

914-31

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 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
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:

- 1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. FINAL DECREE FIRST JUDICIAL DISTRICT COURT, No. SF 91-246 (C) DATED 91 AUG 7 8:28. 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.±.
7. STATUS OF PUBLIC DOMAIN LAND AND MINERAL TITLES WITHIN T.15N, R.8E. & T.15N, R.9E.
8. 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
⊙ 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

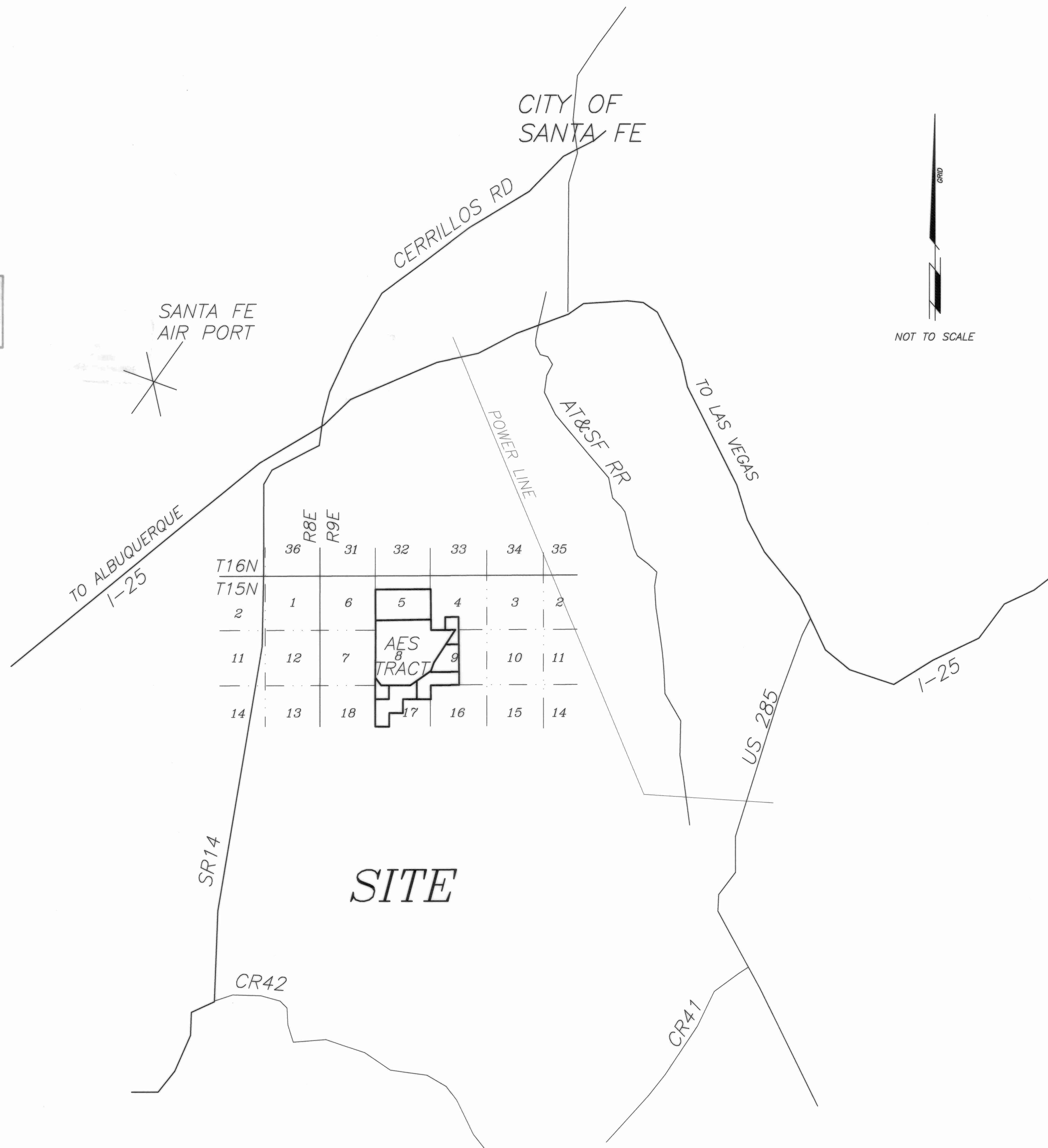
SYMBOLS MAY BE SHOWN LARGER THAN ACTUAL SIZE FOR VIEWING PURPOSES.

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



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 DATE 7/1/2024
COUNTY TREASURER DATE 5/16/24
COUNTY FIRE MARSHAL DATE
COUNTY DEVELOPMENT PERMIT No.
TDR FILE No.
FLOOD PLAIN ADMINISTRATOR DATE 7/1/2024
RURAL ADDRESSING DATE

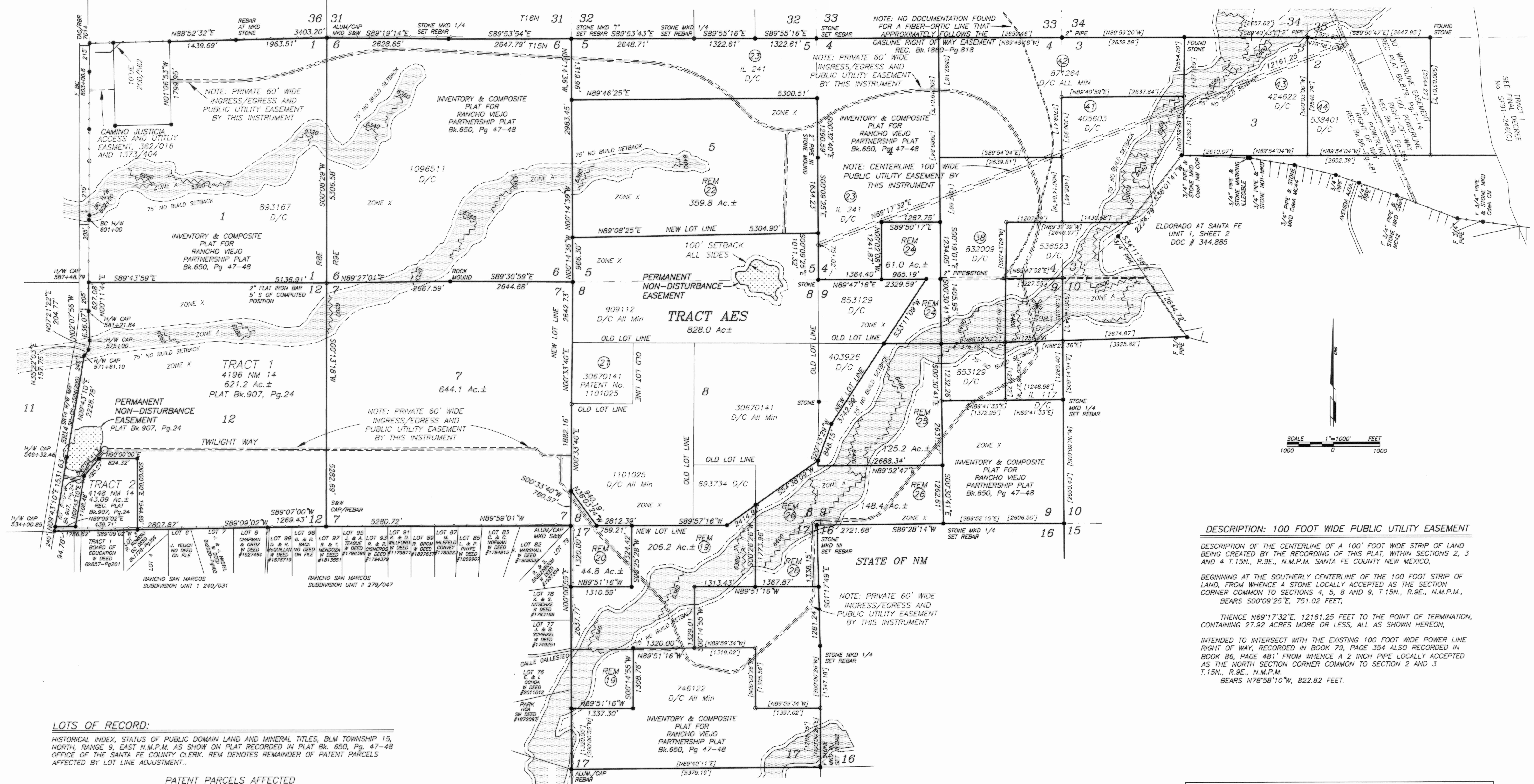
- 1. THE TRACTS, PARCELS AND/OR LOTS DEPICTED HEREON LIE WITHIN THE RURAL FRINGE ZONING DISTRICT, WITH DESIGNATED BUILDING SETBACK FROM PROPERTY LINES: FRONT 25 FEET, SIDE AND REAR 25 FEET.
2. THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF SANTA FE COUNTY.
3. ACCORDING TO 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.
4. 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.
5. 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.
6. THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.
7. 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.
8. 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.
9. ANY LAND DEVELOPMENT WILL REQUIRE AN ARCHAEOLOGICAL SURVEY OF THE DESIGNATED BUILDABLE AREA AT THE TIME OF DEVELOPMENT.

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 P.M. 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
Seal

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, N.M.P.L.S. 12352
APRIL 30, 2024
DATE

"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



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.

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 SHOW ON PLAT RECORDED IN 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#	DESCRIPTON	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/4	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#	DESCRIPTON	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:

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- DENOTES OVERHEAD UTILITY LINE
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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.

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