

REFERENCE DOCUMENTS

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC. BY GARY E. DAWSON, N.M.S. 7014, PLAT RECORDED AS BOOK 714, PAGES 18-20, IN THE SANTA FE COUNTY CLERKS OFFICE.

ALL OTHER REFERENCE DOCUMENTS AS NOTED HEREON.

STORMWATER AGREEMENT

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY BECKNER ROAD EQUITIES, INC. LOT OWNERS ASSOCIATION(OWNER) AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

TRACT 4A, 5A, 6A & 7
BECKNER ROAD EQUITIES, INC.

Gordon L. Skarsgaard
BY: GORDON L. SKARSGAARD, PRESIDENT

STATE OF NEW MEXICO JSS
COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGAARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 29th DAY OF June 2011.

Victoria M. Dalton 5/23/15
NOTARY PUBLIC (MY COMMISSION EXPIRES)



TRACT 4B
LAS SOLERAS OESTE, LTD.

Gordon L. Skarsgaard
BY: GORDON L. SKARSGAARD, MANAGING MEMBER

STATE OF NEW MEXICO JSS
COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGAARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD., A NEW MEXICO CORPORATION THIS 29th DAY OF June 2011.

Victoria M. Dalton 5/23/15
NOTARY PUBLIC (MY COMMISSION EXPIRES)

Inst# 1642009
COUNTY OF SANTA FE JSS

I hereby certify that this instrument was filed for record on the 29th day of August 2011, a.d. of 2:23 o'clock P.M. and was duly recorded in book 52, page 10 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.

Valerie Espinoza
Deputy



CITY OF SANTA FE APPROVAL

Risana Bazu 08/08/11
CITY ENGINEER FOR LAND USE DATE

Amelia 8/6/11
CITY PLANNER DATE

Shirley 8/4/11
CITY TRAFFIC ENGINEER DATE

NOTES

- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, S.F.C.C. 1987 AND SUBSEQUENT AMENDMENTS.
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT 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, S.F.C.C. 1987 AND SUBSEQUENT AMENDMENTS.
- BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.
- EACH LOT SHALL BE SERVED WITH SEPARATE SEWER AND WATER SERVICES.
- PRIOR TO ANY NEW CONSTRUCTION, PLAT WILL BE SUBMITTED TO FIRE DEPARTMENT FOR COMPLIANCE WITH INTERNATIONAL FIRE CODE.
- WASTEWATER USE CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.
- NO FENCES, WALLS OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS.
- EACH LOT IS RESPONSIBLE FOR MANAGEMENT OF ON-SITE RAIN WATER IN CONFORMANCE WITH SECTION 14-6-1 (F)(2)(K).

CROSS ACCESS EASEMENT

PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH OF TRACTS 5A, 6A AND 7 AN EASEMENT WILL BE GRANTED ACROSS EACH RESPECTIVE TRACT ALLOWING RECIPROCAL VEHICULAR ACCESS BETWEEN TRACT 5A AND TRACT 7 (THROUGH TRACT 6A) WITH A MAXIMUM OF TWO VEHICULAR ACCESS POINTS TO LAS SOLERAS DRIVE, UNLESS OTHERWISE APPROVED BY THE CITY TRAFFIC ENGINEER, TO BE SHARED BY TRACT 5A, 6A AND 7, THE LOCATION AND CONFIGURATION OF THE VEHICULAR CROSS EASEMENT AND DRIVEWAY LOCATIONS SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF THE BUILDING AND DRIVEWAY PERMITS.

UTILITY COMPANIES

- Gordon L. Skarsgaard* 6-30-11
CITY OF SANTA FE WASTEWATER DATE
- Patricia* 6-30-11
COMCAST DATE
- Patricia* 6-30-11
SANGRE DE CRISTO WATER CO. DATE
- IN APPROVING THIS PLAT, PNM PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON CONSEQUENTLY, PNM AND NMGCO DO NOT WARRANT 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.
- Veronica Hill* 6-30-11
PNM ELECTRIC SERVICE DATE
- Frank* 6-30-11
NMG GAS COMPANY DATE

QWEST COMMUNICATIONS, INC., DISCLAIMER.

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

Qwest 6/30/11
QWEST COMMUNICATIONS DATE

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON, PER THE LAS SOLERAS ANNEXATION AGREEMENT, SECTION 2.1, INSTRUMENT # 1592456. LAS SOLERAS DRIVE IS REQUIRED.

THE CITY OF SANTA FE IS HEREBY DEDICATED THE ADDITIONAL RIGHT OF WAY SHOWN HEREON FOR PUBLIC RIGHT OF WAY.

40' PRIVATE ACCESS EASEMENT IS HEREBY GRANTED TO THE OWNERS OF TRACTS 5A AND 6A FOR INGRESS, EGRESS, CONSTRUCTION & MAINTENANCE OF SAID SHARED ACCESS. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE SHARING LAND OWNERS.

PRIVATE ACCESS IS HEREBY GRANTED TO THE OWNERS OF TRACTS 4A & 4B CREATED HEREON FOR INGRESS, EGRESS, CONSTRUCTION & MAINTENANCE OF SAID SHARED ACCESS. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE SHARING LAND OWNERS.

DRAINAGE EASEMENTS BY THIS PLAT ARE HEREBY GRANTED TO THE ADJOINING LAND OWNERS FOR THE MITIGATION OF STORM WATER, MAINTENANCE IS THE RESPONSIBILITY OF THE BECKNER ROAD LOT OWNERS ASSOCIATION.

UTILITY COMPANIES ARE HEREBY GRANTED EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT.

NEW MEXICO GAS COMPANY IS HEREBY GRANTED EASEMENTS AS SHOWN FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTEE FOR THE PURPOSE SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES AND REMOVE ANY STRUCTURES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (ABOVE GROUND OR BELOW), HOT TUB, CONCRETE OR WOOD POOL, DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

11' PUBLIC PEDESTRIAN ACCESS AND PRIVATE MAINTENANCE EASEMENT IS HEREBY GRANTED TO THE PUBLIC FOR INGRESS/EGRESS. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LAS SOLERAS LOT OWNERS ASSOCIATION.

EASEMENTS SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR SUCCESSORS AND ASSIGNS THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 38.635 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

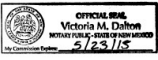
TRACT 4A, 5A, 6A & 7
BECKNER ROAD EQUITIES, INC.

Gordon L. Skarsgaard
BY: GORDON L. SKARSGAARD, PRESIDENT

STATE OF NEW MEXICO JSS
COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGAARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 29th DAY OF June 2011.

Victoria M. Dalton 5/23/15
NOTARY PUBLIC (MY COMMISSION EXPIRES)



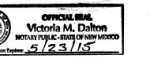
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Victoria M. Dalton 5/23/15
NOTARY PUBLIC (MY COMMISSION EXPIRES)



TRAFFIC CONDITIONS

- ALL PROPOSED ACCESS ONTO CERRILLOS ROAD INCLUDING THE CROSSING AT CHAMISO, AND LAS SOLERAS DRIVE INTERSECTIONS SHALL BE REVIEW AND APPROVED BY THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT). ALL PROPOSED IMPROVEMENTS ON CERRILLOS ROAD SHALL BE REVIEWED AND APPROVED BY THE NMDOT.
- IMPACT FEE ROAD CREDIT AGREEMENT SHALL BE RECORDED WITH THE CITY CLERK PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR TRACTS 5A, 6A & 7.
- IN ORDER TO PROVIDE ADEQUATE CAPACITY ALONG CERRILLOS ROAD, THE DEVELOPER SHALL WIDEN TO PROVIDE THREE NORTHBOUND AND THREE SOUTHBOUND THROUGH LANES ON CERRILLOS ROAD BETWEEN BECKNER AND LAS SOLERAS DRIVE PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR TRACTS 6A & 7. THE DEVELOPER SHALL ALSO INCLUDE A 5' BIKE LANE, CURB & GUTTER, A 5' BUFFER, AND A 6' SIDEWALK. THE DESIGN SHALL BE REVIEWED AND APPROVED BY THE CITY'S TRAFFIC ENGINEERING DIVISION AND THE NMDOT.
- FOLLOWING ARE COMMENTS/CONDITIONS AS THEY RELATE TO LAS SOLERAS DRIVE:
 - THE LAS SOLERAS DRIVE/CERRILLOS INTERSECTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATION OF TRAFFIC IMPACT STUDY #1 FOR THE 2022 BUILD CONDITION. THIS INCLUDES A SINGLE EASTBOUND RIGHT-TURN LANE.
 - THE PROPOSED ACCESS OF PROMENADE DRIVE ONTO LAS SOLERAS DRIVE IS CURRENTLY PROPOSED AS A FULL ACCESS. LEFT-OUTS AND/OR LEFT-INS MAY BE RESTRICTED IN THE FUTURE AS DETERMINED BY THE CITY'S TRAFFIC ENGINEERING DIVISION, IF TRAFFIC OPERATIONAL PROBLEMS ARE OBSERVED AND/OR ANTICIPATED. THE CITY TRAFFIC ENGINEERING DIVISION MAY REQUIRE ANY PORTION OF DEVELOPMENT WITHIN THE LAS SOLERAS DEVELOPMENT TO IMPLEMENT SAID RESTRICTIONS AT THIS ACCESS POINT.
 - STREET LIGHTS SHALL BE INSTALLED ALONG LAS SOLERAS DRIVE. THESE STREET LIGHTS SHALL BE METERED AND INCLUDE LED TYPE FIXTURES EQUIVALENT TO CONVENTIONAL 250 HIGH PRESSURE SODIUM. THE DESIGN AND FIXTURE TYPES SHALL BE REVIEWED AND APPROVED BY THE CITY TRAFFIC ENGINEERING DIVISION.

**STATE OF NEW MEXICO
COUNTY OF SANTA FE**

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 3, 2011 by Gordon L. Skarsgaard, Lydia E. Peubert, and Nancy Public.

Victoria M. Dalton 11-27-2011
NOTARY PUBLIC



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 22ND DAY OF JUNE, 2011, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

Diego J. Sisneros
DIEGO J. SISNEROS, N.M.P.S.#13986



1 of 2 ORIGINALS

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT AND ROAD REALIGNMENT PLAT SHOWING TRACTS 4A, 4B, 5A, 6, 7, A PORTION OF LAS SOLERAS DRIVE AND A PORTION OF CROSSING AT CHAMISO AS SHOWN ON LAS SOLERAS RECORDED AS BOOK 714 PAGES 18-20 PREPARED FOR BECKNER ROAD EQUITIES, INC. WITHIN SECTION 18, T.16N., R.9E., N.M.P.M. CITY & COUNTY OF SANTA FE, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND REALIGN A PORTION OF LAS SOLERAS DRIVE R/W FOR DEDICATION AND ADD CROSS EASEMENT LANGUAGE

DAWSON SURVEYS INC. PROFESSIONAL LAND SURVEYORS 2502 B CAMINO ENTRADA SANTA FE, N.M., 87507 FILE# 8677LARD. DATE: 6/22/2011

SHEET 1 OF 2

