**CITY OF SANTA FE, NEW MEXICO**

**BILL NO. 2026-17**

**A BILL**

**REZONING AN APPROXIMATELY 5.96-ACRE TRACT OF CONTIGUOUS PARCELS (910004222, 99304501, 58602155, 990008243) LOCATED AT 2745 BOYLAN CIRCLE, 2743 BOYLAND CIRCLE, AND 1372 BOYLAN LANE, FROM R-1 (ONE DWELLING UNIT PER ACRE) TO MU (MIXED-USE) (CASE NO. 2024-9461).**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:**

**Section 1.** Parcel numbers 910004222, 99304501, 58602155, 990008243, addressed as 2745 Boylan Cr, 1372 Boylan Ln, and 2743 Boylan Cr, within the municipal boundaries of the city of Santa Fe (the "Property"), more particularly described in Attachment A, incorporated herein, which is restricted to and classified as R-1 (one dwelling unit per acre), is now restricted to and reclassified as MU (mixed-use).

**Section 2.** The official zoning map of the City of Santa Fe adopted by Ordinance No. 2001-27, is amended to conform to the change of zoning classification for the Property set forth in Section 1 of this Ordinance.

**Section 3.** Pursuant to SFCC 1987, Section 2-2.4, this Ordinance shall be published by title and general summary and shall become effective five (5) days after publication.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2026.

_____

MICHAEL J. GARCIA, MAYOR

ATTEST:

_____

GERALYN F. CARDENAS, CITY CLERK

APPROVED AS TO FORM:

Marcos D. Martínez

Marcos D. Martínez (Oct 23, 2026 09:16:03 MDT)

MARCOS D. MARTÍNEZ, CITY ATTORNEY

# LOT 1 (2745 AGUA FRIA)
# LEGAL LOT OF RECORD PLAT

Note All arroyos shall remain unobstructed and are designated as natural drainage easements.
All private road maintenance shall be the responsibility of the users
Original points set before BLM survey of 1980
Any development of Lot 1 shall require the use of city water or city sewer.

DESCRIPTION:
Beginning at the N.W. corner of Lot 2 from which the N. 1/4 corner of Section 33, T.17N, R.9E. N.M.P.M. bears S. 70°43'W., 76.4 feet; thence from said point of beginning N.58°13'E., 153.2 feet; thence N.76°48'E., 67.4 feet; thence S.17°50'E., 84.25 feet; thence S. 58°01'E., 29.7 feet; thence S.17°45'E, 392.85 feet; thence S. 58°20'W., 119.15 feet; thence S.64°59'W., 167.0 feet; thence S. 62°33'W., 40.0 feet; thence N.22°21'W., 405.7 feet; thence S. 62°10'W., 13.1 feet; thence N. 14°45'W., 91.8 feet; thence N. 58°34'E., 129.3 feet to the point of beginning. All within the SE 1/4 Section 28, T.17N., R.9E., and the NE 1/4 Section 33, T.17N., R.9E., N.M.P.M. Santa Fe County, N.M. and containing 3.94 acres, more or less.

APPROVALS

COUNTY of SANTA FE
By the EXTRA TERRITORIAL ZONING COMMISSION
at its meeting of February 13th 1986

Chairman Secretary

Gilbert A. Chavez 6/25/1986
S.F. county land use Zoning Adm Date

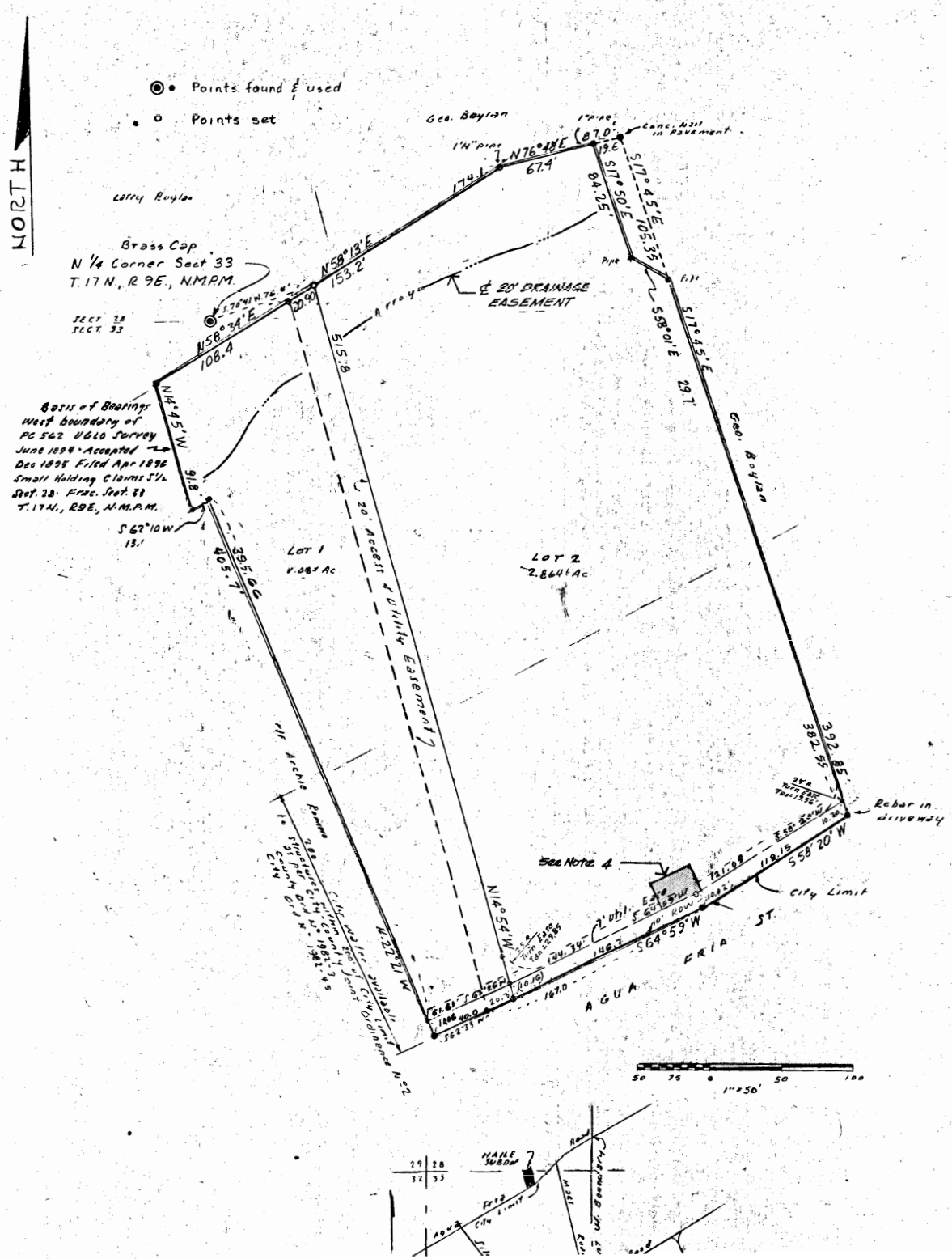
S.F. County Development Permit No. EZ 1986-6

Mountain Bell

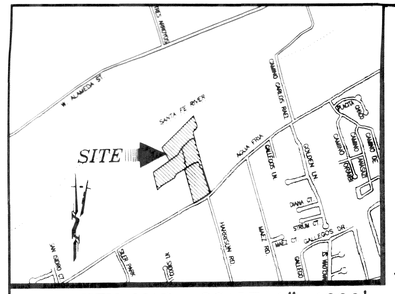
Public Service Co. of N.M. Electric

Gas Co. of N.M. 10/7/85

Sangre de Cristo H2O Frank J. Bailey 10-7-85



# TRACT E 1 (2743 AGUA FRIA) & A-1 (1372 BOYLAN LN.)
# LEGAL LOT OF RECORD PLAT




VICINITY MAP SCALE 1"=1000'

SCALE 1" = 50'

0' 25' 50' 100' 125' 150'

## SURVEYORS NOTES

FLOOD ZONE AE AS PER FEMA MAP PANEL No. 350069 0227 B, DATED NOVEMBER 4, 1988. "AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED."

FLOOD ZONE X AS PER FEMA MAP PANEL No. 350069 0227 B, DATED NOVEMBER 4, 1988. "AREAS OF MINIMAL FLOODING."

WITHIN LOT 1B — INDICATES THAT AREA AS DESCRIBED IN WARRANTY DEED FROM THE ESTATE OF FERN M. BOYLAN AND TOM BOYLAN SR. TO LARRY BOYLAN, RECORDED IN BOOK 2496 PAGE 705, AS RECEPTION No. 1260,315, IN THE OFFICE OF THE SANTA FE COUNTY CLERK, NEW MEXICO.

INDICATES 20.00' INGRESS, EGRESS AND UTILITY EASEMENT, RECORDED IN BOOK 527 PAGE 031, AS RECEPTION No. 1256,845, IN THE OFFICE OF THE SANTA FE COUNTY CLERK, NEW MEXICO

PERPETUAL EASEMENT FOR ACCESS TO AND USE OF WELL FROM LARRY BOYLAN TO THE BANKRUPTCY ESTATE, AS PER THAT COURT ORDER No. 7-98-17174 MS (PAGE 2)

## LEGEND

- INDICATES POINT FOUND AND USED AS NOTED.
- INDICATES BRASS CAP MONUMENT FOUND.
- INDICATES SET REBAR WITH CAP, L.S. No. 13839.
- INDICATES CALCULATED POINT NOT SET.
- INDICATES UTILITY POLE, OVERHEAD UTILITY LINES, AND POLE GUY ANCHOR WHERE APPLICABLE.
- INDICATES ELECTRIC METER.
- INDICATES UTILITY RISER.
- INDICATES 3'x3' UTILITY BOX.
- INDICATES FENCE LINE.
- INDICATES LPG TANK.
- INDICATES WATER VALVE.
- INDICATES WATER WELL CAP.
- INDICATES CLEANOUT.
- INDICATES WATER SPIGOT.
- INDICATES GAS VALVE.

687003.9

S.H.C. 415, LOT 1
N/F PRAJNA FOUNDATION
TRACT 1
PLAT BOOK 466 PAGE 037

S.H.C. 415, LOT 2

S.H.C. 422, LOT 1

S.H.C. 437, LOT 1

S.H.C. 437 LOT 2

S.H.C. 562

S.H.C. 460, LOT 1
N/F TORRES
BOOK 490 PAGE 697

N/F BYRES
BOOK 219 PAGE 414

N/F LARRY BOYLAN TRACT C
BOOK 272 PAGE 024

N/F RALPH & MYRTLE HAILE
LOT 1
PLAT BOOK 238 PAGE 012

N/F GUADALUPE BLEA
PLAT BOOK 392 PAGE 032

N/F ROMERO
LOT 22
BOOK 874 PAGE 207

N/F RIVERA
BOOK & PAGE N/A
AT. S.F. CO. ASSESOR'S OFFICE

N/F LARRY BOYLAN TRACT D
BOOK 527 PAGE 031

BOYLAN LANE — PAVED ROAD — 15' FREE ENTRANCE AND EXIT BK. 029 PG. 451

BOYLAN CIRCLE — PAVED ROAD — (N14°54'W, 515.8') — 20.00' INGRESS, EGRESS AND UTILITY EASEMENT DEED BOOK 698 PAGE 493 PLAT BOOK 238 PAGE 012

20.00' INGRESS, EGRESS AND UTILITY EASEMENT CREATED HEREWITH

38.00' INGRESS, EGRESS AND UTILITY EASEMENT CREATED HEREWITH

20.00' INGRESS, EGRESS AND UTILITY EASEMENT CREATED HEREWITH

TRACT A1
2.983 Ac.±
1372 BOYLAN LN.

LOT 1A
0.594 Ac.±
1380 BOYLAN LN.

LOT 1B
1.193 Ac.±
1400 BOYLAN LN.

LOT 2
2.731 Ac.±
LOT 2 DEPICTED HEREON IS NOT BEING ADJUSTED PER THIS PLATTING. IT IS BEING REPLATTED FOR GRAPHIC PURPOSES ONLY.

TRACT E1
2.635 Ac.±
2743 BOYLAN CIRCLE

APPROX. EL. 6691.00', SCALED FROM "SANTA FE" QUAD. MAP.

APPROX. EL. 6680.00', SCALED FROM "SANTA FE" QUAD. MAP.

SECTION 28, T17N, R9E, N.M.P.M.
SECTION 33, T17N, R9E, N.M.P.M.

ZONE X
ZONE AE

TOP OF BANK

## PLAT REFERENCES

BEARINGS BASED ON THAT PLAT TITLED "BOUNDARY SURVEY PREPARED FOR LARRY BOYLAN TRACT D & "TRACT E,..." BY PAUL A. RODRIGUEZ, N.M.P.S. No. 13839, DATED MARCH 28, 2003. RECORDED IN BOOK 527 PAGE 031, AS RECEPTION No. 1256,845, IN THE SANTA FE COUNTY CLERK'S OFFICE, NEW MEXICO.

REFERENCE ALSO THAT PLAT TITLED "BOUNDARY SURVEY PREPARED FOR LARRY BOYLAN AND BOYLAN DRILLING & SUPPLY, INC. LOT 1 and LOT 2,..." BY PAUL A. RODRIGUEZ, N.M.P.S. No. 13839, DATED JAN. 22, 2004 RECORDED IN BOOK 551 PAGE 027, AS RECEPTION No. 1311,184, IN THE SANTA FE COUNTY CLERK'S OFFICE, NEW MEXICO.

REFERENCE ALSO THAT PLAT TITLED "HAILE SUBDIVISION." BY JACK G. HORNE, N.M.P.S. No. 889, DATED FEBRUARY 18, 1986. RECORDED IN BOOK 238 PAGE 012, AS RECEPTION No. 751,440, IN THE SANTA FE COUNTY CLERK'S OFFICE, NEW MEXICO. (DATA AS SHOWN)

REFERENCE ALSO THAT PLAT TITLED "PLAT OF SURVEY FOR GEORGE BOYLAN." BY SALVADOR E. VIGIL, N.M.P.S. No. 4405, DATED MAY 14-29, 1981. SAID PLAT BEARS PROJECT No. C1-373 AND IS NOT RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE, NEW MEXICO. ((DATA AS SHOWN))

REFERENCE ALSO THAT PLAT TITLED "NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP NEW MEXICO PROJECT NO. HES-M-4796(2) C.I.P. 853 SANTA FE COUNTY SCALE 1"=50' SHEET 3 OF 6. BY JAMES J. MEDRANO, N.M.P.S. No. 5217, DATED DEC. 10, 1990. [DATA AS SHOWN]

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL, AND THAT THE DATA SHOWN HEREON IS TRUE AND CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. FIELD WORK PERFORMED ON SEPTEMBER 28, 2006.

08.05.08
PAUL A. RODRIGUEZ, N.M.P.S. No. 13839 DATE

PAUL A. RODRIGUEZ NEW MEXICO 13839 REGISTERED PROFESSIONAL SURVEYOR

## CURVE DATA

| CURVE | DELTA | LENGTH | RADIUS | CHORD, BEARING / DISTANCE |
|---|---|---|---|---|
| C1 | 00°36'40" | 14.86' | 1393.00' | S52°45'12"W 14.86' |
| *RECORD* | *[00°36'42"]* | *[14.87']* | *[1393.00']* | *[N52°35'06"E]* *[14.87']* |
| C2 | 06°09'23" | 149.68' | 1393.00' | S56°08'14"W 149.61' |
| *RECORD* | *[06°09'07"]* | *[149.57']* | *[1393.00']* | *[N55°58'01"E]* *[149.50']* |

## LINE DATA

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N58°15'58"E | 20.84' |
| L2 | S55°57'20"W | 23.78' |

UNIFORM PARCEL CODE NUMBERS
1-051-097-278-034
1-051-097-285-019
1-051-097-279-013
1-051-098-277-015
1-051-098-263-048

## DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS:

THAT THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) HAS CAUSED TO BE REPLATTED THE LANDS SHOWN HEREON, LYING AND BEING SITUATE WITHIN THE COUNTY OF SANTA FE, NEW MEXICO. ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S). THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF SANTA FE, NEW MEXICO. MAINTENANCE OF THE ACCESS EASEMENTS AS SHOWN HEREON IS TO BE THE RESPONSIBILITY OF THE LAND OWNER(S). EASEMENT IS HEREBY GRANTED FOR ALL EXISTING UTILITIES.

LARRY BOYLAN — 08/05/08 DATE

Barbara Boylan — 08.05.08
BARBARA BOYLAN DATE
Personal Representative for the Estate of Tom Boylan

STATE OF NEW MEXICO )
)ss
COUNTY OF SANTA FE )

OFFICIAL SEAL
PAUL A. RODRIGUEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 12-21-10

ON THIS 05 DAY OF AUG., 2008, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSON(S) WHOSE NAME(S) APPEAR(S) ABOVE.

NOTARY PUBLIC — 12-21-10 COMMISSION EXPIRES

## SANTA FE COUNTY APPROVAL

BY: — 8/5/8
FOR: COUNTY LAND USE ADMINISTRATOR DATE

8/5/08
COUNTY RURAL ADDRESSING DATE

05-3019
COUNTY DEVELOPMENT PERMIT No.

## COUNTY NOTES AND CONDITIONS

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 350069 0168 B, THIS PROPERTY LIES WITHIN DESIGNATED FLOOD ZONE AE, SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD "BASE FLOOD ELEVATION DETERMINED." AND FLOOD ZONE X, AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

WATER WELL WITHDRAWAL ON THESE TRACTS ARE RESTRICTED BY COVENANTS AS FILED IN THE OFFICE OF THE COUNTY CLERK, AS INSTRUMENT No. N/A

PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE SOILS 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 ENVIRONMENT DEPARTMENT WHETHER THESE SOILS ARE SUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.

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.

THIS PROPERTY IS SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, AND EASEMENTS OF RECORD WHICH PERTAI

THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS.

THE PARCELS AS PLATTED HEREON ARE SUBJECT TO SECTION 12.1, OF THE EZO TERRAIN MANAGEMENT REGULATIONS AT THE TIME OF ANY DEVELOPMENT.

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 OR THE CITY OF SANTA FE.

EXISTING NATURAL DRAINAGE WAYS 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.

THESE LOTS ARE SUBJECT TO THE SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION OF BUILDING PERMITS.

ALL DEVELOPMENT SHALL OCCUR WITHIN BUILDABLE AREAS IN ACCORDANCE WITH THE SANTA FE COUNTY LAND DEVELOPMENT CODE.

THESE TRACTS ARE SUBJECT TO THE REQUIREMENTS OF THE FIRE MARSHAL AFFIDAVIT FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED AS INSTRUMENT No. 1534341

MINIMUM FLOOR ELEVATIONS FOR ALL STRUCTURES SHALL BE AT LEAST ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. FLOOD ELEVATIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY A PROFESSIONAL ENGINEER.

## SPECIAL BUILDING PERMIT CONDITIONS

BUILDING ON THESE LOTS ARE SUBJECT TO THE URBAN WILDLIFE INTERFACE CODE.

DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL REQUIRED IMPROVEMENTS FOR ROADS, FIRE PROTECTION AND DRAINAGE ARE COMPLETED AS APPROVED BY STAFF.

County of Santa Fe
State of New Mexico
I Hereby Certify That This Instrument Was Filed For Record On The 6 Day Of AUG 20 08 At 08:11 O'Clock AM And Was Duly Recorded In Book 687 Page 39 Of The Records Of Santa Fe County
Witness My Hand And Seal Of Office
Valerie Espinoza
County Clerk, Santa Fe County, N.M.
Deputy

1534 340

PURPOSE: THIS PLATTING ADJUSTS EXISTING BOUNDARIES

| INDEXING INFORMATION FOR COUNTY CLERK | |
|---|---|
| TYPE OF SURVEY: | LOT LINE ADJUSTMENT |
| OWNER: | The Estate of Tom Boylan & Larry Boylan |
| SECTION: | SEC. 28 & 33, T17N, R9E, N.M.P.M. |
| SUBDIVISION NAME: | N/A |
| OTHER: | LOT 1A, LOT 1B, TRACT A1, & TRACT E-1 |

PARAMOUNT SURVEYS, INC.
1925 ASPEN DRIVE, SUITE 500-B, SANTA FE, NM 87505
Phone: 505-820-2340 Fax: 505-986-2012

LOT LINE ADJUSTMENT SURVEY PREPARED FOR
THE ESTATE OF TOM BOYLAN and LARRY BOYLAN,
SECTIONS 28 & 33, T17N, R9E, N.M.P.M., BOYLAN LANE & BOYLAN CIRCLE, COUNTY OF SANTA FE, NEW MEXICO

| SCALE | DATE | DRAWN BY | CHECKED BY | PROJECT No. |
|---|---|---|---|---|
| 1" = 50' | Aug., 2008 | N.C.L. | P.A.R. | 1400-LLA |

# TRACT D
# CERTIFICATE OF COMPLIANCE

# City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, NM 87504-0909
www.santafenm.gov

*Alan Webber, Mayor*

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Peter N. Ives, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Mike Harris, District 4
JoAnne Vigil Coppler, District 4


CERTIFICATE
PAGES: 7

COUNTY OF SANTA FE )
STATE OF NEW MEXICO ) ss

I Hereby Certify That This Instrument Was Filed for
Record On The 12TH Day Of November, 2019 at 11:23:26 AM
And Was Duly Recorded as Instrument # 1901539
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy Destiny Romero County Clerk Santa Fe, NM

COUNTY CLERK
GERALDINE SALAZAR
SANTA FE COUNTY NEW MEXICO

## CERTIFICATE OF COMPLIANCE AS LEGAL LOT OF RECORD

**RE: Legal Lot of Record status for piece of property identified as *"Remainder"* on a Warranty Deed from Larry Boylan, ("Grantor") to Santa Fe County Board of County Commissioners ("Grantee"). The Warranty Deed was e-recorded on September 21, 2016 in the Office of the Santa Fe County Clerk as Instrument Number 1805051.**

In compliance with Subsection 14-3.7(A)(7)(a) City of Santa Fe Land Development Code (SFCC 1987), this Certificate of Compliance documents status as a legal lot of record for the property referenced above.

This determination is based on review of the following documents:

1. Warranty Deed e-recorded on September 21, 2016 in the Office of the Santa Fe County Clerk as Instrument Number 1805051 (attached as Exhibit A),
2. Plat of survey entitled *"Lot Line Adjustment Survey Prepared for The Estate Of Tom Boylan and Larry Boylan", Recorded August 06, 2008, in the Office of the Santa Fe County Clerk as instrument number 1534340 (attached as Exhibit B)"*, and
3. Final Right-Of-Way Map Dated September 02, 2019 entitled *"Santa Fe County Open Space & Trails Division Right Of Way Map 1-E Santa Fe River Greenway Frenchy's Field to Siler Road Project No, 7708* (attached as Exhibit C)."

Approval of this Certificate of Compliance makes no determination regarding the conformity or lack thereof to the City's Land Development Code for development or structures on the property.

Noah Berke
Noah Berke, Planner Manager

11/5/19
Date

STATE OF NEW MEXICO )
) ss.
COUNTY OF SANTA FE )

SUBSCRIBED AND SWORN to before me this 5 day of November 2019.

By Victoria E. Trujillo

Notary Public

My Commission Expires:

6-19-23

Senior

OFFICIAL SEAL
Victoria E. Trujillo
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 6-19-23

SFC CLERK RECORDED 11/12/2019

ST & E 160777

# EXHIBIT A

## WARRANTY DEED

For valuable consideration, the receipt, adequacy and validity of which is hereby acknowledged, Larry J. Boylan, also known as Larry Boylan, an unmarried man, ("Grantor"), does hereby grant and convey to SANTA FE COUNTY Board of County Commissioners, a political subdivision of the State of New Mexico ("Grantee"), all of Grantor's right, title and interest in and to the real property described in Exhibits "A", "A-1", "B", "B-1', "C", "C-1" through "C-6", "D" and "D-1" attached hereto and incorporated herein (the "Property"). The title conveyed hereby is subject to all matters of public record, all matters disclosed or discoverable by an accurate instrument survey of the Property, all matters disclosed or discoverable by a diligent physical inspection of the Property and all matters otherwise known to Grantee and/or affiliates of Grantee. Grantor warrants the title to the Property against its actions and none other, with warranty covenants, subject to the matters identified herein.

See Attached Exhibits A, A-1, B, B-1, C, C-1 through C-6, D and D-1

This property is sold and conveyed to Grantee in relation to acquiring rights-of-way for a public improvement, and the sum paid by Grantee represents full and complete payment due Grantor, including but not limited to any and all severance damages to Grantor's remaining lands affected by or appurtenant to said improvement, and upon said payment being made, Grantor releases and relinquishes to Grantee all further obligations or claims for damages.

For the purpose of a public improvement project, known as the Santa Fe River Greenway Project.

DATED this 16th day of September, 2011.

Larry J. Boylan

STATE OF NEW MEXICO )
) ss.
COUNTY OF SANTA FE )

The foregoing instrument was acknowledged before me this 16th day of September 16, 2011, by Larry J. Boylan.

Notary Public

KARL H. SOWE NOTARY PUBLIC STATE OF NEW MEXICO

My Commission Expires: 11-19

E-RECORDED simplifile
ID: E 1805051
County: SANTA FE
Date: 9/21/16 Time: 4:04pm

SFC CLERK RECORDED 11/12/2016

SFC-RE_CID.001
Rev. 20140929

UPC No.: 1051098226009000000, 1051097168490000000, 1051098272073000000, 1051098263059000000
Project Name: Santa Fe River Greenway Project

**"EXHIBIT D"**

## PORTION OF TRACT D DESCRIPTION

ALL THAT PORTION OF TRACT D AS DESCRIBED BY WARRANTY DEED RECORDED AS BOOK 854 PAGE 605 AND SHOWN ON PLAT OF SURVEY FOR LARRY BOYLAN RECORDED AS PLAT BOOK 272 PAGE 24, AND SHOWN ON BOUNDARY SURVEY PREPARED FOR LARRY BOYLAN TRACT D & TRACT E RECORDED AS BOOK 527 PAGE 31, AS SHOWN MORE RECENTLY ON BOUNDARY SURVEY PREPARED FOR SANTA FE COUNTY OPEN SPACE & TRAILS DIVISION SANTA FE RIVER TRAIL PROJECT RECORDED BOOK 749 PAGE 15–17, ALL IN THE OFFICE OF THE SANTA FE COUNTY CLERK. SAID PARCEL LYING WITHIN SECTIONS 28 & 33 TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M., CITY AND COUNTY OF SANTA FE, NEW MEXICO, WHICH PORTION MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PORTION OF LAND, WHICH LIES N64°38'56"W 248.92 FEET FROM A USGLO BRASS CAP MARKING THE CORNER OF LOTS 9, 12, AND SHC 437–2, SECTION 28, T17N, R9E, NMPM

THENCE S29°48'12"E, 83.60 FEET;
THENCE S42°23'52"W, 59.07 FEET;
THENCE S19°38'45"W, 114.60 FEET;
THENCE S33°09'37"W, 152.94 FEET;
THENCE S35°15'41"W, 166.41 FEET;
THENCE S39°25'10"W, 6.65 FEET;
THENCE N14°59'00"W, 3.95 FEET;
THENCE S43°52'18"W, 35.00 FEET;
THENCE N23°46'48"W, 195.56 FEET;
THENCE N44°04'13"E, 467.10 FEET;

MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 1.54 Ac., MORE OR LESS, AS SHOWN MORE COMPLETELY ON EXHIBIT B ATTACHED HERETO.

DIEGO J. SISNEROS, N.M.P.L.S. 13986

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR

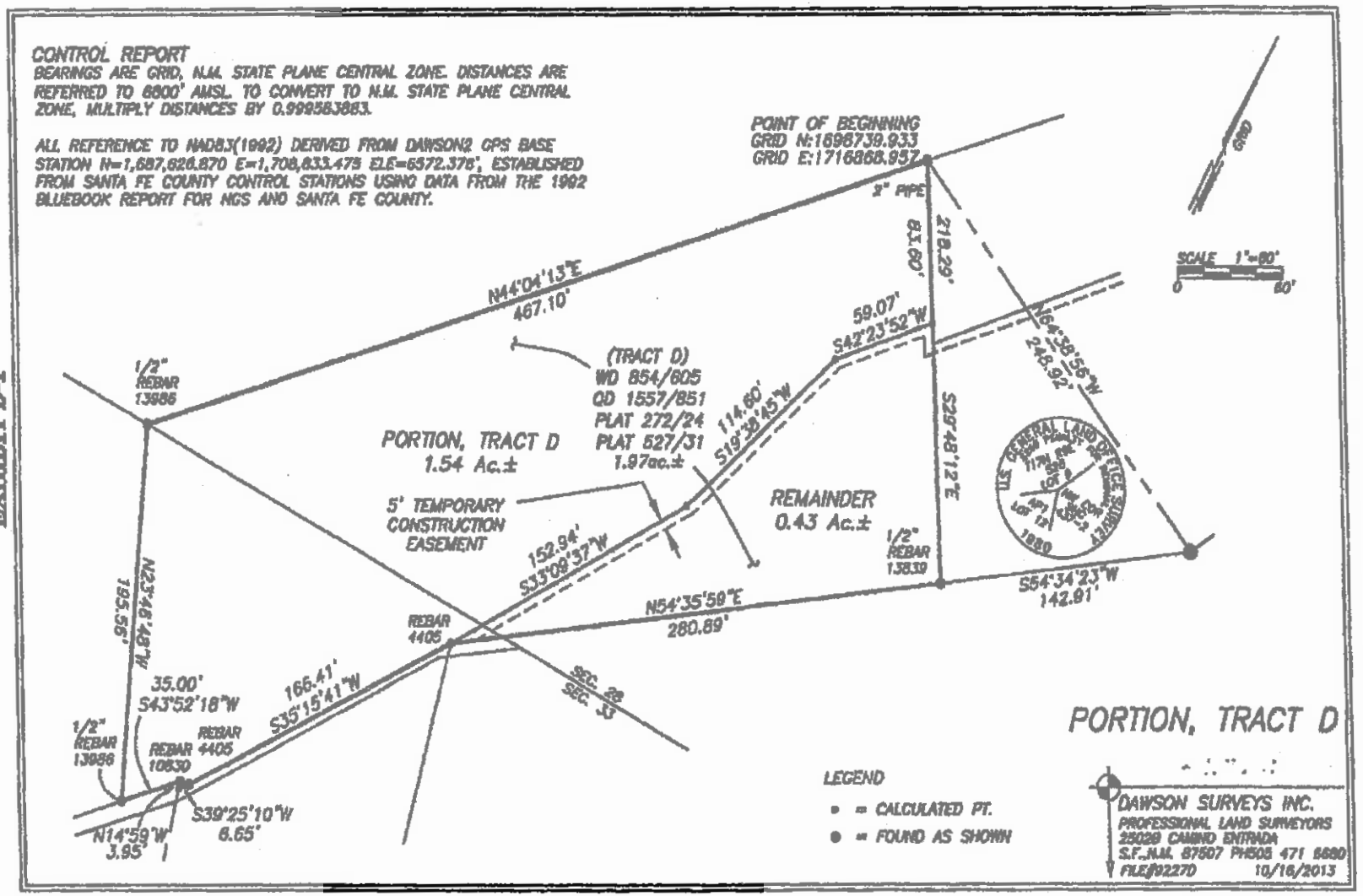
10/16/2013

SFC CLERK RECORDED 11/12/2013



UPC No.: 1051098226009000000, 1051097168490000000, 1051098272073000000, 1051098263850000000
Project Name: Santa Fe River Greenway Project

"EXHIBIT D-1"

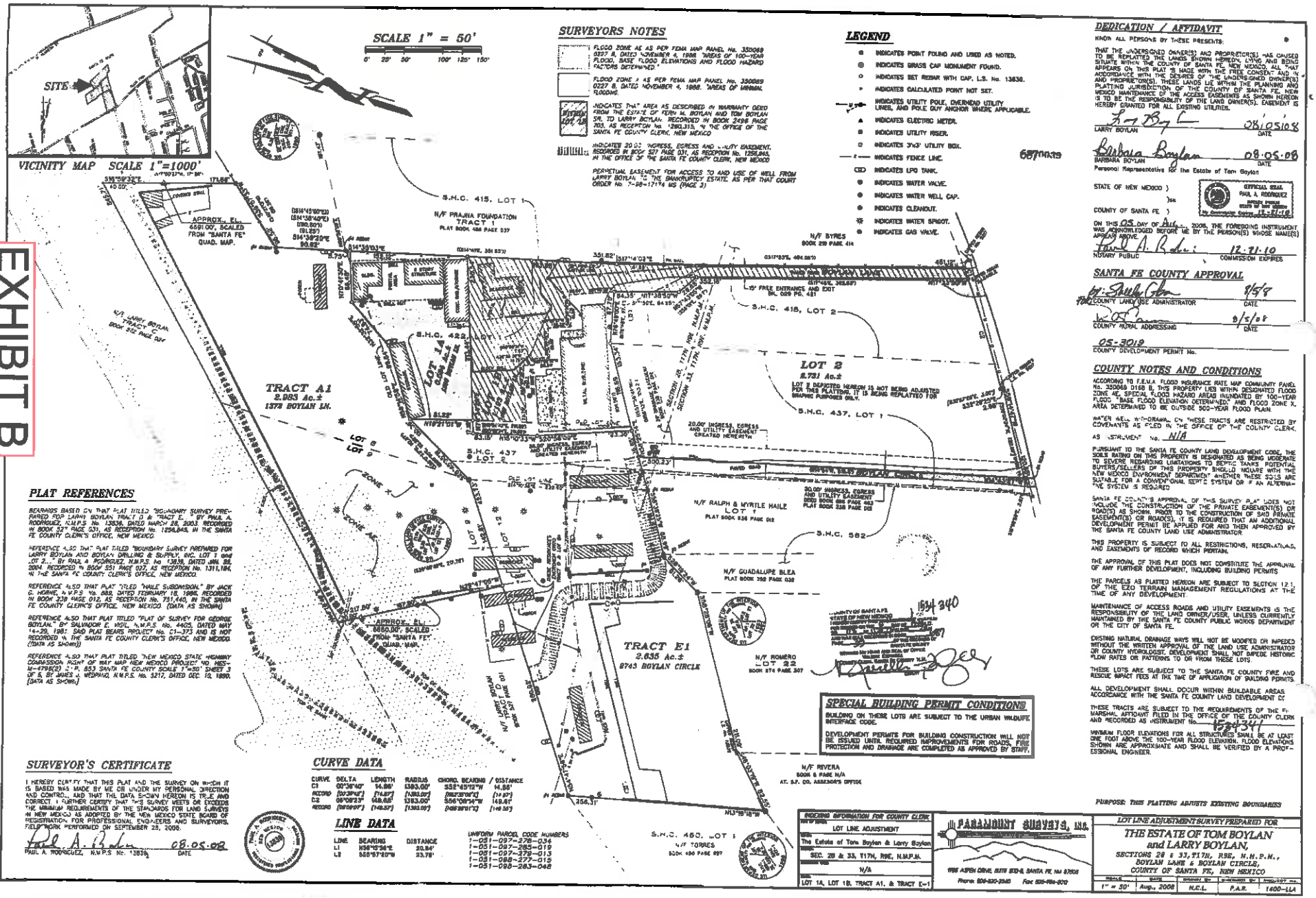



UPC No.: 10510982260060060, 10510971684900600, 10510982726730060, 10510982638500600
Project Name: Santa Fe River Greenway Project

SFC-RE_CD.001
Rev. 20140929

SFC CLERK RECORDED 11/12/2019

EXHIBIT B




## PLAT REFERENCES

BEARINGS BASED ON THAT PLAT TITLED "BOUNDARY SURVEY PREPARED FOR LARRY BOYLAN, TRACT D & TRACT E," BY PAUL A. RODRIGUEZ, N.M.P.S. No. 13836, DATED MARCH 28, 2003. RECORDED IN BOOK 527 PAGE 031, AS RECEPTION No. 1258,845, IN THE SANTA FE COUNTY CLERK'S OFFICE, NEW MEXICO.

REFERENCE ALSO THAT PLAT TITLED "BOUNDARY SURVEY PREPARED FOR LARRY BOYLAN AND BOYLAN DRILLING & SUPPLY, INC. LOT 1 and LOT 2..." BY PAUL A. RODRIGUEZ, N.M.P.S. No. 13836, DATED JAN. 28, 2004. RECORDED IN BOOK 551 PAGE 037, AS RECEPTION No. 1311,184, IN THE SANTA FE COUNTY CLERK'S OFFICE, NEW MEXICO.

REFERENCE ALSO THAT PLAT TITLED "HAILE SUBDIVISION," BY JACK C. HORNE, N.M.P.S. No. 885, DATED FEBRUARY 10, 1998, RECORDED IN BOOK 238 PAGE 012, AS RECEPTION No. 731,440, IN THE SANTA FE COUNTY CLERK'S OFFICE, NEW MEXICO. (DATA AS SHOWN)

REFERENCE ALSO THAT PLAT TITLED "PLAT OF SURVEY FOR GEORGE BOYLAN," BY SALVADOR E. MOLL, N.M.P.S. No. 4405, DATED MAY 14-29, 1981. SAID PLAT BEARS "PROJECT No. C1-373 AND IS NOT RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE, NEW MEXICO. (DATA AS SHOWN)

REFERENCE ALSO THAT PLAT TITLED "NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP NEW MEXICO PROJECT NO. HES-M-4798(2) I-R, 853 SANTA FE COUNTY SCALE 1"=50' SHEET 3 OF 5, BY JAMES J. WEISHAAR, N.M.P.S. No. 3217, DATED DEC. 12, 1980. (DATA AS SHOWN.)

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL, AND THAT THE DATA SHOWN HEREON IS TRUE AND CORRECT. I FURTHER CERTIFY THAT THE SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. FIELDWORK PERFORMED ON SEPTEMBER 28, 2006.

Paul A. Rodriguez 08.05.08
PAUL A. RODRIGUEZ, N.M.P.S. No. 13836 DATE

## CURVE DATA

| CURVE | DELTA | LENGTH | RADIUS | CHORD, BEARING / DISTANCE |
|---|---|---|---|---|
| C1 | 00°36'40" | 14.86' | 1393.00' | S52°45'12"W 14.86' |
| RECORD | [00°39'00"] | [14.82'] | [1393.00'] | [S52°30'00"E] [14.82'] |
| C2 | 09°09'23" | 668.68' | 1353.00' | S56°09'54"W 668.61' |
| RECORD | [09°09'00"] | [668.57'] | [1353.00'] | [S56°09'54"W] [668.57'] |

## LINE DATA

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N56°19'36"E | 30.84' |
| L2 | S38°57'20"W | 23.78' |

UNIFORM PARCEL CODE NUMBERS
1-051-097-278-036
1-051-097-285-019
1-051-097-279-013
1-051-098-277-015
1-051-098-283-042

## DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS:

THAT THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) HAS CAUSED TO BE REPLATTED THE LANDS SHOWN HEREON, LYING AND BEING SITUATE WITHIN THE COUNTY OF SANTA FE, NEW MEXICO, ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S). THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF SANTA FE, NEW MEXICO. MAINTENANCE OF THE ACCESS EASEMENTS AS SHOWN HEREON IS TO BE THE RESPONSIBILITY OF THE LAND OWNER(S). EASEMENT IS HEREBY GRANTED FOR ALL EXISTING UTILITIES.

LARRY BOYLAN 08/05/08 DATE

BARBARA BOYLAN 08.05.08 DATE
Personal Representative for the Estate of Tom Boylan

STATE OF NEW MEXICO )
)ss
COUNTY OF SANTA FE )

OFFICIAL SEAL PAUL A. RODRIGUEZ NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 12-21-10

ON THIS 05 DAY OF Aug., 2008, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSON(S) WHOSE NAME(S) APPEAR ABOVE.

Paul A. Rodriguez 12-21-10
NOTARY PUBLIC COMMISSION EXPIRES

## SANTA FE COUNTY APPROVAL

[illegible] 8/5/8
COUNTY LAND USE ADMINISTRATOR DATE

9/5/08
COUNTY RURAL ADDRESSING DATE

05-3019
COUNTY DEVELOPMENT PERMIT No.

## COUNTY NOTES AND CONDITIONS

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 350069 0158 B, THIS PROPERTY LIES WITHIN DESIGNATED FLOOD ZONE AE, SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, "BASE FLOOD ELEVATION DETERMINED" AND FLOOD ZONE X, AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

WATER WELL WITHDRAWAL ON THESE TRACTS ARE RESTRICTED BY COVENANTS AS FILED IN THE OFFICE OF THE COUNTY CLERK, AS INSTRUMENT No. N/A

PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE SOILS 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 ENVIRONMENT DEPARTMENT WHETHER THESE SOILS ARE SUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.

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.

THIS PROPERTY IS SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, AND EASEMENTS OF RECORD WHICH PERTAIN.

THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS

THE PARCELS AS PLATTED HEREON ARE SUBJECT TO SECTION 12.1, OF THE EZO TERRAIN MANAGEMENT REGULATIONS AT THE TIME OF ANY DEVELOPMENT.

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 OR THE CITY OF SANTA FE.

EXISTING NATURAL DRAINAGE WAYS 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.

THESE LOTS ARE SUBJECT TO THE SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION OF BUILDING PERMITS.

ALL DEVELOPMENT SHALL OCCUR WITHIN BUILDABLE AREAS ACCORDANCE WITH THE SANTA FE COUNTY LAND DEVELOPMENT CO

THESE TRACTS ARE SUBJECT TO THE REQUIREMENTS OF THE F. MARSHAL AFFIDAVIT FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED AS INSTRUMENT No. 1534340

MINIMUM FLOOR ELEVATIONS FOR ALL STRUCTURES SHALL BE AT LEAST ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. FLOOD ELEVATIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY A PROFESSIONAL ENGINEER.

PURPOSE: THIS PLATTING ADJUSTS EXISTING BOUNDARIES

| INDEXING INFORMATION FOR COUNTY CLERK | |
|---|---|
| TYPE OF SURVEY | LOT LINE ADJUSTMENT |
| NAME(S) | The Estate of Tom Boylan & Larry Boylan |
| SECTION, TOWNSHIP, RANGE | SEC. 28 & 33, T17N, R9E, N.M.P.M. |
| SUBDIVISION NAME | N/A |
| LOT, BLOCK, UNIT, TRACT | LOT 1A, LOT 1B, TRACT A1, & TRACT E-1 |

PARAMOUNT SURVEYS, INC.
1708 ASPEN DRIVE, SUITE 503-B, SANTA FE, NM 87505
Phone: 505-820-3345 Fax: 505-986-3012

LOT LINE ADJUSTMENT SURVEY PREPARED FOR
THE ESTATE OF TOM BOYLAN and LARRY BOYLAN,
SECTIONS 28 & 33, T17N, R9E, N.M.P.M., BOYLAN LANE & BOYLAN CIRCLE, COUNTY OF SANTA FE, NEW MEXICO

| SCALE | DATE | DRAWN BY | APPROVED BY | PROJECT No. |
|---|---|---|---|---|
| 1" = 50' | Aug., 2008 | N.C.L. | P.A.R. | 1400-LLA |

SFC CLERK RECORDED 11/12/2019

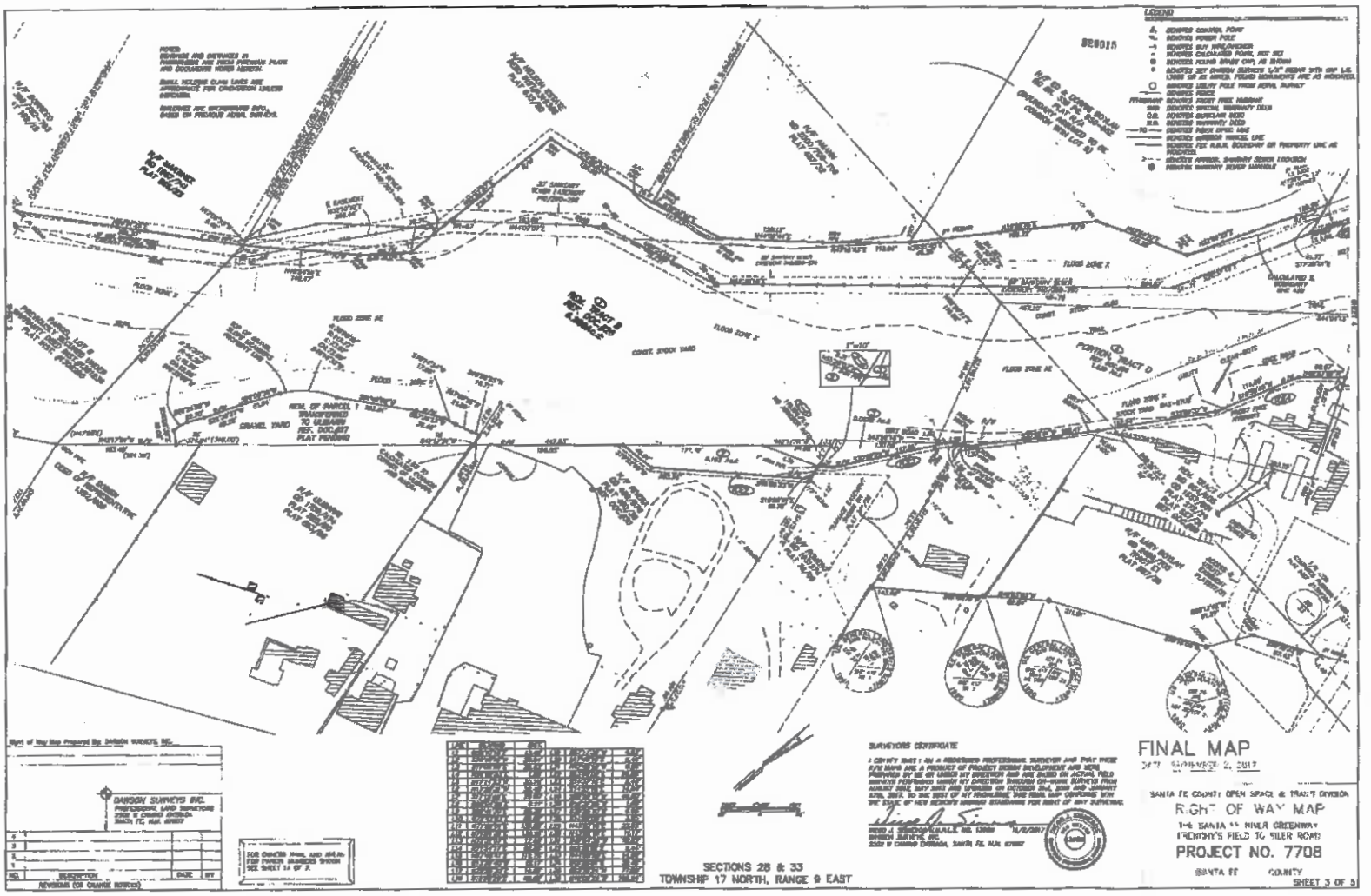



EXHIBIT C

SFC CLERK RECORDED 11/12/2019

**Signature:** Joel Cruz Haber
Joel Cruz Haber (Oct 23, 2026 09:17:32 MDT)

**Email:** jacruzhaber@santafenm.gov

**Signature:**

**Email:** hllamboy@santafenm.gov

**Signature:** MAGGIE MOORE

**Email:** mrmoore@santafenm.gov