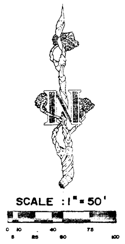
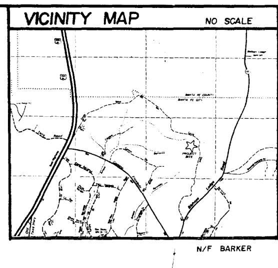




OWNERS' CONSENT

THE UNDERSIGNED OWNERS DO HEREBY CONSENT TO THE LOT LINE ADJUSTMENT AS SHOWN HEREON. NO LANDS ARE BEING DEDICATED TO THE PUBLIC BY THIS INSTRUMENT. THESE LANDS LIE ENTIRELY WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO. ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS.

J.M.C. RITCHIE, OWNER TRACT C

OFFICIAL SEAL
WENDY L. ELLIOTT
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed With Secretary of State
My Commission Expires 7/30/92

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF January, 1990 BY J.M.C. RITCHIE.

Wendy L Elliott MY COMM. EXPIRES: 7/30/92
NOTARY PUBLIC

PATRICIA G. MALONEY, OWNER TRACT 27A

OFFICIAL SEAL
WENDY L. ELLIOTT
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed With Secretary of State
My Commission Expires 7/30/92

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF February, 1990 BY PATRICIA G. MALONEY.

Wendy L Elliott MY COMM. EXPIRES: 7/30/92
NOTARY PUBLIC

NOTES/REFERENCES

1. BASIS OF BEARINGS (N70°31'W) TAKEN FROM A PLAT OF SURVEY ENTITLED "PLAT SHOWING SURVEY OF PROPERTY FOR R.D. BOKUM, VISTA ENCANTADA ADDITION," PREPARED BY SAMUEL P. DAVALOS, P.E. & L.S. NO. 564. SAID PLAT WAS FILED AT THE COUNTY CLERK'S OFFICE OF SANTA FE COUNTY, NEW MEXICO IN BOOK 9, PAGE 125 ON 02/26/63.
2. RECORD DATA SHOWN IN SINGLE PARENTHESIS ( ) TAKEN DIRECTLY FROM PLAT OF NOTE NO. 1.
3. ALL APPURTENANT EASEMENTS THAT ARE REFERRED TO IN TITLE COMMITMENT (S.F. ABSTRACT LIMITED NO. 89-1304) OR THAT ARE APPARENT FROM VISUAL INSPECTION ARE DELINEATED HEREON.
4. IMPROVEMENTS SHOWN ARE CURRENT AS OF THE DATE OF THIS SURVEY.
5. EASEMENTS ARE HEREBY GRANTED TO EXISTING UTILITIES.

THE FOLLOWING EASEMENTS CANNOT BE PLACED:

1. RIGHT-OF-WAY BY AND BETWEEN J.J. DEMPSEY REALTY AND ALBUQUERQUE NATURAL GAS COMPANY, RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 14, PAGES 12-13, UNDER RECEPTION NO. 51221 ON 08/17/36.
2. RIGHT-OF-WAY DEED FOR POLES AND WIRES BY AND BETWEEN DEMPSEY REALTY AND/OR SANTA FE ESTATES, RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK "X", PAGE 239, UNDER RECEPTION NO. 41161, ON 01/26/30.
3. RIGHT-OF-WAY FOR PIPE LINES BY AND BETWEEN DEMPSEY REALTY COMPANY AND/OR SANTA FE ESTATES AND NEW MEXICO POWER COMPANY RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK "X", PAGE 237, UNDER RECEPTION NO. 41162 ON 01/28/31.

574016

LOT LINE ADJUSTMENT
OF TRACT 27A AND TRACT C
OF THE
R.D. BOKUM TRACTS:
VISTA ENCANTADA ADDITION;
WITHIN THE CITY AND COUNTY
OF SANTA FE, NEW MEXICO
FOR
J.M.C. RITCHIE
AND
PATRICIA G. MALONEY

#SD 1990-9

LEGEND:

- ● FOUND SURVEY MONUMENT, AS NOTED
- ○ SET ½" REBAR WITH CAP NO. 6998
- ∘ CALCULATED POINT OR CORNER
- UTILITY POLE WITH ANCHOR GUY AND OVERHEAD UTILITY LINE
- WIRE FENCE LINE
- CHAINLINK FENCE
- YARD WALL
- RETENTION WALL

First Amendment Certificate

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON FEB.11th, 1993 TO SHOW THE CURRENT STATUS OF THE IMPROVEMENTS ON TRACT C.
NOTE : THIS AMENDMENT IS DATED AFTER THE RECORDATION OF 5-14-90.

Mitchel K Noonan
MITCHEL K. NOONAN N.M.P.L.S. No. 6998

Second Amendment Certificate

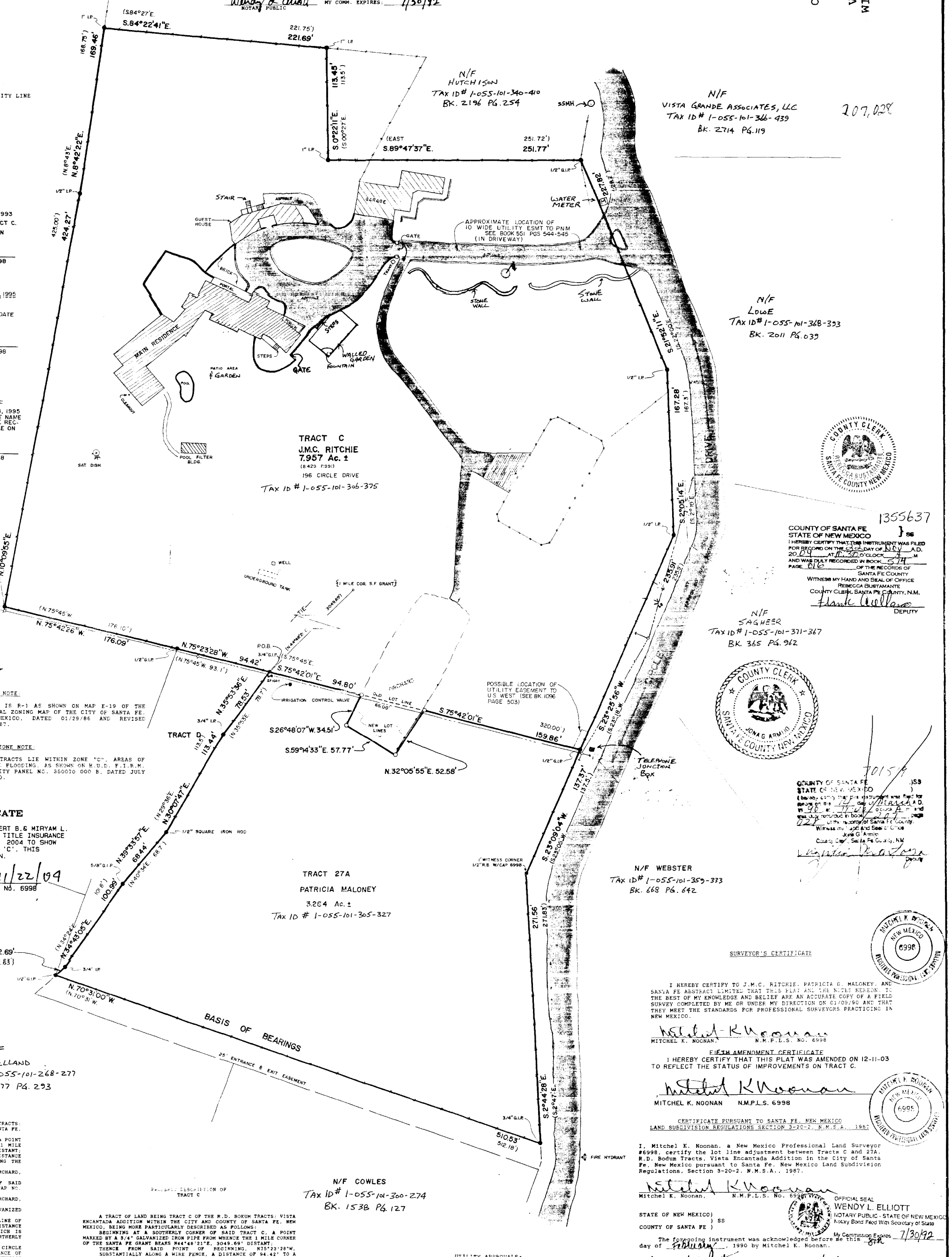
I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON DEC. 4, 1995 TO SHOW CURRENT STATUS OF IMPROVEMENTS ON TRACT C.
NOTE: THIS AMENDMENT IS DATED AFTER THE RECORDATION DATE OF MAY 14, 1990.

Mitchel K Noonan
MITCHEL K. NOONAN N.M.P.L.S. NO. 6998

THIRD AMENDMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON DEC. 04, 1995 TO SHOW IMPROVEMENTS TO DATE AND TO BE UPDATED IN THE NAME LAURA ROSSI DI MONTELERA. THIS UPDATE OCCURS AFTER THE RECORDATION OF THIS PLAT AT SANTA FE COUNTY CLERK'S OFFICE ON MARCH 14, 1990.

Mitchel K Noonan
MITCHEL K. NOONAN N.M.P.L.S. No. 6998



FOURTH AMENDMENT CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON FEBRUARY 10, 1998 TO SHOW IMPROVEMENTS TO DATE WITHIN TRACT 27A. THIS AMENDMENT OCCURS AFTER THE COUNTY RECORDATION OF THIS PLAT ON MARCH 14, 1990.

Mitchel K Noonan
MITCHEL K. NOONAN NMPLS No 6998

ZONING NOTE:

ZONING IS R-1 AS SHOWN ON MAP E-19 OF THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE, NEW MEXICO, DATED 01/29/86 AND REVISED 01/20/87.

FLOOD ZONE NOTE:

THESE TRACTS LIE WITHIN ZONE "C", AREAS OF MINIMAL FLOODING, AS SHOWN ON H.U.D. F.I.R.M. COMMUNITY PANEL NO. 350070 000 B, DATED JULY 2, 1980.

SIXTH AMENDMENT CERTIFICATE

I HEREBY CERTIFY TO LAURA ROSSI DI MONTELARA, ROBERT B.& MIRYAM L. KNUTSON, QUIET TITLE CO,LLC AND COMMONWEALTH LAND TITLE INSURANCE COMPANY THAT THIS PLAT WAS AMENDED ON NOVEMBER 15, 2004 TO SHOW IMPROVEMENTS AND BOUNDARY TO DATE ON TRACTS 27A & 'C'. THIS AMENDMENT OCCURS AFTER THE 1990 COUNTY RECORDATION.

Mitchel K Noonan 11/22/04
MITCHEL K. NOONAN N.M.P.L.S. No. 6998

N/F
EVERETT
TAX ID# 1-055-101-244-300
BK. 11294 PG. 973

PROPERTY DESCRIPTION OF
TRACT 27A

A TRACT OF LAND BEING TRACT 27A OF THE R.D. BOKUM TRACTS: VISTA ENCANTADA ADDITION; WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 27A, A POINT MARKED BY A 3/4" GALVANIZED IRON PIPE, FROM WHENCE THE 1 MILE CORNER OF THE SANTA FE GRANT BEARS N44°48'21"E, 3049.69' DISTANT;
THENCE FROM SAID POINT OF BEGINNING S75°42'01"E, A DISTANCE OF 94.80' TO A ½" REBAR WITH CAP NO. 6998, MARKING THE WESTERLY LIMITS OF A SMALL ORCHARD;
THENCE S26°48'07"W, ALONG THE WESTERLY LIMITS OF SAID ORCHARD, A DISTANCE OF 34.51' TO A ½" REBAR WITH CAP NO. 6998;
THENCE S59°14'33"E, ALONG THE SOUTHERLY LIMITS OF SAID ORCHARD, A DISTANCE OF 57.77' TO A ½" REBAR WITH CAP NO. 6998;
THENCE N32°05'55"E, ALONG THE EASTERLY LIMITS OF SAID ORCHARD, A DISTANCE OF 52.58' TO A ½" REBAR WITH CAP NO. 6998;
THENCE S75°42'01"E, A DISTANCE OF 159.86' TO A ½" GALVANIZED IRON PIPE, BEING THE NORTHEAST CORNER OF THIS TRACT;
THENCE S23°09'04"W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CIRCLE DRIVE AND SUBSTANTIALLY ALONG A WIRE FENCE, A DISTANCE OF 137.37' TO AN EASTERLY CORNER OF THIS TRACT WHICH IS WITNESSED BY A ½" REBAR WITH CAP NO. 6998, LYING 1' NORTHERLY ON LINE OF THE ACTUAL POINT;
THENCE S02°44'28"E, ALONG THE WESTERLY RIGHT-OF-WAY OF CIRCLE DRIVE AND SUBSTANTIALLY ALONG A WIRE FENCE, A DISTANCE OF 271.56' TO A 3/4" GALVANIZED IRON PIPE, BEING THE SOUTHEAST CORNER OF THIS TRACT;
THENCE N70°31'00"W, SUBSTANTIALLY ALONG A WIRE FENCE A DISTANCE OF 510.53', AND ADJOINING A 25' ENTRANCE AND EXIT EASEMENT TO A ½" GALVANIZED IRON PIPE, BEING THE SOUTHWEST CORNER OF THIS TRACT;
THENCE N48°01'59"E, SUBSTANTIALLY ALONG A WIRE FENCE, A DISTANCE OF 12.69' TO A 3/4" IRON PIPE;
THENCE N34°43'05"E, SUBSTANTIALLY ALONG A WIRE FENCE, A DISTANCE OF 100.99' TO A 5/8" GALVANIZED IRON PIPE;
THENCE N39°33'57"E, SUBSTANTIALLY ALONG A WIRE FENCE, A DISTANCE OF 68.44' TO A ½" SQUARE IRON ROD;
THENCE N30°07'47"E, SUBSTANTIALLY ALONG A WIRE FENCE, A DISTANCE OF 113.44' TO A 3/4" IRON PIPE;
THENCE N35°53'36"E, SUBSTANTIALLY ALONG A WIRE FENCE, A DISTANCE OF 78.53' TO THE POINT AND PLACE OF BEGINNING. SAID TRACT 27A CONTAINS 3.284 ACRES, MORE OR LESS, AND IS MORE FULLY SHOWN ON A PLAT OF SURVEY ENTITLED "LOT LINE ADJUSTMENT FOR J.M.C. RITCHIE AND PATRICIA G. MALONEY," BY MITCHEL K. NOONAN, N.M.P.L.S. NO. 6998, DATED 01/09/90, AND HAVING PROJECT NO. C-813A.

PROPERTY DESCRIPTION OF
TRACT C

A TRACT OF LAND BEING TRACT C OF THE R.D. BOKUM TRACTS: VISTA ENCANTADA ADDITION WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A SOUTHERLY CORNER OF SAID TRACT C, A POINT MARKED BY A 3/4" GALVANIZED IRON PIPE FROM WHENCE THE 1 MILE CORNER OF THE SANTA FE GRANT BEARS N44°48'21"E, 3049.69' DISTANT;
THENCE FROM SAID POINT OF BEGINNING, N75°23'28"W, SUBSTANTIALLY ALONG A WIRE FENCE, A DISTANCE OF 94.42' TO A ½" GALVANIZED IRON PIPE;
THENCE N75°42'26"W, SUBSTANTIALLY ALONG A WIRE FENCE, A DISTANCE OF 176.09' TO A ½" GALVANIZED IRON PIPE, BEING THE SOUTHWEST CORNER OF THIS TRACT;
THENCE N10°09'55"E, SUBSTANTIALLY ALONG A WIRE FENCE, A DISTANCE OF 424.27' TO A ½" IRON PIPE;
THENCE N08°42'22"E, SUBSTANTIALLY ALONG A WIRE FENCE, A DISTANCE OF 169.46' TO A 1" IRON PIPE, BEING THE NORTHWEST CORNER OF THIS TRACT;
THENCE S84°22'41"E, SUBSTANTIALLY ALONG A WIRE FENCE, A DISTANCE OF 221.69' TO A 1" IRON PIPE;
THENCE S00°22'11"E, SUBSTANTIALLY ALONG A WIRE FENCE, A DISTANCE OF 113.45' TO A 1" IRON PIPE;
THENCE S89°47'37"E, SUBSTANTIALLY ALONG A WIRE AND CHAINLINK FENCE, A DISTANCE OF 251.77' TO A ½" GALVANIZED IRON PIPE, BEING THE NORTHEAST CORNER OF THIS TRACT;
THENCE S21°52'11"E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CIRCLE DRIVE, A DISTANCE OF 227.82' TO A ½" IRON PIPE;
THENCE S02°05'14"E, ALONG THE WESTERLY RIGHT-OF-WAY OF CIRCLE DRIVE AND SUBSTANTIALLY ALONG A WIRE FENCE, A DISTANCE OF 167.28' TO A ½" IRON PIPE;
THENCE S23°25'56"W, ALONG THE WESTERLY RIGHT-OF-WAY OF CIRCLE DRIVE AND SUBSTANTIALLY ALONG A WIRE FENCE, A DISTANCE OF 235.91' TO A ½" GALVANIZED IRON PIPE, BEING THE SOUTHEAST CORNER OF THIS TRACT;
THENCE N75°42'01"W, A DISTANCE OF 159.86' TO A ½" REBAR WITH CAP NO. 6998;
THENCE S32°05'55"W, ALONG THE EASTERLY LIMITS OF SAID ORCHARD, A DISTANCE OF 52.58' TO A ½" REBAR WITH CAP NO. 6998;
THENCE N59°14'33"W ALONG THE SOUTHERLY LIMITS OF SAID ORCHARD, A DISTANCE OF 57.77' TO ½" REBAR WITH CAP NO. 6998;
THENCE N26°48'07"E, PARTIALLY ALONG THE WESTERLY LIMITS OF SAID ORCHARD, A DISTANCE OF 34.51' TO A ½" REBAR WITH CAP NO. 6998;
THENCE N75°42'01"W, A DISTANCE OF 94.80' TO THE POINT AND PLACE OF BEGINNING. SAID TRACT C CONTAINS 7.957 ACRES, MORE OR LESS, AND IS MORE FULLY SHOWN ON A PLAT OF SURVEY ENTITLED "LOT LINE ADJUSTMENT FOR J.M.C. RITCHIE AND PATRICIA G. MALONEY," BY MITCHEL K. NOONAN, N.M.P.L.S. NO. 6998, DATED 01/09/90, AND HAVING PROJECT NO. C-813A.

COUNTY OF SANTA FE }
STATE OF NEW MEXICO } SS
1355637
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 22 DAY OF NOV A.D. 2004 AT 11:30 O'CLOCK A M AND WAS DULY RECORDED IN BOOK 574 PAGE 016 OF THE RECORDS OF SANTA FE COUNTY
WITNESS MY HAND AND SEAL OF OFFICE
REBECCA BUSTAMANTE
COUNTY CLERK, SANTA FE COUNTY, N.M.
Frank Arellano
DEPUTY

COUNTY CLERK — REBECCA BUSTAMANTE — SANTA FE COUNTY NEW MEXICO

COUNTY CLERK — JONA G. ARMIJO — SANTA FE COUNTY NEW MEXICO

701519
COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 14 day of March A.D. 1990 at 11:09 o'clock A m and was duly recorded in book 207 page 028 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, NM
[signature]
Deputy

MITCHEL K. NOONAN — NEW MEXICO — 6998 — REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO J.M.C. RITCHIE, PATRICIA G. MALONEY, AND SANTA FE ABSTRACT LIMITED THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON 01/09/90 AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

Mitchel K Noonan
MITCHEL K. NOONAN, N.M.P.L.S. NO. 6998

FIFTH AMENDMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON 12-11-03 TO REFLECT THE STATUS OF IMPROVEMENTS ON TRACT C.

Mitchel K Noonan
MITCHEL K. NOONAN N.M.P.L.S. 6998

MITCHEL K. NOONAN — NEW MEXICO — 6998 — REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE PURSUANT TO SANTA FE, NEW MEXICO LAND SUBDIVISION REGULATIONS SECTION 3-20-2, N.M.S.A., 1987

I, Mitchel K. Noonan, a New Mexico Professional Land Surveyor #6998, certify the lot line adjustment between Tracts C and 27A, R.D. Bodum Tracts, Vista Encantada Addition in the City of Santa Fe, New Mexico pursuant to Santa Fe, New Mexico Land Subdivision Regulations, Section 3-20-2, N.M.S.A., 1987.

Mitchel K Noonan
Mitchel K. Noonan, N.M.P.L.S. No. 6998

OFFICIAL SEAL
WENDY L. ELLIOTT
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed With Secretary of State
My Commission Expires 7/30/92

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

The foregoing instrument was acknowledged before me this 8th day of February, 1990 by Mitchel K. Noonan.

Wendy L Elliott My Comm. Expires: 7/30/92
Notary Public

UTILITY APPROVALS
C. Barrientos 1-29-90
PUBLIC SERVICE COMPANY OF N.M. DATE

CITY OF SANTA FE, NEW MEXICO

This certificate of survey and the changes shown hereon are in conformance with the City of Santa Fe Subdivision Regulations.

REVIEWED AND APPROVED BY:

Jeanne Price 3/14/90
CITY PLANNER DATE

Acting [signature] 3/14/90
CITY ENGINEER DATE

[signature] 3/13/90
DIRECTOR OF PUBLIC WORKS DATE

SOUTHWEST MOUNTAIN SURVEYS, INC.
1114 HICKOX ST. SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413

DATE(S): 1/09/90	PROJECT No. C-813A

LOT LINE ADJUSTMENT
OF TRACT 27A AND TRACT C
OF THE
R.D. BOKUM TRACTS:
VISTA ENCANTADA ADDITION;
WITHIN THE CITY AND COUNTY
OF SANTA FE, NEW MEXICO
FOR
J.M.C. RITCHIE
AND
PATRICIA G. MALONEY

Land Records Corp. SFTC ALB10657 SF 1355637.001