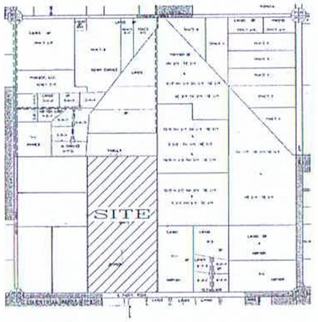
82€046

ONE TIME 5 YEAR EXEMPTION DIVISION OF LANDS OF

JOE & SHIRLEY WILSON

BEING TRACT 2 OF THE LANDS OF SIDNEY W. JOHNSON JR. & CHARLENE M. JOHNSON
LOCATED IN THE SW ¼ OF SECTION 28, T.11N., R.7E., N.M.P.M.,
SANTA FE COUNTY, NEW MEXICO
JUNE, 2017

PURPOSE : THIS PLAT CREATES 2 RESIDENTIAL LOTS.



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LEGEND

- ○ SET 5/8"øx16" REBAR AND YELLOW I.D. CAP STAMPED "OA PS 14401".
- ⊠ SET 5/8"øx16" REBAR AND YELLOW I.D. CAP STAMPED "OA PS 14401". AS WITNESS CORNER INDICATED
- ● FOUND 5/8"ø REBAR AND YELLOW I.D. CAP STAMPED "OA PS 14405" ATTACHED 1 1/2" ALUMINUM WASHER STAMPED "PS 14401".
- ■ FOUND 5/8"ø REBAR AND YELLOW I.D. CAP STAMPED "OA PS 14405" (WITNESS CORNER) ATTACHED 1 1/2" ALUMINUM WASHER STAMPED "PS 14401".
- ⊛ FOUND BRASS CAP STAMPED "CENTER SECTION 28"
- BOUNDARY LINE
- EASEMENT LINE
- RUBBER HORSE FENCE
- LATTICE TOWER
- HORSE LANE OR MAINTENANCE ROAD
- WIRE FENCE
- SETBACK LINE
- 4' BLOCK WALL
- DOMESTIC WELL
- EXISTING DRIVEWAY

DESCRIPTION

BEING ALL THAT CERTAIN TRACT WHICH IS TRACT NUMBERED TWO (2) OF THE LANDS OF SIDNEY W. AND CHARLENE M. JOHNSON, AS THE SAME IS SHOWN AND DESIGNATED ON THE LOT LINE ADJUSTMENT PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, NEW MEXICO, ON JULY 26, 2000, IN PLAT BOOK 449, PAGE 049, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, WHICH IS THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 28.

THENCE, S 89°42'10"W, A DISTANCE OF 1315.73 FEET;

THENCE, N 0°07'10"E, A DISTANCE OF 2649.25 FEET;

THENCE, N 89°43'37"E, A DISTANCE OF 1306.31 FEET;

THENCE, S 0°05'04"E, A DISTANCE OF 2648.65 FEET

TO THE POINT OF BEGINNING AND CONTAINING 79.724 ACRES, AS SURVEYED DURING THE MONTH OF JUNE, 2017.

SURVEY GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT 2 INTO TRACTS 2-A, AND 2-B AND GRANT OR RE-GRANT EASEMENTS AS SHOWN HEREON.
2. FIELD WORK PERFORMED WITH 2-TRIMBLE 5800 GPS RECEIVERS DURING THE MONTH OF JUNE, 2017.
3. BASIS OF SURVEY IS THE WARRANTY DEED IN ITEM 5-A BELOW.
4. DIMENSIONS SHOWN ARE BASED ON THE EAST LINE OF TRACT 1-C OF THE LANDS OF MCKINNON, RECORDED IN PLAT BOOK 768, PAGE 23-24. DIMENSIONS SHOWN IN PARENTHESIS ARE RECORD DIMENSIONS FROM ADJOINING PLATS. DIMENSIONS SHOWN IN BRACKETS ARE RECORD DIMENSIONS FROM THE PREVIOUS PLAT.
5. DOCUMENTS USED TO DETERMINE THE BOUNDARIES SHOWN HEREON INCLUDE:
   - A. SPECIAL WARRANTY DEED TO WILSON, RECORDED MAY 27, 2016, AS INSTRUMENT # 1794755;
   - B. REAL ESTATE CONTRACT TO WILSON, RECORDED DECEMBER 13, 2016, AS INSTRUMENT # 1811932;
   - C. PLAT OF LANDS OF JOHNSON, RECORDED ON JULY 26, 2000, IN PLAT BOOK 449, PAGE 049;
   - D. PLAT OF LANDS OF MCKINNON, RECORDED ON DECEMBER 30, 2013, IN PLAT BOOK 768, PAGES 23-24;
   - E. PLAT OF LANDS OF THE HEIRS OF JUANITA GUTIERREZ, RECORDED ON JUNE 4, 1986, IN PLAT BOOK 164, PAGE 033;
   - F. SUBDIVISION PLAT OF EQUESTRIAN PARK, UNIT 1, RECORDED ON SEPTEMBER 16, 2008, IN PLAT BOOK 690, PAGES 005-008;
   - G. PLAT OF LANDS OF MOOMEY, RECORDED ON MAY 8, 1997, IN PLAT BOOK 361, PAGE 026;
   - H. PLAT OF LANDS OF CHIOINO AND KOSS, RECORDED ON SEPTEMBER 4, 1987, IN PLAT BOOK 177, PAGE 006;
   - I. PLAT OF LANDS OF HORTON, RECORDED ON APRIL 21, 1995, IN PLAT BOOK 301, PAGE 022.

DECLARATION OF INTENT

THE OWNER OF THE LAND PLATTED HEREIN CERTIFIES THE HE/SHE DOES NOT INTEND TO SELL, LEASE OR OTHERWISE COVEY TRACT 2-A, BUT CERTIFIES THAT HE/SHE INTENDS TO KEEP THIS TRACT FOR PERSONAL USE FOR A MINIMUM OF FIVE YEARS. IF THE TRACT IS SOLD OR LEASED WITHIN FIVE YEARS, THE OWNER ACKNOWLEDGES THAT HE/SHE SHALL BE SUBJECT TO ALL APPLICABLE SUBDIVISION REGULATIONS AND AGREES THAT HE/SHE WILL INFORM THE SANTA FE COUNTY LAND USE ADMINISTRATOR THAT HE/SHE HAS CREATED A SUBDIVISION. FURTHER, IF EITHER OF THE TWO TRACTS CREATED BY THIS PLAT ARE DIVIDED WITHIN A PERIOD OF FIVE YEARS, SUCH SUBDIVISION(S) SHALL BE CONSIDERED A SUBDIVISION SUBJECT TO ALL APPLICABLE SUBDIVISION REGULATIONS.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETORS OF THE LANDS SHOWN HEREON DO HEREBY ATTEST THAT THIS PLAT WAS PREPARED WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR WISHES AND DESIRES, AND DO FURTHER GRANT ANY RIGHTS-OF-WAY OR EASEMENTS AS SHOWN HEREON.

JOE WILSON	9/30/17 DATE	SHIRLEY WILSON	9-30-17 DATE
FLOYD WILSON	9/30/17 DATE	MARGARET WILSON	9-30-17 DATE

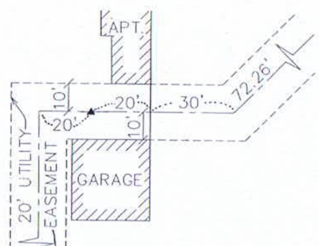
ACKNOWLEDGMENT FOR INDIVIDUAL

STATE OF New Mexico)
COUNTY OF Torrance) SS

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 30 2017 BY JOE WILSON, SHIRLEY WILSON, FLOYD WILSON, AND MARGARET WILSON.

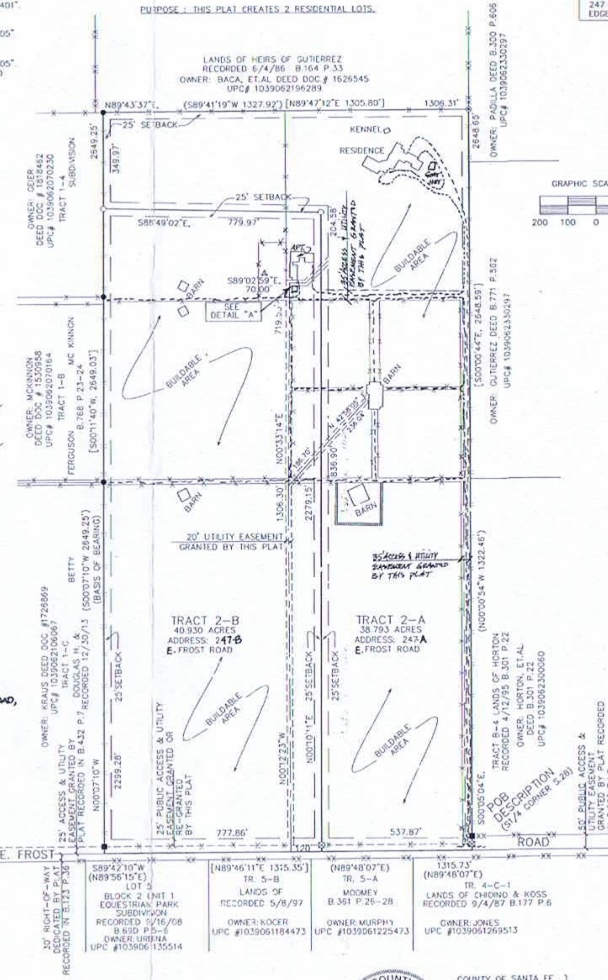
NOTARY PUBLIC
MY COMMISSION EXPIRES

OFFICIAL SEAL TIM ODEN NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 7-19-20



DETAIL "A"
SCALE: 1" = 20'

SHOULD TRACT 2-B ACCESS OFF OF E. FROST ROAD, ADDRESS WILL NEED TO BE CHANGED



OWNER:
JOE & SHIRLEY WILSON
247 FROST ROAD E.
EDGEWOOD N.M. 87015

SANTA FE COUNTY APPROVAL NOTES, AND CONDITIONS

SANTA FE COUNTY RURAL ADDRESSING	11/9/2017 DATE
COUNTY LAND USE ADMINISTRATOR	11/14/17 DATE
17-3034 COUNTY DEVELOPMENT PERMIT NO.	
SANTA FE COUNTY FIRE MARSHALL	10/19/17 DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1039062231134 & 1039062167133, PARCEL # 94477300 & 910001985 PROPERTY OWNER OF RECORD: WILSON, JOE & SHIRLEY AND WILSON, FLOYD & MARGARET

SANTA FE COUNTY TREASURER'S OFFICE 11-8-17 DATE

THE TRACTS, PARCEL AND/OR LOTS DEPICTED HEREON LIE WITHIN THE RESIDENTIAL FRINGE ZONING DISTRICT

1. THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF SANTA FE COUNTY.
2. MAINTENANCE OF PRIVATE ACCESS EASEMENTS, UTILITY EASEMENTS AND/OR PRIVATE ROADWAYS IS NOT THE RESPONSIBILITY OF SANTA FE COUNTY, UNLESS DEDICATED AND ACCEPTED FOR MAINTENANCE BY THE SANTA FE COUNTY PUBLIC WORKS DEPARTMENT AND THE BOARD OF COUNTY COMMISSIONERS.
3. THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT INCLUDING BUILDING PERMITS. ALL STANDARD COUNTY PERMITS AND FEES MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY OF ANY KIND. DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL REQUIRED IMPROVEMENTS FOR ROADS, FIRE PROTECTION, TERRAIN MANAGEMENT, AND DRAINAGE ARE COMPLETE AND APPROVED.
4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 35049C0875D DATED JUNE 17, 2008, THIS PROPERTY LIES OUTSIDE THE 100-YEAR (1%) FLOODPLAIN, IN ZONE X. THIS DESIGNATION DOES NOT GUARANTEE THAT THE PROPERTY WILL BE FREE FROM FLOODING OR FLOOD RELATED DAMAGES.
5. THE TRACTS, PARCELS AND/OR LOTS SHOWN HEREON LIE OUTSIDE THE URBAN WILDLAND INTERFACE ZONE AS DETERMINED BY THE SANTA FE COUNTY FIRE DEPARTMENT.
6. BUILDABLE AREAS ARE DEPICTED HEREON (ENTIRE TRACT WITH EXCEPTION OF SETBACK AND EASEMENT). THE BUILDABLE AREAS HAVE SLOPE LESS THAN 15%
7. WATER USE AND/OR WELL WITHDRAWN ON THESE TRACTS, PARCELS, AND/OR LOTS SHOWN HEREON IS RESTRICTED BY COVENANTS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED AS INSTRUMENT NO. 1841540 ANNUAL WATER USE ON TRACTS 2-A AND 2-B IS RESTRICTED TO 0.25 ACRE FEET PER YEAR PER DWELLING.

SPECIAL BUILDING PERMIT CONDITIONS

THE INSTALLATION OF AN AUTOMATIC FIRE SUPPRESSION SYSTEM IS HIGHLY RECOMMENDED FOR ALL HOMES ON ALL LOTS.

THE PARCELS, LOTS, OR TRACTS PLATTED HEREON ARE SUBJECT TO CHAPTER 7, SECTION 7.17 OF THE SUSTAINABLE LAND DEVELOPMENT CODE, AS WELL AS ALL PERTINENT COUNTY CODES AND ORDINANCES AT THE TIME OF DEVELOPMENT.

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

NEW DRIVEWAY/ROADWAY ACCESS FROM COUNTY ROAD 16 EAST FROST ROAD IS SUBJECT TO APPROVAL BY THE COUNTY PUBLIC WORKS DIRECTOR AND COUNTY FIRE MARSHALL.

DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL REQUIRED IMPROVEMENTS FOR ROADS AND EMERGENCY TURN AROUND ARE COMPLETED AND APPROVED BY STAFF.

SURVEYOR'S CERTIFICATION

I, CHRISTOPHER S. BENSON, NEW MEXICO PROFESSIONAL SURVEYOR NO. 14401, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON MAY 15, 2015; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHRISTOPHER S. BENSON
P.S. NO. 14401

Sept 28, 2017 DATE

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) SS

I Hereby Certify That This Instrument Was Filed For Record On The 16th Day Of November A.D., 2017 at 9:34 And Was Duly Recorded as Instrument # 1841559 In Book 826 Page 46 Of The Records Of Santa Fe County Witness My Hand And Seal Of Office Geraldine Salazar Deputy County Clerk, Santa Fe, NM

COUNTY CLERK SANTA FE COUNTY NEW MEXICO GERALDINE SALAZAR

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: WILSON, JOE & SHIRLEY
SECTION 28, T11N, R7E, N.M.P.M.,
SANTA FE COUNTY, NEW MEXICO.

Oden & Associates
surveyors engineers planners
P.O. BOX 1976
200 U.S. ROUTE 66
MORIARTY, NM 87035
(505)832-1425
832-6996 (FAX)

Designed	Date	Drawn	Date	Checked	Date	Date	Sheet
TRO	4/15/17	GS	6/17/17	CSB	6/20/17	6/22/17	1 of 1
Job # S17-046		File MCKINNON 28117		COMP. FILE 28117		DWG NAME S17-046.DWG	