

Henry P. Roybal
Commissioner, District 1

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: June 12, 2018

TO: Board of County Commissioners

FROM: Miguel "Mike" Romero, Development Review Specialist Sr. 

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

FILE REF: CASE # PCEV 18-5110 Roxane Beck Vacation of Easement

ISSUE:

Roxane Beck, Applicant, (Sommer Karnes & Associates LLP) Joseph Karnes, Agent, request approval to vacate a platted 25'ft. wide drainage easement on Lot 20 of the La Villa Escondida Subdivision (Book 460 Page 037-039) totaling 3.04 acres.

The property is located at 7 Hacienda Court (lot 20), within Section 23, Township 17 North, Range 8 East, (Commission District 2).

Vicinity Map:



Site Location

SUMMARY:

The subject property was created through a subdivision plat, La Villa Escondida Subdivision, on November 17, 2000, and is considered a legal lot of record. The Applicant acquired the real property as indicated by the warranty deed recorded in the records of the Santa Fe County Clerk on January 11, 2005, as Instrument No. 1362393.

The subject property has a dwelling unit that was permitted by the Applicant as Permit No. 04-618. The site plan that was submitted as part of the permit shows the home setback from the existing 25' ft. drainage easement. Prior to construction, the building site was moved and the home was built on the drainage easement based upon a vacation and extinguishing of easement document that was never approved by the BCC. The Applicant requests to vacate a 25' ft. wide platted drainage easement that runs across the northeast corner of the property (Refer to Exhibit 6). The easement on Lot 20 was created by a subdivision plat, La Villa Escondida Subdivision (Book 460 Page 037-039), which was recorded in the Santa Fe County Clerk's Office on November 17, 2000. The La Villa Escondida Subdivision plat was approved by the Board of County Commissioners (BCC) and the Santa Fe County Land Use Administrator. The plat also reflects other drainage easements on separate properties that border the subject property to the north, northeast and northwest that tie into the drainage easement located on the Applicant's property. No prior plats were located for this easement. The Applicant requests to have the easement vacated in order to sell her home.

Applicant's Statement:

The easement was created by the subdivision plat, which was recorded in 2000. In 2004, a document vacating and extinguishing the easement was prepared and signed by Charlie Gonzales for the County of Santa Fe, Jim Borrego on behalf of the La Villa Escondida Home Owners Association (HOA), and the property owners Marc and Roxane Martin. Subsequently, a home was built on the property within what was thought to be the vacated drainage easement.

Recently, in conjunction with the Applicants sale of the property, it was discovered that the 2004 vacation was never recorded and as a result, the easement still exists.

Staff Response:

Under the prior Land Development Code (Ordinance No. 1996-10), the Applicant would have been required to file an application requesting to vacate the 25' ft. wide platted drainage easement. This would have required the Applicant to present her case at a public hearing before the BCC. In addition, the Applicant would have been required to provide a Drainage Analysis prepared by a Certified Professional Engineer proving that the drainage easement peak flows were insignificant and no impact to the neighboring properties would occur. The previous code required setbacks where drainage flow is 25 cfs or greater. However, no application was submitted and no Drainage Analysis was prepared and provided to staff at that time.

Chapter 7, Section 7.17.5.2., of The Sustainable Land Development Code (SLDC) states, No development shall disturb any existing watercourse or other natural drainage system, in a manner which causes a change in watercourse capacity or time to peak, time of concentration or lag time or other natural drainage system or increase of the pre-development storm water discharge. Erosion

setbacks shall be provided for structures adjacent to natural arroyos, channels, or streams such that: (a) a minimum setback of 25' shall be provided from all arroyos with flow rates of 100 cubic feet per second (100 cfs); or (b) a minimum setback of 75' shall be provided from all FEMA designated 100 year Floodplains. Setbacks from FEMA designated Floodplains may be reduced if bank stabilization or stream bed and bank stability is designed or provided by a professional engineer. In no case, shall the setback be reduced to less than 25'. In addition, Note 7 on the Subdivision Plat for La Villa Escondida states that "Existing natural drainageways will not be modified or impeded without the written approval of the land use administrator or county hydrologist. Development shall not impede historic rates or patterns to or from the subdivision. Based on the Drainage Analysis provided by the engineer, staff affirms by vacating the drainage easement on Lot 20, the vacation will not impede natural flow patterns to or from the subdivision.

The Applicant has provided a Drainage Analysis, prepared by Morey Walker (Registered Professional Engineer) stating that "There is not any visible drainage ditch/arroyo within the drainage easement. The area around the house is very stable and no define drainage swales were noted. After reviewing the existing topo, the drainage area above the residence is minimal (< 1 acre.) No concentration of runoff was evident in the existing upstream drainage area. The existing house was adequately constructed to allow any minor offsite sheet flow drainage to be routed around the house. Given the foregoing, including the lack of either a historic or existing drainage ditch/arroyo within the drainage easement, the runoff through the drainage easement is sheet flow only. A drainage easement should not be based upon sheet flow since there is not a concentration of discharge to make a drainage easement visible. The lack of a drainage ditch or arroyo within this easement should have been field verified and the easement should not have been shown on the recorded plat. The vacation of the 25' ft. wide drainage easement located on Lot 20, within the La Villa Escondida Subdivision will not have any detrimental effects on this lot or surrounding lots" (Refer to Exhibit 2).

The applicable requirements under the Santa Fe County Sustainable Land Development Code, Ordinance No. 2016-9 (SLDC), which govern this Application are the following:

Chapter 5, Section 5.11.2. Vacation of Approved Plat.

5.11.2.1. Applicability. Any final plat filed in the Office of the County Clerk may be vacated, or a portion of the final plat may be vacated, if:

1. the owners of the land proposed to be vacated sign an acknowledged statement, declaring the final plat or a portion of the final plat to be vacated;
2. The statement is approved by the Board; and
3. if the plat or portion of plat, to be vacated was initially approved through an administrative process, the Administrator may approve the vacation or partial vacation of the plat.

Chapter 7, Section 7.17.5.2. All Other Development. Subdivision, multi family, non-residential and single family residential development shall comply with the following standards:

1. Drainage structures shall be designed and sized to detain or safely retain storm water on site.
2. Storm drainage facilities shall have the sufficient carrying capacity to accept peak discharge runoff from the development.
3. The peak discharge of storm water resulting from the development shall not exceed the peak discharge calculated prior to the development and differences between pre- and post-development discharge shall be detained or retained on site. Calculation of the design peak discharge of storm water shall be based on a one hundred (100) year frequency, twenty-four (24) hour duration rainstorm.
4. No development shall disturb any existing watercourse or other natural drainage system, in a manner which causes a change in watercourse capacity or time to peak, time of concentration or lag time or other natural drainage system or increase of the pre-development storm water discharge.
5. All natural drainage ways and arroyos which traverse or affect one or more lots or development sites shall be identified on the plan and/or plat.
6. Erosion setbacks shall be provided for structures adjacent to natural arroyos, channels, or streams such that: (a) a minimum setback of 25' shall be provided from all arroyos with flow rates of 100 cubic feet per second (100 cfs); or (b) a minimum setback of 75' shall be provided from all FEMA designated 100 year Floodplains. Setbacks from FEMA designated Floodplains may be reduced if bank stabilization or stream bed and bank stability is designed or provided by a professional engineer. In no case shall the setback be reduced to less than 25'.
7. For single-family residences, where a proposed development site is located outside of a regulated one hundred (100) year flood plain and on slopes less than ten percent (10%) and the proposed development site, including patios, garages, accessory structures, driveways and other development that decreases the permeability of infiltration of pre-development surfaces is no more than six thousand (6,000) square feet and total impermeable surfaces (roofs, paved areas, patios, etc.) do not exceed twenty-five hundred (2,500) square feet, a retention/detention pond(s) or check dams(s) with a minimum volume of six hundred (600) cubic feet shall be installed at a location to be approved by the Code Administrator. Such ponds shall be integrated with the landscaping or re-vegetation on the lot.

Notice requirements were met as per Chapter 4, Section 4.6.3., General Notice of Application Requiring a Public Hearing, of the SLDC. In advance of a hearing on the Application, the Applicants provided an affidavit of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for fifteen days on the property, beginning on May 22, 2018. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on May 22, 2018, as evidenced by a copy of that legal notice contained in the record. Notice of the hearing was sent to owners of land within 500' of the subject property and a list of persons sent a mailing is contained in the record.

The Application was submitted on May 10, 2018.

RECOMMENDATION:

Approval to vacate a 25' ft. wide platted drainage easement on Lot 20 totaling 3.04 acres based on the Drainage Analysis submitted; subject to the following condition:

1. The Applicant shall file the portion of the Final Plat (lot 20) affected by the vacated easement with the County Clerk's Office within 90 days of recording the order granting the vacation of easement or the approval will be null and void.

EXHIBITS:

1. Applicants Letter of Request
2. Drainage Analysis
3. Noticing
4. Letter of Support
5. Unofficial Document Vacating and Extinguishing Easement
6. Recorded Survey Plat
7. Aerial of Site and Surrounding Area

SOMMER KARNES & ASSOCIATES LLP

Mailing Address

Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address

200 West Marcy Street, Suite 133
Santa Fe, New Mexico 87501

Telephone:(505) 989-3800
Facsimile:(505) 982-1745

Karl H. Sommer, Attorney at Law
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Mychal L. Delgado
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mld@sommerkarnes.com

John R. Fox Attorney at Law
johnf@sommerkarnes.com
Of Counsel

May 10, 2018

Via Email – miromero@santafecountynm.gov and hand delivery

Miguel Romero, Senior Development Review Specialist
Santa Fe County
102 Grant Avenue
Santa Fe, NM 87504-0276

Re: Application to Vacate Easement – 7 Hacienda Court (the “Property”)

Dear Miguel:

The attached application requests that the BCC approve vacation of the existing 25’ wide drainage easement across the northeast corner of the Property (the “Easement”) on the basis that there is no arroyo or drainage course within the Easement. I understand that the application will be scheduled for the June 12 BCC meeting.

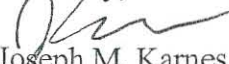
The Easement was created by the subdivision plat, which was recorded in 2000. In 2004, a document vacating and extinguishing the Easement was prepared and signed by Charlie Gonzales for the County of Santa Fe, Jim Borrego on behalf of the La Villa Escondida HOA and the property owners Marc and Dr. Roxane Martin (the “2004 Vacation”). Subsequently, a home was built on the Property within what was thought to be the vacated easement.

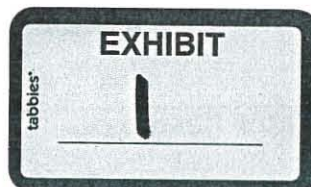
Recently, in conjunction with Dr. Martin’s sale of the Property, it was discovered that the 2004 Vacation was never recorded and as a result, the Easement still exists.

Included with the application is a stamped letter from Engineer Morey Walker confirming that there is no arroyo or drainage course within the Easement and that the house does not interfere with any natural drainage course.

Please review the application and confirm that the request will be placed on the June 12, 2018 BCC agenda. If you have any questions or concerns, please let me know.

Sincerely,


Joseph M. Karnes





Walker Engineering

Morey Walker & Associates Engineering, Inc.

905 Camino Sierra Vista
Santa Fe, NM 87505
(505) 820-7990

May 9, 2018

Mr. Joseph Karnes
Sommer Karnes & Associates, LLP
PO Box 2476
Santa Fe, NM 87504-2476

Ref: #7 Hacienda Court
Lot 20 La Villa Escondida Subdivision
Drainage Easement Vacation

Dear Joseph,

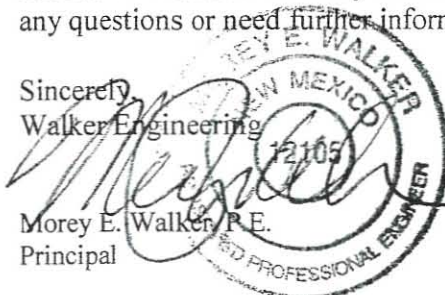
Per your request, I have reviewed the site conditions concerning the vacation of the existing 25' wide drainage easement on the referenced lot. My findings are as follows:

1. There is not any visible drainage ditch/arroyo within the drainage easement. I walked both the upstream and downstream conditions. The area around the house is very stable and no define drainage swales were noted.
2. After reviewing the existing topo, the drainage area above the residence is minimal (< 1 acre). No concentration of the runoff was evident in the existing upstream drainage area.
3. The existing house was adequately constructed to allow any minor offsite sheet flow drainage to be routed around the house.
4. Drainage Analysis. Given the foregoing, including the lack of either a historic or existing drainage ditch/arroyo within the drainage easement, the runoff through the drainage easement is sheet flow only. A drainage easement should not be based upon sheet flow since there is not a concentration of discharge to make a drainage easement viable. The lack of a drainage ditch or an arroyo within this easement should have been field verified and the easement should not have been shown on the recorded plat.

Based upon my findings, the vacation of the 25' wide drainage easement on Lot 20 La Villa Escondida will not have any detrimental effects on this lot or the surrounding lots. If you have any questions or need further information, please do not hesitate to contact me.

Sincerely,
Walker Engineering

Morey E. Walker, P.E.
Principal



The newspapers of **New Mexico** make public notices from their printed pages available electronically in a single database for the benefit of the public. This enhances the legislative intent of public notice - keeping a free and independent public informed about activities of their government and business activities that may affect them. Importantly, Public Notices now are in one place on the web (www.PublicNoticeAds.com), not scattered among thousands of government web pages.

County: Santa Fe

Printed In: Santa Fe New Mexican

Printed On: 2018/05/22

LEGAL # 84370

CASE # PCEV 18-5110 Roxane Beck

Vacation of Easement

NOTICE OF PUBLIC HEARING

Notice is hereby given that public hearing will be held to consider a request by Roxane Beck, Applicant, (Sommer Karnes & Associates LLP) Joseph Karnes, Agent, request approval to vacate a platted 25'ft. wide drainage easement on one lot totaling 3.04 acres. The property is located at 7 Hacienda Court (lot 20), within Section 23, Township 17 North, Range 8 East, (Commission District 2).

A public hearing will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and Palace Avenues, Santa Fe, New Mexico on the 12th day of June 2018, at 5:00 p.m. on a petition to the Santa Fe County Board of County Commissioners.

Please forward all comments and questions to the County Land Use Administration Office at 986-6225.

All interested parties will be heard at the Public Hearing prior to the Hearing Officer/Planning Commission taking action.

All comments, questions and objections to the proposal may be submitted to the County Land Use Administrator in writing to P.O. Box 276, Santa Fe, New Mexico 87504-0276; or presented in person at the hearing.

Pub.: May 22, 2018

Public Notice ID:

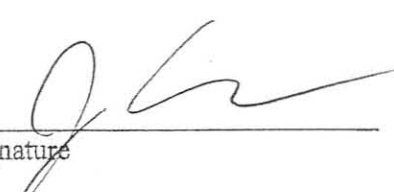


CERTIFICATION OF POSTING

I hereby certify that the public notice posting regarding the Sustainable Land Development Code.

Case # 18-5110 was posted for 15 days on the property beginning

The 22^d day of May
2018. **



Signature

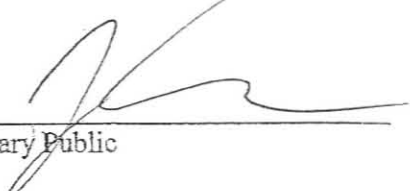
*Photo of posting must be provided with certification

****PLEASE NOTE:** Public notice is to be posted on the most visible part of the property. Improper legal notice will result in re-posting for an additional 15 days. It is the applicant's responsibility to ensure that the notice is on the property for the full 15 days.

STATE OF NEW MEXICO }
 }
COUNTY OF SANTA FE }

The foregoing instrument was acknowledged before me this 24th day of
May, 2018, By Joseph Karnes.





Notary Public

My Commission Expires:

5/3/19

LA VILLA
ESCONDIDA

PUBLIC NOTICE

Notice is hereby given that an application has been filed with Santa Fe County for a REQUEST BY ROYAL BECK ATTORNEY, SUMMER KRAMER ASSOCIATES LLP, JOSEPH KRAMER, AGENT, REQUEST APPROVAL TO VACATE A PLATTED 25' WIDE DRAINAGE EQUIPMENT ON ONE LOT, TITLING 3.01 ACRES.

Name of Applicant: ROYAL BECK
Address of Request: 2 HALLS CHURCH COURT (10720)
Legal Description: Section 23 Township 17 North Range 8 East NMPM Santa Fe County, New Mexico
A Public Hearing will be held/made at the Old Santa Fe County Courthouse, corner of Palace and Grant Avenues, Santa Fe, New Mexico on/after the 12th day of JUNE 2018, at 5:00 p.m. before the BOARD OF COUNTY COMMISSIONERS (BOCC).
Further information can be obtained by contacting the Clerk of the Board of County Commissioners, P.O. Box 276, Santa Fe, NM 87504
Phone (505) 886-6225; Development Permit # TCCV18-010

TRUJILLO, BOB LEE
PO BOX 8770
SANTA FE NM 87504

VALERIO, ADAM F & KELLY BORREGO
OJINAGA
6 CALLE QUERIDO
SANTA FE NM 87506

VALERIO, ADAM F & KELLY BORREGO
OJINAGA
7 CALLE QUERIDO
SANTA FE NM 87506

BOWMAN, DAVID G & NANCY H
2931 E CALLE SIN PECADO
TUCSON AZ 85718

JESSEN, NICHOLAS C & PENNY P
1 CALLE HACIENDA
SANTA FE NM 87505

MOTOLA, ALEXANDER M V & KIMBERLY
LANTIS(TRUST)
2 HACIENDA CT
SANTA FE NM 87506

BORREGO, ROBERTO R & DEBORAH K
4 CALLE CARINO
SANTA FE NM 87506

WHETSTONE, EARL SR C/O FRANK VIGIL
PO BOX 16451
STANFORD CT 94309

GONZALES, PATRICIO M & KARMELLA
BORREGO-GONZALES
RT 10 BOX 92 H
SANTA FE NM 87501

KING BROTHERS RANCH
BOX 2670
MORIARTY NM 87035

AYER, DAVID H & KATHRYN M STARK
33 CALLE HACIENDA
SANTA FE NM 87506

HIATT, DAVID M & SUSAN U
118 CLOVERLEAF AVE
SAN ANTONIO TX 78209-3819

BENNETT FAMILY REVOCABLE TRUST
C/O ROBERT & LAUREL BENNETT
7113 SENTINEL RD
ROCKFORD IL 61107

SMITH, MICHAEL J & MARILYN D.
34 CALLE HACIENDA
SANTA FE NM 87506

SEAWRIGHT, MARTHA ALEXANDRA
(TRUSTEE)
1441-C PASEO DE PERALTA
SANTA FE NM 87501

MARSE, LINDA MOODY
4 ESTANCIA CT
SANTA FE NM 87506

BORREGO-OJINAGA REVOCABLE TRUST
7 CALLE QUERIDO
SANTA FE NM 87506

BORREGO, ANDREW R
3056 AGUA FRIA ST
SANTA FE NM 87507

BAGLEY, MARK H & MARY M
7 ESTANCIA CT
SANTA FE NM 875069

HAMILTON, MONICA
13791 HUTCHINGS CT
ROYAL OAKS CA 95076-5333

SKY LIMIT LLC
3056 AGUA FRIA
SANTA FE NM 87501

BORREGO, ROBERTO R & ROMERO,
DEBORAH K
4 CALLE CARINO
SANTA FE NM 87506

GERBSON, STEVE & OLIVA LOUISE
AYALA
4791 DEL MORENO PL
WOODLAND HILLS CA 91364-4627

RICE, KENNETH D & BARBARA J
149 E ALAMEDA
SANTA FE NM 87501

MARTIN, ROXANE BECK
7 HACIENDA CT
SANTA FE NM 87506

SALVA TIERRA HOA RO
C/O GARY JACOBS
18 COLUMBINE LANE
SANTA FE NM 87506

LOS SUENOS TAIL ALLIANCE RO
C/O STEVEN SCHWARTZ
10 COPPERMALLOW ROAD
SANTA FE NM 87506

NORTHWEST RESIDENTS UNITED RO
C/O MONA SHOUP
7 TECOLOTE CIRCLE
SANTA FE NM 87506

Miguel Romero

From: Joseph M. Karnes <josephk@sommerkarnes.com>
Sent: Tuesday, May 22, 2018 4:03 PM
To: Miguel Romero
Subject: FW: 7 Hacienda Court - Vacation of Drainage Easement

Hello Miguel,

Please include the following in the record for this application and let me know any questions.

Thank you

Joseph

Joseph Karnes
Sommer Karnes & Associates, LLP
PO Box 2476
Santa Fe, NM 87504-2476
(505) 989-3800
joseph@sommerkarnes.com

NOTE: If you are a client, do not forward this email to anyone because doing so may cause you to waive the attorney-client privilege or other protected communications.

DISCLAIMER: DO NOT read, copy or disseminate this communication unless you are the intended addressee. This e-mail communication contains confidential and/or privileged information intended only for the addressee. If you have received this communication in error, please call this office immediately at (505) 989-3800 and ask to speak to the sender of the communication. Also, please e-mail a response to the sender and notify him/her that you have received the communication in error. Thank you

From: garywjacobs@gmail.com [<mailto:garywjacobs@gmail.com>]
Sent: Tuesday, May 22, 2018 4:01 PM
To: Joseph M. Karnes
Subject: Re: 7 Hacienda Court - Vacation of Drainage Easement

Dear Mr. Karnes:

I have reviewed your email request wherein you seek on behalf of your client, Roxane Beck, the vacation of a drainage easement across the property at 7 Hacienda Court Santa Fe, NM.

On behalf of Roxane Beck you have submitted an application to the Board of Santa Fe County Commissioners to vacate the drainage easement in question.

The easement in question does not affect, as best I can determine, the property constituting the Salva Tierra HOA Community. I suspect we are receiving notice of your request because we are a Registered Organization with Santa Fe County and our map of interest includes the area of your client's property.



Your email also contains a report from civil engineer Morley Walker that there is no arroyo or drainage channel within the easement you seek to vacate and that there will be no negative impacts from vacating the drainage easement.

From the enclosed notice I see your hearing on this issue is scheduled for June 12th. I will be unable to attend this hearing but want to say that based on the above representations, that there will be no negative impacts from vacating the drainage easement, Salva Tierra HOA has no objection to your application on behalf of Roxane Beck to the property at 7 Hacienda Court.

I trust this response will assist you in advancing your clients application.

Sincerely, Gary Jacobs STHOA President

Sent from my iPhone

VACATION AND EXTINGUISHMENT OF EASEMENT

THE UNDERSIGNED, FOR AND BEHALF OF:

VILLA ESCONDIDA HOMEOWNERS ASSOCIATION
THE COUNTY OF SANTA FE,
THE OWNER OF LOT 20,
THE OWNER OF LOT 21

DO HEREBY VACATE, EXTINGUISH, RELEASE, WAIVE, QUITCLAIM, AND DISCHARGE THEIR RIGHTS, AND INTEREST TO AN EASEMENT GRANTED AND CREATED BY THAT CERTAIN PLAT OF SURVEY ENTITLED "LA VILLA ESCONDIDA SUBDIVISION", SAID PLAT BEING PREPARED BY RICHARD A. CHATROOP NMPLS No. 11011, AND BEING RECORDED IN THE SANTA FE COUNTY CLERKS OFFICE IN PLAT BOOK 460, PAGES 037-039. BEING COMPRISED OF A PORTION OF LOT 20 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERNMOST END OF THE CENTERLINE OF A 25' WIDE STRIP FROM WHENCE THE NORTHEASTERN CORNER OF LOT 20 BEARS NORTH 23°38'21" EAST, A DISTANCE OF 156.99';

THENCE NORTH 28°49'44" WEST, A DISTANCE OF 164.16' TO THE NORTHERNMOST END OF SAID STRIP;

THE HEREIN DESCRIBED AREA IS INTENDED TO BE THE SAME EASEMENT SHOWN ON THAT CERTAIN PLAT OF SURVEY ENTITLED "BOUNDARY SURVEY OF LOT 20 OF LA VILLA ESCONDIDA SUBDIVISION", SAID PLAT BEING PREPARED BY RICHARD A. CHATROOP NMPLS No. 11011, AND IS MORE PARTICULARLY SHOWN ON THE ATTACHED "EXHIBIT A".

THIS VACATION AND EXTINGUISHMENT OF EASEMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED:

OWNERS OF LOT 20

Marc Martin

MARC MARTIN

Dr. Roxane Martin

DR. ROXANE MARTIN

STATE OF NEW MEXICO)

)SS

COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2004 BY MARC & DR. ROXANE MARTIN

NOTARY PUBLIC



OWNER OF LOT 21

OWNER LOT 21

STATE OF NEW MEXICO)

)SS

COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2004 BY OWNER OF LOT 21

NOTARY PUBLIC

LA VILLA ESCONDIDA HOME OWNERS ASSOCIATION

 7/2/04
JIM BORREGO, FOR THE LA VILLA ESCONDIDA HOME OWNERS ASSOC.

STATE OF NEW MEXICO)

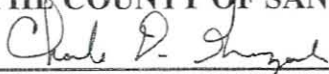
)SS

COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2004 BY JIM BORREGO, FOR THE VILLA
ESCONDIDA HOME OWNERS ASSOCIATION

NOTARY PUBLIC

THE COUNTY OF SANTA FE

 7-2-04
CHARLIE GONZALEZ, FOR THE COUNTY OF SANTA FE

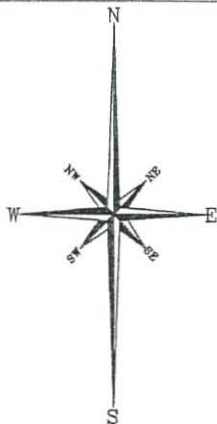
STATE OF NEW MEXICO)

)SS

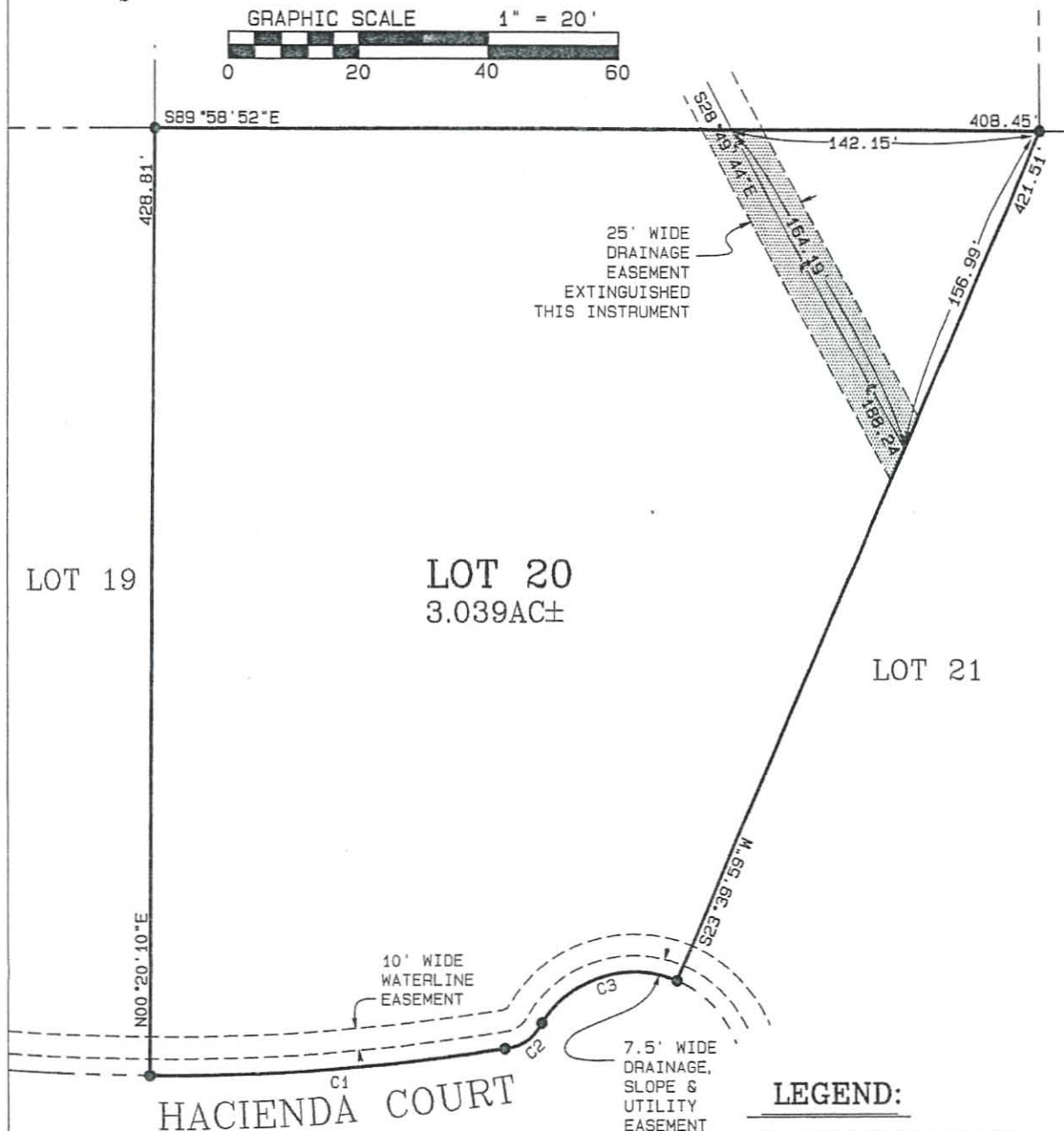
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2004 BY CHARLIE GONZALEZ FOR THE
COUNTY OF SANTA FE

NOTARY PUBLIC



"EXHIBIT A"
FOR A
VACATION OF EASEMENT
WITHIN
LOT 20 VILLA ESCONDIDA
CITY AND COUNTY OF SANTA FE, NEW MEXICO
WITHIN T17N, R8E, PROJECTED SECTION 23.



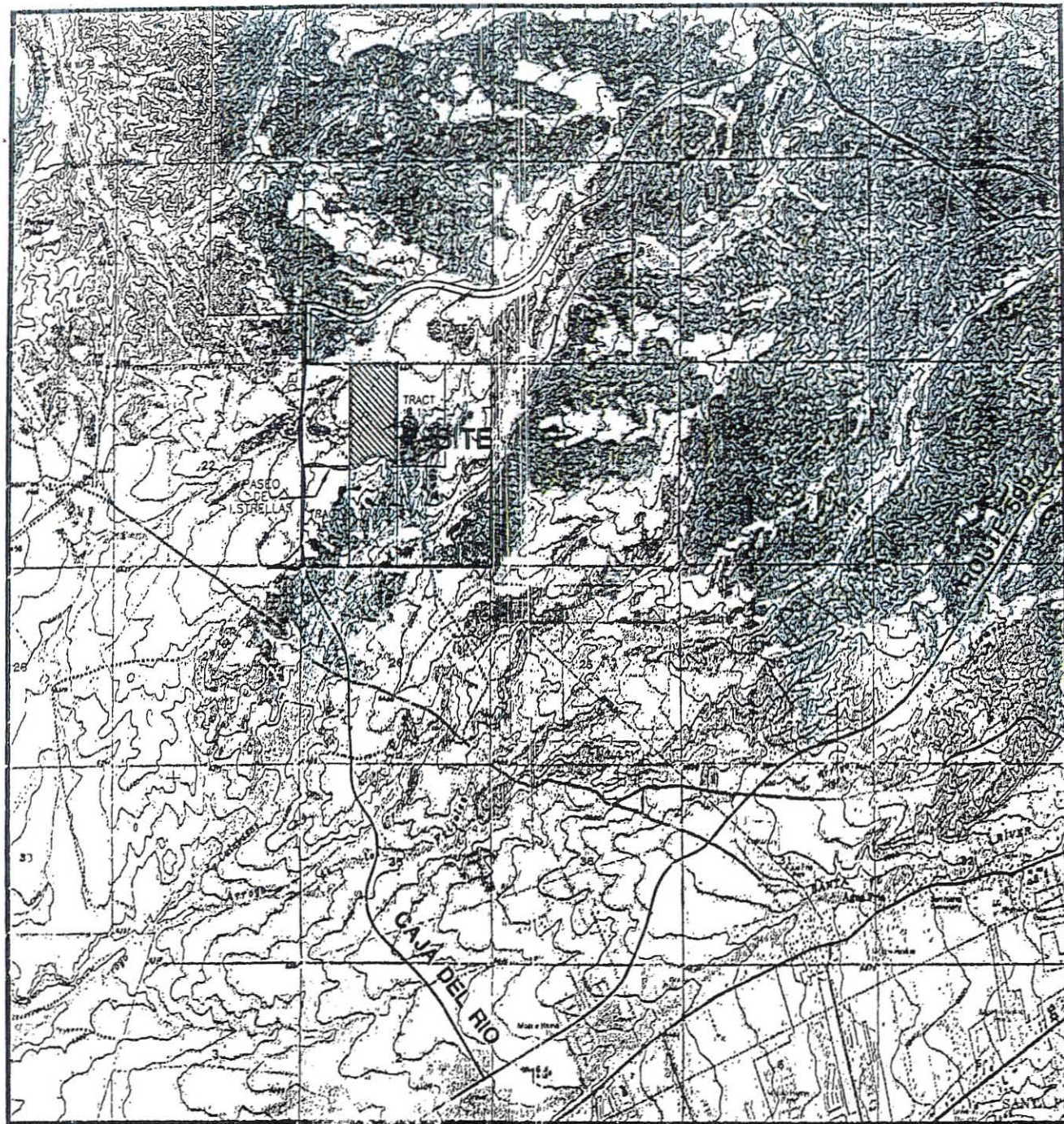
LINE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	975.00'	9°35'09"	163.12'	162.93'	N85°54'16"E
C2	20.76'	60°02'33"	21.76'	20.77'	N56°30'39"E
C3	50.00'	80°58'35"	70.67'	64.93'	S72°30'56"W

NOTES

1. REFER TO PLAT OF SURVEY ENTITLED "LA VILLA ESCONDIDA SUBDIVISION." PREPARED BY RICHARD A. CHATROOP NMPLS No. 11011, AND RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 460 PAGES 037-039.
2. REFER TO PLAT OF SURVEY ENTITLED "BOUNDARY SURVEY OF LOT 20 OF THE VILLA ESCONDIDA SUBDIVISION," PREPARED BY RICHARD A. CHATROOP NMPLS No. 11011 ON OCTOBER SECOND 2003.

LEGEND:

- FOUND 1/2" REBAR LS #11011
- CALCULATED POINT
- FH ☐ FIRE HYDRANT
- CO ○ SANITARY SEWER CLEANOUT
- UP ● UTILITY POLE
- GM ⊕ GAS METER
- GS ⊕ GAS STUBOUT
- CO ○ SANITARY CLEANOUT
- WV ⊕ WATER VALVE
- MH ⊕ SANITARY SEWER MANHOLE
- OVERHEAD UTILITY LINE
- COYOTE FENCE
- EDGE OF DIRT ROAD
- BUILDING LINE
- EDGE OF EASEMENT



LEGEND AND NOTES

- DENOTES POINT FOUND MEASUREMENT CAP
 - DENOTES POINT SET THIS SURVEY
 - DENOTES POINT CALCULATED
 - DENOTES BRASS MONUMENT
- DENOTES EDGE OF EASEMENT
--- DENOTES OVERHEAD LINES
---x--- DENOTES FENCE LINE
1. B. OF BEARING TAKEN FROM "LOT LINE ADJUSTMENT" BY JAMES J. MEDRANO, 1999, IN PLAT BOOK 413, PG. 015 ON MAR. 7TH, 1999 IN THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
 2. L. IN PARENTHESES IS FROM PLAT OF NOTE #1. WHERE IT IS FROM DATA SHOWN.
 3. T. PLAT IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND ADJUSTMENTS OF RECORD.

DEDICATION CONTINUED

PARCEL "C" IS ALSO DEDICATED TO THE RESIDENTS OF RANCHO DE LOS NIÑOS SUBDIVISION FOR EQUESTRIAN/PEDESTRIAN & FUTURE USES. ALL ROADS WITHIN THE SUBDIVISION ARE PRIVATE. PUBLIC USE IS LIMITED TO EMERGENCY VEHICLES AND UTILITY COMPANIES.

DEDICATION AND AFFIDAVIT

ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED HAVE CAUSED TO BE SUBDIVIDED THOSE LANDS SHOWN HEREON. THIS DIVISION IS MADE WITH THE FREE CONSENT AND AGREEMENT OF THE OWNERS OF SAID LANDS. THE LANDS ARE DEDICATED TO THE LA VILLA ESCONDIDA HOMEOWNERS ASSOCIATION. ACCESS EASEMENTS GRANTED FOR PRIVATE USE. UTILITY EASEMENTS GRANTED TO THE APPROPRIATE COMPANIES FOR INSTALLATION, REPAIR AND FOR EXISTING UTILITIES. AND SLOPE EASEMENTS ARE GRANTED AS SHOWN WITHIN THE PLAT. THE RESPONSIBILITY OF THE LOT OWNERS, WATERLINE EASEMENTS FOR SHARED WELL WATERLINES ARE GRANTED FOR THE BENEFIT OF LOTS SERVED. OTHER EASEMENTS ARE GRANTED AS SHOWN.

THIS DIVISION CONTAINS 78.22 AC.±, AND LIES WITHIN THE PLANNED AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.

Richard Borrego
SKY LIMIT, LLC
RICHARD BORREGO, MANAGER

STATE NEW MEXICO SS
COUNTY SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD BORREGO, MANAGER SKY LIMIT, LLC, THIS 19th DAY OF August, 2000.
MY COMMISSION EXPIRES 11/15/00. Richard Borrego PUBLIC

PARCEL "A", 2.018 AC.±, WAS GRANTED TO THE PASEO DE ESTRELLAS ROAD MAINTENANCE ASSOCIATION, INC. A NEW MEXICO NON-PROFIT CORP. ON MAY 13TH, 1999.

Don King
DON KING, PRESIDENT, PASEO DE ESTRELLAS ROAD MAINT. ASSOC., INC.

STATE NEW MEXICO SS
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON KING, PRESIDENT PASEO DE ESTRELLAS ROAD MAINTENANCE ASSOCIATION, INC. THIS 11th DAY OF July, 2000. Don King
MY COMMISSION EXPIRES 11/15/00. Don King NOTARY PUBLIC

NOTES AND CONDITIONS CONTINUED

13. ON ANY CORNER LOT, NO FENCE, HEDGE OR OTHER PLANTING OR STRUCTURE SHALL BE CONSTRUCTED WITHIN A HEIGHT OF 3' AND 8' ABOVE THE CENTERLINE GRADES OF INTERSECTING STREETS SHALL BE ERECTED, PLACED OR MAINTAINED WITHIN THE SITE DISTANCE TRIANGLE REQUIRED BY AASHTO STANDARDS.
14. A CLUSTER WELL WATER SYSTEM SERVING NO MORE THAN 4 LOTS PER WELL WILL BE UTILIZED. SHARED WELL AGREEMENTS ARE RECORDED IN BOOK 1123, PAGES 631-632, DOCUMENT NO. 1136-623.
15. FOR HOMES/GARAGES OF 3500 SQ. FT. OR LESS, 1054 CU. FT. OF DETENTION POND IS REQUIRED ON EACH LOT. FOR DEVELOPMENTS WITH MORE THAN 3500 SQ. FT. OF STRUCTURES, ADDITIONAL PONDING SHALL BE REQUIRED.
16. THE FRONT YARD BUILDING SETBACK FROM THE STREETS (PARCEL B) SHALL BE 50' MINIMUM. THE REAR AND SIDE BUILDING SETBACKS SHALL BE 25' MINIMUM UNLESS OTHERWISE NOTED ON THE PLAT.
17. DECLARATION OF RESTRICTIVE COVENANTS ARE RECORDED IN BOOK 1823, PAGES 675-721 AS DOCUMENT NO. 1136-629.

COUNTY OF SANTA FE 1136-629
STATE OF NEW MEXICO
I hereby certify that this instrument was recorded on the 11th day of July, 2000, and is in full compliance with the provisions of the Santa Fe County Code. Witness my hand and Seal of Office.
Maggie Johnston
County Clerk, Santa Fe County, N.M.

SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS.

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, SANTA FE COUNTY AT THEIR MEETING OF FEBRUARY 18, 2000.
Richard O. Davis 10-5-00
S.C.C. CHAIRMAN

Richard O. Davis 11-15-00
ATTEST County Clerk

APPROVED BY THE SANTA FE COUNTY EXTRATERRITORIAL ZONING COMMISSION AT THEIR MEETING OF JANUARY 14, 2000.
Richard O. Davis
E.Z.C. CHAIRMAN
11/15/00
COUNTY LAND USE ADMINISTRATOR DATE

EZ CASE # S 99-4900
DEVELOPMENT PERMIT NO.

Richard O. Davis 01/06/00
COUNTY FIRE MARSHALL DATE

Colin J. Manning 7-5-00
PUBLIC WORKS DIRECTOR DATE

Mark Cabral 8-2-00
RURAL ADDRESSING DIRECTOR DATE

1. MAINTENANCE OF PRIVATE ACCESS EASEMENTS TO BE RESPONSIBILITY OF LA VILLA ESCONDIDA HOMEOWNERS ASSOC.
2. THIS PARCEL LIES WITHIN ZONE X AREAS OUTSIDE 500 YR FLOOD PLAIN AS SHOWN ON F.I.R.M. PANEL #350069 1756 DATED 11/04/88.
3. WATER WELL WITHDRAWAL ON THESE LOTS RESTRICTED BY COVENANTS FILED IN THE OFFICE OF THE COUNTY CLERK. RECORDED IN BOOK 1823, PAGE 722-723. DOCUMENT NO. 1136-630.
4. ON SITE WASTEWATER DISPOSAL SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, AND MUST BE APPROVED BY THE NEW MEXICO ENVIRONMENTAL DEPARTMENT.
5. THE PARCELS AS PLATTED HEREON ARE SUBJECT TO ARTICLE VII, SECTION 3 OF THE SANTA FE COUNTY TERRAIN MANAGEMENT REGULATIONS AT THE TIME OF ANY DEVELOPMENT.
6. THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMITS.
7. EXISTING NATURAL DRAINAGEWAYS WILL NOT BE MODIFIED OR IMPROVED WITHOUT THE WRITTEN APPROVAL OF THE LAND USE ADMINISTRATOR OR COUNTY HYDROLOGIST. DEVELOPMENT SHALL NOT IMPED HISTORIC FLOW RATES OR PATTERNS TO OR FROM THE SUBDIVISION.
8. THE SUBDIVISION DISCLOSURE STATEMENT REGARDING THESE TRACTS IS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED IN BOOK NO. 1823, PAGE(S) 721-740 AS DOCUMENT NO. 1136-631.
9. LOT SIZES WERE DERIVED FROM AN APPROVED HYDROLOGY TEST.
10. PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE SOIL RATING ON THIS PROPERTY IS DESIGNATED AS BEING MODERATE TO 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 CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.
11. 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 PRIVATE 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.
12. ALL RESIDENTIAL DWELLINGS WITHIN THIS SUBDIVISION SHALL INSTALL AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS IN COMPLIANCE WITH NFPA 13-14 AND/OR 13-D AS APPLICABLE TO THE WATER SOURCE AVAILABLE OUTPUT.

SUBDIVISION PLAT FOR
SKY LIMIT, L.L.C.
OF

LA VILLA ESCONDIDA SUBDIVISION

PURPOSE: TO CREATE TWENTY FOUR RESIDENTIAL LOTS
LYING WITHIN SECTION 23, 117N, 88E, N40M, SANTA FE CO., NM

EXHIBIT 6

TROOP AND SURVEYOR

SECTION NO. 11011

NK. RIO RANCHO, NM 87124

COUNTY CLERK

LOCATION: LYING WITHIN SECTION 23, 117N, 88E, N40M

SHEET 4A

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE FIELD NOTES, AND ALL THE DATA HEREON, ARE AN ACCURATE DELINEATION OF A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION ON OCT. 1, 2000, AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE STANDARDS FOR PROFESSIONAL AND ETHICAL PRACTICING IN NEW MEXICO.

Richard A. Chatkroop
RICHARD A. CHATKROOP N.M.P.L.S. #11011

VICINITY MAP
SCALE 1:2000'

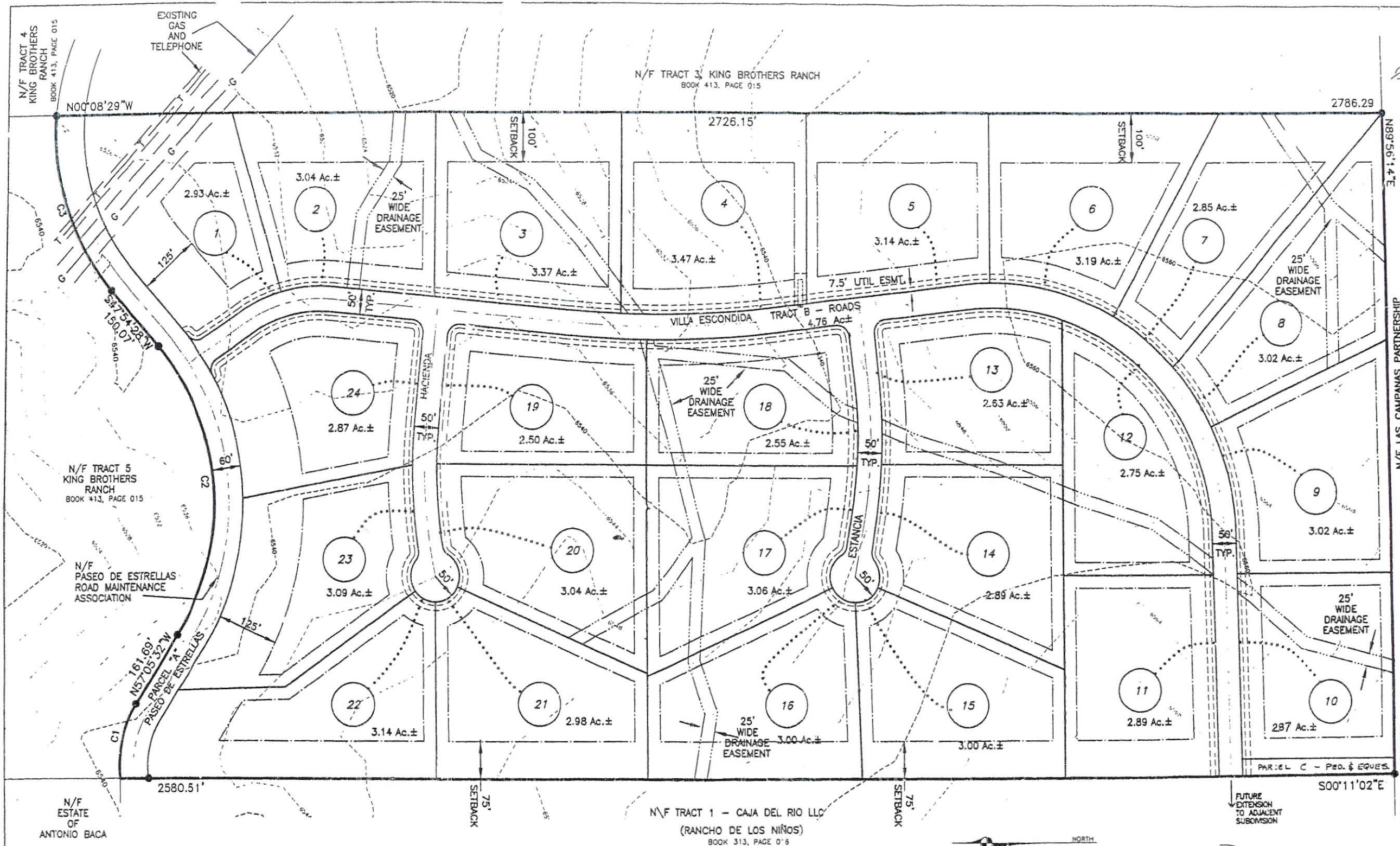
CITY REVIEW

REVIEWED BY Joe B. Baul P.E. 9/28/00
CITY SUBDIVISION ENG. DATE

REVIEWED BY Greg Smith 9/25/00
CITY PLANNER DATE

UTILITY COMPANIES

U.S. WEST COMMUNICATIONS Angie H. Mott DATE 7/11/00
PUBLIC SERVICE CO. OF N.M. Greg Smith DATE 7/11/00
PNW GAS SERVICES Greg Smith DATE 02-10-00

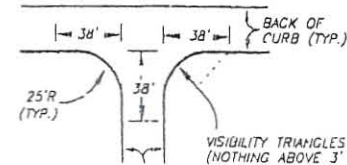


CITY REVIEW: *[Signature]* 466039
 CITY PLANNER: *[Signature]* 9/25/00
 DEVELOPMENT REVIEW DIRECTOR: *[Signature]* 10/2/00
 COUNTY APPROVAL
 COUNTY PERMIT NO. 599-4900
 SEE COVER SHEET
 COUNTY LAND USE DEPT. DATE
 APPROVED BY THE E.Z.C.
 MEETING ON 1/14/00
 SEE COVER SHEET
 CHAIRMAN
 APPROVED BY THE BCC
 MEETING ON 2/8/00
[Signature] 10-5-00
 CHAIRMAN
 SEE COVER SHEET
 COUNTY CLERK

NOTES:

1. THE STEEPEST EXISTING GROUND SLOPE ON THE PROPERTY IS 7.2% LOCATED AND SLOPES AT BUILDING SITES RANGE FROM 1.8% TO 7.2%.
2. SEPTIC TANKS AND LEACH FIELD ARE TO BE LOCATED AT LEAST 100 FEET FROM ALL WATER WELLS.

VISIBILITY TRIANGLE DETAIL



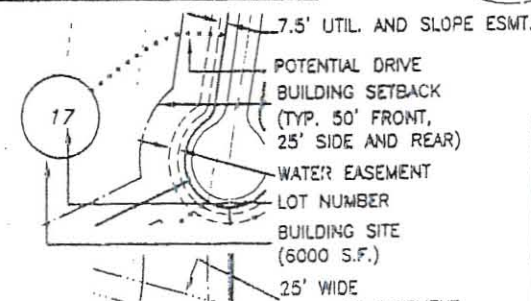
PROJECT DATA

GROSS AREA 78.228 Ac±
 NUMBER OF LOTS 24 LOTS
 GROSS DENSITY 1 LOT / 3.26 Ac.
 MINIMUM LOT 2.49
 MAXIMUM LOT 3.47
 AVERAGE LOT SIZE 2.98 Ac±
 AREA OF ROADS (PUBLIC ACCESS, PRIVATELY MAINTAINED) 4.76 Ac±
 PASEO DE LOS ESTRELLAS 2.02 Ac±
 INFRASTRUCTURE: WATER: SHARED WELLS
 WASTEWATER: CONVENTIONAL ON SITE SYSTEM
 ELECTRIC/GAS: PUBLIC SERVICE CO. OF NM.
 PHONE: US WEST

CURVE TABLE				
CURVE	LENGTH	RADIUS	CH. DIR.	CH. DIS.
C1	155.90	225.00	N76°52'09"W	152.80
C2	615.23	170.00	S85°24'12"W	615.23

SCALE: 1" = 100'
 4' CONTOUR INTERVAL

LEGEND



COUNTY OF SANTA FE)
 STATE OF NEW MEXICO)ss
 I hereby certify that this instrument
 was filed for record on the _____ day of _____
 A.D. 19____, at _____
 o'clock _____ M., and was duly recorded in
 Book _____, Page _____ of the records of
 Santa Fe County.

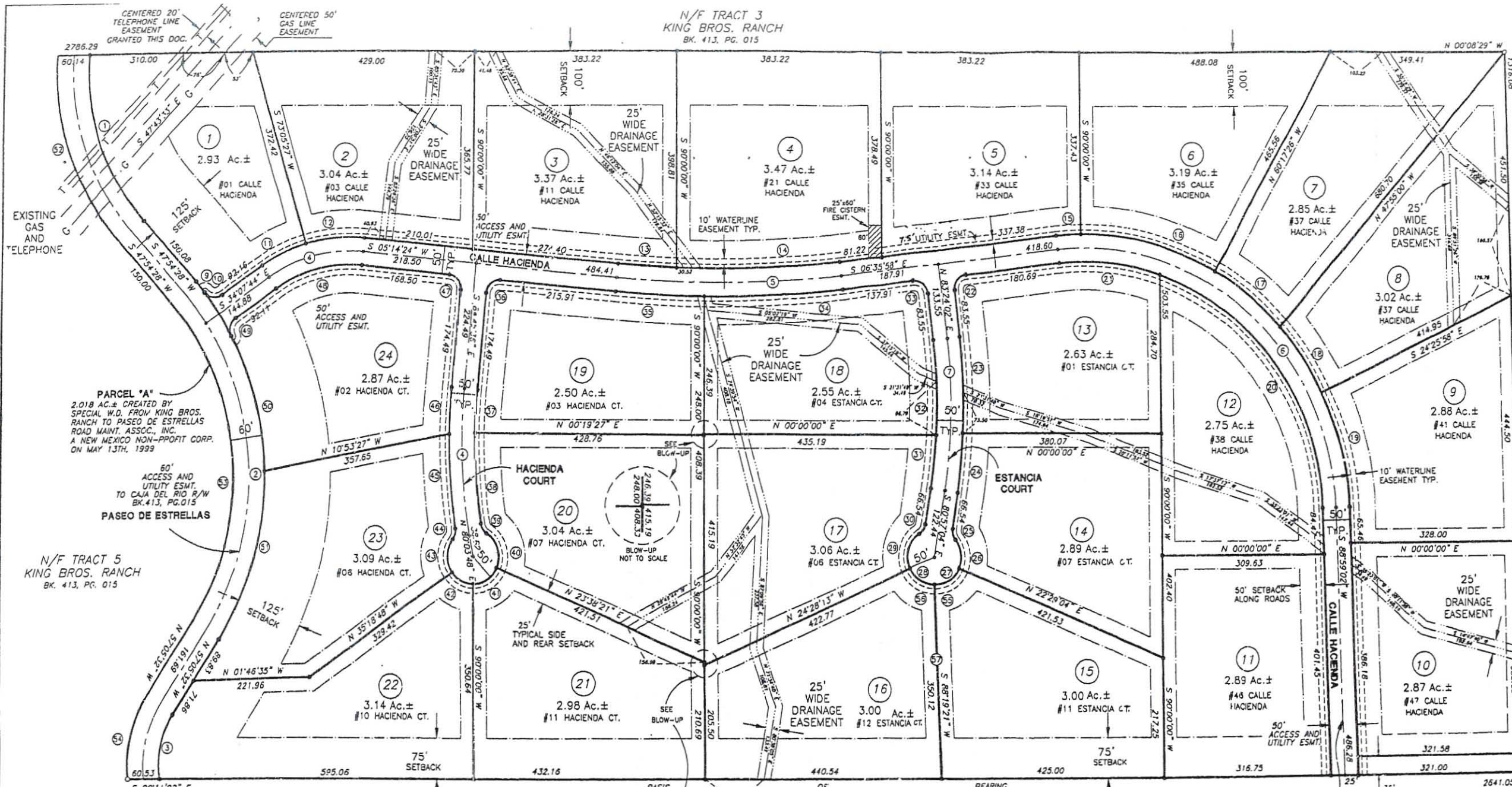
Witness my hand and Seal of Office
 REBECCA BUSTAMANTE
 County Clerk, Santa Fe County, NM

Deputy

APPROVALS

REVISIONS	
1	10/25/99
2	10/25/99
3	10/25/99
4	10/25/99
5	10/25/99
6	10/25/99
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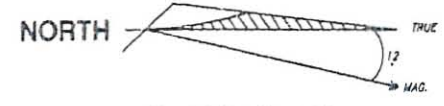
DEVELOPMENT PLAN
 LA VILLA ESCONDIDA
 TRACT 2, KING BROTHERS RANCH, SANTA FE COUNTY, NEW MEXICO
 SCALE 1"=100' DATE 10/25/99
 C.R. WALBRIDGE & ASSOCIATES, L.L.C.
 1411 LUISA STREET SUITE J
 SANTA FE NEW MEXICO



LEGEND AND NOTES

- DENOTES POINT SET THIS SURVEY
- DENOTES POINT FOUND MEDIANO CAP
- DENOTES POINT CALCULATED
- DENOTES BRASS MONUMENT

— — — — — DENOTES EDGE OF EASEMENT
 — x — x — DENOTES FENCE LINE



CURVE DATA

KEY	CHORD	RADIUS	LENGTH
1	S 70°59'21" W 329.31	R=420'	L= 338.39
2	S 85°24'43" W 145.13	R=530'	L= 693.70
3	N 78°03'09" W 118.58	R=165'	L= 121.29
4	S 14°26'40" E 185.26	R=275'	L= 188.95
5	S 00°40'47" E 117.09	R=2025'	L= 418.43
6	S 41°11'32" W 703.67	R=475'	L= 792.41
7	S 88°46'49" E 272.09	R=1000'	L= 272.94
8	N 87°39'06" E 264.11	R=1000'	L= 264.88
9	S 49°17'36" W 215.19	R=530'	L= 25.49
10	S 08°16'18" W 33.77	R=25'	L= 37.00
11	S 25°12'32" E 93.01	R=100'	L= 93.41
12	S 09°31'29" E 112.75	R=300'	L= 112.71
13	S 03°39'42" W 110.19	R=2000'	L= 110.21
14	S 02°15'30" E 302.77	R=2000'	L= 303.06
15	S 03°30'20" E 48.11	R=500'	L= 48.20
16	S 14°19'38" W 263.51	R=500'	L= 268.83
17	S 38°53'32" W 130.23	R=500'	L= 159.91

CURVE DATA

KEY	CHORD	RADIUS	LENGTH
18	S 56°12'44" W 141.90	R=500'	L= 142.38
19	S 76°40'38" W 213.15	R=500'	L= 214.79
20	N 53°40'32" E 520.18	R=450'	L= 554.62
21	N 05°53'01" E 194.54	R=450'	L= 196.09
22	N 51°35'59" W 35.36	R=25'	L= 39.27
23	S 88°14'55" W 173.25	R=1025'	L= 173.46
24	N 82°47'03" W 172.74	R=1025'	L= 172.95
25	S 74°57'14" W 20.41	R=25'	L= 21.03
26	S 82°18'35" W 52.18	R=50'	L= 54.89
27	N 33°07'12" W 54.54	R=50'	L= 57.00
28	N 32°44'03" E 54.07	R=50'	L= 57.13
29	S 73°38'48" E 65.45	R=50'	L= 71.36
30	S 56°51'22" E 20.41	R=25'	L= 21.03
31	S 83°45'16" E 95.03	R=975'	L= 95.06
32	N 88°25'35" E 170.83	R=975'	L= 171.04
33	N 38°24'01" E 35.36	R=25'	L= 39.27
34	N 03°00'43" W 256.55	R=2050'	L= 256.71

CURVE DATA

KEY	CHORD	RADIUS	LENGTH
35	N 02°54'28" E 166.84	R=7025'	L= 166.89
36	N 39°45'36" W 35.36	R=25'	L= 39.27
37	N 87°02'15" W 77.49	R=975'	L= 77.51
38	S 85°53'28" W 162.96	R=975'	L= 163.15
39	S 56°33'54" W 20.78	R=25'	L= 21.41
40	S 72°31'23" W 64.93	R=50'	L= 70.67
41	N 33°29'36" W 55.18	R=50'	L= 58.46
42	N 27°20'36" E 45.93	R=50'	L= 47.72
43	S 88°27'22" E 59.98	R=50'	L= 64.33
44	S 75°17'35" E 20.09	R=25'	L= 20.88
45	N 85°45'39" E 169.67	R=1025'	L= 169.86
46	S 87°07'32" E 84.62	R=1025'	L= 84.64
47	N 50°14'24" E 35.36	R=25'	L= 39.27
48	N 14°26'40" W 168.42	R=250'	L= 171.78
49	N 76°33'37" W 33.74	R=25'	L= 37.03
50	S 74°41'42" W 250.80	R=530'	L= 253.21
51	N 74°21'19" W 314.57	R=530'	L= 319.38
52	S 70°43'32" W 372.29	R=480'	L= 382.31
53	S 85°24'28" W 572.24	R=470'	L= 615.23
54	N 76°52'09" W 152.80	R=225'	L= 155.90
55	N 16°33'36" W 28.90	R=50'	L= 28.90
56	N 16°22'02" E 28.18	R=50'	L= 28.56
57	S 00°11'35" E 217.43	R=200'	L= 229.87

SUBDIVISION PLAT FOR
 SKY LIMIT, L.L.C.
 OF
 LA VILLA ESCONDIDA SUBDIVISION
 PURPOSE: TO CREATE TWENTY FOUR RESIDENTIAL LOTS

RICK CHATROOP
 PROFESSIONAL LAND SURVEYOR
 NEW MEXICO REGISTRATION NO. 11911
 (505) 470-0037 2402 MANZANO LN. NE. RIO RANCHO, NM 87109

COUNTY OF SANTA FE
 STATE OF NEW MEXICO
 I hereby certify that this instrument was filed
 for record on the _____ day of _____ AD
 19____ at _____ o'clock _____
 and was duly recorded in book _____ of the records of
 said County.
 Witness my Hand and Seal of Office
 Rebecca Bustamante
 County Clerk, Santa Fe County, N.M.



Santa Fe County GMD Development Review - Area of Interest



- ### Legend
- Driveways
 - County Maintained Roads
 - FEMA Base Flood Elevations 2012-BFEs
 - FEMA Panel 2012
 - FEMA Zone AE Floodways 2012
 - FEMA Flood Zones 2012
 - 0.2 % Annual Chance Flood Hazard
 - 2012 Zone A (No BFEs Determined)
 - 2012 Zone AE
 - 2012 Zone AO
 - 2012 Zone D
 - FEMA FIRM Panel
 - Parcels
 - FEMA Base Flood Elevations 2012-BFEs
 - FEMA Panel 2012
 - FEMA Zone AE Floodways 2012
 - FEMA Flood Zones 2012
 - 0.2 % Annual Chance Flood Hazard
 - 2012 Zone A (No BFEs Determined)
 - 2012 Zone AE
 - 2012 Zone AO
 - 2012 Zone D

752.3 0 376.17 752.3 Feet
 WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Santa Fe County 1: 4,514

Notes
 Add your notes here



2014 Orthophotography
 This information is for reference only. Santa Fe County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy.



