

Utility Easement in red

PLAT OF SURVEY & LOT SPLIT FOR P.B.C. ASSOCIATES

CREATING TRACTS 1, 2, 3 & 4 SITUATE WITHIN
SECTIONS 5, 8, 9, 16 & 17 OF T 14 N, R 7 E,
N.M.P.M., WITHIN THE MESITA DE JUANA LOPEZ
LAND GRANT, SANTA FE COUNTY,
NEW MEXICO.

TOTAL 936.8900 ACRES±

AFFIDAVIT
THE FOREGOING SURVEY AND LOT SPLIT ARE DONE WITH THE FREE CONSENT
AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. THE
FIFTY FOOT ACCESS AND UTILITY EASEMENT SHOWN HEREON IS HEREBY
CREATED BY THIS PLAT. NO FURTHER EASEMENTS EITHER PUBLIC OR
PRIVATE ARE HEREBY CREATED. MAINTENANCE OF PRIVATE ROADS AND UTILITY
EASEMENTS IS THE RESPONSIBILITY OF THE OWNER USER.

PBC ASSOCIATES
BY BARNETT BANKS INC.

0365045

BY ROGER HAMILTON

DATE

STATE OF FLORIDA

COUNTY OF Duval

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF
June 1997, BY Roger Hamilton

Dorinda Caswell MY COMMISSION EXPIRES Jan 7, 2001
NOTARY PUBLIC, Duval County, FL
SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS

1. MAINTENANCE OF PRIVATE ROADS AND EASEMENTS IS THE RESPONSIBILITY OF THE LAND OWNER/USER.
2. FROM PARCEL NO. 350069-0300-B, PORTIONS OF THESE TRACTS LIE WITHIN ZONE "A" AS SHOWN, REMAINDER OF TRACTS, ZONE "X".
3. PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE SOILS RATING ON THIS PROPERTY IS DESIGNATED AS BEING SEVERE REGARDING LIMITATIONS TO SEPTIC TANKS. POTENTIAL BUYERS/SELLERS OF THIS PROPERTY SHOULD INQUIRE WITH THE NEW MEXICO ENVIRONMENTAL DEPARTMENT WHETHER THESE SOILS ARE SUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.
4. SANTA FE COUNTY'S APPROVAL OF THIS SURVEY PLAT DOES NOT INCLUDE THE CONSTRUCTION OF THE PRIVATE EASEMENTS OR ROADS AS SHOWN. PRIOR TO THE CONSTRUCTION OF SAID EASEMENTS OR ROADS, IT IS REQUIRED THAT AN ADDITIONAL DEVELOPMENT PERMIT BE APPLIED FOR AND THEN APPROVED BY THE SANTA FE COUNTY LAND USE ADMINISTRATOR.
5. THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT INCLUDING BUILDING PERMITS.
6. THE PARCELS AS PLATTED HEREON MAY BE SUBJECT TO FUTURE TERRAIN MANAGEMENT REGULATIONS AS ADOPTED BY SANTA FE COUNTY.
7. NOTICE: THESE TRACTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT TIME OF BUILDING PERMIT PLANNING.
8. THE LANDS SHOWN HEREON LIE WITHIN THE APPLICATION AND PLATTING JURISDICTION OF SANTA FE COUNTY.
9. MINIMUM FLOOR ELEVATION FOR ALL STRUCTURES SHALL BE ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION. FLOOD ELEVATIONS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY A PROFESSIONAL ENGINEER.
10. DEPENDING ON PROPOSED DEVELOPMENT PLANS, FUTURE SITE PLANS MAY BE NECESSARY TO MEET TERRAIN MANAGEMENT AND LANDSCAPING REQUIREMENTS OF SANTA FE COUNTY ORDINANCE 1986-03.
11. EXISTING NATURAL DRAINAGEWAYS WILL NOT BE MODIFIED OR IMPEDED WITHOUT THE WRITTEN APPROVAL OF THE LAND USED ADMINISTRATOR OR COUNTY HYDROLOGIST.
12. PRIOR TO CONSTRUCTION WITHIN OR ALTERATION OF THE EXISTING DESIGNATED 100 YEAR FLOOD ZONE OR ANY SIGNIFICANT TRIBUTARY THERE TO, AND ADDITIONAL DEVELOPMENT PERMIT MUST BE APPLIED FOR AND APPROVED BY THE COUNTY HYDROLOGIST.
13. NEW DRIVEWAY/ROAD ACCESS FROM C OF E ROAD IS SUBJECT TO APPROVAL FOR LOCATION BY THE CORP OF ENGINEERS AND INSTALLATION OF CULVERT BY SANTA FE COUNTY PRIOR TO ISSUANCE OF A PERMIT FOR CONSTRUCTION.

APPROVALS

Dorinda Caswell
COUNTY LAND USE ADMINISTRATOR
90-3323
COUNTY DEVELOPMENT PERMIT NO. 6-26-97
DATE

N/F SANTA DOMINGO PUEBLO

N/F SANTA DOMINGO PUEBLO

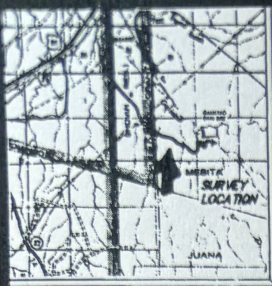
N/F MARIA MARGA PRULJANER
BK. 901, P. 410

COUNTY OF SANTA FE
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for
record on the 25th day of June, 1997, at 9:31 a.m., and was duly
recorded in Book 988-181 Page 182 of the

INDEXING INFORMATION FOR COUNTY CLERK
LOT SPLIT

OWNER: P.B.C. ASSOCIATES/C/O BARNETT BANKS
LOCATION: N 1/2 SEC. 5, T 14 N, R 7 E, S 8



MOUNTAIN MAP



COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for
record on the 25th day of June, 1997, at 9:31 a.m., and was duly
recorded in Book 988-181 Page 182 of the
records of Santa Fe County.

Witness my Hand and Seal of Office
RENECHIA BUSTAMANTE
County Clerk, Santa Fe County, New Mexico

Renechia Bustamante



SCALE: 1"=500'

- LEGEND
- U.S. Corp of Engineers Brass Caps
 - Points found and used as noted
 - 1/2" Capped iron pin set this survey
 - Power poles
 - Fences
 - Water
 - Concrete

NOTES

1. BASE OF BEARING: GPS OBSERVATION OF THE SOUTH BOUNDARY OF SUBJECT TRACT, (N 89°56'27" W), NOS 84 (DND) (LOCAL).
2. THIS SURVEY IS BASED ON A PLAT OF SURVEY BY RAY L. HARRISON, PS 2198, RECORDED IN MISC. BOOK 301 AT PAGE 782, RECORDS OF SANTA FE COUNTY, N.M. BEARINGS AND DISTANCES IN () ARE FROM SAID PLAT. WARRANTY DEED FROM GOLDEN TRIANGLE BRANCH TO P.B.C. ASSOCIATES DATED 16 MARCH, 1973 AND RECORDED IN BOOK 581 AT PAGE 695 RECORDS OF SANTA FE COUNTY, N.M.

CERTIFICATE

I, Philip B. Miesel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents 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.

