

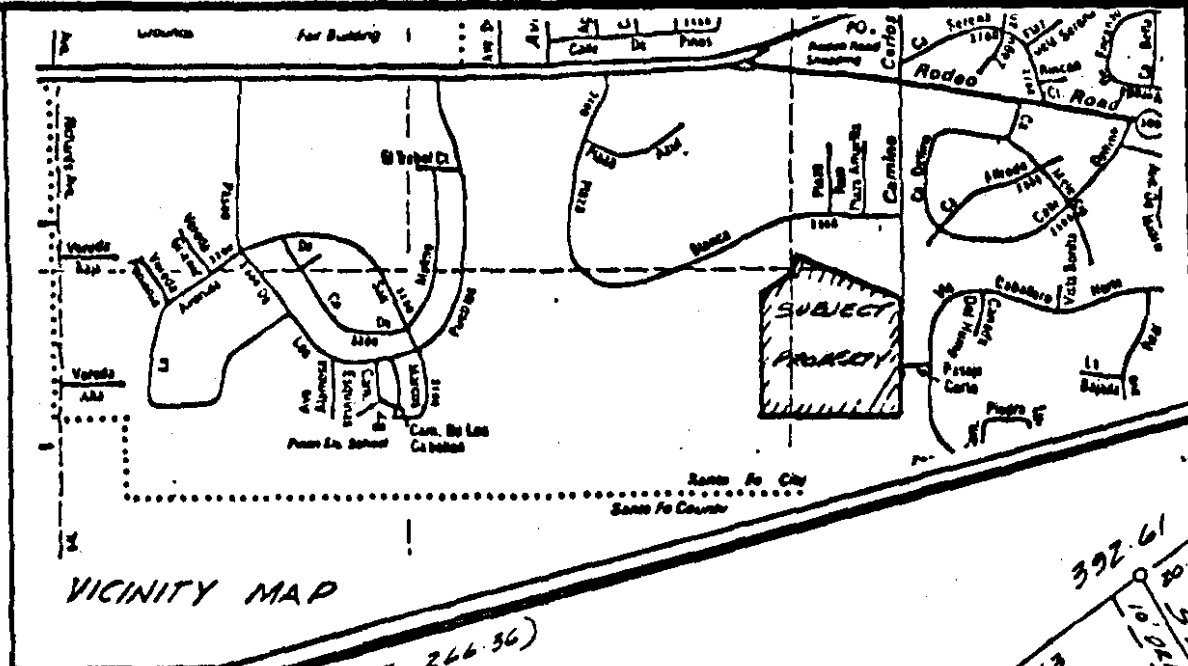
THESE LOTS ARE NOT REQUIRED TO COMPLY WITH THE LOT COVERAGE PERCENTAGES BECAUSE OF THE PUD STATUS AND GREENBELT

UTILITY EASEMENTS ARE PROVIDED OVER, UNDER, AND ACROSS ALL COMMON AREAS AS PROVIDED IN ARTICLE 8 OF THE DECLARATIONS, PARK PLAZAS COMMUNITY SERVICES ASSOC.

BUILDING SETBACK ALONG PLAZA VERDE IS 10 FT. OTHER LOT LINES ARE ZERO BUILDING SETBACK, PROVIDED THERE IS A MINIMUM OF 10 FT SEPARATION BETWEEN BUILDINGS

LOTS 430 THROUGH 444 TO BE APPROVED BY THIS PLAT, AS BUILDING PERMITS ARE REQUESTED THESE LOTS WILL BE FINAL PLATTED AND THE PLAT RECORDED. THE FINAL COMPOSITE PLAT WILL BE RECORDED AFTER ALL UNITS AND LOTS ARE LOCATED THEREON.

GARAPES FACING PLAZA VERDE MUST BE SETBACK 20 FT FROM TOWN BOUNDARY



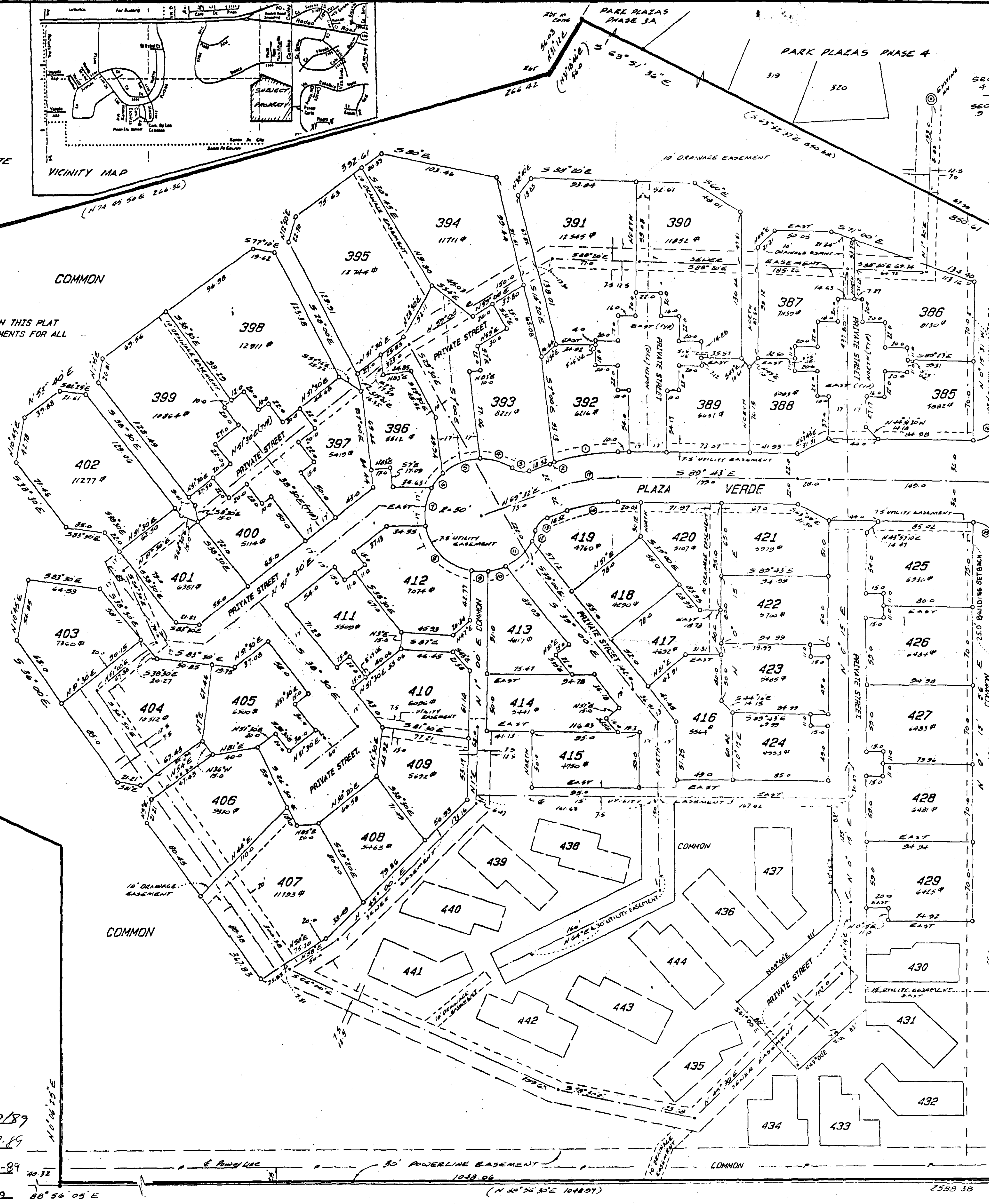
NOTE. ALL PRIVATE STREETS AS DELINEATED ON THIS PLAT ARE HERE BY GRANTED AS UTILITY EASEMENTS FOR ALL UTILITIES.

PARK PLAZAS PHASE 2

CURVE DATA

NO.	RAD	DELTA	ARC	CHORD
1	172.00	15 00 48	57.33	S 80° 44' 07" W 57.00
2	172.00	01 30 14	4.87	S 70° 21' 38" W 4.87
3	17.00	54 24 08	18.14	N 83° 15' 58" W 15.34
4	30.00	34 57 34	30.53	N 73° 32' 22" W 30.04
5	30.00	41 08 17	35.00	S 88° 24' 28" W 35.13
6	30.00	18 48 01	18.41	S 38° 28' 18" W 18.33
7	30.00	40 15 30	35.13	S 08° 54' 30" W 34.42
8	30.00	68 02 03	60.25	S 45° 47' 51" E 58.75
9	30.00	17 15 03	15.03	S 88° 52' 25" E 15.00
10	30.00	18 48 03	18.42	N 72° 38' 00" E 18.35
11	30.00	37 33 18	32.77	N 44° 48' 50" E 32.18
12	30.00	10 52 20	9.49	N 20° 34' 02" E 9.47
13	17.00	54 24 07	18.14	N 42° 19' 25" E 15.34
14	120.00	20 45 00	40.36	N 79° 54' 30" E 40.10
15	20.00	89 58 58	31.41	S 44° 43' 32" E 28.28
16	20.00	90 01 04	31.42	N 45° 18' 28" E 28.29
17	150.00	20 45 00	54.32	S 79° 54' 30" W 54.03

UTILITIES
MOUNTAIN BELL *ER...* DATE 2-27-89
PUBLIC SERVICE CO. *...* DATE 2-27-89
SANGRE DE CRISTO WATER CO. *...* DATE 3-2-89
GAS CO. OF NEW MEXICO *...* DATE 2-27-89



DEDICATION AN AFFIDAVIT
197018
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDER SIGNED OWNER(S), HAVE CAUSED TO BE SUBDIVIDED THOSE LANDS SHOWN HEREON. THE SAID SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS SHOWN AND EASEMENTS FOR EXISTING UTILITIES NOT SHOWN. DRAINAGE EASEMENTS AND SANITARY SEWER EASEMENTS ARE GRANTED TO THE PARK PLAZAS COMMUNITY SERVICES ASSOCIATION. THIS SUBDIVISION CONTAINS 25.8 ACRES MORE OR LESS. PLAZA VERDE IS HEREBY DEDICATED TO THE PUBLIC FOREVER. ALL LAND NOT INCLUDED IN LOTS OR PUBLIC STREETS IS HEREBY DEDICATED TO THE PARK PLAZAS COMMUNITY SERVICES ASSOCIATION AS COMMON AREAS. THE MAINTENANCE OF ALL PRIVATE STREETS AND SEWERS WILL BE THE RESPONSIBILITY OF THE PARK PLAZAS COMMUNITY SERVICES ASSOCIATION.
THIS PLANNED UNIT DEVELOPMENT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

CHAPMAN LAND COMPANY
WILLIAM CHAPMAN, VICEPRESIDENT
STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY *William Chapman*
THIS 03 DAY OF MARCH, 1989 *Carolina Valencia*
MY COMMISSION EXPIRES 1-5-90 NOTARY PUBLIC

APPROVED BY *Leanna Rio* 3/14/89
CITY PLANNER DATE
... 3/24/89
CITY ENGINEER DATE
APPROVED BY THE CITY PLANNING COMMISSION SUMMARY COMMITTEE AT THEIR MEETING OF MARCH 15, 1989
Edward Yvante *Molly Roybal*
CHAIRMAN SECRETARY

LEGEND
BEARINGS ARE DERIVED FROM PLAT OF PARK PLAZAS PHASE 3, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN AS REC. # 433, 239
• DENOTES POINT FOUND AS SHOWN
○ DENOTES REBAR SET
○ DENOTES CALC POINT NOT SET
⊙ DENOTES MANHOLE
U.E. DENOTES UTILITY EASEMENT
BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS

THIS PLAT IS SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD
SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF SEPT. 1988 THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN N.M.
Gary E. Dawson
GARY E. DAWSON, NMLS #7014.
STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GARY E. DAWSON
THIS 03 DAY OF MARCH, 1989 *Carolina Valencia*
MY COMMISSION EXPIRES 1-5-90 NOTARY PUBLIC

674,800
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 16th day of MARCH, 1989, at 11:20 a.m. and was duly recorded in book 187, page 018 of the records of Santa Fe County, New Mexico.
Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.
Virginia Weston
REPLAT OF
FINAL DEVELOPMENT PLAN
AND SUBDIVISION PLAT
PARK PLAZAS, PHASE 5
A PLANNED UNIT DEVELOPMENT WITHIN
THE CITY OF SANTA FE, N.M.

G. DAWSON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
SANTA FE, N.M.
FILE 1545