



NOTES

1. BASE OF BEARINGS FOR THIS SURVEY IS GPS OBSERVATION OF FOUND MONUMENTS ON THE SOUTH BOUNDARY OF TRACT 5B, (S 74°42'33" W), NAD 83, NEW MEXICO STATE PLANE, CENTRAL ZONE, GRID.
2. THIS SURVEY IS BASED ON A "PLAT OF BOUNDARY SURVEY FOR INCHOATE PROPERTIES, L.L.C.", BY PHILIP B. WIEGEL, NMPS 9758, DATED 15 SEPTEMBER 2022 AND FILED IN PLAT BOOK 895, PAGE 023, RECORDS OF SANTA FE COUNTY, NM.
3. REFERENCE A PLAT OF BOUNDARY SURVEY FOR CLARK STREET BUSINESS PARK, LLC OF PC 2838 TR. 5B, RECORDED IN PLAT BK. 490, P. 007, RECORDS OF SANTA FE COUNTY, NM.
4. REFERENCE PLAT OF "LOT SPLIT FOR CLARK STREET BUSINESS PARK, LLC.", RECORDED IN PLAT BK. 458, P. 33, FOR LEGAL LOT OF RECORD FOR THIS TRACT. REFERENCE DEED: "WEST PORTION" W.D. BK. 2043, P. 408-410 "EAST PORTION" W.D. BK. 2033, P. 23 "CORRECTIVE DEED" INST. No. 1399542
5. REFERENCE WARRANTY DEED "CLARK STREET BUSINESS PARK, LLC TO INCHOATE PROPERTIES, ET AL." FILED AS INSTRUMENT No. 1998153, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

CERTIFICATE

I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

Philip B. Wiegel
Philip B. Wiegel
P.O. Box 22773
Santa Fe, NM.
DATE OF FIELD WORK
1 JULY 2024
P.S. No. 9758
Santa Fe, NM.



LINE TABLE		
LINE	LENGTH	BEARING
L1	155.09	S 64°16'18" W
L2	178.05	S 74°44'13" W

*Colored property lines are for visual reference only.

PLAT OF LAND DIVISION
FOR
INCHOATE PROPERTIES, L.L.C.,
551 ALARID STREET I, L.L.C.,
& 551 ALARID STREET II, L.L.C.

P.C. 2838, TRACT 5B
LYING WITHIN SECTION 33, T 17 N, R 9 E, N.M.P.M.
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT 5B INTO TWO LEGAL LOTS OF RECORD.

CITY OF SANTA FE NOTES & CONDITIONS

1. a.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
- b.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
- c.) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.
- d.) PROPERTY LIES WITHIN FEMA FIRM PANEL # 35049C0411E, EFFECTIVE 12/4/2012, ZONE X, OUTSIDE LIMITS OF 100 YEAR FLOOD PLAIN. THIS DESIGNATION DOES NOT GUARANTEE THAT THIS PROPERTY WILL BE FREE FROM FLOODING OR FLOOD-RELATED DAMAGES.
2. THE CITY WASTEWATER DIVISION SHALL NOT BE RESPONSIBLE FOR THE REPAIR, MAINTENANCE OR REPLACEMENT FOR STRUCTURES LOCATED WITHIN THE SEWER EASEMENTS.
3. TRACTS ARE INDIVIDUALLY REQUIRED TO CONNECT TO THE CITY'S PUBLIC WATER SYSTEM WHEN PROPERTY IS DEVELOPED OR IMPROVED. AT THAT TIME, AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICES.
4. NEW DEVELOPMENT SHALL MEET EMERGENCY TURNAROUND AND/OR FIRE ACCESS LANE REQUIREMENTS, AS PER INTERNATIONAL FIRE CODE.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENT(S) SHOWN ON THIS PLAT ARE GRANTED FOR COMMON AND JOINT USE OF:

1. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
2. PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. CABLE TV (COMCAST) FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEES, INCLUDING SUPPORTING WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL, DECKING, OR OTHER STRUCTURE SHALL BE DETERMINED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENT SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRICAL TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

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

UTILITY APPROVALS

PNM ELECTRIC SERVICES	DATE 10/13/25	APPROVED BY [Signature]	DATE 10/9/2025
NEW MEXICO GAS COMPANY	DATE 10/6/2025	APPROVED BY [Signature]	DATE 10/6/25
CITY OF SANTA FE WASTEWATER DEPARTMENT	DATE 10-9-25	APPROVED BY [Signature]	DATE 10/16/25

AFFIDAVIT

THE FOREGOING SURVEY AND LAND DIVISION WERE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). EASEMENT(S) ARE HEREBY GRANTED AS DEPICTED HEREON, WHERE LABELED "CREATED THIS INSTRUMENT" ONLY. SUBJECT PROPERTIES LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

David A. Barker, Manager 10/7/25
OWNER, INCHOATE PROPERTIES, LLC DATE
David A. Barker, Manager 10/7/25
OWNER, 551 ALARID STREET I, LLC DATE
David A. Barker, Manager 10/9/25
OWNER, 551 ALARID STREET II, LLC DATE
STATE OF NEW MEXICO

COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF October, 2025.
BY: *David A. Barker, Manager Inchoate Properties, LLC*
BY: *David A. Barker, Manager 551 Alarid St, LLC*
BY: *David A. Barker, Manager 551 Alarid St, LLC*
NOTARY PUBLIC MY COMMISSION EXPIRES 6/18/2022

CHARMAINE M PAYNE
Notary Public-State of New Mexico
Commission # 1098213
My Comm. Expires June 8, 2027



CITY OF SANTA FE APPROVAL:

CASE # 2024-B737

REVIEWED: *David H. Symbal* 10-27-2025
CITY PLANNING
DATE
Dee Branges 10/23/25
ENGINEER FOR LAND USE DATE

Dennis J. Mayers 11/1/2025
SANTA FE COUNTY TREASURER DATE
Inst # 2011020

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 11th day of November, A.D. 2025, at 2:06 o'clock P.M. and was duly recorded in Book 929 Page 33 of the records of Santa Fe County.

Witness my Hand and Seal of Office
KATHARINE E. CLARK
County Clerk, Santa Fe County, New Mexico
Sandra Barba Deputy

INDEXING INFORMATION FOR COUNTY CLERK LAND DIVISION
OWNER: INCHOATE PROPERTIES, ET AL.
LOCATION: 2820 INDUSTRIAL ROAD, SANTA FE SECTION 33, T 17 N, R 9 E, N.M.P.M.
SUBDIVISION: CLARK STREET BUSINESS PARK SANTA FE COUNTY, NM
UPC No.: 1-051-097-292-322
DEL RIO SURVEYS, INC.
P.O. BOX 22773, SANTA FE, NM. 87502 PH: 505-820-9200
Project No. 24070391 Dwg: MW Date: 7/7/24
CHK: PW REV: 10