

**Henry P. Roybal**  
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**Anna Hansen**  
Commissioner, District 2

**Robert A. Anaya**  
Commissioner, District 3



**Anna T. Hamilton**  
Commissioner, District 4

**Ed Moreno**  
Commissioner, District 5

**Katherine Miller**  
County Manager

**DATE:** October 31, 2017

**TO:** Board of County Commissioners

**FROM:** Vicente Archuleta, Development Review Team Leader *VA*

**VIA:** Katherine Miller, County Manager  
Penny Ellis-Green, Growth Management Director *PEG*  
Vicki Lucero, Building and Development Services Manager *VL*

**FILE REF.:** CASE # S 17-5260 Las Campanas Holdings, Inc. (Estancias Unit III) Preliminary and Final Plat and Development Time Extension

**ISSUE:**

Las Campanas Holdings, LLC, Applicant, Santa Fe Planning Group, Inc. (Scott Hoeft), Agent, for a 36-month Time Extension of the previously approved Final Plat and Development Plan for the two phases of the Estancias III subdivision as per Chapter 5, Section 5.8.7 (Expiration of Final Plat).

The property is located within the Las Campanas Subdivision, north of Las Campanas Drive, and west of Old Buckman Road, within the Las Campanas Planned development District, within Section 2, Township 17 North, Range 8 East (Commission District 2).

**VICINITY MAP:**



## SUMMARY:

On August 14, 2001, the BCC granted Preliminary and Final Plat and Development Plan approval for the Estancias at Las Campanas (formerly Tesoro Enclaves) which consisted of a 128 lot residential subdivision on 432-acres in 3 phases (Units I, II and III) .

On August 12, 2003, the BCC approved a Final Plat and Development Plan Amendment that was redesigned for 128 residential lots in three phases of development (Refer to August 12, 2003 BCC Meeting Minutes as Exhibit 4). Estancias Unit I consists of 24 lots, which was recorded in 2003, and Estancias Unit II consisting of 67 lots, was recorded in 2004. Homes have been completed on Unit I and Unit II. Unit III was not recorded.

On May 14, 2013, the BCC granted a 24-month time extension for Unit III of the Estancias at Las Campanas consisting of the remaining 37 lots due to economic conditions as allowed under Resolution No. 2011-193 and Ordinance No. 2011-11 (Refer to May 14, 2013 BCC Meeting Minutes as Exhibit 5).

On June 9, 2015, the Board of County Commissioners (BCC) approved a Preliminary and Final Plat and Development Plan Amendment to sub-phase the previously approved Estancias Unit III residential subdivision into two (2) phases by a unanimous vote of 6-0 (Refer to June 9, 2015 BCC Meeting Minutes as Exhibit 3).

The Applicants now request a 36-month time extension of previously approved Preliminary and Final Plat and Development of the previously approved Estancias Unit III subdivision. The Estancias Unit III consists of 37 lots (Phase 1 - 23 lots and Phase 2 - 14 lots) on 117-acres.

The Applicant states: "The intent of creating a final subdivision plat for two separate phases in 2015 was to make it more feasible for the developer to commence with a smaller portion of the project in the short term, in terms of infrastructure costs and lot sales."

Chapter 5, Section 5.8.7 (Expiration of Final Plat) of the SLDC states: "Any approved or conditionally approved final plat, shall be recorded within twenty-four (24) months after its approval or conditional approval or the plat shall expire. Prior to the expiration of the final plat, the subdivider may request, from the Board, an extension of the final plat for a period of time not exceeding thirty-six (36) months."

The BCC's approval of the Preliminary and Final Plat and Development Plan Amendment to Phase the development rendered the project valid for twenty-four (24) months from the time the Final Order was recorded. The Final Order was recorded on August 26, 2015. Therefore, the Applicant had until August 26, 2017 to record.

On August 24, 2017, the Applicant submitted a request for a 36-month time extension of the Preliminary and Final Plat and Development Plan Amendment subject to Chapter 5, Section 5.8.7 of the Sustainable Land Development Code (SLDC).

**APPROVAL SOUGHT:**

Approval of a 36-month Time Extension of the previously approved Final Plat and Development Plan for the two phases of the Estancias III subdivision as per Chapter 5, Section 5.8.7 (Expiration of Final Plat) of the SLDC.

**GROWTH MANAGEMENT AREA:**

SDA-2

**ZONING DISTRICT:**

Planned Development District

**STAFF RECOMMENDATION:**

Staff recommends approval of a 36-month Time Extension of the previously approved Preliminary and Final Plat and Development Plan Amendment for the two phases of the Estancias III subdivision, which must be approved by the Board of County Commissioners (BCC) as per Chapter 5, Section 5.8.7 (Expiration of Final Plat) as per the SLDC.

It is at the discretion of the BCC to consider the request to approve the 36-month time extension. The BCC may consider the information presented by staff and the applicant to approve the request.

**EXHIBITS:**

1. Letter of request
2. Site Plans
3. June 9, 2015 BCC Meeting Minutes
4. August 12, 2003 BCC Meeting Minutes
5. May 14, 2013 BCC Meeting Minutes
6. Aerial Photo of Site and Surrounding Areas



# SANTA FE PLANNING GROUP, INC.

P.O. BOX 2482  
SANTA FE, NM 87504  
www.sfpqi.com  
(505) 988-1129

August 09, 2017

Vicente Archuleta  
Santa Fe County  
102 Grant Avenue  
Santa Fe, NM 87504

Re: Case #: S15-5050 Estancias Unit III  
Preliminary and Final Plat and Development Plan, Phase 1 & 2  
Extension Request

Dear Mr. Archuleta:

Las Campanas Holdings respectfully requests a 36-month time extension of the previously approval Final Plat and Development Plan Approval for the two Phases of the Estancias III subdivision, Phase 1 and Phase II. As stated in the SLDC:

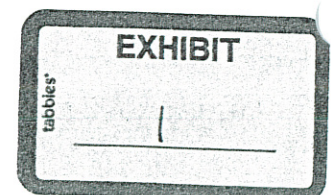
*5.8.7 Expiration of Final Plat. Any approved or conditional approval final plat shall be recorded within 24-months after its approval or conditional approval or the plat shall expire. Prior to the expiration of the final plat, the subdivider may request from the Board an extension of the final plat for a period of time not exceeding 36-months.*

Estancias III was divided into two separate phases in year 2015, namely Phase 1 and Phase 2. Phase 1 has 23 lots and Phase 2 has 14 lots (the entire subdivision is 37 lots on 117-acres). The intent of creating a final subdivision plat for two separate phases in 2015 was to make it more feasible for the developer to commence with a smaller portion of the project in the short term, in terms of infrastructure costs and lot sales. While we are glad to report that lots in Las Campanas are selling, and work on the subdivisions lots within Las Campanas has picked up over the last 6 months, additional time is needed to commence work on Estancias III, Phase 1 and Phase 2.

Total Acreage: 117-acres  
Lot Sizes: 2-acres to 5-acres in size

Phase 1: 23 lots  
Phase 2: 14 lots  
37 lots total

The case history was well documented and summarized in the Final Order for the case, which was recorded on August 26, 2015. We need not duplicate its contents but instead attach it for further reference.





Thank you for considering this request. The additional time will make a significant difference in the life cycle of this subdivision. The market for new lot subdivisions is picking up; without an extension, years of planning and engineering, and entitlement approvals will be lost.

If you have further questions, do not hesitate to contact me at 412.0309.

Sincerely,

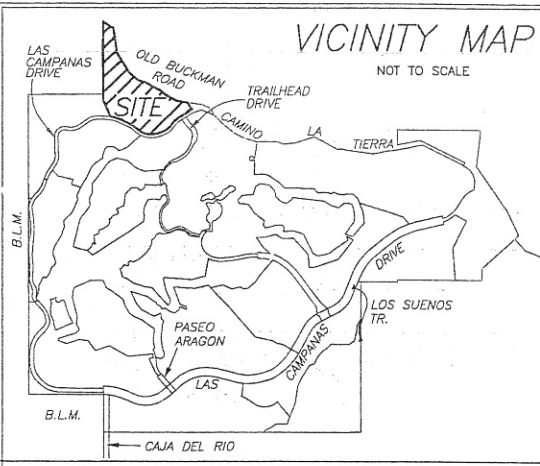


Scott Hoeft  
Vice President

Attachments:

- Application/Fee (\$600)
- April 26, 2015 Final Order
- Final Plats, Phase 1 and Phase 2





SPECIAL BUILDING PERMIT CONDITIONS

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

THESE LOTS ARE SUBJECT TO UTILIZING THE LAS CAMPANAS HOMEOWNERS WATER CO-OP WATER SYSTEM. INDIVIDUAL WELLS ARE NOT PERMITTED.

THESE LOTS ARE SUBJECT TO USING THE LAS CAMPANAS HOMEOWNERS SEWER CO-OP SEWER SYSTEM. NO INDIVIDUAL WATER SYSTEM WILL BE ALLOWED.

THE PARCELS, LOTS OR TRACTS PLATTED HEREON ARE SUBJECT TO TITLE VII, SECTION 3, AND ORDINANCE 2008-10, AS WELL AS ALL PERTINENT COUNTY CODE AND ORDINANCE AT THE TIME OF DEVELOPMENT.

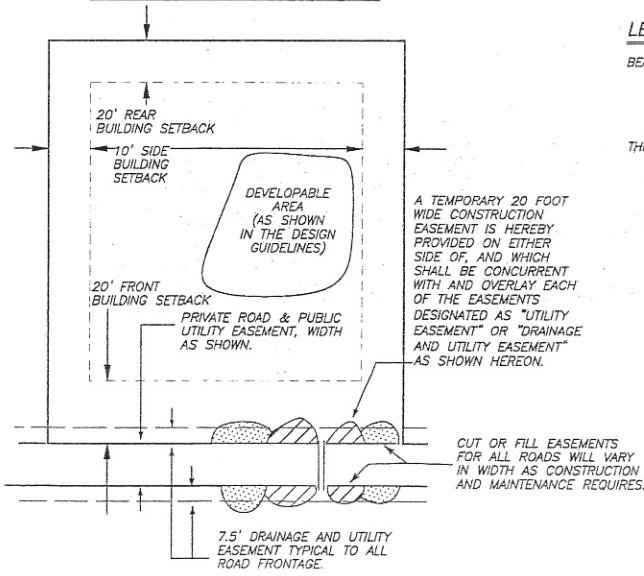
THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR DEVELOPMENT PERMIT.

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

REFERENCE DOCUMENTS

1. AERIAL MAPPING FROM FLIGHT OF FEB. 7TH 2000 PERFORMED BY THOMAS R. MANN AND ASSOCIATES FROM GROUND CONTROL PROVIDED BY DAWSON SURVEYS INC.
2. SUMMARY SUBDIVISION AND LOT LINE ADJUSTMENT PLAT PREPARED FOR LAS CAMPANAS, SANTA FE, SHOWING THE REMAINDER OF DUTCH PASTURE RECORDED IN BOOK 711, PAGES 36-42, SANTA FE COUNTY
3. CORRECTION GENERAL WARRANTY DEED, LAS CAMPANAS LIMITED PARTNERSHIP TO LAS CAMPANAS LAND HOLDINGS LLC, INST. #1697856.
4. CORRECTION GENERAL WARRANTY DEED, LAS CAMPANAS CORPORATION TO LAS CAMPANAS LAND HOLDINGS LLC, INST. #1697857.
5. GRANT OF EASEMENT FROM LAS CAMPANAS LIMITED PARTNERSHIP TO THE LAS CAMPANAS WATER CO OP., INST. #1668900.
6. GRANT OF EASEMENT FROM LAS CAMPANAS LIMITED PARTNERSHIP TO THE LAS CAMPANAS SEWER CO OP., INST. #1668585.
7. BOUNDARY SURVEY PREPARED FOR LAS CAMPANAS LAND HOLDINGS, LLC SHOWING THE ESTANCIAS AT LAS CAMPANAS, UNIT 3 BEING THE REMAINDER OF DUTCH PASTURE, PREPARED BY DIEGO J. SISNEROS, N.M.P.L.S. 13986, AND RECORDED AS INST.#1688141 PLAT BK. 752 PG. 41
8. CORRECTION GENERAL WARRANTY DEED, LAS CAMPANAS HOME AND DESIGN COMPANY TO LAS CAMPANAS LAND HOLDINGS LLC, INST. #1697858.

TYPICAL EASEMENT DETAILS



SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS

DEVELOPMENT PERMIT NO. S15-5050			
LAND USE ADMINISTRATOR	DATE	COUNTY TREASURER	DATE
RURAL ADDRESSING	DATE	FIRE MARSHAL	DATE

THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF SANTA FE COUNTY.

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.

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 COMPLETED AND APPROVED.

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 35049C04000, DATED JUNE 17, 2008; THIS PROPERTY LIES OUTSIDE THE LIMITS OF 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.

BUILDABLE AREAS ARE DEPICTED HEREON; THE BUILDABLE AREAS INDICATED HAVE SLOPES OF LESS THAN 15%

THE TRACTS, PARCELS AND OR LOTS SHOWN HEREON LIE INSIDE THE MODERATE HAZARD AREA OF THE URBAN WILDLAND INTERFACE ZONE AS DEFINED BY THE SANTA FE COUNTY FIRE DEPARTMENT. FIRE SPRINKLERS AND/OR FIRE STORAGE MAY BE REQUIRED.

THESE TRACTS PARCELS AND/OR LOTS ARE SUBJECT TO UTILIZING THE LAS CAMPANAS HOME OWNERS WATER CO-OP WATER SYSTEM. WATER WELLS ARE PROHIBITED WITHOUT THE PRIOR CONSENT OF THE COUNTY LAND USE ADMINISTRATOR.

THE SUBDIVISION DISCLOSURE STATEMENT REGARDING THESE TRACTS, PARCELS AND/OR LOTS IS FILED IN THE OFFICE OF THE COUNTY CLERK AS INSTRUMENT NO. \_\_\_\_\_

UTILITY COMPANIES

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.

PUBLIC SERVICE CO. OF N.M.	DATE
NM GAS CO.	DATE
CENTURY-LINK	DATE
LAS CAMPANAS HOMEOWNERS WATER COOPERATIVE	DATE
LAS CAMPANAS HOMEOWNERS SEWER COOPERATIVE	DATE

LEGEND

BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS

DE DENOTES DRAINAGE EASEMENT  
DUE DENOTES DRAINAGE AND UTILITY EASEMENT  
UE DENOTES UTILITY EASEMENT  
AUE DENOTES ACCESS AND UTILITY EASEMENT

THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

COUNTY OF SANTA FE }  
STATE OF NEW MEXICO } SS  
I hereby certify that this instrument was filed for record on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D. at \_\_\_\_\_ o'clock \_\_\_\_\_ and was duly recorded in book \_\_\_\_\_ page(s) \_\_\_\_\_ of the records of Santa Fe County.

Witness my Hand and Seal of office  
GERALDINE SALAZAR  
County Clerk, Santa Fe County, N.M.

Deputy

SANTA FE COUNTY APPROVAL

ROBERT A. AMAYA, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS (BOC)  
SANTA FE COUNTY, NEW MEXICO  
APPROVED ON JUNE 9, 2015 BY  
THE BCC, CASE NO. S 15-5050

ROBERT A. AMAYA, CHAIRMAN BCC DATE

ATTESTED BY:

GERALDINE SALAZAR, SANTA FE COUNTY CLERK DATE

FRANK KATZ CHAIRMAN  
COUNTY DEVELOPMENT REVIEW COMMITTEE (CDRC)  
SANTA FE COUNTY, NEW MEXICO  
APPROVED ON APRIL 16, 2015 BY  
THE CDRC, CASE NO. S 15-5050

GENERAL NOTES

1. THIS PLAT IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDE, LIENS, RESERVATIONS AND EASEMENTS FOR LAS CAMPANAS SANTA FE RECORDED IN BOOK 732, PAGES 241-329 OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY (THE "MASTER CC&R'S") AS AMENDED, AND THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE ESTANCIAS AT LAS CAMPANAS RECORDED IN BOOK 2687 PAGES 920-979 OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY (THE "VILLAGE CC&R'S") AND THE DESIGN GUIDELINES PROVIDED FOR THEREIN (THE "DESIGN GUIDELINES"). THIS PLAT IS ALSO SUBJECT TO THE COUNTY DISCLOSURE STATEMENT RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY.
2. THESE PROPERTIES LIE WITHIN OTHER AREAS ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL 35049C04000, DATED JUNE 17, 2008.
3. ALL EXISTING DRAINAGE CHANNELS WITHIN THESE LOTS ARE TO REMAIN IN THEIR NATURAL STATE EXCEPT FOR CROSSINGS AND FOR DIVERSIONS APPROVED BY THE DESIGN REVIEW COMMITTEE OF THE MASTER ASSOCIATION. MAINTENANCE OF THESE DRAINAGE CHANNELS IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
4. BUILDING SITES AND DRIVEWAY LOCATIONS ARE SUBJECT TO THE SANTA FE COUNTY TERRAIN MANAGEMENT REGULATIONS AND TO THE VILLAGE CC&R's AND THE DESIGN GUIDELINES.
5. FURTHER DIVISION OF THESE LOTS IS PROHIBITED.
6. AT THE TIME OF BUILDING PERMIT, A CULVERT OF MINIMUM 18 INCH DIAMETER IS TO BE INSTALLED IN THE BORROW DITCH AT THE DRIVEWAY BY THE LOT OWNER.
7. ONE GUEST HOUSE IS ALLOWED ON EACH LOT. STABLES, CORRALS AND TURN-OUTS ARE PERMITTED ON LOTS 96, 109 & 111.
8. ALL LOTS ARE SUBJECT TO A 0.4 ACRE FOOT PER YEAR WATER USE RESTRICTION EXCEPT FOR LOTS 96, 109 & 110, WHICH ARE SUBJECT TO A 0.5 ACRE FOOT PER YEAR WATER USE RESTRICTION.
9. THE DRILLING OF WATER WELLS BY THE LOT OWNERS IS PROHIBITED.
10. CENTRALIZED STORM WATER DETENTION HAS BEEN PROVIDED FOR HARD SURFACE LOT DEVELOPMENT UP TO 11,000 SQ. FT.. LOT OWNERS WILL BE REQUIRED TO DETAIN THE ON-SITE INCREASED STORM WATER RUNOFF CAUSED BY THEIR LOT IMPROVEMENTS OVER 11,000 SQ. FT..
11. A TEMPORARY 20 FOOT WIDE CONSTRUCTION EASEMENT IS HEREBY PROVIDED ON EITHER SIDE OF, AND WHICH SHALL BE CONCURRENT WITH AND OVERLAY EACH OF THE EASEMENTS DESIGNATED AS "UTILITY EASEMENT", "DRAINAGE AND UTILITY EASEMENT", OR ACCESS AND UTILITY EASEMENT AS SHOWN HEREON.
12. SANITARY SEWER HOUSE SERVICE LINES WITHIN THE LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO CONSTRUCT AND MAINTAIN. THE OWNER RESERVES THE RIGHT TO ACCESS CLEAN OUT LOCATIONS ADJACENT TO THE ROADWAY FRONTAGES AND CLEAN OUTS DESIGNED TO EXTEND BEYOND THE DESIGNATED DRAINAGE AND UTILITY EASEMENTS.
13. NO BUILDING PERMITS WILL BE ISSUED UNTIL, DRAINAGE, FIRE PROTECTION, AND ALL WEATHER ROADS HAVE BEEN COMPLETED AS APPROVED BY THE OFFICE OF THE COUNTY FIRE MARSHAL AND THE LAND USE ADMINISTRATOR.
14. VISIBILITY TRIANGLES AT INTERSECTIONS R.O.W. ARE SHOWN ON THE STANDARD CITY OF SANTA FE DETAILS CONTAINED IN THE ENGINEERING DRAWINGS. NO CONSTRUCTION ABOVE 3' IS ALLOWED IN THESE TRIANGLES.
15. THE DEVELOPER AGREES TO GRANT UTILITY EASEMENTS FOR UTILITIES ACROSS THE GOLF COURSE AT THE TIME THOSE PROPERTIES ARE PLATTED.
16. CONSTRUCTION OF SWIMMING POOLS ON THESE LOTS SHALL COMPLY WITH CURRENT REGULATIONS OF THE SANTA FE COUNTY LAND DEVELOPMENT CODES THAT ARE IN EFFECT AT THE TIME A DEVELOPMENT PERMIT IS REQUESTED FOR SWIMMING POOL CONSTRUCTION. THIS INCLUDES REGULATIONS REGARDING SWIMMING POOLS DURING PERIODS OF DROUGHT AND CONDITIONS PREVIOUSLY IMPOSED REGARDING DROUGHT CONDITIONS.
17. THE LAS CAMPANAS MASTER ASSOCIATION SHALL ACCEPT THE DEDICATION OF THE ROADS SUBJECT TO THEIR APPROVAL OF THE COMPLETED CONSTRUCTION.
18. LAS CAMPANAS LAND HOLDINGS LLC, HEREBY RETAINS EASEMENTS AS SHOWN ALONG THE WEST BOUNDARY OF THE SUBDIVISION FOR THE CONSTRUCTION & MAINTENANCE OF FENCES AND PRIVATE UTILITIES AND ALONG THE NORTHERLY BOUNDARY ABUTTING BUCKMAN ROAD FOR THE CONSTRUCTION & MAINTENANCE OF WALLS, PRIVATE UTILITIES AND PRIVATE TRAIL.
19. RESIDENTIAL DEVELOPMENT ON THESE LOTS WILL BECOME SUBJECT TO A PROPOSED SANTA FE COUNTY LANDSCAPE ORDINANCE IF ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS BY FEBRUARY 12, 2004.
20. THESE LOTS ARE SUBJECT TO S.F. COUNTY ORDINANCE #2003-6, AN ORDINANCE AMENDING ORDINANCE #1996-10 OF THE S.F. COUNTY LAND DEVELOPMENT CODE ARTICLE III SEC. 4.4.1 AND ARTICLE III SEC. 2.4.1, REQUIRING RAIN WATER CATCHMENT SYSTEMS FOR ALL COMMERCIAL AND RESIDENTIAL DEVELOPMENT.

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THOSE LANDS LYING WITHIN SANTA FE COUNTY, NEW MEXICO, CONTAINING AN AREA OF \_\_\_\_\_ ACRES, MORE OR LESS, HAVE CAUSED THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAT AND THAT SAID SUBDIVISION IS NAMED AND SHALL BE KNOWN AS THE ESTANCIAS AT LAS CAMPANAS, UNIT 3, PHASE 1. ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

THE UTILITY COMPANIES ARE GRANTED EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND OPERATION OF UTILITIES. EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

ROADS SHOWN HEREON AS TRACTS A-1 WILL BE DEEDED TO THE LAS CAMPANAS MASTER ASSOCIATION. THESE STREETS ARE NOT DEDICATED TO THE PUBLIC FOR ITS USE, EXCEPT FOR EMERGENCY TYPE VEHICLES. PURSUANT TO THE VILLAGE CC&R's, THE LAS CAMPANAS MASTER ASSOCIATION HAS THE AUTHORITY TO DEDICATE THE PRIVATE STREETS TO THE PUBLIC, SUBJECT TO ACCEPTANCE BY SANTA FE COUNTY. THE MAINTENANCE OF THESE PRIVATE STREETS IS THE RESPONSIBILITY OF THE LAS CAMPANAS MASTER ASSOCIATION.

DRAINAGE EASEMENTS ARE GRANTED AS SHOWN FOR THE PURPOSE OF MAINTAINING THE FLOW OF STORM WATERS. SUCH EASEMENTS ARE GRANTED TO THE LAS CAMPANAS MASTER ASSOCIATION AND TO THE ADJOINING LOT OWNERS WHOSE SURFACE DRAINAGE FLOWS THROUGH SUCH EASEMENTS. MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

OPEN SPACE SHOWN HEREON AS TRACT "D", "E", "F", "G" AND "J" WILL BE DEEDED TO THE LAS CAMPANAS MASTER ASSOCIATION. OPEN SPACE TRACTS ARE SUBJECT TO DRAINAGE, UTILITY AND LANDSCAPING EASEMENTS.

AT THIS TIME WATER SERVICE IS PROVIDED BY THE LAS CAMPANAS HOMEOWNERS WATER COOPERATIVE, A NEW MEXICO COOPERATIVE ASSOCIATION. THE WATER SYSTEM IS HEREBY DEDICATED TO THE COOPERATIVE FOR OPERATION AND MAINTENANCE.

AT THIS TIME LIQUID WASTE DISPOSAL IS PROVIDED BY THE LAS CAMPANAS SEWER COOPERATIVE, A NEW MEXICO COOPERATIVE ASSOCIATION. SANITARY SEWERS ARE HEREBY DEDICATED TO THIS COOPERATIVE FOR OPERATION AND MAINTENANCE.

THIS SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF SANTA FE, NEW MEXICO

LAS CAMPANAS LAND HOLDINGS, LLC,

BY: \_\_\_\_\_  
ALAN BOX, ITS:  
STATE OF NEW MEXICO  
COUNTY OF SANTA FE

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED  
BEFORE ME BY ALAN BOX, \_\_\_\_\_ OF LAS CAMPANAS LAND HOLDINGS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC MY COMMISSION EXPIRES

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE \_\_\_\_ DAY OF FEBRUARY, 20\_\_\_\_ TO THE BEST OF MY KNOWLEDGE THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR SURVEYS IN NEW MEXICO.

DIEGO J. SISNEROS, N.M.P.L.S. 13986

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

SUBDIVISION PLAT FOR

**THE ESTANCIAS AT  
LAS CAMPANAS,  
UNIT 3, PHASE 1**

(FORMERLY TESORO ENCLAVES AT LAS CAMPANAS)  
A RESIDENTIAL SUBDIVISION OF 37 LOTS & 11 TRACTS, 117.16 ACRES BEING A PORTION OF PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE "DUTCH PASTURE", PLAT BOOK 244, PAGE 037  
WITHIN SECTIONS 2, 3 & 11, T17N, R8E, N.M.P.M.  
SANTA FE COUNTY, NEW MEXICO

SHEET 1 OF 4

PURPOSE: TO CREATE 23 RESIDENTIAL LOTS FOR DEVELOPMENT PHASE 1  
TYPICAL ALL SHEETS.

SHEET U3-3A

EXHIBIT

2



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	07°10'48"	1240.00	155.39	155.29	S03°33'04"W
C2	09°39'04"	297.96	50.19	50.13	S11°40'30"W

LINE TABLE

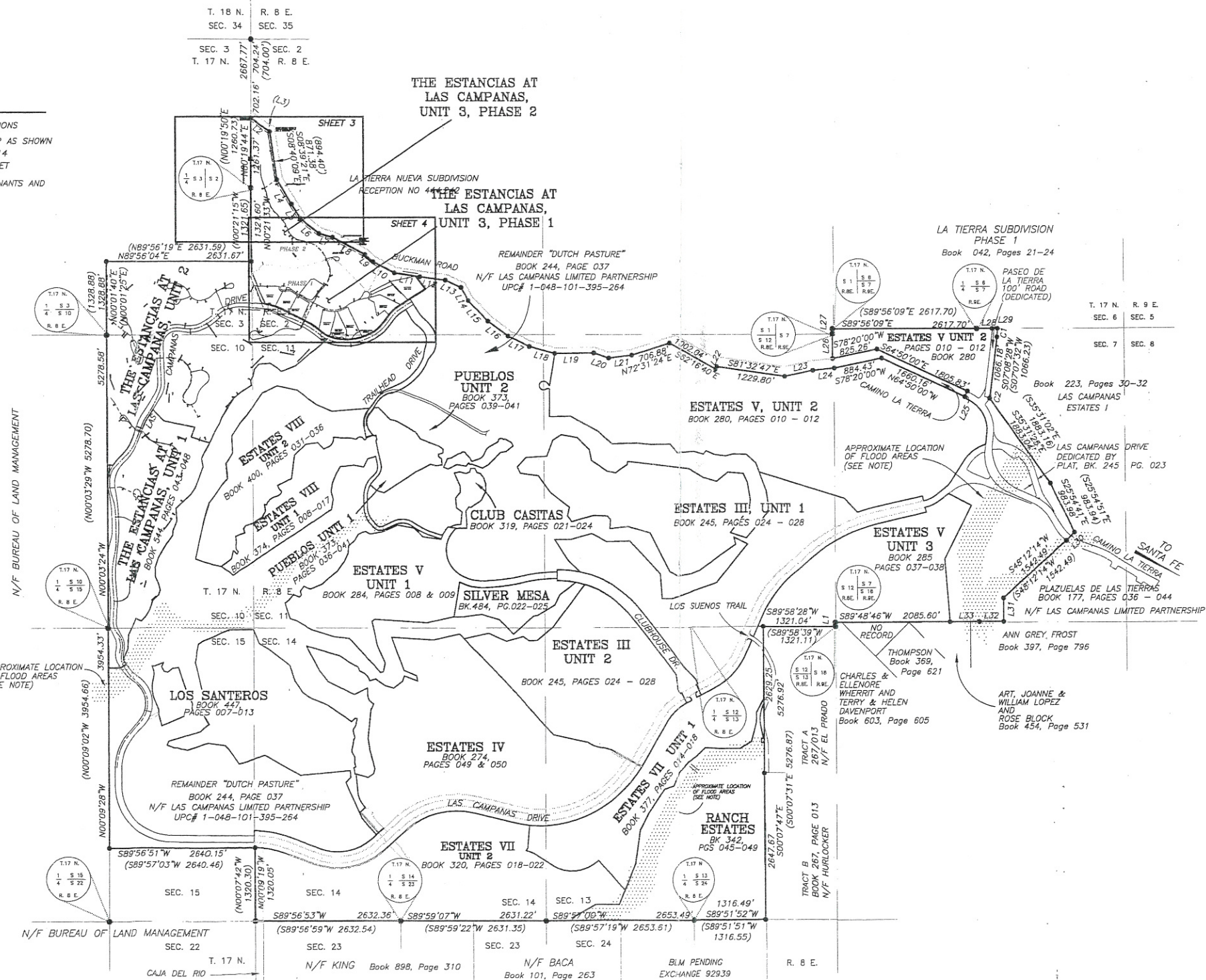
LINE	BEARING	DISTANCE	(PRIOR PLATS)
L1	S00°08'55"E	71.80'	S00°08'55"E 71.80'
L2	S54°12'32"E	426.04'	S54°10'21"E 349.22'
L3			S69°27'21"E 62.76'
L4	S30°57'02"E	508.74'	S30°56'47"E 509.80'
L5	S30°57'23"E	306.55'	S30°57'31"E 305.38'
L6	S50°51'37"E	430.85'	S50°51'20"E 430.70'
L7	S75°12'37"E	255.59'	S75°12'20"E 255.52'
L8	S62°03'59"E	663.65'	S62°03'42"E 663.37'
L9	S47°50'12"E	193.74'	S47°47'40"E 193.95'
L10	S62°30'45"E	443.35'	S62°28'13"E 443.94'
L11	S81°32'17"E	472.63'	S81°35'14"E 472.86'
L12	S82°35'39"E	462.43'	S82°34'22"E 462.52'
L13	S64°33'05"E	302.66'	S64°35'12"E 302.70'
L14	S28°30'06"E	274.40'	S28°27'46"E 274.30'
L15	S43°16'09"E	502.16'	S43°15'33"E 502.28'
L16	S51°59'03"E	447.65'	S51°59'01"E 447.71'
L17	S64°42'26"E	441.61'	S64°43'22"E 441.90'
L18	S75°13'12"E	489.71'	S75°12'10"E 488.76'
L19	N89°20'58"E	694.13'	N89°22'29"E 694.55'
L20	S71°23'21"E	263.47'	S71°20'58"E 263.30'
L21	N82°52'01"E	410.09'	N82°52'07"E 410.09'
L22	N28°10'13"E	49.48'	N27°51'24"E 50.00'
L23	N78°13'45"E	532.21'	N78°14'44"E 533.15'
L24	N84°10'25"E	393.19'	
L25	N25°10'00"E	109.60'	
L26	N00°01'59"E	447.98'	N00°00'31"E 447.95'
L27	N00°13'14"W	90.27'	N00°15'45"W 90.27'
L28	S89°59'57"E	279.81'	S89°59'57"E 279.81'
L29	S89°59'57"E	100.00'	N89°57'27"E 100.00'
L30	S44°17'34"W	212.54'	
L31	S00°04'26"E	425.00'	S00°04'26"E 425.00'
L32	S89°55'34"W	442.57'	S89°55'34"W 442.57'
L33	S89°48'46"W	528.34'	

## LEGEND:

BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS

- DENOTES FOUND USGLO BRASS CAP AS SHOWN
- DENOTES FOUND REBAR NMPLS 7014
- DENOTES CALCULATED POINT NOT SET

THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

SCALE 1" = 1000' FEET  
1000 0 1000

TITLE AND INDEXING INFORMATION FOR COUNTY CLERK

SUBDIVISION PLAT FOR  
**THE ESTANCIAS AT  
 LAS CAMPANAS,  
 UNIT 3, PHASE 1**

(FORMERLY TESORO ENCLAVES AT LAS CAMPANAS)  
 A RESIDENTIAL SUBDIVISION OF 37 LOTS & 11 TRACTS, 117.16  
 ACRES BEING A PORTION OF PHASE VI OF THE COUNTY  
 APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE  
 "DUTCH PASTURE", PLAT BOOK 244, PAGE 037  
 WITHIN SECTIONS 2 & 11, T17N, R8E, N.M.P.L.S.  
 SANTA FE COUNTY, NEW MEXICO

SHEET 2 OF 4

SHEET U3-3B

DAWSON SURVEYS INC.  
 PROFESSIONAL LAND SURVEYORS  
 2502 B CAMINO ENTRADA  
 SANTA FE, NEW MEXICO, 87507  
 FILE#9613PH2 DATE: 2/04/15



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHD BEARING	CHORD
C1	17°44'10"	475.00	147.04	N35°52'20"W	146.45'
C2	10°15'21"	525.00	93.97	S39°38'45"E	93.85'
C3	64°24'55"	87.59	98.47	S89°27'27"W	93.37'
C4	38°01'40"	87.59	58.13	S38°14'10"W	57.07'
C5	5°19'53"	765.50	71.23	S81°42'40"W	71.21'
C6	245°09'16"	37.59	180.84	N38°12'01"W	63.35'
C7	16°35'24"	234.67	67.95	N27°31'03"E	67.71'
C8	35°22'28"	87.59	54.08	N48°56'28"E	53.22'
C9	33°13'08"	87.59	50.78	N14°38'39"E	50.08'
C10	33°10'04"	87.59	50.71	N18°32'57"W	50.00'
C11	23°12'07"	87.59	35.47	N46°44'02"W	35.23'
C12	17°44'55"	87.59	27.13	N75°30'09"E	27.02'
C13	12°47'43"	1060.00	236.72	N78°07'55"W	236.23'
C14	11°13'46"	765.50	150.03	S59°23'53"W	149.79'
C15	35°43'06"	373.57	232.89	N04°22'43"W	229.13'
C16	64°07'38"	62.50	69.95	N46°38'08"E	66.36'
C17	105°13'49"	62.50	114.79	N38°02'35"W	99.32'
C18	51°31'47"	565.00	508.14	N58°08'28"W	491.19'
C19	23°35'57"	500.00	205.94	S37°43'37"W	204.49'
C20	11°32'24"	275.00	55.39	S78°08'10"E	55.29'
C21	29°58'44"	475.00	248.54	S29°45'03"E	245.71'
C22	2°18'08"	5025.00	201.91	N16°47'24"W	201.90'
C23	3°10'47"	4975.00	276.10	N16°21'05"W	276.06'
C24	71°45'52"	348.57	436.59	N13°38'40"E	408.61'
C25	9°49'43"	325.00	55.75	S36°20'00"E	55.68'
C26	54°06'43"	515.00	486.38	N56°51'00"W	468.51'
C27	27°34'45"	280.63	135.08	N74°39'03"W	133.78'
C28	47°09'17"	62.50	51.44	S51°09'48"W	50.00'
C29	120°32'57"	62.50	131.50	S32°41'19"E	108.55'
C30	16°26'46"	715.50	205.38	S62°00'23"W	204.67'
C31	26°44'04"	431.19	201.20	N67°09'02"E	199.38'
C32	7°09'36"	431.19	53.88	N84°05'52"E	53.85'
C33	2°59'59"	953.47	48.92	N57°15'13"E	49.91'
C34	13°25'25"	953.47	223.39	N65°27'55"E	222.88'
C35	18°35'54"	953.47	309.50	N81°28'34"E	308.14'
C36	10°30'18"	559.00	102.49	S72°33'05"E	102.35'
C37	23°15'04"	381.19	154.69	N65°24'32"E	153.63'
C38	18°21'24"	475.00	152.18	S35°06'21"W	151.53'
C39	67°14'24"	323.57	379.73	N11°22'56"E	358.31'
C40	9°31'38"	1281.16	213.03	S59°18'32"E	212.79'
C41	9°52'14"	1331.16	229.32	S59°08'14"E	229.04'
C42	6°21'02"	720.00	79.80	S54°39'39"W	79.76'
C43	18°06'43"	480.00	151.73	N46°41'52"E	151.10'
C44	11°25'16"	953.47	190.06	S83°30'51"E	189.75'
C45	16°05'12"	559.00	156.95	S59°15'20"E	156.43'
C46	12°51'37"	560.00	125.69	N57°38'33"W	125.43'
C47	7°39'42"	1080.00	141.75	N67°54'12"W	141.64'
C48	90°00'00"	25.00	39.27	S70°55'39"W	35.36'
C49	28°14'59"	431.19	212.60	S78°11'51"E	210.45'
C50	14°08'51"	715.50	176.67	S77°18'11"W	176.22'
C51	50°05'01"	184.67	161.42	N44°15'51"E	156.33'
C52	4°17'36"	765.50	57.36	S67°09'33"W	57.35'
C53	38°53'35"	381.19	258.76	S83°31'09"E	253.82'
C54	78°04'43"	25.00	34.07	S25°02'00"E	31.49'
C55	5°14'33"	475.00	43.46	S46°54'20"W	43.45'
C56	35°02'46"	373.57	235.02	N31°30'13"E	231.16'
C57	96°56'17"	25.00	42.30	S26°13'53"W	37.43'
C58	70°04'49"	75.00	91.73	N70°15'34"W	86.12'
C59	68°04'53"	62.50	72.08	S68°15'38"E	68.15'
C60	16°45'19"	546.33	159.77	S80°57'50"W	159.20'
C61	80°30'41"	25.00	35.13	S67°09'29"E	32.31'
C62	4°39'53"	565.00	48.00	N24°34'12"W	45.99'
C63	5°28'26"	565.00	53.98	N29°38'21"W	53.96'
C64	53°43'44"	275.00	297.88	S45°30'06"E	248.54'
C65	28°06'12"	525.00	239.18	N31°41'20"W	237.12'
C66	21°34'46"	521.33	196.35	S78°33'07"W	195.19'
C67	0°52'39"	5025.00	76.96	N15°12'01"W	76.96'
C68	15°57'53"	621.86	173.27	S09°57'31"E	172.71'
C69	17°56'29"	671.86	210.38	S08°58'14"E	209.52'
C70	19°43'23"	525.00	180.72	S24°37'23"E	179.83'
C71	8°22'01"	475.00	69.37	N22°49'14"W	69.30'
C72	12°46'55"	325.00	72.50	S25°01'41"E	72.35'
C73	7°33'23"	515.00	67.92	N26°00'57"W	67.87'
C74	43°12'28"	323.57	25.55	N47°15'52"E	25.54'
C75	23°35'37"	525.00	216.24	S37°43'37"W	214.71'
C76	78°04'43"	25.00	34.07	N76°53'17"E	31.49'
C77	6°42'08"	1281.16	149.87	S51°11'39"E	149.78'
C78	13°01'05"	280.63	63.78	N54°21'08"W	63.62'
C79	16°49'08"	62.50	18.35	S83°09'01"W	18.28'
C80	42°22'33"	75.00	56.78	N71°16'31"W	55.43'
C81	4°36'33"	1331.16	107.22	S51°53'41"E	107.19'
C82	7°29'53"	1080.00	141.34	N67°49'18"W	141.24'
C83	34°56'12"	325.00	198.17	S66°26'16"E	195.12'
C84	74°41'18"	325.00	43.80	S45°06'31"E	43.77'
C85	16°36'04"	50.00	14.49	S08°18'03"W	14.44'
C86	73°29'21"	50.00	64.13	S53°20'45"W	59.62'
C87	60°55'26"	50.00	53.17	N59°26'52"W	50.70'
C88	99°11'36"	50.00	86.59	N20°37'39"E	76.17'
C89	72°11'02"	25.00	31.51	S34°07'56"W	29.47'
C90	1°45'43"	720.00	22.14	S39°31'22"W	22.14'
C91	12°04'55"	720.00	151.83	S45°26'41"W	151.55'
C92	61°40'06"	540.00	581.21	N53°04'19"W	553.56'
C93	65°16'08"	300.00	341.75	S51°16'18"E	323.57'
C94	26°06'12"	500.00	227.79	N31°41'20"W	225.83'
C95	29°58'44"	500.00	261.62	S29°45'03"E	258.64'
C96	3°10'47"	5000.00	277.49	N16°21'05"W	277.45'
C97	17°56'29"	646.86	202.55	S09°58'14"E	201.73'
C98	62°08'39"	406.19	440.58	N84°51'19"E	419.28'
C99	15°31'21"	740.50	200.52	S61°32'40"W	200.00'
C100	50°05'01"	209.67	183.28	N44°15'51"E	177.90'
C101	24°58'16"	62.50	267.81	N38°12'01"W	106.49'
C102	15°04'16"	740.50	194.78	S76°50'29"W	194.22'
C103	14°29'07"	1306.16	330.22	S56°49'45"E	329.34'
C104	9°05'13"	100.00	15.86	N54°07'51"W	15.84'
C105	18°24'26"	255.63	82.13	N51°39'27"W	81.77'
C106	27°34'45"	255.63	123.05	N74°39'03"W	121.86'
C107	184°31'23"	37.50	120.78	S00°42'07"E	74.95'
C108	34°17'20"	100.00	59.85	N75°49'08"W	59.96'

# LOT PHASING PLAN

SEE SHEET 4 OF 3 FOR 1"=100' SCALE DRAWING OF PHASE 1



## LEGEND:

- BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS
- DENOTES FOUND USGLO BRASS CAP
- F DENOTES FOUND REBAR MARKS 7014
- DENOTES 1/2" REBAR OR AS SHOWN SET
- DENOTES CALCULATED POINT NOT SET
- X- DENOTES EXISTING FENCE FROM AERIAL SURVEY
- DE DENOTES DRAINAGE EASEMENT
- PUE DENOTES PRIVATE UTILITY EASEMENT
- UE DENOTES UTILITY EASEMENT
- DUE DENOTES DRAINAGE AND UTILITY EASEMENT
- UFE DENOTES UTILITY AND FENCE EASEMENT
- DENOTES OPEN SPACE TRACTS
- DENOTES APPROXIMATE LOCATION OF PROPOSED TRAIL
- Ⓡ DENOTES RURAL ADDRESS
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAN. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAN

THIS PLAN IS SUBJECT TO RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD.

LINE TABLE		
LINE	BEARING	DIST
L1	N84°20'24"W	152.68'
L2	S15°04'48"W	67.23'
L3	S63°06'39"W	100.00'
L4	N22°14'16"W	14.92'
L5	S64°04'21"E	6.35'
L6	S51°12'44"E	80.22'
L7	N57°50'11"E	55.12'
L8	S60°43'32"E	22.53'
L9	S80°19'43"W	47.84'
L10	S86°27'04"E	84.56'
L11	S22°14'16"E	62.33'
L12	N22°14'16"W	52.66'
L13	S17°56'28"E	70.49'
L14	S13°32'01"E	77.91'
L15	N00°39'30"W	25.00'
L16	N00°39'30"W	37.50'
L17	N90°00'00"W	25.00'
L18	N17°56'28"W	70.49'
L19	S87°02'12"W	123.74'
L20	S64°04'21"E	23.56'
L21	N64°04'21"W	33.83'
L22	S47°50'12"E	47.05'
L23	S12°18'55"W	41.65'
L24	S26°45'00"W	20.00'
L25	S64°04'21"E	128.12'
L26	S27°02'12"W	20.23'
L27	N68°27'31"E	35.19'
L28	N34°02'29"E	56.10'
L29	S14°21'15"E	53.93'
L30	S64°04'21"E	127.83'
L31	N86°27'04"W	20.62'
L32	N52°33'59"W	45.10'
L33	S17°50'13"E	31.65'
L34	S37°08'14"W	25.67'
L35	S72°07'49"W	18.20'
L36	S45°28'42"E	54.65'
L37	S00°00'00"W	50.00'
L38	N81°20'39"E	40.08'
L39	N81°20'39"E	21.25'
L40	S08°39'21"E	50.00'
L41	S44°44'25"E	31.17'
L42	N21°45'09"E	58.15'
L43	S01°45'48"W	45.29'
L44	S42°32'00"E	50.83'
L45	N57°50'11"E	75.00'
L46	S32°08'49"E	50.00'
L47	N57°50'11"E	84.15'
L48	N57°50'11"E	51.70'
L49	S64°08'05"E	44.36'
L50	S37°08'17"W	118.94'
L51	S48°31'31"E	20.38'
L52	S15°27'53"E	63.25'

DIEGO J. SISNEROS, N.M.P.L.S. 13986

TITLE AND INDEXING INFORMATION FOR COUNTY CLERK

## SUBDIVISION PLAT FOR THE ESTANCIAS AT LAS CAMPANAS, UNIT 3, PHASE 1

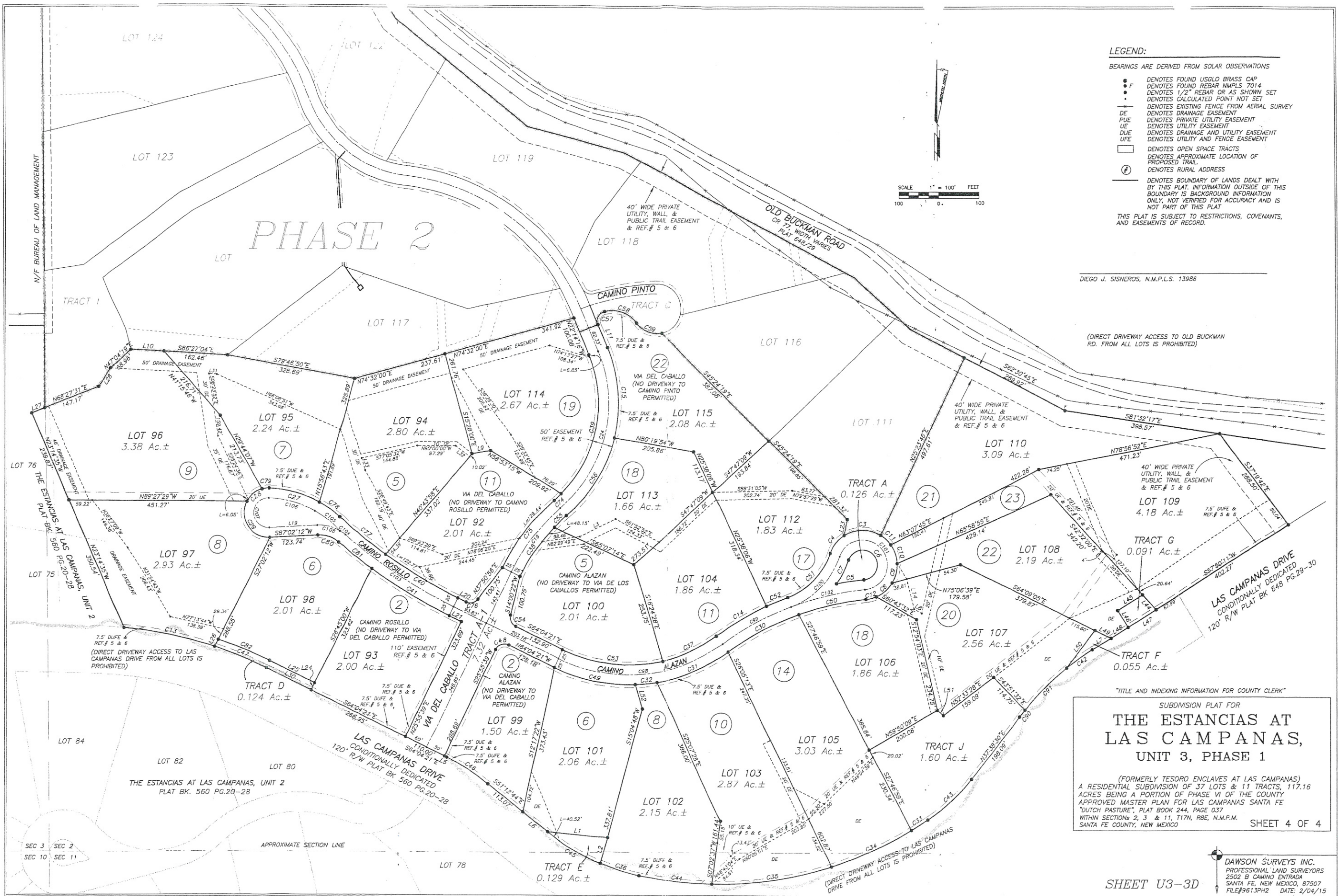
(FORMERLY TESORO ENCLAVES AT LAS CAMPANAS)  
A RESIDENTIAL SUBDIVISION OF 37 LOTS & 11 TRACTS, 117.16 ACRES BEING A PORTION OF PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE "DUTCH PASTURE", PLAT BOOK 244, PAGE 037 WITHIN SECTIONS 2 & 11, T17N, R8E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO

SHEET 3 OF 4

SHEET U3-3C

DAWSON SURVEYS INC.  
PROFESSIONAL LAND SURVEYORS  
2502 B CAMINO ENTRADA  
SANTA FE, NEW MEXICO, 87507  
FILE#9613PH2 DATE: 2/04/15





**LEGEND:**

BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS

- F DENOTES FOUND USGLO BRASS CAP
- DENOTES FOUND REBAR NMPLS 7014
- DENOTES 1/2" REBAR OR AS SHOWN SET
- DENOTES CALCULATED POINT NOT SET
- DENOTES EXISTING FENCE FROM AERIAL SURVEY
- DE DENOTES DRAINAGE EASEMENT
- PUE DENOTES PRIVATE UTILITY EASEMENT
- UE DENOTES UTILITY EASEMENT
- DUE DENOTES DRAINAGE AND UTILITY EASEMENT
- UFE DENOTES UTILITY AND FENCE EASEMENT
- DENOTES OPEN SPACE TRACTS
- DENOTES APPROXIMATE LOCATION OF PROPOSED TRAIL
- Ⓡ DENOTES RURAL ADDRESS
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT

THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD.

DIEGO J. SISNEROS, N.M.P.L.S. 13986

(DIRECT DRIVEWAY ACCESS TO OLD BUCKMAN RD. FROM ALL LOTS IS PROHIBITED)

(DIRECT DRIVEWAY ACCESS TO LAS CAMPANAS DRIVE FROM ALL LOTS IS PROHIBITED)

TITLE AND INDEXING INFORMATION FOR COUNTY CLERK

SUBDIVISION PLAT FOR

**THE ESTANCIAS AT LAS CAMPANAS, UNIT 3, PHASE 1**

(FORMERLY TESORO ENCLAVES AT LAS CAMPANAS)

A RESIDENTIAL SUBDIVISION OF 37 LOTS & 11 TRACTS, 117.16 ACRES BEING A PORTION OF PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE DUTCH PASTURE, PLAT BOOK 244, PAGE 037

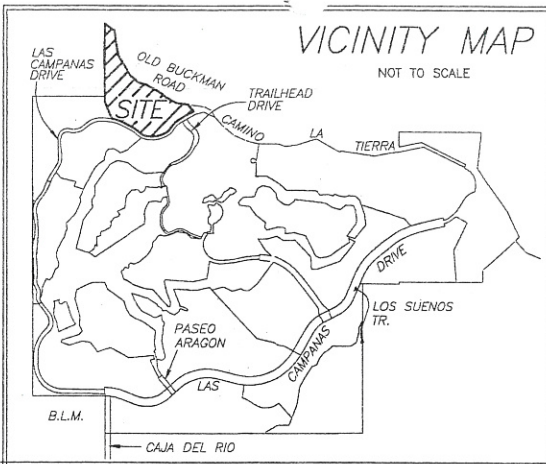
WITHIN SECTIONS 2, 3 & 11, T17N, R8E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO

SHEET 4 OF 4

SHEET U3-3D

DAWSON SURVEYS INC.  
PROFESSIONAL LAND SURVEYORS  
2502 B CAMINO ENTRADA  
SANTA FE, NEW MEXICO, 87507  
FILE#9613PH2 DATE: 2/04/15





## SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS

DEVELOPMENT PERMIT NO. S15-5050

LAND USE ADMINISTRATOR	DATE	COUNTY TREASURER	DATE
RURAL ADDRESSING	DATE	FIRE MARSHAL	DATE

THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF SANTA FE COUNTY.

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.

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 COMPLETED AND APPROVED.

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 35049C0400D, DATED JUNE 17, 2008; THIS PROPERTY LIES OUTSIDE THE LIMITS OF 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.

BUILDABLE AREAS ARE DEPICTED HEREON; THE BUILDABLE AREAS INDICATED HAVE SLOPES OF LESS THAN 15%.

THE TRACTS, PARCELS AND OR LOTS SHOWN HEREON LIE INSIDE THE MODERATE HAZARD AREA OF THE URBAN WILDLAND INTERFACE ZONE AS DEFINED BY THE SANTA FE COUNTY FIRE DEPARTMENT. FIRE SPRINKLERS AND/OR FIRE STORAGE MAY BE REQUIRED.

THESE TRACTS PARCELS AND/OR LOTS ARE SUBJECT TO UTILIZING THE LAS CAMPANAS HOME OWNERS WATER CO-OP WATER SYSTEM. WATER WELLS ARE PROHIBITED WITHOUT THE PRIOR CONSENT OF THE COUNTY LAND USE ADMINISTRATOR.

THE SUBDIVISION DISCLOSURE STATEMENT REGARDING THESE TRACTS, PARCELS AND/OR LOTS IS FILED IN THE OFFICE OF THE COUNTY CLERK AS INSTRUMENT NO. \_\_\_\_\_

## SANTA FE COUNTY APPROVAL

ROBERT A. ANAYA, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS (BCC)  
SANTA FE COUNTY, NEW MEXICO  
APPROVED ON JUNE 9, 2015 BY  
THE BCC, CASE NO. S 15-5050

ROBERT A. ANAYA, CHAIRMAN BCC DATE

ATTESTED BY:

GERALDINE SALAZAR, SANTA FE COUNTY CLERK DATE

FRANK KATZ CHAIRMAN  
COUNTY DEVELOPMENT REVIEW COMMITTEE (CDRC)  
SANTA FE COUNTY, NEW MEXICO  
APPROVED ON APRIL 16, 2015 BY  
THE CDRC, CASE NO. S 15-5050

## GENERAL NOTES

- THIS PLAT IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDE, LIENS, RESERVATIONS AND EASEMENTS FOR LAS CAMPANAS SANTA FE RECORDED IN BOOK 732, PAGES 241-329 OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY (THE "MASTER CC&R'S") AS AMENDED, AND THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE ESTANCIAS AT LAS CAMPANAS RECORDED IN BOOK 2887 PAGES 920-979 OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY (THE "VILLAGE CC&R'S") AND THE DESIGN GUIDELINES PROVIDED FOR THEREIN (THE "DESIGN GUIDELINES").
- THESE PROPERTIES LIE WITHIN OTHER AREAS ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL 35049C0400D, DATED JUNE 17, 2008.
- ALL EXISTING DRAINAGE CHANNELS WITHIN THESE LOTS ARE TO REMAIN IN THEIR NATURAL STATE EXCEPT FOR CROSSINGS AND FOR DIVERSIONS APPROVED BY THE DESIGN REVIEW COMMITTEE OF THE MASTER ASSOCIATION. MAINTENANCE OF THESE DRAINAGE CHANNELS IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- BUILDING SITES AND DRIVEWAY LOCATIONS ARE SUBJECT TO THE SANTA FE COUNTY TERRAIN MANAGEMENT REGULATIONS AND TO THE VILLAGE CC&R'S AND THE DESIGN GUIDELINES.
- FURTHER DIVISION OF THESE LOTS IS PROHIBITED.
- AT THE TIME OF BUILDING PERMIT, A CULVERT OF MINIMUM 18 INCH DIAMETER IS TO BE INSTALLED IN THE BORROW DITCH AT THE DRIVEWAY BY THE LOT OWNER.
- ONE GUEST HOUSE IS ALLOWED ON EACH LOT. STABLES, CORRALS AND TURN-OUTS ARE PERMITTED ON LOTS 111, 116, 118, 119, 121-128.
- ALL LOTS ARE SUBJECT TO A 0.4 ACRE FOOT PER YEAR WATER USE RESTRICTION EXCEPT FOR LOTS 111, 116, 118, 119, 121-128, WHICH ARE SUBJECT TO A 0.5 ACRE FOOT PER YEAR WATER USE RESTRICTION.
- THE DRILLING OF WATER WELLS BY THE LOT OWNERS IS PROHIBITED.
- CENTRALIZED STORM WATER DETENTION HAS BEEN PROVIDED FOR HARD SURFACE LOT DEVELOPMENT UP TO 11,000 SQ. FT.. LOT OWNERS WILL BE REQUIRED TO DETAIN THE ON-SITE INCREASED STORM WATER RUNOFF CAUSED BY THEIR LOT IMPROVEMENTS OVER 11,000 SQ. FT..
- A TEMPORARY 20 FOOT WIDE CONSTRUCTION EASEMENT IS HEREBY PROVIDED ON EITHER SIDE OF, AND WHICH SHALL BE CONCURRENT WITH AND OVERLAY EACH OF THE EASEMENTS DESIGNATED AS "UTILITY EASEMENT", "DRAINAGE AND UTILITY EASEMENT", OR ACCESS AND UTILITY EASEMENT AS SHOWN HEREON.
- SANITARY SEWER HOUSE SERVICE LINES WITHIN THE LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO CONSTRUCT AND MAINTAIN. THE OWNER RESERVES THE RIGHT TO ACCESS CLEAN OUT LOCATIONS ADJACENT TO THE ROADWAY FRONTS AND CLEAN OUTS DESIGNED TO EXTEND BEYOND THE DESIGNATED DRAINAGE AND UTILITY EASEMENTS.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL, DRAINAGE, FIRE PROTECTION, AND ALL WEATHER ROADS HAVE BEEN COMPLETED AS APPROVED BY THE OFFICE OF THE COUNTY FIRE MARSHAL AND THE LAND USE ADMINISTRATOR.
- VISIBILITY TRIANGLES AT INTERSECTIONS R.O.W. ARE SHOWN ON THE STANDARD CITY OF SANTA FE DETAILS CONTAINED IN THE ENGINEERING DRAWINGS. NO CONSTRUCTION ABOVE 3' IS ALLOWED IN THESE TRIANGLES.
- THE DEVELOPER AGREES TO GRANT UTILITY EASEMENTS FOR UTILITIES ACROSS THE GOLF COURSE AT THE TIME THOSE PROPERTIES ARE PLATTED.
- CONSTRUCTION OF SWIMMING POOLS ON THESE LOTS SHALL COMPLY WITH CURRENT REGULATIONS OF THE SANTA FE COUNTY LAND DEVELOPMENT CODES THAT ARE IN EFFECT AT THE TIME A DEVELOPMENT PERMIT IS REQUESTED FOR SWIMMING POOL CONSTRUCTION. THIS INCLUDES REGULATIONS REGARDING SWIMMING POOLS DURING PERIODS OF DROUGHT AND CONDITIONS PREVIOUSLY IMPOSED REGARDING DROUGHT CONDITIONS.
- THE LAS CAMPANAS MASTER ASSOCIATION SHALL ACCEPT THE DEDICATION OF THE ROADS SUBJECT TO THEIR APPROVAL OF THE COMPLETED CONSTRUCTION.
- LAS CAMPANAS LAND HOLDINGS LLC, HEREBY RETAINS EASEMENTS AS SHOWN ALONG THE WEST BOUNDARY OF THE SUBDIVISION FOR THE CONSTRUCTION & MAINTENANCE OF FENCES AND PRIVATE UTILITIES AND ALONG THE NORTHERLY BOUNDARY ABUTTING BUCKMAN ROAD FOR THE CONSTRUCTION & MAINTENANCE OF WALLS, PRIVATE UTILITIES AND PRIVATE TRAIL.
- RESIDENTIAL DEVELOPMENT ON THESE LOTS WILL BECOME SUBJECT TO A PROPOSED SANTA FE COUNTY LANDSCAPE ORDINANCE IF ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS BY FEBRUARY 12, 2004.
- THESE LOTS ARE SUBJECT TO S.F. COUNTY ORDINANCE #2003-6, AN ORDINANCE AMENDING ORDINANCE #1996-10 OF THE S.F. COUNTY LAND DEVELOPMENT CODE ARTICLE III SEC. 4.4.1 AND ARTICLE III SEC. 2.4.1, REQUIRING RAIN WATER CATCHMENT SYSTEMS FOR ALL COMMERCIAL AND RESIDENTIAL DEVELOPMENT.

## DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THOSE LANDS LYING WITHIN SANTA FE COUNTY, NEW MEXICO, CONTAINING AN AREA OF \_\_\_\_\_ ACRES, MORE OR LESS, HAVE CAUSED THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAT AND THAT SAID SUBDIVISION IS NAMED AND SHALL BE KNOWN AS THE ESTANCIAS AT LAS CAMPANAS, UNIT 3, PHASE 2. ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

THE UTILITY COMPANIES ARE GRANTED EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND OPERATION OF UTILITIES. EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

ROADS SHOWN HEREON AS TRACTS A-2 AND C WILL BE DEEDED TO THE LAS CAMPANAS MASTER ASSOCIATION. THESE STREETS ARE NOT DEDICATED TO THE PUBLIC FOR ITS USE, EXCEPT FOR EMERGENCY TYPE VEHICLES. PURSUANT TO THE VILLAGE CC&R'S, THE LAS CAMPANAS MASTER ASSOCIATION HAS THE AUTHORITY TO DEDICATE THE PRIVATE STREETS TO THE PUBLIC, SUBJECT TO ACCEPTANCE BY SANTA FE COUNTY. THE MAINTENANCE OF THESE PRIVATE STREETS IS THE RESPONSIBILITY OF THE LAS CAMPANAS MASTER ASSOCIATION.

THE 50' EMERGENCY ACCESS ROAD SHOWN HEREON AS TRACT H WILL BE DEEDED TO THE LAS CAMPANAS MASTER ASSOCIATION. ACCESS IS GRANTED TO THE PUBLIC FOR EMERGENCY TYPE VEHICLES ONLY. TRACT H IS SUBJECT TO DRAINAGE, UTILITY AND PRIVATE PEDESTRIAN AND EQUESTRIAN TRAIL EASEMENTS.

DRAINAGE EASEMENTS ARE GRANTED AS SHOWN FOR THE PURPOSE OF MAINTAINING THE FLOW OF STORM WATERS. SUCH EASEMENTS ARE GRANTED TO THE LAS CAMPANAS MASTER ASSOCIATION AND TO THE ADJOINING LOT OWNERS WHOSE SURFACE DRAINAGE FLOWS THROUGH SUCH EASEMENTS. MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

OPEN SPACE SHOWN HEREON AS TRACT "B" AND "I" WILL BE DEEDED TO THE LAS CAMPANAS MASTER ASSOCIATION. OPEN SPACE TRACTS ARE SUBJECT TO DRAINAGE, UTILITY AND LANDSCAPING EASEMENTS.

TRACT "B" IS ALSO SUBJECT TO A SANITARY SEWER EASEMENT TO CONTAIN A LIFT STATION AND SANITARY SEWER LINES.

AT THIS TIME WATER SERVICE IS PROVIDED BY THE LAS CAMPANAS HOMEOWNERS WATER COOPERATIVE, A NEW MEXICO COOPERATIVE ASSOCIATION. THE WATER SYSTEM IS HEREBY DEDICATED TO THE COOPERATIVE FOR OPERATION AND MAINTENANCE.

AT THIS TIME LIQUID WASTE DISPOSAL IS PROVIDED BY THE LAS CAMPANAS SEWER COOPERATIVE, A NEW MEXICO COOPERATIVE ASSOCIATION. SANITARY SEWERS ARE HEREBY DEDICATED TO THIS COOPERATIVE FOR OPERATION AND MAINTENANCE.

THIS SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF SANTA FE, NEW MEXICO

LAS CAMPANAS LAND HOLDINGS, LLC,

BY:

ALAN BOX, ITS:  
STATE OF NEW MEXICO  
COUNTY OF SANTA FE

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY ALAN BOX, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, OF LAS CAMPANAS LAND HOLDINGS

NOTARY PUBLIC

MY COMMISSION EXPIRES

## SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE \_\_\_\_ DAY OF FEBRUARY, 20\_\_\_\_, TO THE BEST OF MY KNOWLEDGE THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR SURVEYS IN NEW MEXICO.

DIEGO J. SISNEROS, N.M.P.L.S. 13986

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

SUBDIVISION PLAT FOR

## THE ESTANCIAS AT LAS CAMPANAS, UNIT 3, PHASE 2

(FORMERLY TESORO ENCLAVES AT LAS CAMPANAS)  
A RESIDENTIAL SUBDIVISION OF 37 LOTS & 11 TRACTS, 117.16 ACRES BEING A PORTION OF PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE "DUTCH PASTURE", PLAT BOOK 244, PAGE 037 WITHIN SECTIONS 2, 3 & 11, T17N, R8E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO

SHEET 1 OF 4

CALCULATED U.P.C. #1-047-102-102-149-094  
PURPOSE: TO CREATE 14 RESIDENTIAL LOTS FOR DEVELOPMENT PHASE 2 TYPICAL ALL SHEETS.

DAWSON SURVEYS INC.  
PROFESSIONAL LAND SURVEYORS  
2502 B CAMINO ENTRADA  
SANTA FE, NEW MEXICO, 87507  
FILE#9613PH2 DATE: 2/03/15

SHEET U3-3A

## SPECIAL BUILDING PERMIT CONDITIONS

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

THESE LOTS ARE SUBJECT TO UTILIZING THE LAS CAMPANAS HOMEOWNERS WATER CO-OP WATER SYSTEM. INDIVIDUAL WELLS ARE NOT PERMITTED.

THESE LOTS ARE SUBJECT TO USING THE LAS CAMPANAS HOMEOWNERS SEWER CO-OP SEWER SYSTEM. NO INDIVIDUAL WATER SYSTEM WILL BE ALLOWED.

THE PARCELS, LOTS OR TRACTS PLATTED HEREON ARE SUBJECT TO TITLE VII, SECTION 3, AND ORDINANCE 2008-10, AS WELL AS ALL PERTINENT COUNTY CODE AND ORDINANCE AT THE TIME OF DEVELOPMENT.

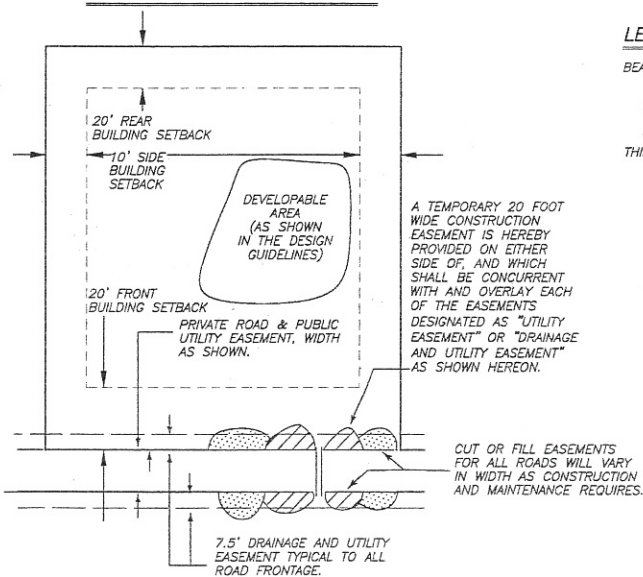
THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR DEVELOPMENT PERMIT.

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

## REFERENCE DOCUMENTS

- AERIAL MAPPING FROM FLIGHT OF FEB. 7TH 2000 PERFORMED BY THOMAS R. HANN AND ASSOCIATES FROM GROUND CONTROL PROVIDED BY DAWSON SURVEYS INC.
- SUMMARY SUBDIVISION AND LOT LINE ADJUSTMENT PLAT PREPARED FOR LAS CAMPANAS, SANTA FE, SHOWING THE REMAINDER OF DUTCH PASTURE RECORDED IN BOOK 711, PAGES 36-42, SANTA FE COUNTY
- CORRECTION GENERAL WARRANTY DEED, LAS CAMPANAS LIMITED PARTNERSHIP TO LAS CAMPANAS LAND HOLDINGS LLC, INST. #1697858.
- CORRECTION GENERAL WARRANTY DEED, LAS CAMPANAS CORPORATION TO LAS CAMPANAS LAND HOLDINGS LLC, INST. #1697857.
- GRANT OF EASEMENT FROM LAS CAMPANAS LIMITED PARTNERSHIP TO THE LAS CAMPANAS WATER CO OP., INST. #1668900.
- GRANT OF EASEMENT FROM LAS CAMPANAS LIMITED PARTNERSHIP TO THE LAS CAMPANAS SEWER CO OP., INST. #1668585.
- BOUNDARY SURVEY PREPARED FOR LAS CAMPANAS LAND HOLDINGS, LLC SHOWING THE ESTANCIAS AT LAS CAMPANAS, UNIT 3 BEING THE REMAINDER OF DUTCH PASTURE, PREPARED BY DIEGO J. SISNEROS, NMPLS 13986, AND RECORDED AS INST.#1688141 PLAT BK. 752 PG. 41
- CORRECTION GENERAL WARRANTY DEED, LAS CAMPANAS HOME AND DESIGN COMPANY TO LAS CAMPANAS LAND HOLDINGS LLC, INST. #1697858.

## TYPICAL EASEMENT DETAILS



## LEGEND

BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS

DE DENOTES DRAINAGE EASEMENT  
DUE DENOTES DRAINAGE AND UTILITY EASEMENT  
UE DENOTES UTILITY EASEMENT  
AUE DENOTES ACCESS AND UTILITY EASEMENT

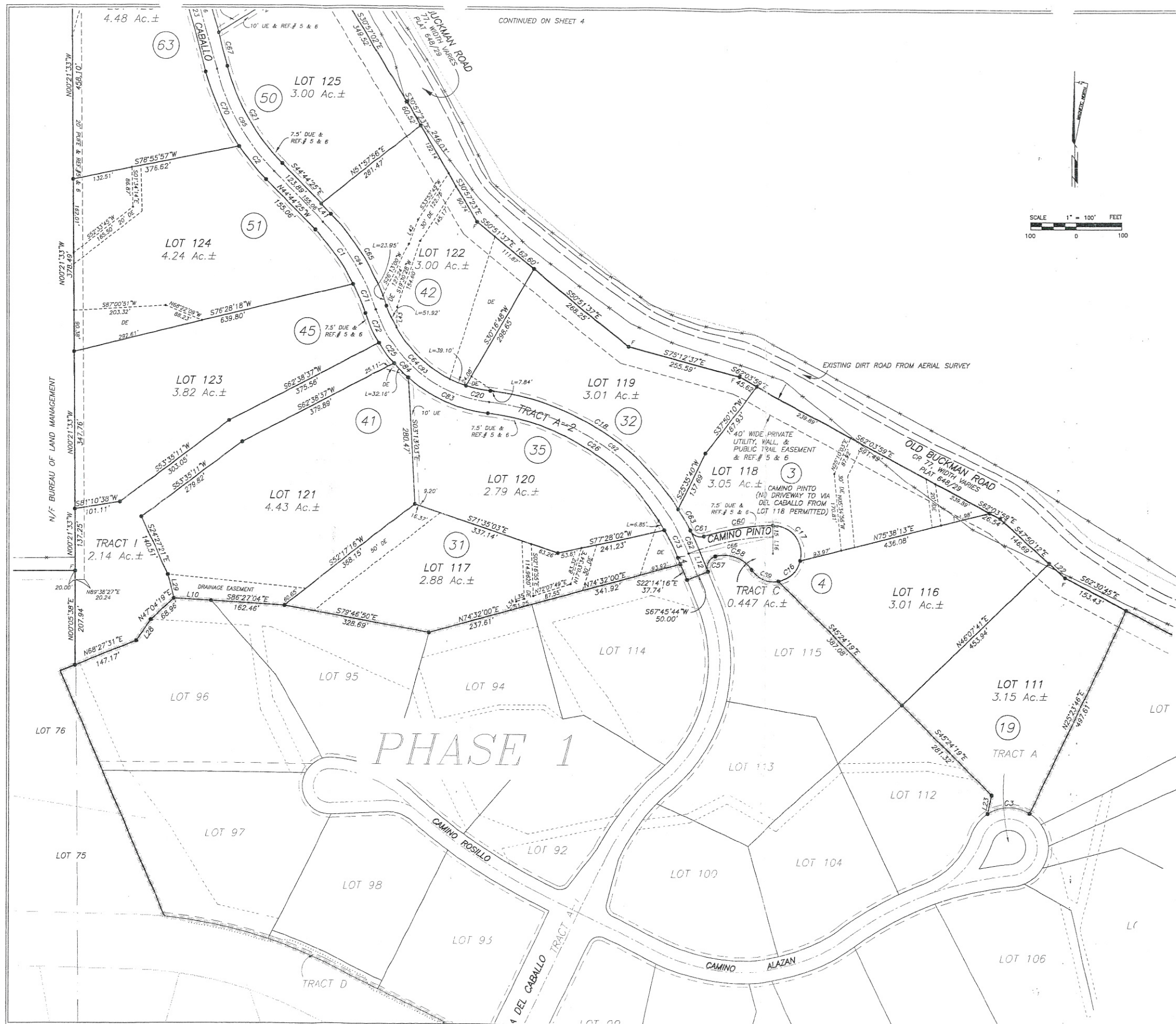
THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

COUNTY OF SANTA FE } SS  
STATE OF NEW MEXICO }  
I hereby certify that this instrument  
was filed for record on the \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_ A.D. at \_\_\_\_\_  
o'clock \_\_\_\_\_, and was duly recorded in  
book \_\_\_\_\_, page(s) \_\_\_\_\_ of the  
records of Santa Fe County.

Witness my Hand and Seal of office  
GERALDINE SALAZAR  
County Clerk, Santa Fe County, N.M.

Deputy



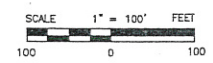


**LEGEND:**

BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS

- DENOTES FOUND USGLO BRASS CAP
- DENOTES FOUND REBAR NMPLS 7014
- DENOTES 1/2" REBAR OR AS SHOWN SET
- DENOTES CALCULATED POINT NOT SET
- DENOTES EXISTING FENCE FROM AERIAL SURVEY
- DE DENOTES DRAINAGE EASEMENT
- PUE DENOTES PRIVATE UTILITY EASEMENT
- UE DENOTES UTILITY EASEMENT
- DUE DENOTES DRAINAGE AND UTILITY EASEMENT
- UFE DENOTES UTILITY AND FENCE EASEMENT
- PUE DENOTES PRIVATE UTILITY AND FENCE EASEMENT
- DENOTES OPEN SPACE TRACTS
- DENOTES APPROXIMATE LOCATION OF PROPOSED TRAIL
- Ⓡ DENOTES RURAL ADDRESS
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT

THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD.



DIEGO J. SISNEROS, N.M.P.L.S. 13986

SEE CURVE AND LINE TABLES ON SHEET 4 OF 4

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

SUBDIVISION PLAT FOR

**THE ESTANCIAS AT LAS CAMPANAS, UNIT 3, PHASE 2**

(FORMERLY TESORO ENCLAVES AT LAS CAMPANAS)

A RESIDENTIAL SUBDIVISION OF 37 LOTS & 11 TRACTS, 117.16 ACRES BEING A PORTION OF PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE "DUTCH PASTURE", PLAT BOOK 244, PAGE 037 WITHIN SECTIONS 2 & 11, T17N, R8E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO

CALCULATED U.P.C. #1-047-102-102-149-094

SHEET 3 OF 4

**DAWSON SURVEYS INC.**  
PROFESSIONAL LAND SURVEYORS  
2502 B CAMINO ENTRADA  
SANTA FE, NEW MEXICO, 87507  
FILE#9613PH2 DATE: 2/03/15

**SHEET U3-3D**



CURVE	DELTA	RADIUS	LENGTH	CHD BEARING	CHORD
C1	17°44'10"	475.00	147.04	N35°52'20"W	146.45'
C2	10°15'21"	525.00	93.97	S39°36'45"E	93.85'
C3	64°24'55"	87.59	98.47	S89°27'27"W	93.37'
C4	38°01'40"	87.59	58.13	S38°14'10"W	57.07'
C5	5°19'53"	765.50	71.23	S81°42'40"W	71.21'
C6	24°09'16"	37.59	160.84	N38°12'01"W	63.35'
C7	16°35'24"	234.67	67.95	N27°31'03"E	67.71'
C8	35°22'28"	87.59	54.08	N48°56'28"E	53.22'
C9	33°13'08"	87.59	50.78	N14°38'39"E	50.08'
C10	33°10'04"	87.59	50.71	N18°32'57"W	50.00'
C11	23°12'07"	87.59	35.47	N46°44'02"W	35.23'
C12	17°44'55"	87.59	27.13	N75°30'09"E	27.02'
C13	9°55'10"	1060.00	183.51	N76°41'39"W	183.29'
C14	11°13'46"	765.50	150.03	S59°23'53"W	149.79'
C15	35°43'06"	373.57	232.89	N04°22'43"W	229.13'
C16	64°07'38"	62.50	69.95	N46°38'08"E	66.36'
C17	105°13'49"	62.50	114.79	N38°02'35"W	99.32'
C18	51°31'47"	565.00	508.14	N58°08'28"W	491.19'
C19	23°35'57"	500.00	205.94	S37°43'37"W	204.49'
C20	11°32'24"	275.00	55.39	S78°08'10"E	55.29'
C21	28°58'44"	475.00	248.54	S29°45'03"E	245.71'
C22	2°18'08"	5025.00	201.91	N16°47'24"W	201.80'
C23	3°10'47"	4975.00	276.10	N15°21'05"W	276.06'
C24	71°45'52"	348.57	436.59	N13°38'40"E	408.61'
C25	9°49'43"	325.00	55.75	S36°20'00"E	55.68'
C26	54°06'43"	515.00	486.38	N56°51'00"W	468.51'
C27	27°34'45"	280.63	135.08	N74°39'03"W	133.78'
C28	47°09'17"	62.50	51.44	S51°09'48"W	50.00'
C29	120°32'57"	62.50	131.50	S32°41'19"E	108.55'
C30	16°26'46"	715.50	205.38	S62°00'23"W	204.67'
C31	26°44'04"	431.19	201.20	N67°09'02"E	199.38'
C32	13°19'04"	431.19	100.23	N87°10'36"E	100.00'
C33	2°59'59"	953.47	49.92	N57°15'13"E	49.91'
C34	13°25'25"	953.47	223.39	N65°27'55"E	222.88'
C35	18°35'54"	953.47	309.50	N81°28'34"E	308.14'
C36	10°30'18"	559.00	102.49	S72°33'05"E	102.35'
C37	23°15'04"	381.19	154.69	N65°24'32"E	153.63'
C38	18°21'24"	475.00	152.18	S35°06'21"W	151.53'
C39	67°14'24"	323.57	379.73	N11°22'56"E	358.31'
C40	9°31'38"	1281.16	213.03	S59°18'32"E	212.79'
C41	9°52'14"	1331.16	229.32	S59°08'14"E	229.04'
C42	6°21'02"	720.00	79.80	S54°39'39"W	79.78'
C43	18°06'43"	480.00	151.73	N46°41'52"E	151.10'
C44	11°25'16"	953.47	190.06	S63°30'51"E	189.75'
C45	16°05'12"	559.00	156.95	S59°15'20"E	156.43'
C46	12°51'37"	560.00	125.69	N57°38'33"W	125.43'
C47	7°39'42"	1060.00	141.75	N67°54'12"W	141.64'
C48	90°00'00"	25.00	39.27	S70°55'39"W	35.36'
C49	22°05'31"	431.19	166.26	S75°07'07"E	165.23'
C50	14°08'51"	715.50	176.67	S77°18'11"W	176.22'
C51	50°05'01"	184.67	161.42	N44°15'51"E	156.33'
C52	4°17'36"	765.50	57.36	S67°09'33"W	57.35'
C53	38°53'35"	381.19	258.76	S83°31'09"E	253.82'
C54	78°04'43"	25.00	34.07	S25°02'00"E	31.49'
C55	5°14'33"	475.00	43.46	S46°54'20"W	43.45'
C56	36°02'46"	373.57	235.02	N31°30'13"E	231.16'
C57	96°56'17"	25.00	42.30	S26°13'53"W	37.43'
C58	70°04'49"	75.00	91.73	N70°15'34"W	86.12'
C59	66°04'53"	62.50	72.08	S68°15'36"E	68.15'
C60	16°45'19"	546.33	159.77	S80°57'50"W	159.20'
C61	80°30'41"	25.00	35.13	S67°09'29"E	32.31'
C62	4°39'53"	565.00	46.00	N24°34'12"W	45.99'
C63	5°28'26"	565.00	53.98	N29°38'21"W	53.96'
C64	53°43'44"	275.00	257.88	S45°30'06"E	248.54'
C65	26°06'12"	525.00	239.18	N31°41'20"W	237.12'
C66	21°34'46"	521.33	196.35	S78°33'07"W	195.19'
C67	0°52'39"	5025.00	76.96	N15°12'01"W	76.96'
C68	15°57'53"	621.86	173.27	S09°57'31"E	172.71'
C69	17°56'29"	671.86	210.38	S08°58'14"E	209.52'
C70	19°43'23"	525.00	180.72	S24°37'23"E	179.83'
C71	8°22'01"	475.00	69.37	N22°49'14"W	69.30'
C72	12°46'56"	325.00	72.50	S25°01'41"E	72.35'
C73	7°33'23"	515.00	67.92	N26°00'57"W	67.87'
C74	4°31'28"	323.57	25.55	N47°15'52"E	25.54'
C75	23°35'57"	525.00	216.24	S37°43'37"W	214.71'
C76	78°04'43"	25.00	34.07	N76°53'17"E	31.49'
C77	6°42'08"	1281.16	149.87	S51°11'39"E	149.78'
C78	13°01'05"	280.63	63.76	N54°21'08"W	63.62'
C79	16°49'08"	62.50	18.35	S83°09'01"W	18.28'
C80	43°22'33"	75.00	56.78	N71°16'31"W	55.43'
C81	4°36'53"	1331.16	107.22	S51°53'41"E	107.19'
C82	7°29'53"	1080.00	141.34	N67°49'18"W	141.24'
C83	34°56'12"	325.00	198.17	S66°26'16"E	195.12'
C84	7°43'18"	325.00	43.80	S45°06'31"E	43.77'
C85	16°36'04"	50.00	14.49	S08°18'03"W	14.44'
C86	73°29'21"	50.00	64.13	S53°20'45"W	59.82'
C87	60°55'26"	50.00	53.17	N58°26'52"W	50.70'
C88	98°13'36"	50.00	86.59	N20°37'39"E	76.17'
C89	72°13'02"	25.00	31.51	S34°07'56"W	29.47'
C90	1°45'43"	720.00	22.14	S38°31'22"W	22.14'
C91	12°04'55"	720.00	151.83	S45°26'41"W	151.55'
C92	61°40'06"	540.00	581.21	N53°04'19"W	553.56'
C93	65°16'08"	300.00	341.75	S51°16'18"E	323.57'
C94	26°06'12"	500.00	227.79	N31°41'20"W	225.83'
C95	29°58'44"	500.00	261.62	S29°45'03"E	258.64'
C96	3°10'47"	5000.00	277.49	N16°21'05"W	277.45'
C97	17°56'29"	646.86	202.55	S08°58'14"E	201.73'
C98	62°08'39"	406.19	440.56	N84°51'19"E	419.28'
C99	15°31'21"	740.50	200.62	S61°32'40"W	200.00'
C100	50°05'01"	209.67	183.28	N44°15'51"E	177.50'
C101	24°09'16"	62.59	267.81	N38°12'01"W	105.49'
C102	15°04'16"	740.50	194.78	S76°50'29"W	194.22'
C103	14°29'07"	1306.16	330.22	S56°49'48"E	329.34'
C104	9°05'13"	100.00	15.86	N54°07'51"W	15.84'
C105	18°24'26"	255.63	82.13	N51°39'27"W	81.77'
C106	27°34'45"	255.63	123.05	N74°39'03"W	121.86'
C107	184°31'23"	37.50	120.78	S00°42'07"E	74.95'
C108	34°17'20"	100.00	59.85	N75°49'08"W	58.96'

CONTINUED ON SHEET 3

