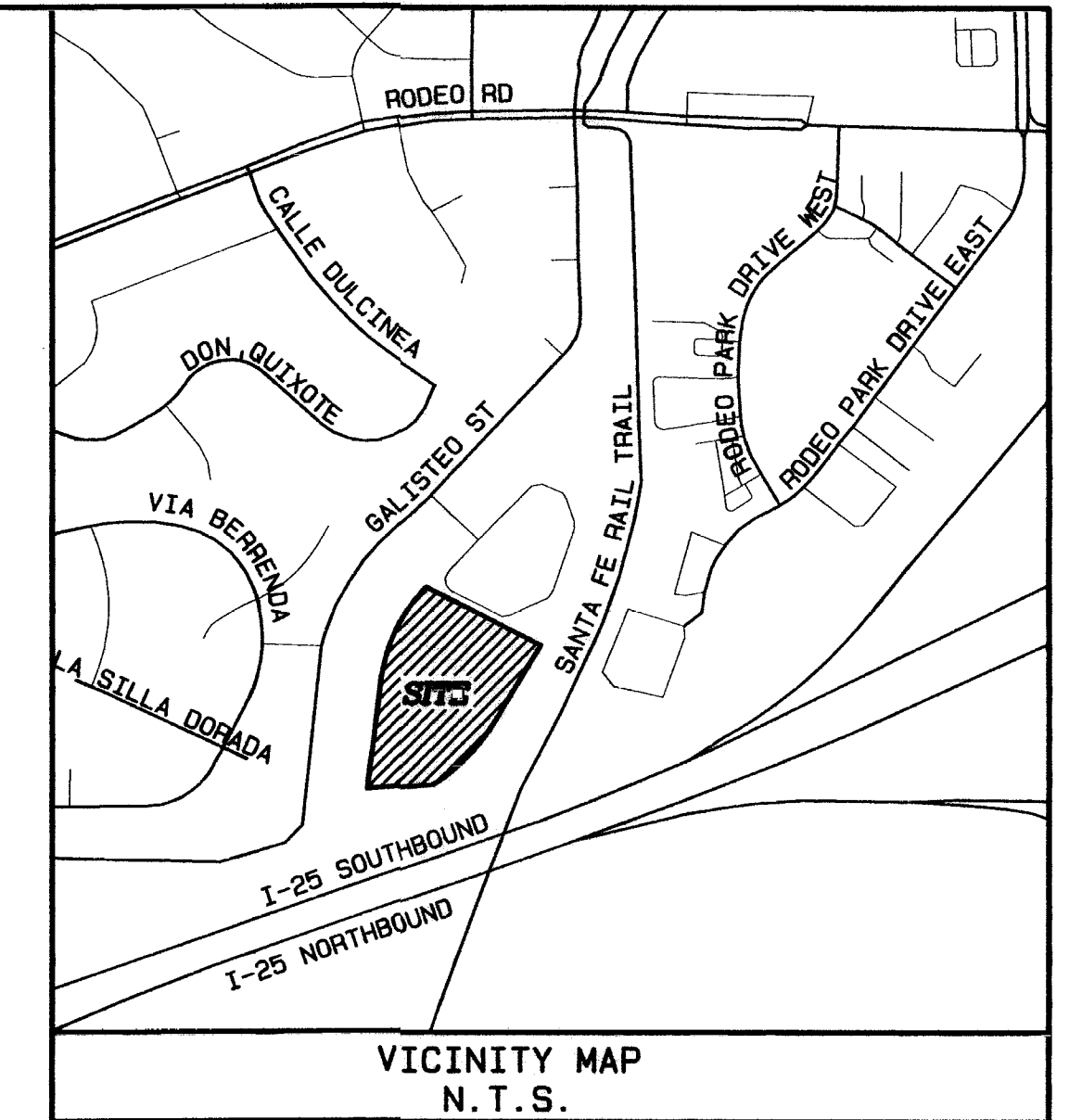


BOUNDARY SURVEY OF REMAINDER TRACT C-3 FOR B&E LIMITED PARTNERSHIP AND ANCHORUM ST. VINCENT

LYING AND BEING SITUATE IN THE SANTA FE LAND GRANT, WITHIN PROJECTED SECTION 11, T.16N., R.09E., N.M.P.M.,
IN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

THIS PLAT REPLACES AND SUPERCEDES PLAT RECORDED
IN BOOK 857, PAGE 29 AT THE SANTA FE COUNTY CLERK'S OFFICE.

858 07



NOTES:

1. BASIS OF BEARING: POST PROCESSED RTK GNSS OBSERVATION
ZONE: NM CENTRAL
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: GRS 1980
ELEVATION: 6847.9445
GROUND TO GRID FACTOR: 0.99958359
2. REFER TO SPECIAL WARRANTY DEED, EDDY & BROUSSEAU TO B&E LIMITED PARTNERSHIP, RECORDED IN BOOK 144B, PAGE 415 ON JANUARY 22, 1998 AT THE SANTA FE COUNTY CLERK'S OFFICE.
3. REFER TO WARRANTY DEED, B&E LIMITED PARTNERSHIP TO NEW MEXICO DEPARTMENT OF TRANSPORTATION, RECORDED AS INSTRUMENT #1507226 ON NOVEMBER 26, 2007 AT THE SANTA FE COUNTY CLERK'S OFFICE.
4. REFER TO PLAT OF SURVEY ENTITLED "LOT SPLIT PLAT PREPARED FOR JOHN N. EDDY & J.E. BROUSSEAU, JR.", PREPARED BY GARY E. DAWSON, N.M.P.L.S. No. 7014, RECORDED IN BOOK 385, PAGE 14 ON APRIL 27, 1998 AT THE SANTA FE COUNTY CLERK'S OFFICE. DATA IN PARENTHESIS ()
5. REFER TO NEW MEXICO DEPARTMENT OF TRANSPORTATION MONUMENTATION MAP, NEW MEXICO PROJECT No. AC-GRIP-(FTA-NH)-025-4(132)266, PREPARED BY RUAN S. BACIGALUPA, N.M.P.S. No. 11462, RECORDED IN BOOK 697, PAGES 46-50A-I ON FEBRUARY 16, 2009 AT THE SANTA FE COUNTY CLERK'S OFFICE. ALSO, REFER TO WARRANTY DEED, B&E LIMITED PARTNERSHIP TO NEW MEXICO DEPARTMENT OF TRANSPORTATION, RECORDED AS INSTRUMENT #1507226 ON NOVEMBER 26, 2007 AT THE SANTA FE COUNTY CLERK'S OFFICE. DATA IN BRACKETS { }
6. THIS LAND LIES WITHIN ZONE "X", AREAS OF MINIMAL FLOODING IN ACCORDANCE WITH THE FEDERAL INSURANCE ADMINISTRATION SPECIAL FLOOD HAZARD AREA MAP/F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE SANTA FE COMMUNITY PANEL No.35049C0409E, DATED DECEMBER 4, 2012.
7. REFER TO GRANT OF RIGHT OF WAY BETWEEN RAGLE AND PNM RECORDED IN BOOK 202, PAGE 539 ON JULY 3, 1963 AT THE SANTA FE COUNTY CLERK'S OFFICE.
8. THE AREA WITHIN THE 10' PNM OVERHANG UTILITY EASEMENT GRANTED THIS INSTRUMENT MAY BE UTILIZED FOR TERRAIN MANAGEMENT AND LANDSCAPING PURPOSES BUT NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR LOCATED THEREON.

PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

OWNER'S CONSENT

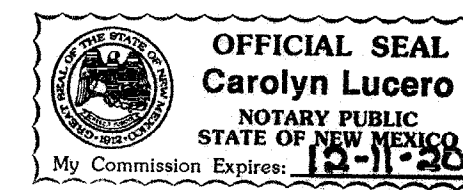
THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE VACATING OF THE 20' PNM EASEMENT BK. 202, PAGE 539 AS IT PERTAINS TO REMAINDER TRACT C-3 ONLY AND GRANTING OF THE 10' PNM OVERHANG UTILITY EASEMENT AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. THESE LANDS LIE WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

Jean C. Eddy
JEAN C. EDDY, GENERAL PARTNER OF B & E LIMITED PARTNERSHIP, A NM LIMITED PARTNERSHIP, OWNER OF REMAINDER TRACT C-3

Gregory Martin
GREGORY MARTIN, GENERAL PARTNER OF B & E LIMITED PARTNERSHIP, A NM LIMITED PARTNERSHIP, OWNER OF REMAINDER TRACT C-3

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF DECEMBER, 2019 BY JEAN C. EDDY & GREGORY MARTIN, AS THE GENERAL PARTNERS OF B & E LIMITED PARTNERSHIP, A NM LIMITED PARTNERSHIP, ON BEHALF OF SUCH LIMITED PARTNERSHIP.

Carolyn Lucero
CAROLYN LUCERO, NOTARY PUBLIC
12-11-20
MY COMMISSION EXPIRES



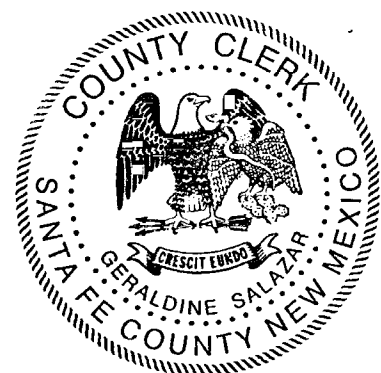
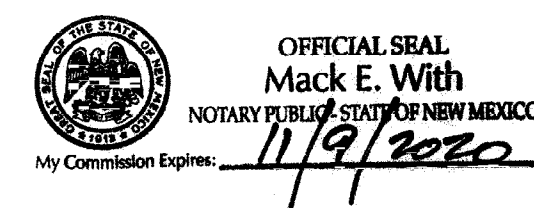
PUBLIC SERVICE COMPANY OF NEW MEXICO

[Signature]

ITS: *ENGINEERING SURVEYING, MEASUREMENT OPS*

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF DECEMBER, 2019 BY *Don Pauline*, AS THE *Eng. Supervisor* OF PUBLIC SERVICE COMPANY OF NEW MEXICO, A NM CORPORATION, ON BEHALF OF SUCH CORPORATION.

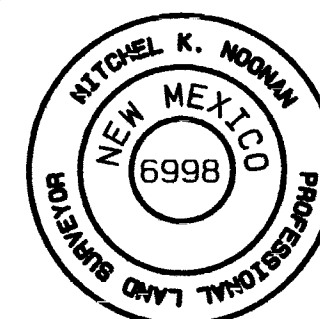
Mack E. With
MACK E. WITH, NOTARY PUBLIC
11/9/2020
MY COMMISSION EXPIRES



COUNTY OF SANTA FE } Instrument
STATE OF NEW MEXICO } # 1904961
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 20th DAY OF December A.D. 2019 AT 1:04 O'CLOCK P M AND WAS DULY RECORDED IN PLAT BOOK 858, PAGE 1-8 OF THE RECORDS OF SANTA FE COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, N.M.
[Signature]
DEPUTY

SURVEYOR'S CERTIFICATE

I MITCHEL K. NOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY TO B&E LIMITED PARTNERSHIP AND ANCHORUM ST. VINCENT THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS IS A SURVEY OF AN EXISTING TRACT AND IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED BY THE NEW MEXICO SUBDIVISION ACT. 01/31/19



Mitchel K. Noonan
MITCHEL K. NOONAN
12/19/19
N.M.P.L.S. No. 6998

SHEET 1 OF 2

SOUTHWEST MOUNTAIN SURVEYS

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

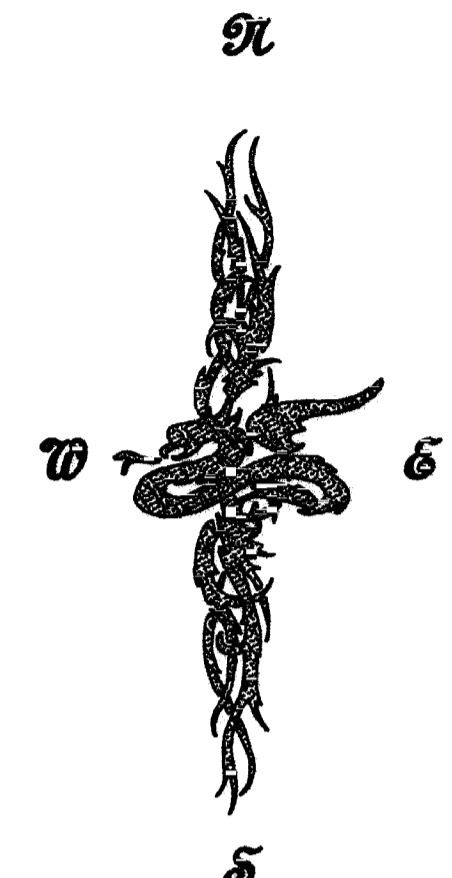
INDEXING INFORMATION FOR COUNTY CLERK	
UPC 1-052-095-504-332	
OWNER:	B&E LIMITED PARTNERSHIP
FILED:	BK. 144B, PG. 415
SUBDIVISION:	
SECTIONS:	SECTION 11, T. 16 N., R. 09 E., N.M.P.M.
DATE(S):	01/31/19
DRAWN BY:	DKR
PROJECT No.	C-2933

BOUNDARY SURVEY OF REMAINDER TRACT C-3 FOR B&E LIMITED PARTNERSHIP AND ANCHORUM ST. VINCENT

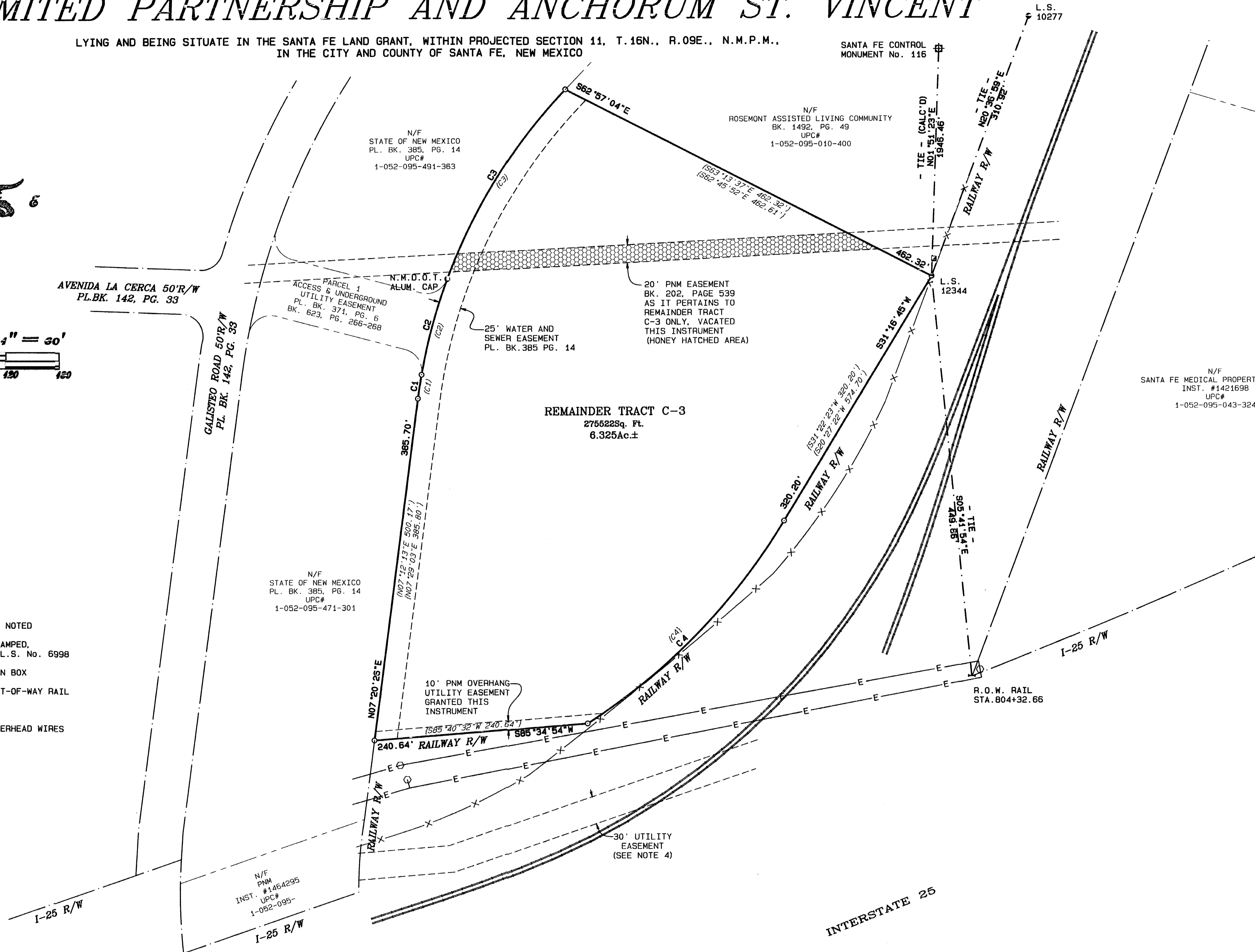
858 08

LYING AND BEING SITUATE IN THE SANTA FE LAND GRANT, WITHIN PROJECTED SECTION 11, T.16N., R.09E., N.M.P.M.,
IN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

SANTA FE CONTROL
MONUMENT No. 116



- LEGEND**
- ⊙ FOUND MONUMENT AS NOTED
 - SET 1/2" REBAR STAMPED, M. NOONAN, N.M.P.L.S. No. 6998
 - ⊞ TELEPHONE JUNCTION BOX
 - N.M.S.H.T.D. RIGHT-OF-WAY RAIL
 - X — WIRE FENCE
 - ⊙— UTILITY POLE W/OVERHEAD WIRES
 - RAILROAD TRACKS



REMAINDER TRACT C-3
275622sq. Ft.
6.325Ac.±

BOUNDARY DATA CHART

LINE	CHORD/BEARING	ARC/DIST	RADIUS	DELTA	CHORD
C1	N08°51'08"E	27.18'	616.20'	2°31'39"	27.18'
C2	N15°10'40"E	111.21'	616.20'	10°20'26"	111.06'
C3	N32°05'26"E	252.17'	616.20'	23°26'49"	250.41'
C4	S44°20'28"W	319.17'	700.00'	26°07'27"	316.41'

RECORD BOUNDARY DATA CHART

LINE	CHORD/BEARING	ARC/DIST	RADIUS	DELTA	CHORD
(C1)	(N08°34'02"E)	(27.19')	(616.20')	(2°31'41")	(27.18')
(C2)	(N14°53'34"E)	(111.21')	(616.20')	(10°20'26")	(111.06')
(C3)	(N31°47'01"E)	(252.17')	(616.20')	(23°26'51")	(250.41')
(C4)	(S44°26'06"W)	(319.17')	(700.00')	(26°07'27")	(316.41')

SHEET 2 OF 2



INDEXING INFORMATION FOR COUNTY CLERK

UPC 1-052-095-504-332
 OWNER: BSE LIMITED PARTNERSHIP
 FILED: BK. 1448, PG. 415
 SUBDIVISION:
 SECTIONS: SECTION 11, T. 16 N., R. 09 E., N.M.P.M.

1114 HICKOX ST., SANTA FE, N.M. 87501
 (505) 982-9429 FAX (505) 986-3413
 DATE(S): 01/31/19 DRAWN BY: DKR PROJECT No. C-2933