



VICINITY MAP  
NOT TO SCALE

**SANTA FE COUNTY APPROVALS, NOTES AND CONDITIONS:**

Stacy Ann Lopez 12/16/06  
SANTA FE COUNTY CLERK  
COUNTY CLERK'S OFFICE  
COUNTY CLERK'S OFFICE  
COUNTY CLERK'S OFFICE

- DEVELOPMENT PERMIT NO. 05-4690 MEETING DATE MARCH 14, 2006
- A) THE LANDS SHOWN HEREON DO NOT LIE WITHIN THE 100-YEAR FLOOD HAZARD ZONE, AS SHOWN ON F.E.M.A., FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 350089 0250 B, DATED 1/14/86.
- B) MAINTENANCE OF ACCESS ROADS AND UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE LAND OWNERS/USERS UNLESS CURRENTLY MAINTAINED BY THE SANTA FE COUNTY PUBLIC WORKS DEPARTMENT.
- C) SANTA FE COUNTY'S APPROVAL OF THIS SURVEY PLAN DOES NOT INCLUDE APPROVAL OF THE CONSTRUCTION OF THE PRIVATE EASEMENTS (OR ROADS), AS SHOWN PRIOR TO THE CONSTRUCTION OF SAID PRIVATE EASEMENT(S) OR ROAD(S). IT IS REQUIRED THAT AN ADDITIONAL DEVELOPMENT PERMIT BE APPLIED FOR AND THEN APPROVED BY THE SANTA FE COUNTY LAND USE ADMINISTRATOR.
- D) SANTA FE COUNTY'S APPROVAL OF THIS PLAN DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS.
- E) THIS PROPERTY IS SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, AND EASEMENTS OF RECORD WHICH PERTAIN.
- F) EXISTING NATURAL DRAINAGEWAYS WILL NOT BE MODIFIED OR IMPEDED WITHOUT THE WRITTEN APPROVAL OF THE LAND USE ADMINISTRATOR OR COUNTY HYDROLOGIST. DEVELOPMENT SHALL NOT IMPROVE HISTORIC FLOW PATTERNS OR PATTERNS TO OR FROM THESE LOTS.
- G) THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.
- H) ALL DEVELOPMENT SHALL OCCUR WITHIN BUILDABLE AREAS IN ACCORDANCE WITH THE SANTA FE COUNTY LAND DEVELOPMENT CODE.
- I) THE TRACTS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.

- J) SOIL RATING: PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE SOILS RATING ON THIS PROPERTY IS DESIGNATED AS BEING SEVERE RECOGNIZING LIMITATIONS TO SEPTIC TANKS. POTENTIAL BUYERS/BELLEERS OF THIS PROPERTY SHOULD INQUIRE WITH THE NEW MEXICO ENVIRONMENTAL DEPARTMENT WHETHER THESE SOILS ARE SUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED. ON-SITE SANITARY DISPOSAL IS THE RESPONSIBILITY OF THE OWNER. ALL FUTURE DISPOSAL SYSTEMS FOR THE TRACTS SHOWN HEREON MUST BE PERMITTED AND APPROVED BY THE NEW MEXICO ENVIRONMENTAL DEPARTMENT.
- K) WATER SUPPLY ON THESE LOTS IS COVERED BY THE EXTRATERRITORIAL ZONING ORDINANCE, SECTION 10.1.A.
- L) DRILLING OF ANY NEW DOMESTIC WELL IS PROHIBITED IF REGIONAL WATER IS AVAILABLE WITHIN 200 FEET OF THESE LOTS.
- M) IF REGIONAL WATER BECOMES AVAILABLE, DOMESTIC WELL USE SHALL CEASE WITHIN 90 DAYS, AND THESE LOTS SHALL CONNECT TO THE REGIONAL WATER SYSTEM.
- N) ALL WELLS DRILLED ON THESE LOTS MUST BE CONSTRUCTED PER EZO STANDARDS LISTED IN SECTION 10.1.A.3. PROOF OF PROPER CONSTRUCTION MUST BE SUBMITTED AT THE TIME OF DEVELOPMENT PERMIT REQUEST OR UPON DEMAND BY THE COUNTY LAND USE ADMINISTRATOR.
- O) THE PARCELS AS PLATTED HEREON ARE SUBJECT TO SECTION 12.1 OF THE EZO, TERRAIN MANAGEMENT REGULATIONS AT THE TIME OF ANY DEVELOPMENT.
- P) DRIVEWAYS TO PROPOSED BUILDING SITES SHALL BE CONSTRUCTED AT GRADES NO GREATER THAN 1:8.
- Q) BUILDING SITES SHALL MEET APPLICABLE COUNTY SETBACKS.
- R) NEW DRIVEWAY/ROAD ACCESS FROM OLD LAS VEGAS HIGHWAY IS SUBJECT TO REQUIREMENTS OF PERMIT NO. 2008-10 BY THE STATE OF NEW MEXICO DEPARTMENT OF TRANSPORTATION.

**DEDICATION / AFFIDAVIT**

KNOW ALL MEN BY THESE PRESENTS

6411050

THAT THE UNDERSIGNED OWNER AND PROPRIETOR OF THE TRACT SHOWN HEREON HAS CAUSED TO BE DIVIDED THOSE LANDS SHOWN HEREON. ALL THAT APPEARS ON THIS PLAN THAT PERTAINS TO THE SAID TRACTS, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR. THE TRACTS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.

*Victor Ballas*  
VICTOR BALLAS

State of New Mexico  
County of Santa Fe  
The foregoing instrument was subscribed, sworn to and acknowledged before me on this 12th day of December, 2006.

*Michael J. Garcia*  
MICHAEL J. GARCIA  
County Clerk



**SPECIAL NOTES AND BUILDING PERMIT CONDITIONS**

THE INSTALLATION OF AN AUTOMATIC FIRE SUPPRESSION SYSTEM IS REQUIRED ON ALL LOTS. BUILDINGS ON THESE LOTS ARE SUBJECT TO THE URBAN WILDLAND INTERFUSE CODE. THE FIRE AFFIDAVIT IS FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK AS RECEPTION NO. 1461998.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	48.86	N10°00'47"E	L18	103.84	N27°28'27"E
L2	73.87	N07°14'37"W	L19	57.36	N09°32'17"E
L3	137.88	N07°14'37"W	L20	57.36	N09°32'17"E
L4	52.53	S72°18'32"E	L21	22.78	N09°52'38"E
L5	57.17	N44°20'15"E	L22	25.23	N77°47'37"E
L6	104.18	N09°01'37"E	L23	60.48	S4°55'45"E
L7	50.88	N14°44'33"E	L24	76.47	S24°01'30"E
L8	72.88	N07°48'18"E	L25	18.59	N70°44'23"E
L9	80.40	N02°09'29"E	L26	18.44	N29°25'23"W
L10	52.82	N07°58'24"E	L27	40.74	N70°44'21"E
L11	88.57	S01°13'57"E	L28	42.80	S00°04'37"E
L12	176.34	N78°38'00"E	L29	103.88	N02°30'20"E
L13	45.86	S43°11'39"E	L30	41.25	N37°32'38"E
L14	78.14	N02°24'45"E	L31	85.91	S79°21'15"E

LINE	LENGTH	BEARING
L32	82.50	N18°58'00"E
L33	30.83	N00°00'00"W
L34	25.70	S00°00'00"W
L35	34.30	N02°00'00"W
L36	30.97	N00°00'00"W
L37	108.54	N00°00'00"W
L38	53.27	N8°09'14"E
L39	44.76	N77°28'28"E
L40	65.16	N09°52'38"E
L41	89.82	N09°52'38"E
L42	45.00	N45°08'17"E



**SURVEYOR CERTIFICATE**

I hereby certify that this plan, and the field survey of the tracts shown hereon that it represents, were completed by me or under my direction and are true and correct to the best of my knowledge and belief and comply with the standards set for Land Surveyors practicing in the State of New Mexico.

*Scott Tager*  
SCOTT TAGER  
REGISTERED LAND SURVEYOR

10-23-06  
DATE



- LEGEND**
- UNITED STATES GENERAL LAND OFFICE BRASS CAP MONUMENT; Found
  - SURVEY MONUMENT; Found, as noted
  - SURVEY MONUMENT; Set, this survey; 1/2 inch rebar, YAGER B123 aluminum cap
  - COMPUTED POINT

WATER USE/WELL WITHDRAWAL ON THESE TRACTS IS RESTRICTED BY COVENANTS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED IN BOOK PAGE(S) AS DOCUMENT NO. 1461998.

THE SUBDIVISION DISCLOSURE STATEMENT REGARDING THESE TRACTS IS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED IN BOOK PAGE(S) AS DOCUMENT NO. 1461997.

THE SHARED WELL AGREEMENT FOR THESE TRACTS IS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED IN BOOK PAGE(S) AS DOCUMENT NO. 1461996.

LOT SIZES WERE DERIVED FROM AN APPROVED HYDROLOGY TEST. THESE LOTS ARE SUBJECT TO A 30% OPEN SPACE REQUIREMENT. NO DEVELOPMENT MAY OCCUR WITHIN THE DESIGNATED OPEN SPACE.

**NOTES AND REFERENCE DOCUMENTS**

- THE BEARINGS FOR THIS SURVEY WERE BASED ON GPS OBSERVATIONS.
  - THE PERMETER BOUNDARY OF THIS PLATING IS INTENDED TO REPRESENT A DEPENDENT RE-SURVEY OF TRACT A-1 AS SHOWN ON THE PLAT OF SURVEY TITLED: "LOT SPLIT FOR THE ESTATE OF MARIA I. BOYTON..." AS SAID PLAT WAS RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 493, PAGE 008, AS DOCUMENT NO. 1191.428.
  - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY UNDER LAND SURVEYS OF THE TRACTS OF LAND SHOWN HEREON. THESE TRACTS ARE SUBJECT TO ALL APPURTENANT EASEMENTS, RECORDED OR NOT RECORDED, AND ALL APPLICABLE EASEMENTS REFERENCED IN TITLE COMMITMENTS.
- 1461994  
STATE OF NEW MEXICO  
COUNTY OF SANTA FE
- I hereby certify that this instrument was filed for record on the 23rd day of DEC 2006, at 3:03 p.m. Day recorded in Book 8122, Page 008.
- Witness my hand and Seal of Office  
Valerie Espinoza  
County Clerk, Santa Fe County, NM
- Valerie Espinoza*



REVIEWED BY CITY OF SANTA FE

*Scott Tager*  
SUBDIVISION REVIEW  
PLANNING

12/19/2006  
DATE

**UTILITY COMPANIES**

THE UNDERSIGNED UTILITY COMPANIES HEREBY ACKNOWLEDGE THE EASEMENTS AS SHOWN AND DESCRIBED HEREON.

*Scott Tager*  
DATE 10-26-06

*Michael J. Garcia*  
DATE 10-31-06

ONEST COMMUNICATIONS, INC. DISCLAIMER  
This plat has been approved for easement purposes only. If any portion of this plat does not fit any city or telephone service to the subdivision.

INDEXING INFORMATION FOR COUNTY CLERK

**TRES CERROS**  
A LAND DIVISION  
for  
**VICTOR BALLAS**  
of  
**TRACT A-1**  
of  
Lot Split for  
The Estate of Maria I. Boyton  
Santa Fe County Records  
Plat Book 493, page 008  
U.P.C. 1-056-092-397-528  
within  
(Projected) SECTIONS 20 & 28  
T. 16 N., R. 10 E. N.M.P.M.  
SEBASTIAN DE VARGAS GRANT  
SANTA FE COUNTY, NEW MEXICO

PURPOSE: THIS PLAT CREATES THREE RESIDENTIAL LOTS.

**YAGER LAND SURVEYS**  
1307 BOYTON SQ. SANTA FE, NEW MEXICO  
505-983-8172

DATE: 10-23-06  
SCALE: 1" = 100'  
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