



REFERENCE & BASIS OF BEARINGS:

PLAT OF SURVEY BY RAYMOND A. ORTIZ, N.M.P.S. NO. 8453, TITLED "PLAT OF SURVEY REQUESTED BY JOHN CALDWELL, WITHIN SECTION 18, T.16N., R.9E., N.M.P.M., SANTA FE COUNTY, NEW MEXICO," FILED IN THE OFFICE OF THE SANTA FE, NEW MEXICO COUNTY CLERK IN BK. 353, PG. 45. BEARINGS AND DISTANCES IN PARENTHESES FROM ABOVE MENTIONED PLAT.

LEGEND

- CALCULATED CORNER.
- NO. 4 REBAR W/CAP SET THIS SURVEY
- POINTS FOUND AS NOTED
- POWER POLE AND OVERHEAD UTILITY LINE.
- FIRE HYDRANT

UTILITIES EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

8-11-04
PUBLIC SERVICE COMPANY OF NEW MEXICO
8-11-04
GAS COMPANY OF NEW MEXICO
8-11-04
QUEST COMMUNICATIONS INC.

PNM DISCLAIMER

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

QUEST COMMUNICATIONS INC. DISCLAIMER

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS:

THAT CANVASBACK CORPORATION IS THE OWNER OF THIS LAND AND THAT THE DIVISION OF LAND IS MADE WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES OF THE UNDERGROUND OWNER AND IS LYING AND BEING SITUATE WITHIN SECTION 18, T. 16 N., R. 9 E., N.M.P.M., SANTA FE COUNTY, NEW MEXICO. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, NEW MEXICO. MAINTENANCE OF THE ACCESS EASEMENTS AS SHOWN HEREON IS TO BE THE RESPONSIBILITY OF THE LAND OWNER. AN EASEMENT IS HEREBY GRANTED FOR ALL EXISTING UTILITIES.

JOHN F. CALDWELL, PRESIDENT - CANVASBACK CORPORATION

STATE OF NEW MEXICO }
COUNTY OF SANTA FE } SS

ON THIS 14 DAY OF AUGUST, 2004, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSON WHOSE NAME APPEARS ABOVE.

NOTARY PUBLIC



CITY OF SANTA FE

N/A 567006
MPO SUPERVISOR DATE

SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS:

9-2-04
COUNTY LAND USE DIRECTOR DATE

8-23-04
COUNTY RURAL ADDRESSING DATE

DA-4080
COUNTY DEV. PERMIT NO. DATE

9-18-04
COUNTY FIRE MARSHAL

THIS PLAT IS SUBJECT TO DEVELOPMENT PLAN APPROVAL BY THE EEO-EIA DEVELOPMENT PERMIT NO. 06-4080.

MAINTENANCE OF ACCESS ROADS AND UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE LAND OWNER/USER UNLESS CURRENTLY MAINTAINED BY THE SANTA FE COUNTY PUBLIC WORKS DEPARTMENT (OR THE CITY OF SANTA FE OR N.M. STATE HIGHWAY DEPARTMENT).

THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS.

A PORTION OF THESE LOTS LIE INSIDE THE FLOOD HAZARD AREA ZONE "AE" AS SHOWN ON H.U.D. FLOOD INSURANCE MAP COMMUNITY PANEL NO. 350069 02298 EFFECTIVE DATE NOVEMBER 4, 1988.

EXISTING NATURAL DRAINAGEWAYS WILL NOT BE MODIFIED OR IMPEDED WITHOUT THE WRITTEN APPROVAL OF THE LAND USE DIRECTOR OR COUNTY HIGHWAY DEPARTMENT. DEVELOPMENT SHALL NOT IMPEDE HISTORIC FLOW RATES OR PATTERNS TO OR FROM THESE LOTS.

THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.

THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE (0 TO 2 MILE EZ).

SANTA FE COUNTY'S APPROVAL OF THIS SURVEY PLAT DOES NOT INCLUDE THE CONSTRUCTION OF THE PRIVATE EASEMENT(S) OR ROAD(S) AS SHOWN. PRIOR TO THE CONSTRUCTION OF SAID PRIVATE EASEMENT(S) OR ROAD(S), IT IS THE REQUIRED THAT AN ADDITIONAL DEVELOPMENT PERMIT BE APPLIED FOR AND THEN APPROVED BY THE SANTA FE COUNTY LAND USE DIRECTOR.

NEW DRIVEWAY/ROAD ACCESS FROM STATE RD. 14 IS SUBJECT TO A PERMIT OR APPROVAL BY THE STATE OF NEW MEXICO HIGHWAY DEPARTMENT PRIOR TO ISSUANCE OF A PERMIT FOR CONSTRUCTION BY SANTA FE COUNTY.

THE PARCELS HEREON ARE SUBJECT TO SECTION 12.1 OF THE EEO, TERRAIN, MANAGEMENT REGULATIONS AT THE TIME OF ANY DEVELOPMENT (WITHIN 2 MILE EZ).

SOILS RATING: PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE SOILS RATING ON THIS PROPERTY IS DESIGNATED AS BEING MODERATE-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.

WATER USE/WELL WITHDRAWAL ON THESE TRACTS IS RESTRICTED BY COVENANTS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED IN BOOK 462 PAGE(S) N/A AS DOCUMENT NO. N/A (MUST BE SIGNED AND NOTARIZED BY OWNER).

LOT SIZES WERE DERIVED FROM AN APPROVED HYDROLOGY TEST.

THESE LOTS ARE SUBJECT TO A 30% OPEN SPACE REQUIREMENT. NO DEVELOPMENT MAY OCCUR WITHIN THE DESIGNATED OPEN SPACE (2 MILE EZ).

MINIMUM FLOOR ELEVATIONS FOR ALL STRUCTURES SHALL BE ONE FOOT OR MORE ABOVE THE ONE HUNDRED YEAR FLOOD ELEVATION. FLOOD ELEVATIONS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY A PROFESSIONAL ENGINEER.

THIS PROPERTY IS SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, AND EASEMENTS OF RECORD WHICH PERTAIN.

BOTH BUILDINGS WILL BE SPRINKLERED TO MEET THE MINIMUM STANDARDS OF NFPA 15.

TERRAIN MANAGEMENT NOTES:

ALL DEVELOPMENT SHALL OCCUR WITHIN BUILDABLE AREAS AS PER THE SANTA FE COUNTY LAND DEVELOPMENT CODE.

U.P.C. # 1-111-111-000-158
INDEXING INFORMATION FOR COUNTY CLERK

PURPOSE:
THIS PLAT CREATES TWO COMMERCIAL LOTS FOR CANVASBACK CORPORATION WITHIN SECTION 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, NEW MEXICO

PROJECT NO. 96-70 PLAT NO. L-518

SURVEYOR'S CERTIFICATE

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF A SURVEY COMPLETED UNDER MY DIRECTION ON AUGUST 5, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, ADOPTED BY THE NEW MEXICO STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS.

JAMES J. MEDRANO
JAMES J. MEDRANO
N.M.P.S. NO. 5217



LANDMARK SURVEYS
P.O. BOX 6714
SANTA FE, NEW MEXICO 87502

APPROVALS:

APPROVED BY THE EXTRATERRITORIAL ZONING COMMISSION AT ITS MEETING OF APRIL 8, 2004.

Nancy DeLong 8-27-04
CHAIRPERSON DATE

N/A 8-17-04
TECHNICAL REVIEW DIVISION DATE

8-17-2004
CITY PLANNER DATE

N/A 8-17-04
PUBLIC WORKS DIRECTOR DATE

1344.798
COUNTY OF SANTA FE }
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 2 DAY OF SEPTEMBER, A.D. 2004, AT 2:41 P.M. AND WAS ONLY RECORDED IN BOOK 567 PAGE 086 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
REBECCA BUSTAMANTE
COUNTY CLERK, SANTA FE COUNTY, NM

Rebecca Bustamante

