

WARRANTY DEED

424555

THE ESTATE OF BERNICE JARROTT LORD, DECEASED, acting by and through Sue
 Clair Hughes, Personal Representative, _____, for consideration paid, grant.S
 to RANCHO VIEJO PARTNERSHIP, a New Mexico Limited Partnership,

whose address is 1550 Pacheco Street, Santa Fe, New Mexico 87501

the following described real estate in Santa Fe _____ County, New Mexico:

The Surface Estate only of

All that property described in Exhibit A attached hereto and incorporated
 herein by reference.

SUBJECT, HOWEVER, to patent reservations; prior mineral reservations; rights
 of way and easements of record; a grazing lease in favor of Don Hallock
 dated 8-6-76; and lien for ad valorem taxes for 1981, not yet payable.

with warranty covenants.

WITNESS my hand and seal this 24th day of July, 1981.

(Seal) ESTATE OF BERNICE JARROTT LORD, DECEASED (Seal)

(Seal) By: Sue Clair Hughes, Personal Representative (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
 COUNTY OF SANTA FE

ss.

The foregoing instrument was acknowledged before me this 24th day of July, 1981,
 by Sue Clair Hughes, Personal Representative of Estate of Bernice Jarrott Lord, dec.
 (Name or Names of Person or Persons Acknowledging)

My commission expires:
 (Seal) 8-8-84

Notary Public

ACKNOWLEDGMENT FOR CORPORATION

COUNTY OF SANTA FE'S USE ONLY
 STATE OF NEW MEXICO 1282.365

STATE OF NEW MEXICO

COUNTY OF _____

ss.

I hereby certify that this instrument was filed
 for record on the 24th day of July, 1981.

The following tracts within Santa Fe County, New Mexico, and more particularly described as within T 16 N., Range 8 East, NMPM:

(1) A portion of the E1/2 of the SE1/4 of Section 24 which portion is all of such E1/2 of the SE1/4 of Section 24 lying south of the following described line:

Beginning at a point 200 feet south of the ~~easterly 1/4 corner of Section 24 to a point on~~ the southerly right of way and Access Control line of NMP I-025-5(36)272, County of Santa Fe, State of New Mexico; thence N.81°03'55"W. along the said southerly right of way and Access Control line of NMP I-025-5(36)272 a distance of 615.39 feet; thence S.65°02'00"W. a distance of 252.53 feet to a point of curve; thence southwesterly on a 2.101° curve (radius = 2726.79 feet) thru an arc of 7°12'08" to the left a distance of 342.76 feet to a point of tangent; thence S.61°37'35"W. a distance of 230.48 feet to a point on the westerly line of the E1/2 of the Southeast 1/4 of Section 24, which point is 467.08 feet south, along such westerly line, from the latitudinal 1/4 line of Section 24.

Excepting therefrom however:

A certain tract or parcel of land, lying and being situate in the NE 1/4 SE 1/4 and the SE 1/4 SE 1/4 of Section 24, T. 16N., R. 8E., NMPM, County of Santa Fe, State of New Mexico, being more particularly bounded and described as follows, to wit:

Beginning at a point where the northerly right of way and Access Control line of the Relocation of State Road 14 of NMP I-025-5(36)272, County of Santa Fe, State of New Mexico, intersects the easterly line of Section 24, said point bears southerly a distance of 409.66 feet from the easterly 1/4 corner of Section 24; thence southerly along the said easterly line of Section 24 a distance of 794.75 feet to a point on the easterly right of way line of NMP I-025-5(36)272, and point on curve; thence northwesterly along the said easterly right of way line of NMP I-025-5(36)272 on an 11.459° curve (radius = 500.0 feet) thru an arc of 29°29'44" to the right a distance of 257.40 feet to a point on the southerly right of way line of NMP I-025-5(36)272 and point on curve; thence southwesterly along the said southerly right of way line of NMP I-025-5(36)272 on a 4.599° curve (radius = 1245.92 feet) thru an arc of 16°46'44" to the right a distance of 364.84 feet to a point of tangent; thence S.66°02'W. a distance of 907.57 feet to a point on the westerly line of the E 1/2 of the SE 1/4 of Section 24 of the property; thence northerly along the said westerly line a distance of 210.12 feet to a point on the

distance of 818.03 feet to a point of curve; thence northeasterly on a 5.478° curve (radius = 1045.92 feet); thru an arc of $38^\circ 31' 45''$ to the left a distance of 703.34 feet to a point of tangent; thence $N.27^\circ 37' E.$ a distance of 149.59 feet to a point of curve; thence northeasterly on a 7.614° curve (radius = 752.51 feet) thru an arc of $06^\circ 26' 46''$ to the left a distance of 84.66 feet to the point and place of beginning.

Containing 8.629 acres, more or less.

(ii) The NE1/4 of the NE1/4 of Section 25.

The following tracts within Santa Fe County, New Mexico and more particularly described as within T 16 N, R 9 E., NMPM:

(i) The SE1/4, the S1/2 of the SW1/4, and the NE1/4 of the SW1/4 of Section 19;

(ii) All of the E1/2 of the NW1/4 and the W1/2 of the NE1/4 of Section 19, T 16 N, R 9 E., lying to the South of the following described line, which line is the southerly boundary of the right of way of Interstate Highway 25 and adjacent access roads:

Beginning at a point where the southerly right of way line of NMP I-025-5(36)272, County of Santa Fe, State of New Mexico, point on curve, intersects the northerly line of Section 19, said point bears $N.89^\circ 55' W.$ along the northerly line of Section 19 a distance of 2449.45 feet from the northeasterly corner of said Section 19; thence southwesterly along the said southerly right of way line of NMP I-025-5(36)272 on a 1.018° curve (radius = 5629.58 feet) thru an arc of $25^\circ 08' 20''$ to the left a distance of 2469.43 feet to a point on the westerly line of E1/2 of the NW1/4 of Section 19.

(iii) The E1/2 of the NE1/4 and the S1/2 of Section 20;

(iv) All of Section 21;

(v) All of Section 22;

(vi) The SW1/4 of Section 23; and all of the NW1/4 of Section 23, lying to the South and the West of the right of way line of the Atchison, Topeka and Santa Fe Railway;

(vii) The West 1/2 and Lots 1, 2, 3, and 4 of Section 26;

(viii) All of Section 28;

(ix) All of Section 29;

(x) The N1/2 of the N1/2 and the S1/2 of the NE1/4 of Section 30;

(xiii) All of Section 34;

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(xiv) All of Section 35 outside of the Sebastian de Vargas Grant, being the W1/2 and Lots 1, 2, 3 and 4.

The following tracts within Santa Fe County, New Mexico, and more particularly described as within T. 15 N., R. 8 E., NMPM:

(i) All of Section 1;

(ii) All of Section 12;

(iii) All of Section 13;

(iv) The North Half of the North 1/2 of Section 24; and

(v) The following described tracts within Sections 11, 14, 23, 24, and 26:

Beginning at a point on the Easterly right of way line of New Mexico State Highway 14, which point is marked by the intersection of said right of way line with the Southerly boundary of the Northwest quarter of Section 26, T.15N., R.8E., and which point is the Southwest corner of the tract herein described; thence along said quarter-section line and along the quarter section line of the Northeast quarter of Section 26, S.89°48'E. a distance of 517 feet; thence N.30°54'E. a distance of 2490.0 feet to a point; thence N.29°02'E. 542.9 feet to a point; thence N.29°02'E. 1536.1 feet to a point; thence N.30°17' East 775.1 feet to a point; thence N.11°07'E. 181.5 feet to a point within Section 24, which point is the easternmost point of this tract; thence N.2°07'W. 647.0 feet; thence N.6°05'W. 891.2 feet; thence N.0°24'E. 233.7 feet to a point which is the Southwest corner of the North half of the North half of Section 24, T.15N., R.8E.; thence north along the Section line common to Sections 23 and 24 to the corner common to Sections 13, 14, 23 and 24; thence North along the Section line common to Sections 13 and 14 to the corner common to Sections 11, 12, 13 and 14; thence North along the Section line common to Sections 11 and 12 to the point where said section line intersects the Easterly right of way line of New Mexico State Highway 14; thence Southwesterly along the said Easterly right of way line to the point and place of beginning.

The following tracts within Santa Fe County, New Mexico, and more particularly described within T. 15 N., R. 9 E., NMPM:

(i) The S1/2 of the NW1/4 and Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Section 2.

(iii) All of Section 4;

(iv) All of Section 5;

(v) All of Section 6;

(vi) All of Section 7;

(vii) All of Section 8;

(viii) All of Section 9;

(ix) The NW1/4 of the NW1/4, the S1/2 of the NW1/4 and Lots 1, 2 and 3 of Section 10.

(x) Lot 1 in the SW1/4 of the SW1/4 of Section 14;

(xi) All of Section 17;

(xii) All of Section 18;

(xiii) All of Section 19;

(xiv) All of Section 20;

(xv) All of Section 21;

(xvi) The W1/2 of Section 26 and Lots 1, 2, 3 and 4 of Section 26.

(xvii) The S1/2 of Section 27;

(xviii) All of Section 29;

(xix) All of Section 30;

(xx) The E1/2 of the NE1/4 of Section 34;
and

(xxi) The NW1/4, the SW1/4 of the NE1/4, and Lots 1 and 2 of Section 35.

The following tracts within Santa Fe County, New Mexico, and consisting of a portion of the Sebastian de Vargas Grant; being more particularly described as follows:

Tract I:

Beginning at the Southwest corner of the tract herein described, being a point in Section 2, Township 15 North, Range 9 East, NMPM, and being the identical Southwest and Beginning corner of the Sebastian de Vargas Grant as the same is set forth upon the official United States General Land Office plat of said Grant approved by the Surveyor General of the United States on the 28th day of August, 1898, and running from said Southwest and Beginning Corner along the South boundary of said Grant as follows: S 81°45'E. 22.50 chains to Meander Corner 1 on said boundary: thence S 88°15'E. 44.00 chains to

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78°45'E, 21.11 chains to the Meander Corner 3 on said boundary; thence N 81°15'E, 26.00 chains to Meander Corner 4 on said boundary; thence N 76°30'E, 12.00 chains to Meander Corner 5 on said boundary; thence N 88°45'E, 22.00 chains to Meander Corner 6 on said boundary; thence S 84°00'E, 12.00 chains to Meander Corner 7 on said boundary; thence N 83°30'E, 33.00 chains to Meander Corner 8 on said boundary; thence N 87°15'E, 9.00 chains to Meander Corner 9 on said boundary; thence S 76°15'E, 14.00 chains to Meander Corner 10 on said boundary; thence S 61°30'E, 6.50 chains to Meander Corner 11 on said boundary; thence S 88°30'E, 9.80 chains to Meander Corner 12 on said boundary; thence N 57°30'E, 10.00 chains to Meander Corner 13 on said boundary; thence N 61°30'E, 3.09 chains to the Southeast corner of the tract herein described, being the Closing Corner for Sections 4 and 5, Township 15 North, Range 10 East, N.M.P.M., on said boundary; thence N 28°55'W 149.92 chains to a point; thence S 85°59'W, 10.44 chains; thence N 9°25'E, 14.51 chains to a point on the line between Sections 30 and 31, Township 16 North, Range 10 East, N.M.P.M.; thence N 89°21'W along said last named Section line 77.69 chains to the corner common to Sections 25 and 36, Township 16 North, Range 9 East, and Sections 30 and 31, Township 16 North, Range 10 East, N.M.P.M.; thence S 88°18'W, 37.69 chains along the line between said Sections 25 and 36 to its intersection with the Westerly right of way line of the Atchison, Topeka and Santa Fe Railway; thence N 13°43' W, along said right of way line 7.05 chains to point of curve; thence along a 6°42' curve left, and continuing along said right of way line 9.05 chains to point of tangent; thence N 53°43' W continuing along said right of way line 11.63 chains to point of curve; thence along an 8°31' curve right, and continuing along said right of way line 8.89 chains to point of tangent; thence N 3°47'W continuing along said right of way line 19.77 chains to point of curve; thence along a 6°42' curve left and continuing along said right of way line 8.14 chains to point of tangent; thence N 39°48' W, 24.05 chains continuing along said right of way line to its intersection with the line between Sections 24 and 25, Township 16 North, Range 9 East, N.M.P.M.; thence S 89°19' W along said last named Section line 1.82 chains to the corner common to Sections 23, 24, 25 and 26, said Township and Range; thence N 88°52' W along the line between Sections 23 and 26 a distance of 32.50 chains to the Closing Corner on the West boundary of said Grant, and to the Northwest Corner of the tract herein set forth; thence along the West boundary of said Grant S 15°30'E, 2.17 chains to Meander Corner 26 on said boundary; thence S 2°30' E, 25.00 chains to Meander Corner 27 on said boundary; thence S 6°30'E, 19.00 chains to

6°35'W, 24.00 chains to Meander Corner 31 on said boundary; thence S 0°10'E, 20.00 chains to Meander Corner 32 on said boundary; thence S 11°09'E, 7.36 chains to Meander Corner 33 on said boundary; thence S 11°37'E, 27.00 chains to Meander Corner 34 on said boundary; thence S 27°00'E, 9.00 chains to Meander Corner 35 on said boundary; thence S 22°10'E, 12.00 chains to Meander Corner 36 on said boundary; thence S.36°34'E, 7.00 chains to Meander Corner 37 on said boundary; thence S 34°25'E, 11.00 chains along said boundary to the place of beginning, and containing 3,624.5 acres, more or less, including 51.65 acres contained within said railway right of way, the net area herein conveyed, exclusive of such railway right of way being 3,572.85 acres; the description as herein set forth being taken from a certain plat prepared by Walter G. Turley, Licensed Surveyor, dated April, 1930, and entitled "South Portion Sebastian de Vargas Grant, Santa Fe County, New Mexico," being the same property described in that deed dated December 13, 1935, from L. C. Bennet as Receiver of First Savings Bank & Trust Company of Albuquerque, New Mexico, to John Mocho, and recorded December 18, 1935, in Book Y of Miscellaneous Records, Page 469, in the Office of the County Clerk, Santa Fe County;

and Tract II:

The following described tract of land within the Sebastian de Vargas Grant, being the same land conveyed by L. C. Bennet, Receiver, to John Mocho by deed dated February 1, 1941, recorded in Book 21, page 257, Miscellaneous Deed Records of Santa Fe County, New Mexico, and more particularly described as follows:

Beginning at the Southwest corner of this tract, which is identical with a stone marked, witnessed and set by the General Land Office for the closing corner to Sections 4 and 5, of Township 15 North, Range 10 East, on the South boundary of the Sebastian de Vargas Grant; thence running N 28°55' W., 149.92 chains; thence running N.85°59' E., 5.72 chains to a stone marked and set; thence running N. 17°36' W. 13.61 chains to a stone set on the line between Sections 29 and 32 for the N.W. corner of this tract; thence running S.89° 02' E., 59.86 chains, along the line between Sections 29 and 32 to a stone marked and set on the Westerly boundary of U. S. Highway 85, which is also the Northeast corner of this Tract; thence running S. 25°25'E., 0.73 chains, along the Westerly boundary of U. S. Highway 85 to an iron rail set for the point of curve; thence running 8.53 chains along a 2°03' curve to the left to an iron rail set for the point of tangent; thence S. 36°55'E., 119.70

curve to the right to an iron rail; thence running S. 29°22' E. 5.03 chains to the point of intersection of the Westerly boundary of U. S. Highway 85, with the South boundary of the Sebastian de Vargas Grant; which is the Southeast corner of this tract; thence running along the South boundary of the Sebastian de Vargas Grant, N. 71°45' W., 8.03 chains to a stone marked, witnessed and set for Angle Point 20; thence running N. 79°15' W., 8.00 chains to a stone marked, witnessed and set by the General Land

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Office for Angle Point 19; thence running S. 84°00' W., 8.00 chains to a stone marked, witnessed and set by the General Land Office for Angle Point 18; thence running S. 71°00' W., 10.00 chains to a stone marked, witnessed and set by the General Land Office for Angle Point 17; thence running S. 51° 00' W., 13.00 chains to a stone marked, witnessed and set by the General Land office for Angle Point 16; thence running S. 65°30' W., 11.00 chains to a stone marked, witnessed and set by the General Land Office for Angle Point 15; thence running S. 54°45' W., 9.00 chains to a stone marked, witnessed and set by the General Land Office for Angle Point 14; thence running S. 61°30' W., 14.91 chains to the Southwest corner, the point and place of beginning; containing 979.12 acres, more or less;

EXCEPTING THEREFROM: A certain tract or parcel of land, lying and being situate within the Sebastian de Vargas Grant, County of Santa Fe, State of New Mexico, being more particularly bounded and described as follows, to wit:

Beginning at a point for the Northerly 1/4 corner of Section 32, T 16 N, R 10 E, and point on the northerly line of the previously described property; thence S 89°24' E. along the said Northerly line of the property a distance of 1563.64 feet to a point on the Easterly right of way and Access Control line of NMP I-025-5(36)272, County of Santa Fe, State of New Mexico and point on curve; thence Southeasterly along the said Easterly right of way and Access Control line of NMP I-025-5(36)272 on a 1.027° curve (radius = 5579.58 feet) thru an arc of 16°29'59" to the left a distance of 1606.59 feet to a point of tangent; thence S. 43°06' E a distance of 1664.7 feet; thence N 46°54' E a distance of 86.34 feet to a point on the Westerly right of way line of NMP FI-3(5), County of Santa Fe, State of New Mexico; thence S 36°54' E. along the said Westerly right of way line of NMP FI-3(5), a distance of 2807.79 feet; thence S. 60°30'10" W. a distance of 116.84 feet to a point on curve; thence Southeasterly along the Easterly right of way and Access Control line of NMP I-025-5(36)272 on a 0.494° curve (radius = 11,609.16 feet) thru an arc of 05°31'09" to the right a distance of 1117.21 feet to a point of tangent; thence S

NMP I-025-5(36)272 on a 0.507° curve (radius = 11,309.16 feet) thru an arc of $04^\circ 04' 35''$ to the left a distance of 804.04 feet to a point on the Southerly line of the Sebastian de Vargas Grant; thence $N 79^\circ 45' W$ along the said Southerly line of the Sebastian de Vargas Grant a distance of 18.80 feet; thence $S 83^\circ 30' W$ a distance of 417.09 feet to a point on the Westerly right of way and Access Control line of NMP I-025-5(36)-272; thence $N 28^\circ 58' W$ along the said Westerly right of way and Access Control line of NMP I-025-5(36)272 a distance of 2506.33 feet to a point of curve; thence Northwesterly along the said Westerly right of way and Access Control line of NMP I-025-5(36)272 on a 0.765° curve (radius = 7489.44 feet) thru an arc of $15^\circ 30'$ to the left a distance of 2026.12 feet to a point of tangent; thence $N 44^\circ 28' W$ a distance of 1995.2 feet to a point of curve; thence Northwesterly along the said Westerly right of way and Access Control line of NMP I-025-5(36)272 on a 0.975° curve (radius = 5879.58 feet) thru an arc of $22^\circ 04'$ to the right a distance of 2264.69 feet to a point of tangent; thence $N 22^\circ 24' W$ a distance of 292.42 feet to a point on the southerly right of way line of NMP I-025-5(36)272 and point on curve; thence Northwesterly along the said Southerly right of way line on NMP I-025-5(36)272 on an 11.271° curve (radius = 508.37 feet) thru an arc of $35^\circ 27' 35''$ to the left a distance of 314.61 feet to a point of tangent; thence $N 72^\circ 24' W$ a distance of 202.32 feet to a point of curve; thence Northwesterly along the said Southerly right of way line of NMP I-025-5(36)272 on a 14.030° curve (radius = 408.37 feet) thru an arc of $17^\circ 00'$ to the left a distance of 121.16 feet to a point of tangent; thence $N 89^\circ 24' W$ a distance of 218.92 feet; thence $S 65^\circ 09' 27'' W$ a distance of 127.55 feet; thence $S 21^\circ 16' E$ a distance of 178.02 feet; thence $S 68^\circ 44' W$ a distance of 110.0 feet; thence $N 21^\circ 16' W$ a distance of 389.06 feet to a point on the northerly line of Section 32; thence $S 89^\circ 24' E$ along the said northerly line of Section 32 a distance of 158.94 feet to the point and place of beginning. Containing 140.574 acres, more or less.

AFFIDAVIT:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED THIS LOT LINE ADJUSTMENT TO BE PREPARED. ALL AS SHOWN ON "INVENTORY AND COMPOSITE PLAT OF LEGAL LOTS OF RECORD PREPARED FOR RANCHO VIEJO LIMITED PARTNERSHIP, RECORDED APRIL 5, 2007, IN Bk.650, Pg.47-48 OFFICE OF THE SANTA FE COUNTY CLERK." THIS LOT LINE ADJUSTMENT SUPERSEDES AND REPLACES SAID TRACTS AS SHOWN ON ABOVE MENTIONED RECORDED PLAT. THIS LOT LINE ADJUSTMENT CONTAINS 3,038.6 AC. MORE OR LESS. ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

THIS LOT LINE ADJUSTMENT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF SANTA FE, NEW MEXICO.

OWNER:

BY: Warren A. Thompson
RANCHO VIEJO LIMITED PARTNERSHIP
STATE OF NEW MEXICO }
COUNTY OF SANTA FE }

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY: WARREN THOMPSON, PRESIDENT, LOS ATROVIDOS, INC, GENERAL PARTNER TO: RANCHO VIEJO LIMITED PARTNERSHIP.

THIS 2nd DAY OF May, 2024

Destiny Romero
NOTARY PUBLIC

9/14/2025
MY COMMISSION EXPIRES

STATE OF NEW MEXICO
NOTARY PUBLIC
DESTINY ROMERO
COMMISSION # 1135503
COMMISSION EXPIRES 09/14/2025

REFERENCE DOCUMENTS:

- 35 ACRE AGRICULTURAL EXEMPTION PLAT PREPARED FOR RANCHO VIEJO LIMITED PARTNERSHIP. RECORDED OCT. 18, 2023 IN Bk 907, Pg.24-25 OFFICE OF THE SANTA FE COUNTY CLERK.
- INVENTORY AND COMPOSITE PLAT OF LEGAL LOTS OF RECORD PREPARED FOR RANCHO VIEJO LIMITED PARTNERSHIP. RECORDED APRIL 5, 2007, IN Bk.650, Pg.47-48 OFFICE OF THE SANTA FE COUNTY CLERK.
- BOUNDARY SURVEY PREPARED FOR RANCHO VIEJO LIMITED PARTNERSHIP AND RANCHO VIEJO DE SANTA FE. RECORDED JANUARY 24, 2003, IN Bk.521, Pg.44-50A OFFICE OF THE SANTA FE COUNTY CLERK.
- LOT LINE ADJUSTMENT-35 ACRES EXEMPTION AND TDR SENDING AREA PLAT BETWEEN THE REMAINDER OF SEC 12 AND NORTH PORTION TRACT V AND SENDING AREA SURVEY OF LOT 2, TRACT V, PREPARED FOR RANCHO VIEJO LIMITED PARTNERSHIP. RECORDED SEPTEMBER 6, 2019 IN Bk. 854, Pg.18-19, OFFICE OF THE SANTA FE COUNTY CLERK.
- WARRANTY DEED FROM: THE ESTATE OF BERNICE JARROTT LORD DECEASED, ACTING BY AND THROUGH SUE CLAIR HUGHES, PERSONAL REPRESENTATIVE, TO: RANCHO VIEJO PARTNERSHIP, A NEW MEXICO LIMITED PARTNERSHIP. RECORDED JULY 12, 1987, IN Bk.424, Pg.555-563 OFFICE OF THE SANTA FE COUNTY CLERK.
- FINAL DECREE FIRST JUDICIAL DISTRICT COURT. No. SF 91-246 (C) DATED 91 AUG 7 AB:28. IT IS, THEREFORE ORDERED, ADJUDGED AND DECREED: THE PLAINTIFF RANCHO VIEJO PARTNERSHIP IS THE OWNER IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND IN POSSESSION OF THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN THE COUNTY OF SANTA FE, STATE OF NEW MEXICO, TO WIT: TRACT 1, CONTAINING 3,624.5 AC, INCLUDING 51.65 AC± CONTAINED WITHIN SAID RIGHT OF WAY, THE NET AREA HEREIN CONVEYED, EXCLUSIVE OF SUCH RAILWAY RIGHT-OF-WAY BEING 3,527.85 AC±.
- STATUS OF PUBLIC DOMAIN LAND AND MINERAL TITLES WITHIN T.15N, R.8E. & T.15N, R.9E.
- CANONCITO-ELDORADO WATERLINE EASEMENT SURVEY, PREPARED FOR RANCHO VIEJO LIMITED PARTNERSHIP AND UNIVEST RANCHO-VIEJO LLC. RECORDED JUNE 17, 2021, IN Bk.879, Pg.07-17, OFFICE OF THE SANTA FE COUNTY CLERK

ALL OTHER DOCUMENTS USED TO PREPARE THIS PLAT ARE SHOWN HEREON.

LEGEND:

BEARINGS ARE DERIVED FROM SURVEY FIELD DATA PROVIDED BY RECENT FIELD SURVEY DATA PROVIDED BY JONATHAN W. MOORE, MANAGER LAND ACQUISITION WITH AES CORPORATION. FIELD VERIFIED AND INCORPORATED WITH INVENTORY AND COMPOSITE PLAT OF LEGAL LOTS OF RECORD PREPARED FOR RANCHO VIEJO LIMITED PARTNERSHIP. RECORDED APRIL 5, 2007, IN Bk.650, Pg.47-48 OFFICE OF THE SANTA FE COUNTY CLERK.

- DENOTES MONUMENT, OR AS SHOWN FOUND
- DENOTES REBAR, TO BE SET UPON RECORDING
- DENOTES CALCULATED POINT NOT SET
- REM ○ DENOTES REMAINDER OF PATENT PARCEL
- ① DENOTES PATENT PARCEL REFERENCE NUMBER
- ⊗ DENOTES UTILITY POLE
- +—+— DENOTES OVERHEAD UTILITY LINE
- DENOTES FENCE
- DENOTES SECTION LINES

NOTES:

THE HORIZONTAL DATUM FOR THIS PROJECT IS STATE PLANE NEW MEXICO CENTRAL NAD 83, THE VERTICAL DATUM USED IS NAVD 88

SOLAR TRACT CONFIGURATION PROVIDED BY JONATHAN MOORE MANAGER, LAND ACQUISITION WITH THE AES CORPORATION.

ELEVATION WITHIN ZONE A TAKEN FROM TURQUOISE HILL AND SETON VILLAGE QUADRANGLE MAPPING. NO BASE FLOOD ELEVATIONS SHOWN ON FEMA PANEL 35049C0525D.

THIS PLAT SUBJECT TO ALL VALID RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD

SYMBOLS MAY BE SHOWN LARGER THAN ACTUAL SIZE FOR VIEWING PURPOSES.

SPECIAL BUILDING PERMIT CONDITIONS

BUILDINGS ON ALL LOTS SHALL BE SUBJECT TO THE SANTA FE COUNTY FIRE CODE.

ADDRESS IS SUBJECT TO CHANGE BASED UPON MODIFICATION TO EITHER INGRESS/EGRESS OR DRIVEWAY ACCESS.

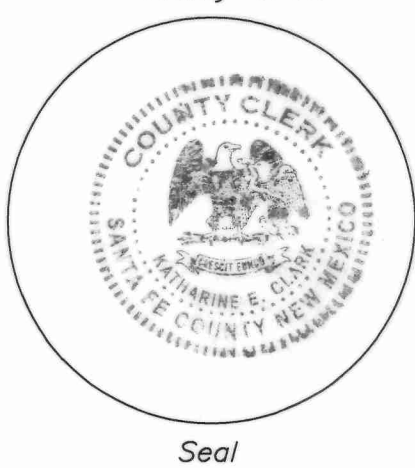
ALL NEW DEVELOPMENT IS SUBJECT TO SANTA FE COUNTY FIRE CODE

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument # 2038164
was filed for record on the 24th day of
July, 2024 A.D. at 1:41
o'clock PM, and was duly recorded in
book 114, page(s) 31-32 of the
records of Santa Fe County.

Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe County, N.M.

Deputy

County Clerk



SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A COMPILATION OF EXISTING DOCUMENTS AND RECENT FIELD SURVEY DATA PROVIDED ON AUGUST 12, 2022, BY JONATHAN W. MOORE, MANAGER LAND ACQUISITION WITH AES CORPORATION, THE HORIZONTAL DATUM FOR THIS PROJECT IS STATE PLANE NEW MEXICO CENTRAL NAD 83, THE VERTICAL DATUM USED IS NAVD 88, AND WAS COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 16th DAY OF MAY 2023. TO THE BEST OF MY KNOWLEDGE, THE PLAT IS CORRECT AND MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO. THIS IS A COMPILATION OF EXISTING TRACTS AND IS NOT A SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

Edward M. Trujillo
EDWARD M. TRUJILLO, N.M.P.L.S. 12352

APRIL 30, 2024
DATE



LOT LINE ADJUSTMENT OF PARCEL 21

WITHIN
SECTIONS 11 & 12
T15N, R8E, NMPM,
AND
SECTIONS 2, 3, 4, 5, 7, 8, 9, 10 & 17
T15N, R9E, NMPM,
PREPARED FOR
RANCHO VIEJO LIMITED PARTNERSHIP
SANTA FE COUNTY, NEW MEXICO

THE PURPOSE OF THIS PLAT IS TO CREATE A LOT LINE ADJUSTMENT,

SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS:

APPROVALS:
LAND USE ADMINISTRATOR John Smith DATE 7/1/2024
COUNTY TREASURER John Smith DATE 5/6/24
COUNTY FIRE MARSHAL John Smith DATE 5/6/24
COUNTY DEVELOPMENT PERMIT No. _____
TDR FILE No. _____
FLOOD PLAIN ADMINISTRATOR John Smith DATE 7/1/2024
RURAL ADDRESSING _____ DATE _____

- THE TRACTS, PARCELS AND/OR LOTS DEPICTED HEREON LIE WITHIN THE RURAL FRINGE ZONING DISTRICT, WITH DESIGNATED BUILDING SETBACK FROM PROPERTY LINES: FRONT 25 FEET, SIDE AND REAR 25 FEET.
- THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF SANTA FE COUNTY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 35049C0525D EFFECTIVE DATE JUNE 17, 2008, THIS PROPERTY LIES WITHIN ZONE X OTHER AREA, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN WITH A PORTION WITHIN ZONE A SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED.
- THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT INCLUDING BUILDING PERMITS. ALL STANDARD COUNTY PERMITS AND FEES MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY OF ANY KIND. DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL REQUIRED IMPROVEMENTS FOR ROADS, FIRE PROTECTION, TERRAIN MANAGEMENT, AND DRAINAGE ARE COMPLETED AND APPROVED.
- MAINTENANCE OF PRIVATE ACCESS EASEMENTS, UTILITY EASEMENTS AND/OR PRIVATE ROADWAYS IS NOT THE RESPONSIBILITY OF SANTA FE COUNTY, UNLESS DEDICATED AND ACCEPTED FOR MAINTENANCE BY THE SANTA FE COUNTY PUBLIC WORKS DEPARTMENT AND THE BOARD OF COUNTY COMMISSIONERS.
- THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.
- THE TRACTS, PARCELS AND/OR LOTS SHOWN HEREON LIE INSIDE THE MODERATE HAZARD AREA OF THE URBAN WILDLAND INTERFACE ZONE AS DEFINED BY THE SANTA FE COUNTY FIRE DEPARTMENT. FIRE SPRINKLERS AND/OR FIRE STORAGE MAY BE REQUIRED.
- 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.
- ANY LAND DEVELOPMENT WILL REQUIRE AN ARCHAEOLOGICAL SURVEY OF THE DESIGNATED BUILDABLE AREA AT THE TIME OF DEVELOPMENT.

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

LOT LINE ADJUSTMENT SURVEY PLAT PREPARED FOR

CURRENT OWNER: RANCHO VIEJO LIMITED PARTNERSHIP

UPC#: 1-050-088-266-365

PLSS DESIGNATION: SECTIONS 11 & 12
T5N, R8E, NMPM,
SECTIONS 2, 3, 4, 5, 6, 7, 8, 9 & 17
T5N, R9E, NMPM,

SUBDIVISION: RANCHO VIEJO

CITY: N/A

GRANT N/A

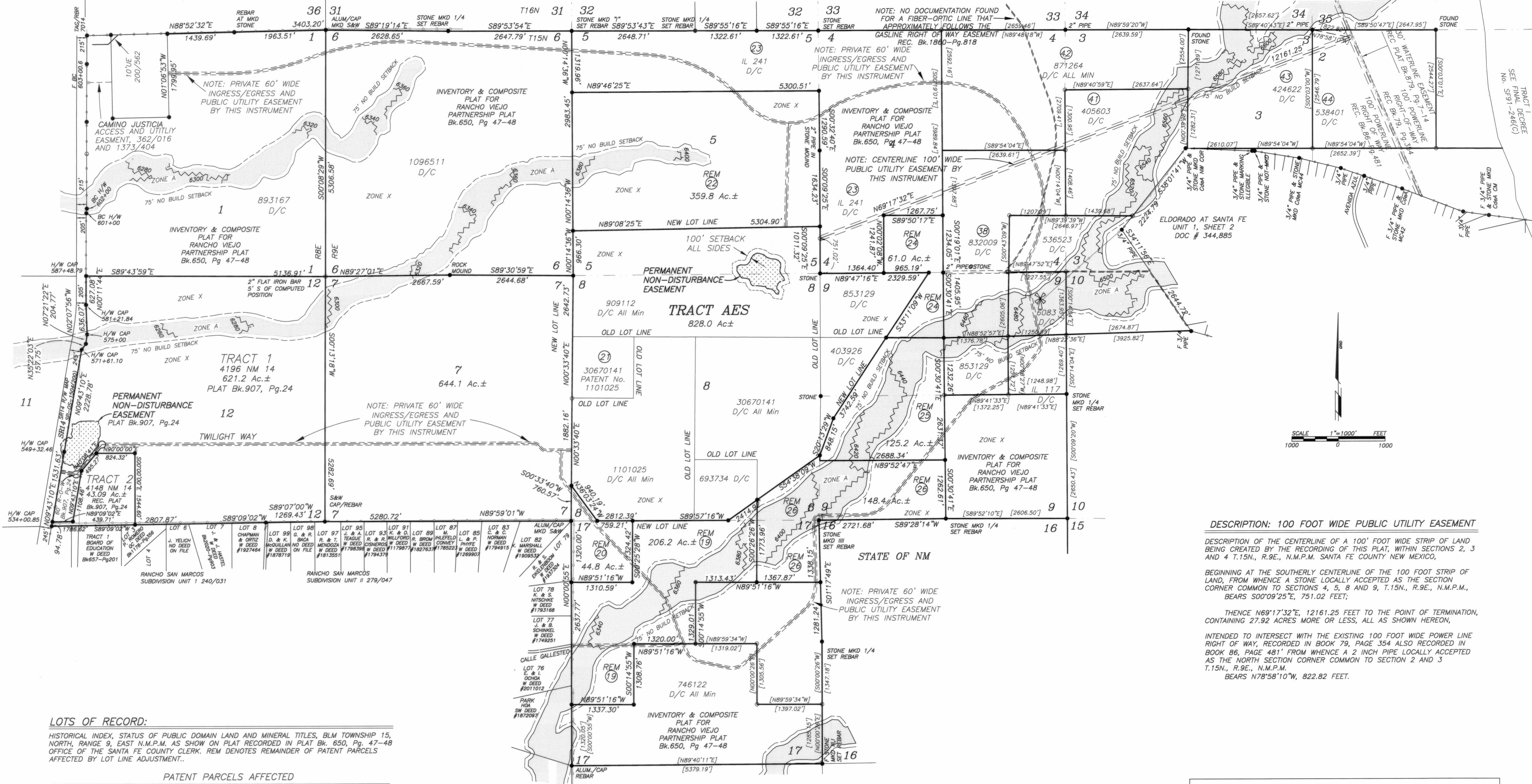
COUNTY: SANTA FE

STATE: NEW MEXICO

SHEET 1 of 2

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M. 87507
FILE#10762\SOLAR DATE:04\30\2024

94-32



LOTS OF RECORD:

HISTORICAL INDEX, STATUS OF PUBLIC DOMAIN LAND AND MINERAL TITLES, BLM TOWNSHIP 15, NORTH, RANGE 9, EAST N.M.P.M. AS SHOWN ON PLAT Bk. 650, Pg. 47-48 OFFICE OF THE SANTA FE COUNTY CLERK. REM DENOTES REMAINDER OF PATENT PARCELS AFFECTED BY LOT LINE ADJUSTMENT.

PATENT PARCELS AFFECTED

PARCEL#	DESCRIPTION	SECTION	TOWNSHIP	RANGE	ACRES	BLM-ID OR BOOK/PAGE
19		8,17,18	15	9	320	693734
20		8,17,18,13	15	8&9	601	1101025
21	SW/NW	8	15	9	40	1101025
22		5,8	15	9	640	909112
24		4,9	15	9	120	853129
25		9	15	9	160	403926
26		8,9	15	9	320	30670141
42		3,4	15,16	9	391	871264

PATENT PARCELS TRAVERSED BY 100' EASEMENT

PARCEL#	DESCRIPTION	SECTION	TOWNSHIP	RANGE	ACRES	BLM-ID OR BOOK/PAGE
23		4,5	15	9	480	NMSF0053122
38		4,9	15	9	160	832009
41		3	15	9	144	405603
43		3	15	9	159	424622
44		2	15	9	160	538401

LEGEND:

BEARINGS ARE DERIVED FROM SURVEY FIELD DATA PROVIDED BY RECENT FIELD SURVEY DATA PROVIDED BY JONATHAN W. MOORE, MANAGER LAND ACQUISITION WITH AES CORPORATION, FIELD VERIFIED AND INCORPORATED WITH INVENTORY AND COMPOSITE PLAT OF LEGAL LOTS OF RECORD PREPARED FOR RANCHO VIEJO LIMITED PARTNERSHIP, RECORDED APRIL 5, 2007, IN Bk.650, Pg.47-48 OFFICE OF THE SANTA FE COUNTY CLERK.

- DENOTES MONUMENT, OR AS SHOWN FOUND
- DENOTES DAWSON REBAR, TO BE SET UPON RECORDING
- DENOTES CALCULATED POINT NOT SET
- REM DENOTES REMAINDER OF PATENT PARCEL
- ② DENOTES PATENT PARCEL REFERENCE NUMBER
- ⊕ DENOTES UTILITY POLE
- DENOTES OVERHEAD UTILITY LINE
- DENOTES FENCE
- DENOTES SECTION LINES

BEARINGS AND DISTANCES SHOWN IN [BRACKETS] ARE CALCULATED PROJECTIONS FROM FIELD TIES AND PATENT DESCRIPTIONS.

THIS PLAT SUBJECT TO ALL VALID RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD

SYMBOLS MAY BE SHOWN LARGER THAN ACTUAL SIZE FOR VIEWING PURPOSES.

DESCRIPTION: 100 FOOT WIDE PUBLIC UTILITY EASEMENT

DESCRIPTION OF THE CENTERLINE OF A 100' FOOT WIDE STRIP OF LAND BEING CREATED BY THE RECORDING OF THIS PLAT, WITHIN SECTIONS 2, 3 AND 4 T.15N., R.9E., N.M.P.M. SANTA FE COUNTY NEW MEXICO,

BEGINNING AT THE SOUTHERLY CENTERLINE OF THE 100 FOOT STRIP OF LAND, FROM WHENCE A STONE LOCALLY ACCEPTED AS THE SECTION CORNER COMMON TO SECTIONS 4, 5, 8 AND 9, T.15N., R.9E., N.M.P.M., BEARS S00°09'25"E, 751.02 FEET;

THENCE N69°17'32"E, 12161.25 FEET TO THE POINT OF TERMINATION, CONTAINING 27.92 ACRES MORE OR LESS, ALL AS SHOWN HEREON,

INTENDED TO INTERSECT WITH THE EXISTING 100 FOOT WIDE POWER LINE RIGHT OF WAY, RECORDED IN BOOK 79, PAGE 354 ALSO RECORDED IN BOOK 86, PAGE 481 FROM WHENCE A 2 INCH PIPE LOCALLY ACCEPTED AS THE NORTH SECTION CORNER COMMON TO SECTION 2 AND 3 T.15N., R.9E., N.M.P.M. BEARS N78°58'10"W, 822.82 FEET.

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