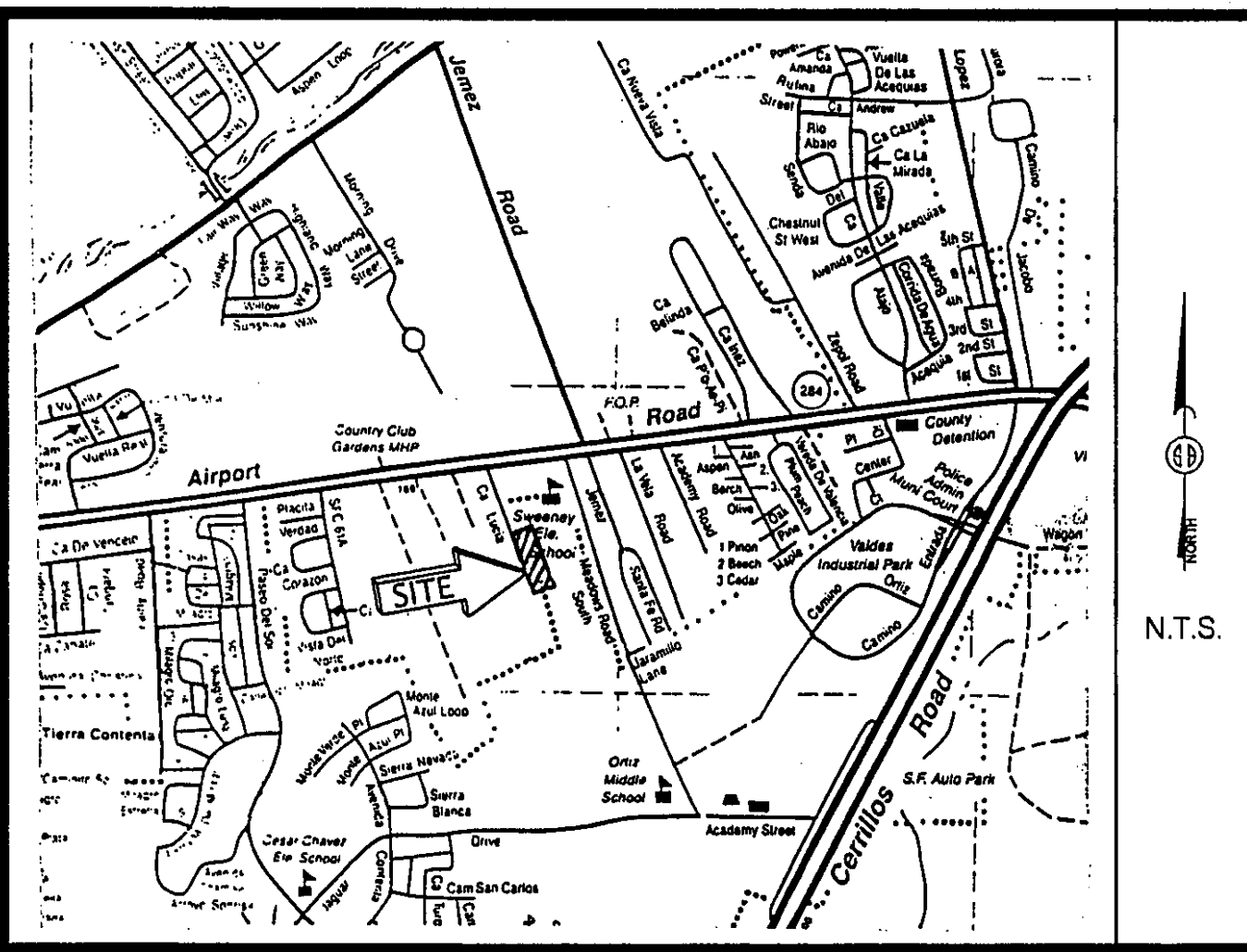


LAND DIVISION & ROAD DEDICATION PLAT

TRACTS 2A-1B1 & 2A-1B2
JUNIPER HILL APARTMENTS LLC
SECTION 7, T. 16 N., R. 9 E., N.M.P.M. &
SECTION 12, T. 16 N., R. 8 E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO
SEPTEMBER 2003



Vicinity Map

SANTA FE COUNTY APPROVALS, NOTES AND CONDITIONS

N/A
SANTA FE COUNTY LAND USE ADMINISTRATOR DATE
N/A
LAND DEVELOPMENT PERMIT NO.

PURSUANT TO THE SANTA FE COUNTY EXTRA-TERRITORIAL ZONING ORDINANCE

1. MAINTENANCE OF ACCESS ROADS AND UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE LAND OWNER/USER UNLESS CURRENTLY MAINTAINED BY THE SANTA FE COUNTY PUBLIC WORKS DEPARTMENT.
2. THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS.
3. LANDS SHOWN HEREON LIE OUTSIDE THE 100 YEAR FLOOD PLAIN IN ZONE X ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP, PANEL NO. 350069 B.
4. 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 FLOW RATES OR PATTERNS TO OR FROM THESE LOTS.
5. THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF SANTA FE AND THE CITY OF SANTA FE.
6. SANTA FE COUNTY'S APPROVAL OF THIS SURVEY PLAT DOES NOT INCLUDE THE CONSTRUCTION OF THE PRIVATE EASEMENT(S) OR ROAD(S) 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.
7. 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.
8. THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.
9. SOILS RATING: PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE SOIL RATING ON ON THIS PROPERTY IS DESIGNATED AS BEING MODERATE-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 A CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.
10. ALL DEVELOPMENT SHALL OCCUR WITHIN BUILDABLE AREAS IN ACCORDANCE WITH THE SANTA FE COUNTY EXTRA-TERRITORIAL ZONING ORDINANCE.
11. I, GARY E. GRITSKO, NMPS NO. 8686, HEREBY CERTIFY THAT THE GROUND SLOPES ON THE PROPERTY DO NOT EXCEED TEN PERCENT (10%).

Approval Block For Planning Commission

Approved by the Santa Fe Planning Commission at their meeting
of _____, 2002 at Santa Fe, New Mexico as Case No 3 2002-57

Robert J. Werner 9-18-03
Planning Commission Chair Date

Patricia Rhyne 9-17-03
Planning Commission Secretary Date

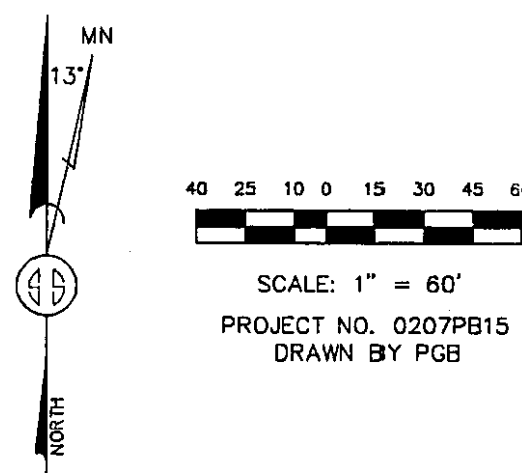
MONUMENT LEGEND

- - FOUND MONUMENT AS NOTED
● - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	585.13'	206.75'	201°44'11"	S10°08'44"E	206.67'
C2	1134.19'	195.20'	9°51'39"	N04°57'14"W	194.96'
C3	1184.19'	157.24'	7°36'28"	N06°31'39"W	157.12'
C4	1184.19'	55.81'	2°42'01"	N01°22'26"W	55.80'
C5	535.13'	189.08'	201°44'11"	S10°08'45"E	188.10'

INDEXING INFORMATION FOR COUNTY CLERK

JUNIPER HILL APTS. LLC
OWNER(S)
SEC. 7, T 16 N, R 9 E &
SEC. 12, T 16 N, R 8 E
LOCATION
ALVARO Z. GALLEGOS
SUBDIVISION



SCALE: 1" = 60'
PROJECT NO. 0207PB15
DRAWN BY PGB

N.T.S.

RECOVERY OF ALVARO Z. GALLEGOS
(Bk. 306, Pg. 631)

FOUND #4 REBAR
P.L.S. #5217

SEC. 12, T. 16N., R. 8E., N.M.P.M.
SEC. 7, T. 16N., R. 8E., N.M.P.M.

1/4 COR.
USGLO CAP

FOUND #4 REBAR

FOUND #4 REBAR

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COUNTY OF SANTA FE, SS
STATE OF NEW MEXICO, 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 _____
of the records of
Santa Fe County

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.

Deputy

DISCLOSURE STATEMENT

The purpose of this plat is to adjust the lot line between two existing tracts,
and to create a permanent open space Tract 2A-1B2.

LAND USE NOTE

Tract 2A-1B2 is subject to the terms and conditions of a joint powers agreement designating an Urban Growth Area as approved by the Santa Fe City Council on November 8, 2001 and the Board of County Commissioners of Santa Fe County on February 20, 2002; and on February 26, 2002 the Extraterritorial Zoning Authority approved an ordinance amendment establishing an Urban Growth Area pursuant to the Joint Powers Agreement.

On June 25, 2002 the Extraterritorial Zoning Authority granted Master Plat/Development Plan approval on Tract 2A-1B2 for a Forty-four (44) unit apartment complex.

LEGAL DESCRIPTION

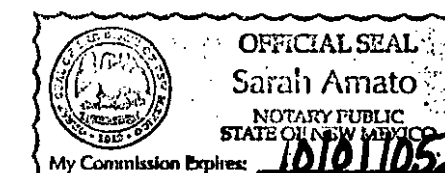
Tract 2A-1B of the LANDS SURVEYED FOR RALPH, KARLA JARAMILLO & ALVARO Z. GALLEGOS, in Section 7, T. 16 N., R. 9 E., N.M.P.M. and Section 12, T. 16 N., R. 8 E., N.M.P.M., Santa Fe County, New Mexico as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Santa Fe County, New Mexico on June 19, 1995 in Plat Book 306, Page 045, as document No. 908,376.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES. THE UNDERSIGNED DO HEREBY REPRESENT THAT THEY ARE AUTHORIZED TO SO ACT. THE UNDERSIGNED DO HEREBY GRANT THE EASEMENTS AS SHOWN AND NOTED HEREON. THE UNDERSIGNED HEREBY DEDICATE THE PUBLIC RIGHT-OF-WAY TO THE CITY OF SANTA FE IN FEE SIMPLE WITH WARRANTY COVENANTS. THE UNDERSIGNED DO HEREBY DEDICATE TRACT 2A-1B1 AS PERMANENT OPEN SPACE DEDICATED FOR THE COMMON USE OF THE RESIDENTS OR OCCUPANTS OF TRACT 2A-1B2.

OWNER(S) SIGNATURE: David Abeita, Managing Partner 9/17/03
Juniper Hill Apartments LLC.

STATE OF NEW MEXICO)
COUNTY OF)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF SEPTEMBER, 2003.

BY: Juniper Hill Apartments, LLC, by David Abeita, managing member

MY COMMISSION EXPIRES: 10/18/05
Sarah Amato
NOTARY PUBLIC

Reviewed by the Santa Fe Permit and Development
Department

Gary E. Grisko 9/18/03
City Planner Date

David Abeita 9/18/03
Permit and Development Review Date

SURVEY NOTES

1. Basis of bearings is the plat of Tract 2A-1B, filed 6/19/95 in Bk. 306, Pg. 045.
2. All corners set are 1/2" x 1/8" rebar with plastic cap stamped "G. Grisko, PLS 8686", unless otherwise noted.
3. Documents used:
 - a. Plat of Lands of Alvaro Z. Gallegos, filed 2/24/95, Bk. 292, Pg. 012.
 - b. Plat of Lands of Jaramillo & Gallegos, filed 6/19/95, Bk. 306, Pg. 045.
 - c. Quitclaim Deed filed 2/27/96, Bk. 1245, Pg. 952-953.

SURVEYORS CERTIFICATE

I, Gary E. Grisko, 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 plat meet the minimum standards for surveying in New Mexico.

Gary E. Grisko Sept 16, 2003
Gary E. Grisko
New Mexico Professional Surveyor, 8686 Date



SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
FAX: (505) 998-0306

T16N R9E SEC. 7