

VICINITY MAP - 1"=600'

NOTES AND REFERENCE DOCUMENTS

1) The bearings for this survey and bearings of the boundary survey represented by the plat recorded in the Office of the Santa Fe County Clerk in Plot Book 690, Page 015, as Instrument No. 1538487, were based on the computed bearing of the Bearing Base line as shown on the above noted plat, being derived from the bearing computed between two points identified on the plot of survey titled "Plot of Survey for the City of Santa Fe," as said plot was recorded in the Office of the Santa Fe County Clerk in Plot Bk. 126, p.011, as Instrument No. 512,719.

2) Refer to the plot of boundary survey "Watson Property" recorded in the Office of the Santa Fe County Clerk in Plot Book 690, Page 015, as Instrument No. 1538487, for notes and references pertaining to the perimeter boundary of the original Tract 1 and Tract 2, as shown on the plot of survey titled "A Lot Line Adjustment Plat Prepared for the Trust for Public Land of Tract 1 and Tract 2 of the Watson Property," as said plot was recorded in the Office of the Santa Fe County Clerk in Plot Book 711, page 035, as Instrument No. 1566246. The perimeter boundary portion of this platting is intended to represent a retracement survey of the Tract 1, shown on the above noted plat of survey, using found and accepted monumentation, as noted.

3) This survey does not constitute a title search by Yager Land Survey of the tracts of land shown hereon. All information regarding record easements, adjoiners, and other documents that might affect the quality of title to the lands shown hereon was obtained from File No. 07-1238, prepared by Quile Title of Santa Fe, New Mexico.

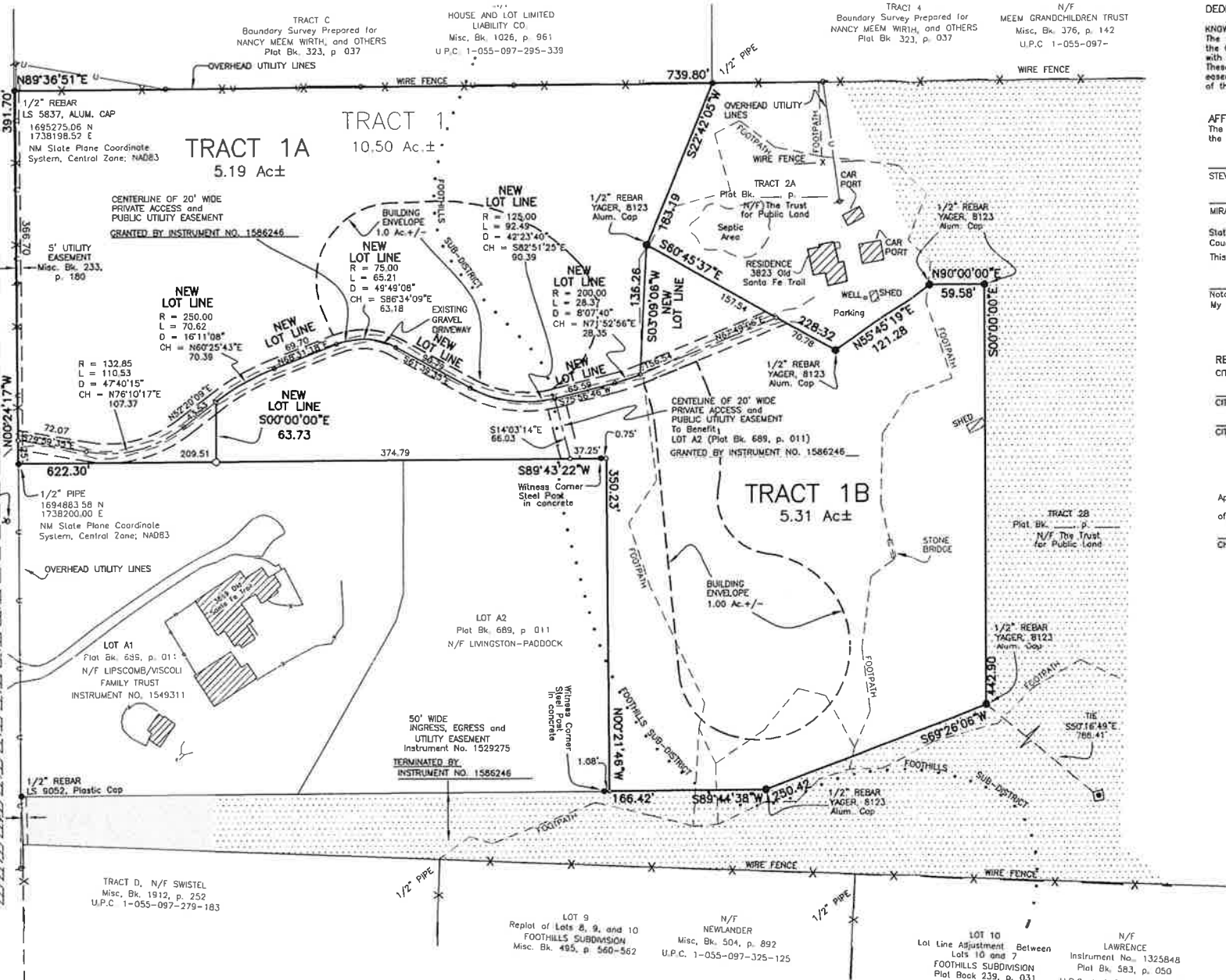
4) The lands shown hereon are subject to all reservations, restrictions, covenants and easements of record that pertain.

5) Property development is required to comply with applicable provisions of Chapter 14, Land Development Code, SFCC 1987 and subsequent amendments.

6) Property development is required to comply with the provisions of each applicable City of Santa Fe ordinance adopted prior to plot and/or development plan recording with the County Clerk, or submittal for a building permit application that modifies any provision of Chapter 14, Land Development Code, SFCC1987 and subsequent amendments.

7) The lands shown hereon lie in a Zone X, area determined to be outside of the 0.2% Annual Chance Floodplain. F.I.R.M. Panel 35049C416D; effective date June 17, 2008.

8) Use of footpaths on Tract 1A and Tract 1B is by permission only, and the owner(s) of Tract 1A and Tract 1B may change or abolish such use at any time.



LINE TABLE		
LINE	LENGTH	BEARING
L1	47.76'	S03°39'19"E
L2	34.00'	N87°46'19"W
L3	50.72'	N01°53'00"W

LEGEND

- CITY OF SANTA FE; SURVEY CONTROL NO. 39 Found, 3" Aluminum Cop
- SURVEY MONUMENT; Found, as noted
- COMPUTED POINT: not set
- SURVEY MONUMENT; Set this survey; 1/2 inch Rebar, YAGER/8123 aluminum cop
- ✦ UTILITY POLE

- AREA A: Area of proposed Conservation Easement; proposed Public Trailhead area
- AREA B: Area of proposed Conservation Easement; proposed Trail Area

SCALE 1"=60' FEET
60 0 60

STATE OF NEW MEXICO)ss
COUNTY OF SANTA FE)ss
I hereby certify that this instrument was filed for record on the _____ day of _____ A.D., 20____, 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
VALERIE ESPINOZA
County Clerk, Santa Fe County, NM
Deputy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: The foregoing Lot Division of the parcel of land shown hereon, lying and being situate in the City of Santa Fe, Santa Fe County, New Mexico, is made in accordance with the wishes and desires of the undersigned owner and proprietor. These tracts are subject to all easements of record, and additional easements are hereby granted to all existing utilities within the boundaries of the shown tracts.

AFFIDAVIT

The proposed Lot Division lies within the planning and plotting jurisdiction of the City of Santa Fe.

STEVEN LIPSCOMB, for The Lipscomb/Viscoli Family Trust

MIRANDA VISCOLI, for The Lipscomb/Viscoli Family Trust

State of New Mexico)
County of Santa Fe)ss
This instrument was acknowledged before me this _____ day of _____, 2010.

Notary Public
My Commission Expires _____

REVIEWED BY:
CITY OF SANTA FE

CITY ENGINEER FOR LAND USE _____ DATE _____

CITY PLANNER _____ DATE _____

Approved by the PLANNING COMMISSION at their meeting

of _____ as Case No. _____

Chairperson _____ Date _____ Secretary _____ Date _____

UTILITY COMPANY APPROVALS

Easements are hereby granted for all existing utilities and the tracts shown are subject to all easements of record.

PNM, Electric and Gas Services _____ DATE _____

QWEST Communications Services _____ DATE _____

QWEST Communications, Inc. Disclaimer
This plat has been approved for easement purposes only. The signing of this plat by QWEST Communications, Inc. does not in any way guarantee telephone service to the subject tracts.

Comcast Cable Company _____ DATE _____

INDEXING INFORMATION FOR COUNTY CLERK

OWNER: THE LIPSCOMB/VISCOLI FAMILY TRUST
RECORD DEED: Instrument No. 1593883
ORIGINAL DEEDS: TRACT 1: Misc. Bk. 13, p. 307, TRACT 2: Misc. Bk. 15, p. 403
SECTION: (Projected) SECTION 31 TOWNSHIP: 17 NORTH RANGE: 10 EAST N.M.P.M.
U.P.C. : 1-055-097-336-183, U.P.C. : 1-055-097-346-207

A LOT SPLIT PLAT

Prepared for

THE LIPSCOMB/VISCOLI FAMILY TRUST

TRACT 1

of the
The Lot Line Adjustment Between
TRACT 1 and TRACT 2

of the
WATSON PROPERTY

3823 OLD SANTA FE TRAIL

SANTA FE, NEW MEXICO

YAGER
LAND SURVEYS
3387 BOWLING ROAD SANTA FE, NEW MEXICO
505-983-8172

DATE: _____
SCALE: 1"=60'
SHEET 1 OF 4

1 of 1

SURVEYOR'S CERTIFICATION

I, SCOTT YAGER, a New Mexico registered Professional Surveyor, certify that I conducted and am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, and that this survey and plot meet the Minimum Standards for Surveying in New Mexico.

SCOTT YAGER, NMLS 8123 _____ DATE _____