

VICINITY MAP

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.

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

Debbie Carwell MY COMMISSION EXPIRES Jan 7, 2001  
NOTARY PUBLIC Debbie Carwell  
SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS

1. MAINTENANCE OF PRIVATE ROADS AND EASEMENTS IS THE RESPONSIBILITY OF THE LAND OWNER/USER.
2. FIRM PANEL 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 ENVIRONMENT 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 APPLICATION.
8. THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING 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 1998-03.
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:

Debbie Carwell  
COUNTY LAND USE ADMINISTRATOR  
96-3323  
COUNTY DEVELOPMENT PERMIT No. 6-26-97 DATE



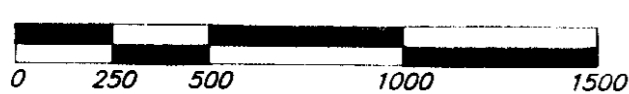
COUNTY OF SANTA FE  
STATE OF NEW MEXICO 988 434  
I hereby certify that this instrument was filed for  
record on the 25 day of June, A.D.  
1997 at 12:00 o'clock P.m., and was duly  
recorded in Book 365, Page 045 of the  
records of Santa Fe County.

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

Rebecca Bustamante  
Deputy



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.
- Walls.
- Concrete.

NOTES

1. BASE OF BEARING: GPS OBSERVATION OF THE SOUTH BOUNDARY OF SUBJECT TRACT, (N 89°56'27" W), WGS 84 GRID (LOCAL).
2. THIS SURVEY IS BASED ON A PLAT OF SURVEY BY RAY L. HARRISON, PS 2198, RECORDED IN MISC. BOOK 301 AT PAGE 787, RECORDS OF SANTA FE COUNTY, NM.
3. BEARINGS AND DISTANCES IN ( ) ARE FROM SAID PLAT WARRANTY DEED FROM GOLDEN TRIANGLE RANCH TO P.B.C. ASSOCIATES DATED 16 MARCH, 1973 AND RECORDED IN BOOK 581 AT PAGE 695 RECORDS OF SANTA FE COUNTY, NM.

CERTIFICATE

I, Philip B. Wiegand, 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 to the best of my knowledge, information and belief.

Philip B. Wiegand 28 June, 1996  
Philip B. Wiegand P.S. No. 9758  
P.O. Box 22773 Santa Fe, NM.



COUNTY OF SANTA FE  
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for  
record on the 27 day of June, A.D.  
1997 at 9:31 o'clock A.m., and was duly  
recorded in Book 365, Page 023 of the  
records of Santa Fe County.

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

Cathy Montoya  
Deputy

INDEXING INFORMATION FOR COUNTY CLERK  
LOT SPLIT

OWNER: P.B.C. ASSOCIATES/ C/O BARNETT BANKS  
LOCATION: W 1/2 SEC. 5, SEC. 8, SW 1/4 SEC. 9  
N 1/2 SEC. 17, NW 1/4 SEC. 16, T 14 N, R 7 E,  
N.M.P.M. MESITA DE JUANA LOPEZ GRANT  
VICINITY OF GALISTEO DAM  
SANTA FE COUNTY, N.M.

DEL RIO SURVEYS  
PO BOX 22773 SANTA FE, NM 820-9200  
Project No. 9633185 Dwg. PW Date 4/18/96  
CHK. NC Bk. 33