the effluent line through the Village Plaza development.</p> <p>4. The effluent line shall be constructed by the applicant on the Village Plaza property -- where it crosses the property from west to east, then turning south within or along the Plaza Central right-of-way, and then turning east along Jaguar Drive to the existing location of the effluent line easement. Easement location shall be revised and included on the Final Plat and Development Plan prior to recordation of the mylat.</p> <p><i>Current Planning Staff comment: There are currently two processes underway, the Subdivision Plat for Village Plaza and the Dedication Plat for the Tierra Contenta Park. The placement of the sewer effluent easement will be coordinated between the two applicants.</i></p>	<p>Santa Fe Trails</p>	<p>Jon Bulthuis/ Michael Kelly</p>
<p>Santa Fe Trails:</p> <p>1. Bus stop and shelter construction will be required. As discussed with Santa Fe Trails, at least 3 stops are anticipated (1 on Jaguar and 2 on Plaza Central) of a medium size or larger. The bus stops are part of necessary public infrastructure and will be included on the Letter of Credit.</p> <p>Current Planning:</p> <p>1. The location of the sewer effluent easement shall be coordinated with Stan Holland and the City's consultant for the design of the Tierra Contenta Recreation Area prior to final plat recordation. There is a current approved engineering plan set produced by Wilson and Company for the planned Tierra Contenta Subdivision Area Effluent Water Line (CIP 934), the design of which was paid for through a combination of State Grant Funds and the City of Santa Fe Wastewater Division Reserve Funds. The Wastewater Division is requiring that the Developer pay for all costs to produce a revised set of engineering drawings, bid documents and on or off-site plats reflecting the changed alignment of the effluent line through the Village Plaza development.</p>	<p>Current Planning</p>	<p>Heather Lamboy</p>

REC'D
CITY CLERK
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CITY OF SANTA FE, NEW MEXICO
ORDINANCE NO. 2011-33

AN ORDINANCE

ANNEXING THE "VILLAGE PLAZA" TRACT OF LAND LYING CONTIGUOUS WITH THE SANTA FE CORPORATE LIMITS COMPRISING 26.96 ACRES MORE OR LESS GENERALLY BOUNDED BY NM 599 ON THE WEST, THE PLANNED EXTENSION OF JAGUAR DRIVE ON THE NORTH, THE PLANNED EXTENSION OF PLAZA CENTRAL ON THE EAST, AND THE ARROYO DE LOS CHAMISOS ON THE SOUTH AND LYING WITHIN SECTION 14, TOWNSHIP 16N, RANGE 8E, NEW MEXICO PRIME MERIDIAN, SANTA FE COUNTY, STATE OF NEW MEXICO. ("VILLAGE PLAZA ANNEXATION," CASE NO. 2011-69).

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

Section 1. Pursuant to Section 3-7-17 NMSA 1978, the following described land (the "Property") is annexed to the City of Santa Fe, thereby extending the corporate limits of the city: Certain parcels of land lying within Section 14, Township 16N, Range 8E, New Mexico Prime Meridian, Santa Fe County, State of New Mexico, as particularly described in the attached Annexation Plat [EXHIBIT A], Annexation Master Plan and Phasing Plan [EXHIBIT B] incorporated herein by reference.

Section 2. The annexation action with respect to the subject property affected by this Ordinance is subject to conditions of approval applicable to this annexation and any future Development Plan for this property. The conditions are outlined in the attached table summarizing the City of Santa Fe Development Review Team's technical memoranda and

**Rezoning Ordinance,
Exhibit 4, Page 1 of 8**

1 conditions approved by the Planning Commission on August 4, 2011 [EXHIBIT C].

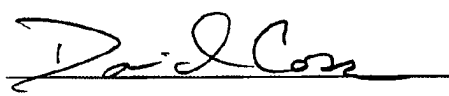
2 **Section 3.** A petition (the "Petition") was accompanied by an Annexation Plat
3 [EXHIBIT A] showing the external boundaries of the Property proposed to be annexed and the
4 relationship of the Property proposed to be annexed to the existing boundary of the City, as well
5 as the Annexation Agreement [EXHIBIT D].

6 **Section 4.** It is in the best interest of the City of Santa Fe and the owners and
7 inhabitants of such contiguous Property that the Property be annexed.

8 **Section 5.** This ordinance shall be published one time by title and general summary
9 and shall become effective five days after publication.

10 **PASSED, APPROVED AND ADOPTED this 26th day of October, 2011.**

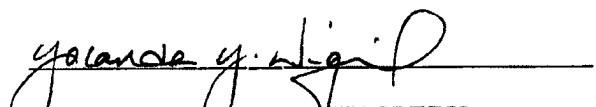
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DAVID COSS, MAYOR

16 **ATTEST:**

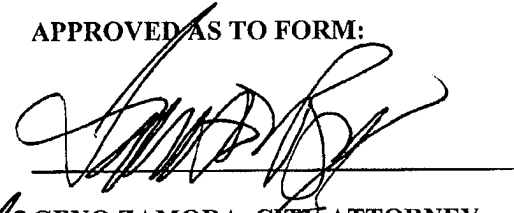
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19 **YOLANDA Y. VIGIL, CITY CLERK**

20

21 **APPROVED AS TO FORM:**

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23


24 **GENO ZAMORA, CITY ATTORNEY**

25

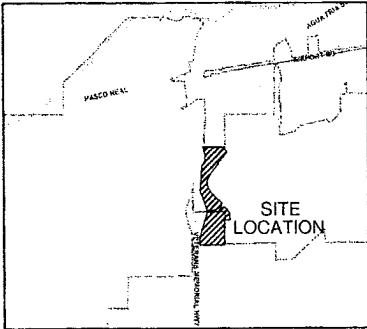
Rezoning Ordinance,
Exhibit 4, Page 2 of 8

CITY OF SANTA FE REVIEW

Resma Baez 11/02/12
CITY ENGINEER FOR LAND USE
Date: 02/01/13
City Planner:
Date: 01/31/13
City of Santa Fe Wastewater Division
Case Number: 2011-27 Ordinance No. 2011-34
Approved by the City Council at their meeting of Oct 28th, 2011
Traffic Engineer:
Date: 1/14/13

CITY NOTES

- 1. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND EASEMENTS OF RECORD WHICH PERTAIN.
2. THE PROPERTY IS WITHIN FLOOD ZONES (SEE LEGEND) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL NO. 58040D-5000...
3. RECORDING OF THIS PLAN DOES NOT CONSTITUTE THE APPROVAL OF THE CITY OF ANY ENCROACHMENTS AND PRIVATE IMPROVEMENTS.
4. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE INCLUDING SETTING UP SEWAGE METER SERVICE CONNECTIONS.
5. PROSPECTIVE DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE 2011 AND SUBSEQUENT AMENDMENTS.
6. PROSPECTIVE DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAN AND/OR DEVELOPMENT PLAN REVISIONS WITH THE COUNTY CLERK OR EIGHTH DAY OF JANUARY PERMIT APPLICATION THAT IDENTIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE 2011 AND SUBSEQUENT AMENDMENTS. ALL LOTS ARE REQUIRED TO COMPLY WITH THE TERRA CONTENTA DESIGN STANDARDS FOR PLOTS AS WITH THE EXCEPTION OF LOT 1, LOT 2 AND TRACT 1. DUBIAGUE AREAS FOR PLOTTED PARCELS WILL BE OBTAINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.
7. WASTEWATER NOTE: CONCURRENT WITH THE DEVELOPMENT OF THE PROPERTY THE DEVELOPER SHALL CONSTRUCT STORM WATER AND WASTEWATER IMPROVEMENTS TO SERVICE THE PROPERTY IN ACCORDANCE WITH THE SANTA FE CITY EDGE USING EXISTING AND PROPOSED EASEMENTS IN ACCORDANCE WITH THE CITY REGULATIONS, ORDINANCES AND ORDINANCES. ALL PLANS, REPORTS AND CONSTRUCTION DOCUMENTS RELATING TO THE DESIGN AND CONSTRUCTION OF THE STORM WATER AND WASTEWATER COLLECTION SYSTEMS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO ANY CONSTRUCTION. CONSTRUCTION WITHIN THE PLATED AREA SHALL BE RESPONSIBLE FOR DESIGNING AND CONSTRUCTING A 12" DIAMETER EFFLUENT LINE AND ASSOCIATED APPURTENANCES AND SHALL BE RESPONSIBLE FOR THE EXISTING EFFLUENT ALIGNMENT AS DESIGNATED WITHIN THE PLAT. CENTRAL RIGHT OF WAY OR AT A LOCATION APPROVED BY THE CITY WASTEWATER DIVISION. CONNECTIONS TO THE EXISTING EFFLUENT ALIGNMENT AS DESIGNATED BY WILSON & COMPANY, THE EFFLUENT WATER RE-ALIGNMENT SHALL BE REVIEWED AND APPROVED BY THE CITY'S WASTEWATER MANAGEMENT DIVISION PRIOR TO CONSTRUCTION.



VICINITY MAP DEDICATION AND AFFIDAVIT

AND I, THE UNDERSIGNED, OWNER, HAVE CHARGED TO BE RECORDED THESE LANDS SHOWN HEREON. THIS REZONING IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID PRINCIPAL. EASEMENTS AND GRANTED EASEMENTS AS SHOWN AND FOR EXISTING UTILITIES. OTHER EASEMENTS ARE GRANTED AS SHOWN. THIS REZONING CONTAINS 61.05 AC.± AND LIES WITHIN THE PLANNING AND PLATING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

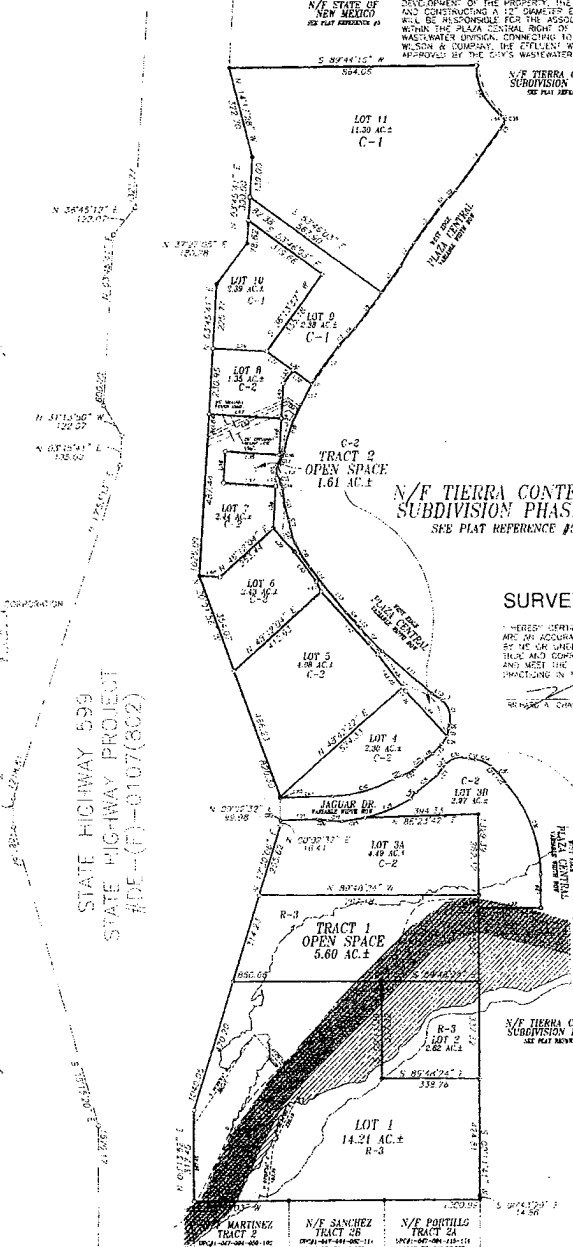
TERRA CONTENTA VILLAGE PLAZA, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY (THE GENERAL PARTNER) BY: Katherine, President
STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY Elizabeth A. Huervo
NOTARY PUBLIC

JAMES S. HORN'S EXECUTIVE DIRECTOR, TERRA CONTENTA CORPORATION
STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JAMES S. HORN'S EXECUTIVE DIRECTOR, TERRA CONTENTA CORPORATION
NOTARY PUBLIC

JAMES S. HORN'S EXECUTIVE DIRECTOR, TERRA CONTENTA CORPORATION
STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JAMES S. HORN'S EXECUTIVE DIRECTOR, TERRA CONTENTA CORPORATION
NOTARY PUBLIC

LEGEND AND NOTES
1. BASIS OF ELEVATIONS TAKEN FROM THE NEW MEXICO DEPARTMENT OF TRANSPORTATION CONTROL SURVEY NEW MEXICO PROJECT NO. 84-106(12)-2(1)2277 WIDE-AND...
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND CONDITIONS OF RECORD.
3. NON-FLOOD HAZARD ZONE A DENOTES FLOOD HAZARD ZONE A...
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5. DENOTES POINT SET THIS SURVEY
6. DENOTES POINT CALCULATED
7. DENOTES BRASS MONUMENT
8. DENOTES 1/4", 5/16", 3/8", 1/2" MONUMENT
9. DENOTES FORCE OF EASEMENT
10. DENOTES FENCE LINE
11. DENOTES APPROX. LOC. MIRROR CHANGED 1245

PLAT REFERENCES
THE FOLLOWING PLATS WERE USED IN THE DETERMINATION OF LOT LINES, EASEMENTS AND RIGHT-OF-WAYS AND ARE RECORDED DOCUMENTS FOR THIS PLAT.
1. "PLAT OF SURVEY FOR LA CERRA LIMITED LIABILITY" BY BRENDA K. WHITE REGISTERED LAND SURVEYOR AND FILED IN PLAT BOOK 346, PG. 228 ON OCT. 1ST, 1998, IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO.
2. "PLAT OF SURVEY FOR LA CERRA LIMITED LIABILITY" BY BRENDA K. WHITE REGISTERED LAND SURVEYOR AND FILED IN PLAT BOOK 346, PG. 227 ON OCT. 1ST, 1998, IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO.
3. "PLAT OF SURVEY FOR LA CERRA LIMITED LIABILITY" BY BRENDA K. WHITE REGISTERED LAND SURVEYOR AND FILED IN PLAT BOOK 346, PG. 228 ON OCT. 1ST, 1998, IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO.
4. "PLAT OF SURVEY FOR LA CERRA LIMITED LIABILITY" BY BRENDA K. WHITE REGISTERED LAND SURVEYOR AND FILED IN PLAT BOOK 346, PG. 228 ON OCT. 1ST, 1998, IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO.
5. "PLAT OF SURVEY FOR LA CERRA LIMITED LIABILITY" BY BRENDA K. WHITE REGISTERED LAND SURVEYOR AND FILED IN PLAT BOOK 346, PG. 228 ON OCT. 1ST, 1998, IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO.
6. "PLAT OF SURVEY FOR LA CERRA LIMITED LIABILITY" BY BRENDA K. WHITE REGISTERED LAND SURVEYOR AND FILED IN PLAT BOOK 346, PG. 228 ON OCT. 1ST, 1998, IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO.
7. "PLAT OF SURVEY FOR LA CERRA LIMITED LIABILITY" BY BRENDA K. WHITE REGISTERED LAND SURVEYOR AND FILED IN PLAT BOOK 346, PG. 228 ON OCT. 1ST, 1998, IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO.
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10. "PLAT OF SURVEY FOR LA CERRA LIMITED LIABILITY" BY BRENDA K. WHITE REGISTERED LAND SURVEYOR AND FILED IN PLAT BOOK 346, PG. 228 ON OCT. 1ST, 1998, IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO.



SURVEYORS CERTIFICATE

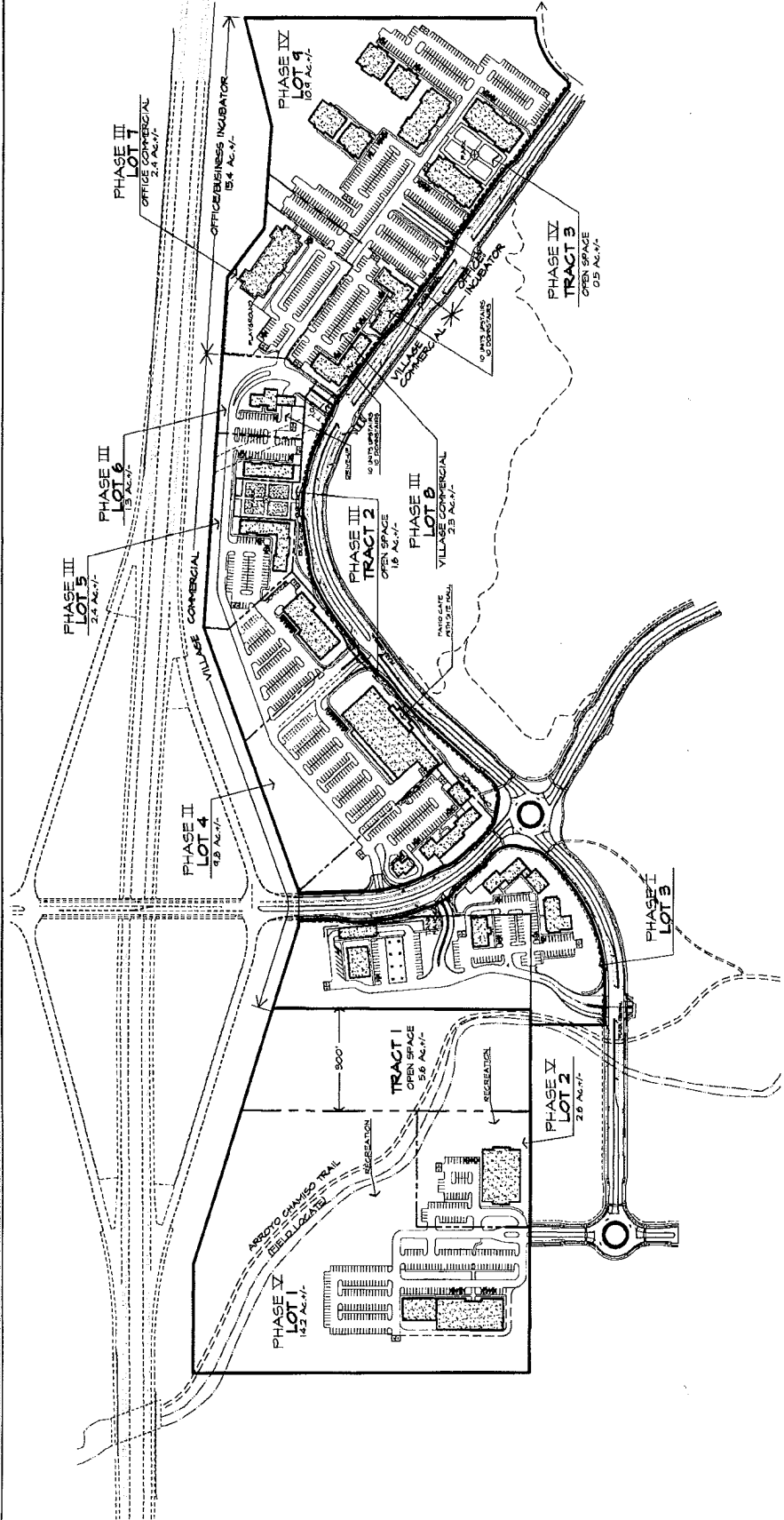
I HEREBY CERTIFY THAT THIS PLAN AND THE NOTES HEREON ARE AN ACCURATE REPRESENTATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY SUPERVISION ON APRIL 23rd, 2012, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE STANDARDS FOR PROFESSIONAL LAND SURVEYING PRACTICE IN NEW MEXICO.

ZONING MAP OF OPEN SPACE TRACTS 1 & 2 AND LOTS 1 THRU 11 OF TERRA CONTENTA VILLAGE PLAZA
LYING WITHIN SECTIONS 14, 15&N, 8&E, N4&M, 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



Ordinance No. 2011-33
 Exhibit B, Page 2 of 2



NOTES:
 1. ANY PROPOSED ACCESS TO IMPROVEMENTS ON NEW MEXICO DEPARTMENT OF TRANSPORTATION (NDOT) HIGHWAY SYSTEM SHALL RECEIVE ULTIMATE APPROVAL FROM THE STATE OF NEW MEXICO.
 2. THE CONSTRUCTION OF THE INTERCHANGE SHALL BE COMPLETED BY THE DEVELOPER PRIOR TO THE COMMENCEMENT OF PHASE I.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE INTERCHANGE AND ALL COSTS ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF THE INTERCHANGE.
 4. THE DEVELOPER SHALL CONSTRUCT JAGUAR DRIVE FROM ITS TERMINUS TO THE INTERCHANGE AND SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF THIS SEGMENT OF JAGUAR DRIVE.
 5. THE DEVELOPER SHALL CONSTRUCT JAGUAR DRIVE FROM ITS TERMINUS TO THE INTERCHANGE AND SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF THIS SEGMENT OF JAGUAR DRIVE.
 6. THE DEVELOPER SHALL CONSTRUCT THE DRIVEWAY INTO LOT 2A, DURING THE DEVELOPMENT OF PHASE I. THE DRIVEWAY SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF THIS SEGMENT OF LOT 2A DRIVEWAY.
 7. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF THIS SEGMENT OF LOT 2A DRIVEWAY.

Village Plaza Annexation, General Plan Amendment and Rezoning-Conditions of Approval

City Council 10-26-11

Cases #2011-69, 2011-70 and #2011-67 – Village Plaza

Conditions	Department	Staff
<p>Review comments are based on submittals received on June 15, 2011. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittals unless otherwise noted:</p> <ol style="list-style-type: none"> 1. The following conditions shall be placed on the annexation agreement: <ol style="list-style-type: none"> a. Any proposed access to or improvements on New Mexico Department of Transportation (NMDOT) Highway Systems shall receive ultimate approval from the NMDOT. b. The construction of the NM 599/Jaguar interchange shall be completed by the Pavilion development or the Tierra Contenta Village Plaza, prior to or during the development of Phase I. The developer shall be responsible for all costs associated with the design and construction of the NM 599/Jaguar interchange. c. The developer shall construct Jaguar Drive from its current terminus to the proposed interchange, during the development of Phase I. The developer shall be responsible for all costs associated with the design and construction of this segment of Jaguar Drive. d. The developer shall construct Plaza Central from its current terminus to just south of the driveway into Lot 3A, during the development of Phase I. The remaining portion of Plaza Central shall be constructed during the development of Phase V. The developer shall be responsible for all costs associated with the design and construction of this segment of Plaza Central. 2. The developer shall generate and place sight distance triangles, in accordance with the American Association of State Highway and Transportation Officials (AASHTO) guidelines on both the landscaping plan and the proposed subdivision plat. These sight triangles shall be designated as areas where landscaping, structures, or other sight impeding objects are not allowed to be placed. 3. The developer shall provide spline information for the proposed roundabout to ensure proper design. 4. The center island of the roundabout shall be raised with a patterned concrete edge per current standards. 5. The developer shall provide the ultimate multi-lane roundabout design, as determined by the approved Traffic Impact Analysis, so that adequate right-of-way can be reserved, including that needed for cut/fill slopes. 6. The developer shall place 1-2" and 1-3" electrical conduit across all legs of the roundabout at intersection #3 and the roundabout at the intersection of Pavilion Loop and Jaguar Drive. All conduits shall terminate into one of four large pull-boxes to be placed all four corners of the subject intersection. Each conduit shall have a pull string and a bare #8 copper tracing wire. 7. The driveways into lots 8 and 11 shall be situated to line up with the future residential development across Plaza Central. 8. The typical sections for both Jaguar Drive and Plaza Central shall meet the specifications in the Tierra Contenta Phase 2C design standards for a Parkway, which includes 5' sidewalks, 4' buffer space, 2' curb & gutter, 5' bike lanes, 11' driving lanes, and a 14' median (1' curb & gutter and 11' turning lanes where located). 9. The developer shall provide a pavement design for Jaguar Drive and Plaza Central. The minimum pavement section shall be 4" of Super Pave-IV over 6" of Untreated Basecourse. 	<p>Traffic Engineering</p>	<p>John Romero</p>

Village Plaza Annexation, General Plan Amendment and Rezoning—Conditions of Approval

City Council 10-26-11

Cases #2011-69, 2011-70 and #2011-67 – Village Plaza

Conditions	Department	Staff
<p>10. The developer shall provide a street light plan to include a metered system with LED type fixtures. The design and fixture types shall be reviewed and approved by the City's Traffic Engineering Division. The developer will not be required to pay for the metered electricity related to the street lights. The Traffic Engineering Division may adjust this requirement between now and implementation including reverting back to a non-metered High Pressure Sodium System.</p> <p>11. In addition to what is mentioned above, the Traffic Engineering Division will perform and additional review of signing, striping, drainage, roundabout design, and other specific items during the final subdivision plat and development plan approval process.</p>	Terrain Management	Risana Zaxus
<p>City Engineer requirements to apply at time of final mylar or building permit: Add the following to the Annexation Plat, General Plan Amendment Plat, Zoning Plat, Lot Split Plat, Preliminary Subdivision Plat, and Grading and Drainage Plan:</p> <ol style="list-style-type: none"> 1. A floodplain status statement with regard to the February 17, 2011 Preliminary FIRM. 2. Delineation of the limits of the 1% floodplain with respect to both the current effective (June 17, 2008) FIRM and the preliminary (February 17, 2011) FIRM. If these floodplain limits are identical, add a note so stating. 3. A note that any work in the FEMA floodplain must meet all local, state, and federal regulations. 4. Lot addresses (contact Marisa Struck 955-6661). 5. Submit drainage calculations for review. 	Terrain Management	Risana Zaxus
<p>Roadway and Trails Engineering Division/Metropolitan Planning Organization:</p> <ol style="list-style-type: none"> 1. The development package is limited in design details regarding multi-use trails. Please provide more details on how trails interact with the proposed roadways and the Tierra Contenta and Arroyo Chamiso trail networks including proposed Southwest Activity Node regional park. 2. Proposals for the trail system to cross NM 599 and connect to trails proposed on the west side of NM 599 as part of the Pavilion Development should be considered. 3. Phasing for trail construction should be clarified. 4. The developer should take care in the design of the trail system particularly in areas where trails interact with streets. It is unclear if these interactions are proposed to be at-grade or grade separated—if at-grade, what types of crossing safety treatments are proposed; if grade separated, how will access to roadways be incorporated? 5. Discuss the proposed trail network and its relationship to the approved Tierra Contenta Master Plan and Design Standards, if applicable. Continue to work to obtain a final trail design that meets appropriate design criteria and facilitates safe and long term use. 	Roadway and Trails Engineering	Eric Martinez
<p>The Applicant shall address the following design review comments for the Preliminary Plat:</p> <ol style="list-style-type: none"> 1. Show all existing and proposed sewer line and effluent line easements on the plat, utility plans, site development plans and grading and drainage plans for sheets 4-1, 9-1, 10-1, and 10-2. 	Wastewater Management Division	Stan Holland

Village Plaza Annexation, General Plan Amendment and Rezoning—Conditions of Approval

City Council 10-26-11

Cases #2011-69, 2011-70 and #2011-67 – Village Plaza

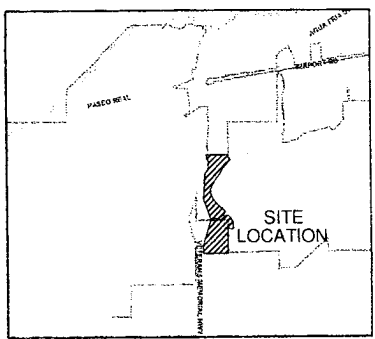
Conditions	Department	Staff
<p>2. Show/provide book and page for existing sewer or effluent easements.</p> <p>3. There is a current approved engineering plan set produced by Wilson and Company for the planned Tierra Contenta Subdivision Area Effluent Water Line (CIP 934), the design of which was paid for through a combination of State Grant Funds and the City of Santa Fe Wastewater Division Reserve Funds. The Wastewater Division is requiring that the Developer pay for all costs to produce a revised set of engineering drawings, bid documents and on or off-site plats reflecting the changed alignment of the effluent line through the Village Plaza development.</p> <p>4. The effluent line shall be constructed by the applicant on the Village Plaza property – where it crosses the property from west to east, then turning south within or along the Plaza Central right-of-way, and then turning east along Jaguar Drive to the existing location of the effluent line easement. Easement location shall be revised and included on the Final Plat and Development Plan prior to recordation of the mylar.</p> <p><i>Current Planning Staff comment: There are currently two processes underway, the Subdivision Plat for Village Plaza and the Dedication Plat for the Tierra Contenta Park. The placement of the sewer effluent easement will be coordinated between the two applicants.</i></p>	<p>Santa Fe Trails</p>	<p>Jon Bulthuis/ Michael Kelly</p>
<p>Santa Fe Trails:</p> <p>1. Bus stop and shelter construction will be required. As discussed with Santa Fe Trails, at least 3 stops are anticipated (1 on Jaguar and 2 on Plaza Central) of a medium size or larger. The bus stops are part of necessary public infrastructure and will be included on the Letter of Credit.</p> <p>Current Planning:</p> <p>1. The location of the sewer effluent easement shall be coordinated with Stan Holland and the City's consultant for the design of the Tierra Contenta Recreation Area prior to final plat recordation. There is a current approved engineering plan set produced by Wilson and Company for the planned Tierra Contenta Subdivision Area Effluent Water Line (CIP 934), the design of which was paid for through a combination of State Grant Funds and the City of Santa Fe Wastewater Division Reserve Funds. The Wastewater Division is requiring that the Developer pay for all costs to produce a revised set of engineering drawings, bid documents and on or off-site plats reflecting the changed alignment of the effluent line through the Village Plaza development.</p>	<p>Current Planning</p>	<p>I Leather Lambooy</p>

CITY OF SANTA FE REVIEW

City Engineer: Brian Jones 1/23/13
City Planner: Mariana Green 02/10/13
City Clerk: T. Victoria P.E. 01/31/13
Case Number: 2011-27 Ordinance No. 2011-24
Approved by City Council on Oct 26th, 2011

CITY NOTES

- 1. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, EMBODIMENTS AND COVENANTS OF RECORD WHICH PERTAIN.
2. THIS PROPERTY IS WITHIN FLOOD ZONES (SEE LEGEND) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANE NO. 33047B0-3000...
3. RECORDS OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL BY THE CITY OF ANY ENFORCEMENT AND PENALTY...
4. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE INCLUDING SETTING UP SEPARATE METER SERVICE ACCOUNTS...
5. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF COUNTY LAND DEVELOPMENT CODE SPEC 1987 AND SUBSEQUENT AMENDMENTS...
6. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE APPLIED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION...
7. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE...
8. WASTEWATER NOTE: CONFORMANCE WITH THE DEVELOPMENT OF THE PROPERTY, THE DEVELOPER SHALL CONSTRUCT STORM WATER AND WASTEWATER IMPROVEMENTS TO SERVICE THE PROPERTY IN ACCORDANCE WITH THE SANTA FE CITY CODE USING EXISTING AND PROPOSED FACILITIES...
9. WASTEWATER NOTE: CONFORMANCE WITH THE DEVELOPMENT OF THE PROPERTY, THE DEVELOPER SHALL CONSTRUCT STORM WATER AND WASTEWATER IMPROVEMENTS TO SERVICE THE PROPERTY IN ACCORDANCE WITH THE SANTA FE CITY CODE USING EXISTING AND PROPOSED FACILITIES...
10. WASTEWATER NOTE: CONFORMANCE WITH THE DEVELOPMENT OF THE PROPERTY, THE DEVELOPER SHALL CONSTRUCT STORM WATER AND WASTEWATER IMPROVEMENTS TO SERVICE THE PROPERTY IN ACCORDANCE WITH THE SANTA FE CITY CODE USING EXISTING AND PROPOSED FACILITIES...



VICINITY MAP
DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS, HAVE CAUSED TO BE RECORDED THESE LANDS SHOWN HEREIN...
THIS RECORDING CONTAINS 61.05 AC. ± AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SIGNED, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY:
KATHARINE W. STANLEY ITS MANAGER

KATHARINE W. STANLEY, MANAGER OF TOWN OF ALL, A NEW MEXICO LIMITED LIABILITY COMPANY, AS THE GENERAL PARTNER OF TIERRA CONTENTA VILLAGE PLAZA, LLP, A NEW MEXICO LIMITED LIABILITY PARTNERSHIP.



THE FOREGOING INSTRUMENT WAS SIGNED, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY:
Michael S. Chapman, Vice President

THE FOREGOING INSTRUMENT WAS SIGNED, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY:
JAMES A. HICKS, EXECUTIVE DIRECTOR, TIERRA CONTENTA CORPORATION

THE FOREGOING INSTRUMENT WAS SIGNED, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY:
JAMES A. HICKS, EXECUTIVE DIRECTOR, TIERRA CONTENTA CORPORATION

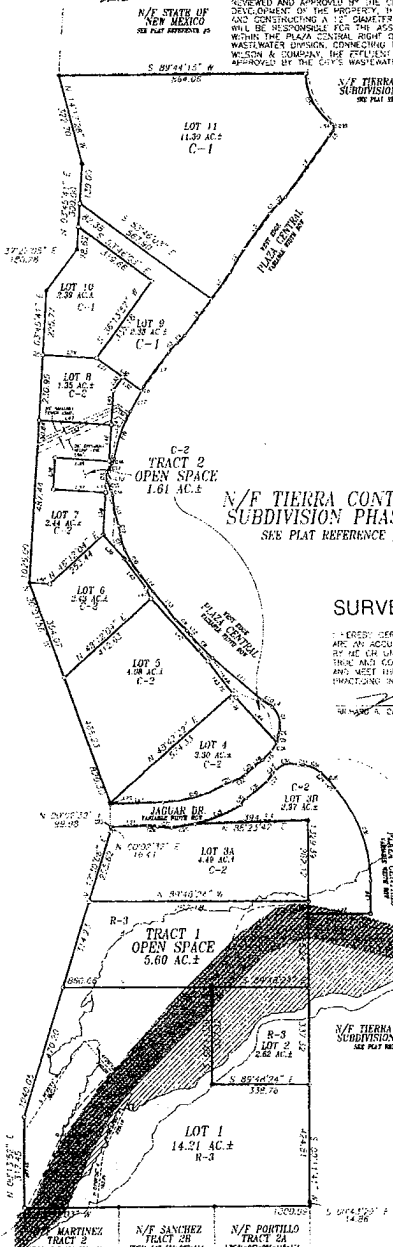
LEGEND AND NOTES

- 1. BASIS OF BEARING TAKEN FROM THE MEXICO DEPARTMENT OF TRANSPORTATION CONTROL MAP NEW MEXICO PROJECT NO. M-100-0725 (REVISED 11/20/08)...
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND CONDITIONS OF RECORD.
3. ADJACENT TRACTS - OPEN SPACE, 1.05 ± TRACT 1 (R-1)
4. DENOTES FLOOD HAZARD ZONE A SUBJECT TO FLOODING 0.2% ANNUAL FLOOD.
5. DENOTES FLOOD HAZARD ZONE X SUBJECT TO FLOODING 1% ANNUAL FLOOD.
6. DENOTES FLOOD HAZARD ZONE AL SUBJECT TO FLOODING 1% ANNUAL FLOOD.
7. DENOTES FLOOD HAZARD ZONE AE SUBJECT TO FLOODING 1% ANNUAL FLOOD.
8. DENOTES POINT FOUND 11011 CAP OR AS NOTED.
9. DENOTES POINT SET THIS SURVEY.
10. DENOTES POINT CALCULATED.
11. DENOTES BRASS MONUMENT.
12. DENOTES 1/4" DIA. ALUM. S/W MONUMENT.
13. DENOTES EDGE OF EASEMENT.
14. DENOTES EASEMENT LINE.
15. DENOTES APPROPRIATE ADJACENT CHAMBER TIE.

PLAT REFERENCES

- 1. PLAT OF SURVEY FOR LA CENIZA LIMITED LIABILITY BY RICHARD A. SMITH NMP#48193, AND FILED IN PLAT BOOK 140, PG. 302 ON OCT. 1ST, 1988 IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
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4. MAP OF SANTA FE COUNTY OF SANTA FE, NEW MEXICO, OF THE DIVISION OF ROAD IMPROVEMENT AND ROAD MAPS OF APR. 1989 NOT RECORDED.
5. FINAL PLAN OF THE TIERRA CONTENTA SUBDIVISION PHASE 2C BY JAMES B. SANCHEZ NMP#524405 DATED DEC. 17TH 2009 SUBJECT TO FINAL RECORDING.
6. TRIPLAT OF SURVEY FOR PAIN PERFECTION BY MICHAEL S. CHAPMAN NMP#524405 AND FILED IN PLAT BOOK 144, PG. 603 IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
7. 1/4" DIA. ALUM. S/W MONUMENT SET BY SURVEYOR JOHN SAMPSON#44025 AND FILED IN PLAT BOOK 241, PG. 105 IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.

STATE HIGHWAY 599
STATE HIGHWAY PROJECT
(PLAT #) 0107(302)



NORTH
SCALE 1"=200'

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON...
WILLIAM A. CHATROOP, SURVEYOR

ZONING MAP
OF OPEN SPACE TRACTS 1 & 2
AND
LOTS 1 THRU 11
OF
TIERRA CONTENTA VILLAGE PLAZA
LYING WITHIN SECTION 14, T16N, R06E, N34W, SANTA FE COUNTY, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. FERRIS, NM 87013