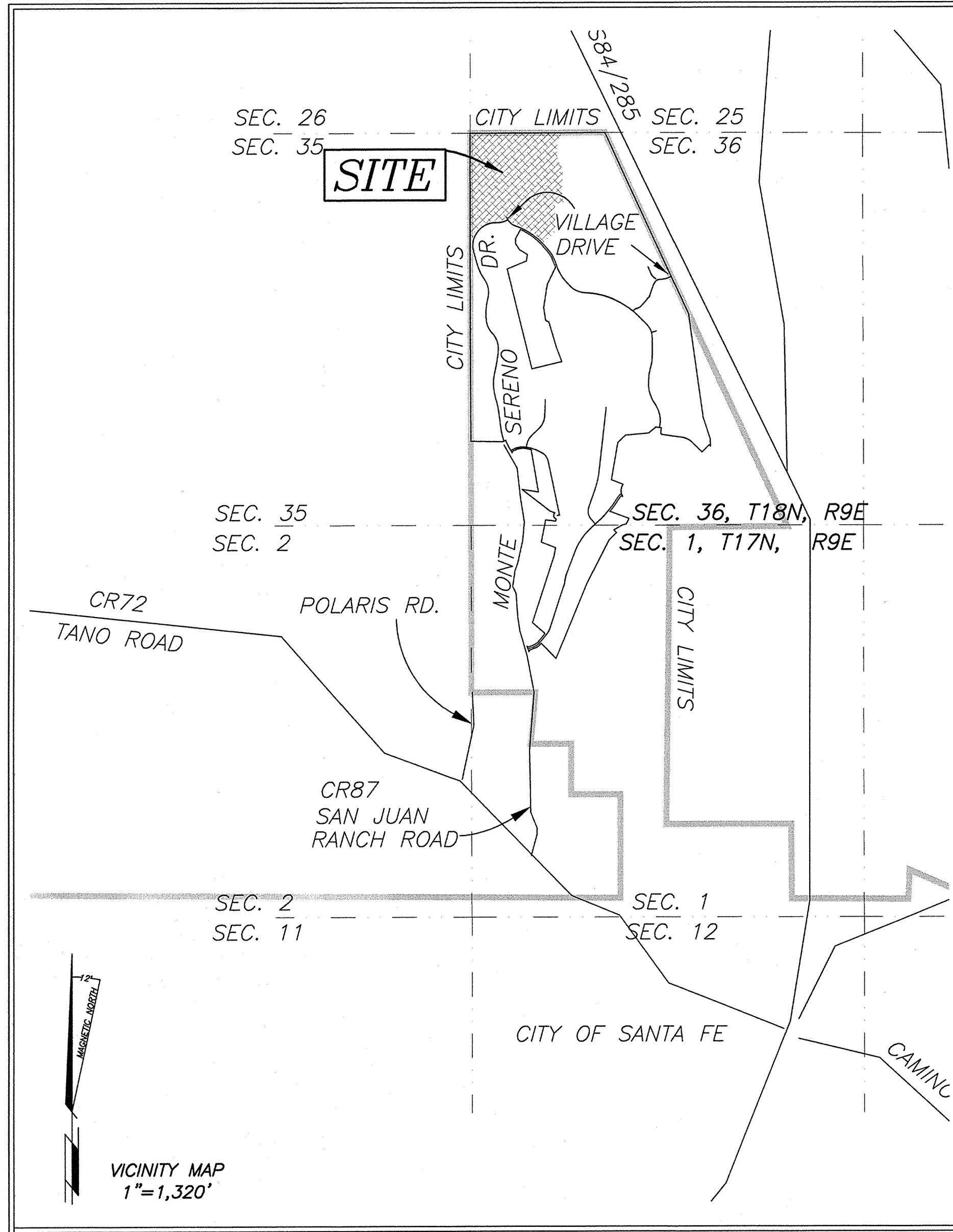


City of Santa Fe, New Mexico

Attachment D

Development Plan Drawings



RESORT CASITAS AT MONTE SERENO PHASE 1

PHASE 4D, A SUB-PHASE OF MONTE SERENO PHASE 4 SUBDIVISION OF TRACT A AND TRACT M LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

APPROVED BY THE CITY PLANNING COMMISSION
AS P&DR CASE #21-3801 AT THEIR MEETING OF FEB. 3, 2022.
Janet Cleo 9/23/22
PLANNING COMMISSION CHAIR DATE
Peter Smith 9/23/22
PLANNING COMMISSION SECRETARY DATE

REVIEWED BY CITY OF SANTA FE
Dr. DE BENVENUTO 9/26/22
CITY ENGINEER DATE
Myra Anne 9/23/2022
CITY PLANNER DATE

- NOTES:**
- EACH RESORT PARCEL SHALL BE SERVICED BY SEPARATE SEWER AND WATER SERVICES.
 - THE RESORT PARCELS SHOWN HEREON ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, LIENS AND EASEMENTS FOR RESORT CASITAS AT MONTE SERENO SUBDIVISION, RECORDED AS INST.# 1998031
 - STORM WATER DETENTION: INCREASED STORM WATER RUN-OFF FROM ROADS AND LOTS IS TO BE HANDLED BY CENTRALIZED PONDS. ALL BASINS/PONDS SHALL DRAIN WITHIN 24 HOURS OF A STORM EVENT AS PER ARTICLE 14-8-6(D)(1)(C)(ii), PONDS ARE TO DRAIN WITHIN 24 HOURS PURSUANT TO ARTICLE 14-8-2(D)(C)(ii); 14-8-2(D)(4)(C)(ii)
 - NO WALLS FENCES OR OTHER STRUCTURES THAT WOULD IMPEDE DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
 - PERMANENT TRAFFIC CONTROL: SIGNS SHALL BE INSTALLED BY THE DEVELOPER AT THEIR EXPENSE.
 - THE RESORT CASITAS SHALL BE SPRINKLERED IN ACCORDANCE WITH NFPA-13 'D' (2016 EDITION).
 - FENCES AND/OR WALLS SHALL NOT BE CONSTRUCTED WITHIN PUBLIC UTILITY EASEMENTS.
 - BUILDING SETBACKS: 5' FRONT YARD, 5' SIDE YARD, 5' REAR YARD. THE PRRC ZONING ALLOWS ESTABLISHING BUILDING SETBACKS.
 - PROPERTY DEVELOPMENT IS GOVERNED BY THE ANNEXATION AND DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF SANTA FE AND TANO SANTA FE PARTNERS, DATED 5/5/1993, AS AMENDED. PURSUANT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT, PROPERTY DEVELOPMENT IS GOVERNED BY THE CITY ORDINANCES, REGULATIONS, AND SPECIFICATIONS IN EFFECT ON APRIL 1, 1990.

- STORM WATER DETENTION: INCREASED STORM WATER RUN-OFF FROM ROADS AND LOTS IS TO BE HANDLED BY CENTRALIZED PONDS. ALL BASINS/PONDS SHALL DRAIN WITHIN 24 HOURS OF A STORM EVENT AS PER ARTICLE 14-8-6(D)(1)(C)(ii), PONDS ARE TO DRAIN WITHIN 24 HOURS PURSUANT TO ARTICLE 14-8-2(D)(C)(ii); 14-8-2(D)(4)(C)(ii)
- NO WALLS FENCES OR OTHER STRUCTURES THAT WOULD IMPEDE DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
- PERMANENT TRAFFIC CONTROL: SIGNS SHALL BE INSTALLED BY THE DEVELOPER AT THEIR EXPENSE.
- THE RESORT CASITAS SHALL BE SPRINKLERED IN ACCORDANCE WITH NFPA-13 'D' (2016 EDITION).
- FENCES AND/OR WALLS SHALL NOT BE CONSTRUCTED WITHIN PUBLIC UTILITY EASEMENTS.
- BUILDING SETBACKS: 5' FRONT YARD, 5' SIDE YARD, 5' REAR YARD. THE PRRC ZONING ALLOWS ESTABLISHING BUILDING SETBACKS.
- PROPERTY DEVELOPMENT IS GOVERNED BY THE ANNEXATION AND DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF SANTA FE AND TANO SANTA FE PARTNERS, DATED 5/5/1993, AS AMENDED. PURSUANT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT, PROPERTY DEVELOPMENT IS GOVERNED BY THE CITY ORDINANCES, REGULATIONS, AND SPECIFICATIONS IN EFFECT ON APRIL 1, 1990.

PURPOSE STATEMENT: PHASE 4D

- THIS PLAT CREATES 30 RESORT PARCELS, AND 4 OPEN SPACE TRACTS WITHIN PHASE 1. ONE TRACT FOR FUTURE RESORT/HOTEL DEVELOPMENT AS PHASE 1A AND A PHASE 2 TRACT FOR FUTURE RESORT PARCELS.
- LOTS WILL BE SERVED BY THE PRIVATE RIGHT OF WAYS CONNECTING TO THE PUBLIC RIGHT OF WAY "VILLAGE DRIVE", PLAT INST.#1887681 IN BOOK 850 PAGES 3-7.

REFERENCE DOCUMENTS

- LEGAL LOT OF RECORD; MONTE SERENO PHASE 4 AMENDMENT #3 RECORDED AS INST.#1953723 PLAT BOOK 878 PAGES 13-16 AND REPLAT OF THE COMPOUND PHASE 2 AT MONTE SERENO PHASE 3 RECORDED AS INST.#1953714 PLAT BOOK 878 PAGES 9-12.
 - ALTA/ACSM LAND TITLE SURVEY PREPARED BY DIEGO J. SISNEROS RECORDED AS INST.#1779254 IN PLAT BOOK 794 PAGES 40-41.
 - REVISED ANNEXATION PLAT PREPARED FOR TANO SANTA FE PARTNERS, RECORDED IN BOOK 303, PAGE 021.
 - WARRANTY DEED 665,904-906.
 - SPECIAL WARRANTY DEED, INST. # 1979816.
- ALL RECORDED PLATS AND DEEDS REFERENCED ON THE FACE OF THIS PLAT.

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS 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 THE SAID OWNER(S). THIS SUBDIVISION CONTAINS 168.28 ACRES, MORE OR LESS.

THE 38' WIDE PRIVATE RIGHT OF WAYS, "EAST VILLAGE DRIVE", "WEST VILLAGE DRIVE", "HIGH POINT LANE", "NORTH SPUR ROAD", "SUNRISE LANE", AND "ARROYO LANE" ARE HEREBY CREATED FOR INGRESS EGRESS, DRAINAGE AND UTILITIES FOR THE USE OF THE RESORT CASITAS AT MONTE SERENO. MAINTENANCE WILL BE THE RESPONSIBILITY OF "MONTE SERENO RESORT MANAGEMENT COMPANY".

THE 23' WIDE PRIVATE ROAD AND PUBLIC UTILITY EASEMENT, "UPPER VILLAGE DRIVE" IS HEREBY CREATED FOR INGRESS EGRESS, DRAINAGE AND UTILITIES FOR THE USE OF THE RESORT CASITAS AT MONTE SERENO. MAINTENANCE WILL BE THE RESPONSIBILITY OF "MONTE SERENO RESORT MANAGEMENT COMPANY".

SHARED DRIVEWAY EASEMENTS FOR ACCESS AND UTILITIES AS SHOWN HEREON(AUE) ARE HEREBY GRANTED FOR JOINT USE BY LOTS 8 AND 10 AS INDICATED. MAINTENANCE OF THE DRIVEWAYS WITHIN THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE TWO USING LOT OWNERS.

A DRIVEWAY EASEMENT FOR ACCESS AND UTILITIES AS SHOWN HEREON(AUE), ACROSS LOT 15 IS HEREBY GRANTED FOR USE BY LOT 16. MAINTENANCE OF THE DRIVEWAY WITHIN THIS EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 16.

COMMON PARKING EASEMENTS AS SHOWN HEREON(CPE) ARE HEREBY GRANTED FOR JOINT USE. MAINTENANCE OF THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE "MONTE SERENO RESORT MANAGEMENT COMPANY".

OPEN SPACE TRACTS WILL REMAIN PRIVATE AND ARE TO BE MAINTAINED IN THEIR NATURAL/EXISTING STATE BY THE OWNER AND ITS SUCCESSORS OR ASSIGNS. THIS OPEN SPACE IS SUBJECT TO A FLOATING EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A PRIVATE NON-MOTORIZED PEDESTRIAN TRAIL. THESE TRACTS ARE ALSO GRANTED FOR USE AS DRAINAGE EASEMENTS TO MITIGATE STORM WATER.

EASEMENTS ARE GRANTED FOR THE PLACEMENT OF CUT/FILL SLOPES OUTSIDE OF THE DEDICATED, OR PRIVATE, RIGHT-OF-WAY AND EASEMENTS ALONG SAID ROADS WITHIN THE LOTS AS MAY BE REQUIRED FOR ROAD CONSTRUCTION AND MAINTENANCE. "MONTE SERENO RESORT MANAGEMENT COMPANY" IS RESPONSIBLE FOR MAINTENANCE OF SAID SLOPES, AND IS HEREBY GRANTED AN EASEMENT FOR SAID PURPOSE.

THERE ARE HEREBY GRANTED SLOPE CONSTRUCTION AND MAINTENANCE EASEMENTS WITHIN EACH RESORT CASITA LOT AND OPEN SPACE FOR EACH ADJOINING LOT'S GRADING CONSTRUCTION. THE "MONTE SERENO RESORT MANAGEMENT COMPANY" WILL BE RESPONSIBLE FOR MAINTENANCE OF THESE SLOPES.

PRIVATE TRAIL EASEMENTS SHOWN ARE FOR NON-MOTORIZED PEDESTRIAN USE ONLY. MAINTENANCE THEREOF IS THE RESPONSIBILITY OF THE OWNER AND OR IT'S ASSIGNS. THE LOCATION SHOWN IS APPROXIMATE AND SUBJECT TO CENTERLINE AS-BUILT FIELD LOCATION.

DRAINAGE EASEMENTS ARE GRANTED FOR MITIGATION OF STORM WATERS OR PONDING(AS NOTED), MAINTENANCE IS THE RESPONSIBILITY OF "MONTE SERENO RESORT MANAGEMENT COMPANY".

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES. EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE FOR NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES. Qwest Corporation, d/b/a CenturyLink QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRICAL TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

STORM WATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE AND STORM WATER MANAGEMENT IMPROVEMENTS ARE ON PRIVATE PROPERTY AND WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY 21 CLUB HOLDINGS(OWNER) AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE AND STORM WATER MANAGEMENT IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS

BY SIGNING THIS PLAT MONTE SERENO RESORT PARTNERS, LP AND 21 CLUB HOLDINGS, LLC. WARRANTS THAT IT HAS THE AUTHORITY TO ENTER INTO THIS AGREEMENT. THE "MONTE SERENO RESORT MANAGEMENT COMPANY" IS RESPONSIBLE FOR THE MAINTENANCE OF CENTRALIZED STORM WATER DETENTION STRUCTURES.

THIS SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

DRAINAGE FACILITIES MAINTENANCE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE INSPECTOR AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

- FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).
- REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.
- INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINAGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.
- INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.
- INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

CROSS ACCESS EASEMENTS:

WHEREVER DRIVEWAYS ARE SHARED, A CROSS ACCESS EASEMENT UPON EACH SERVED LOT IS HEREBY GRANTED UPON THE OPPOSING LOT'S DRIVEWAY FOR THE USE AS A TURNAROUND. ONLY THE SHARED DRIVEWAY PORTION AS SHOWN HEREON SHALL BE THE MAINTENANCE RESPONSIBILITY OF BOTH OWNERS.

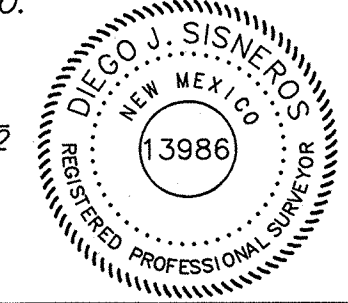
FLOOD ZONE:

LAND LIES WITHIN OTHER AREAS "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM MAP NO. 35049C0405D, EFFECTIVE 6/17/2008(THIS MAP WAS NOT UPDATED IN 2012).

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 14th DAY OF JULY, 2021. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

Diego J. Sisneros
DIEGO J. SISNEROS, N.M.P.L.S. 13986 5/27/2022



SHEET INDEX:

- SHEET 2: OVERALL TRACT M / SITE MAP
- SHEET 3: CURVE, LINE AND ADDRESS TABLES
- SHEET 4: PHASE 1 SUBDIVISION LOTS
- SHEET 5: REMAINDER PH. 1 & PHASE 2 TRACT

UTILITY COMPANIES

Dave R. Alvin 5/9/2022
COMCAST DATE

IN APPROVING THIS PLAT, PNM PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

Frank St. Aragon 08/22/2022
PNM ELECTRIC SERVICE DATE

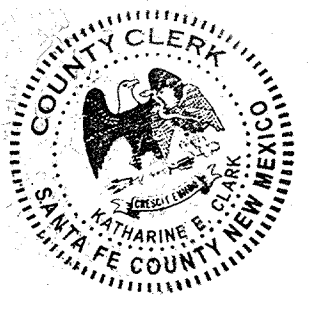
Frank St. Aragon 6/7/2022
NM GAS COMPANY, (NMGC) DATE

Qwest Corporation, d/b/a CenturyLink QC DISCLAIMER.
THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

Doug Dale 6/7/2022
Qwest Corporation, d/b/a CenturyLink QC DATE

SANTA FE COUNTY SIGNATURES

Donna 5/22
SANTA FE COUNTY TREASURER DATE



COUNTY OF SANTA FE, N.M.
STATE OF NEW MEXICO) INST. NO. 1998800
I hereby certify that this instrument was filed for record on the 3 day of October, 2022 A.D. at 3:30 o'clock PM, and was duly recorded in book 85, page(s) 35-39 of the records of Santa Fe County.

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

Queja Baca
Deputy

OWNER(S): MONTE SERENO RESORT PARTNERS, LP
BY: 21 CLUB HOLDINGS, LLC
Alfred S. Lilly
BY: ALFRED S. LILLY, DIRECTOR OF OPERATIONS JAMES M. WHIPKEY, MANAGING MEMBER

STATE OF COUNTY
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11 DAY OF Sept., 2022 BY ALFRED S. LILLY, DIRECTOR OF OPERATIONS JAMES M. WHIPKEY, MANAGING MEMBER FOR 21 CLUB HOLDINGS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.

Anna M. Bohannon 12/16/23
NOTARY PUBLIC MY COMMISSION EXPIRES:

OWNER(S): 21 CLUB HOLDINGS, LLC. A NEW MEXICO LIMITED LIABILITY COMPANY
BY: ALFRED S. LILLY, DIRECTOR OF OPERATIONS JAMES M. WHIPKEY, MANAGING MEMBER

STATE OF COUNTY
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11 DAY OF Sept., 2022 BY ALFRED S. LILLY, DIRECTOR OF OPERATIONS JAMES M. WHIPKEY, MANAGING MEMBER FOR 21 CLUB HOLDINGS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.

Anna M. Bohannon 12/16/23
NOTARY PUBLIC MY COMMISSION EXPIRES:

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

OWNERS: MONTE SERENO RESORT PARTNERS, LP & 21 CLUB HOLDINGS
PARENT PARCEL: TRACT M, MONTE SERENO PHASE 4
PLAT INST.#1953723 AND INST.#1953714.
TRACT M UPC: 1-054-103-119-259.

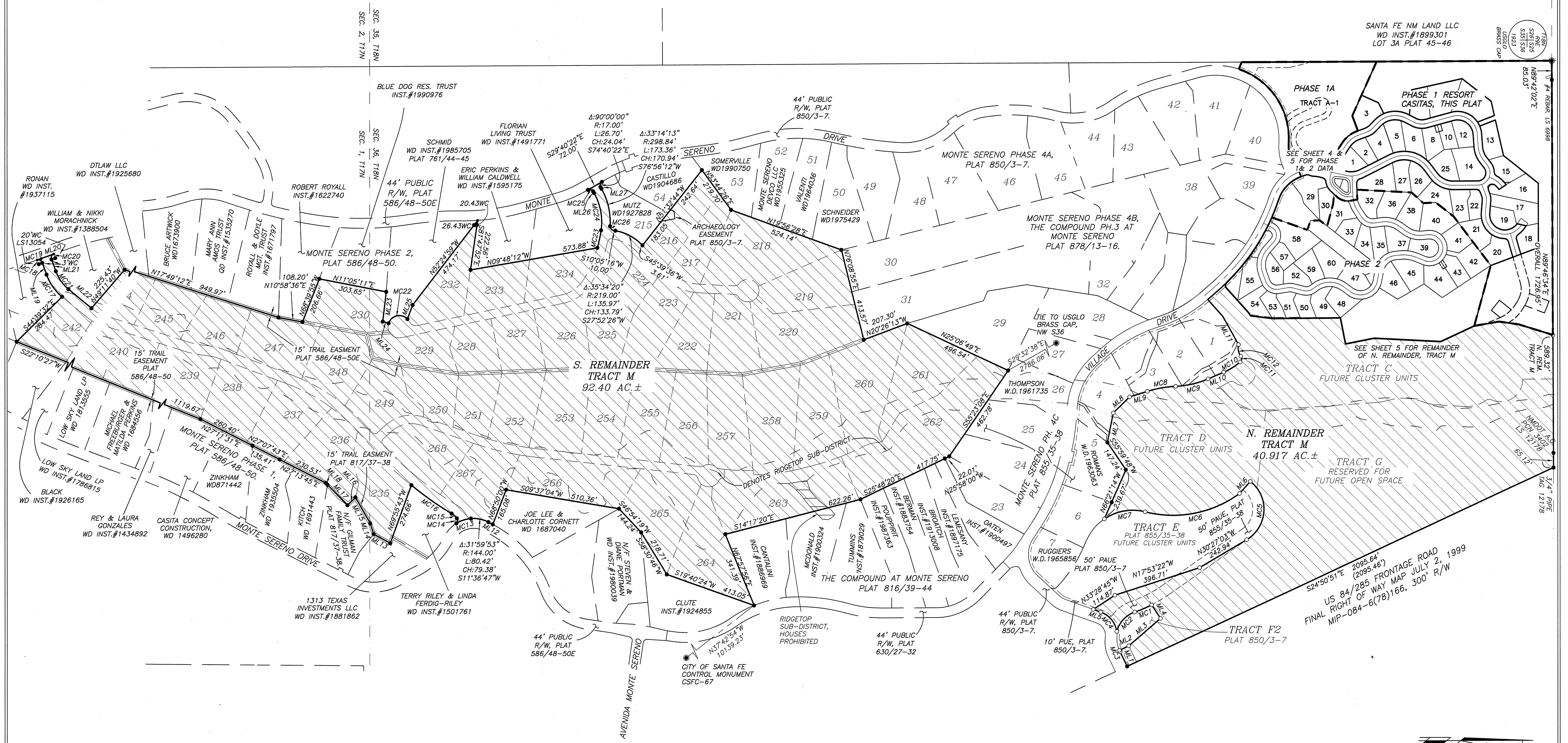
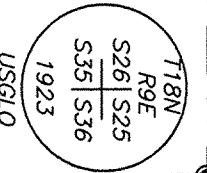
PLSS LOCATION: SEC. 1, T17N, R9E, & SEC. 36, T18N, R9E, NMPM,
CITY: SANTA FE
COUNTY: SANTA FE
STATE: NEW MEXICO

SHEET 1 OF 5

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-8660
FILE#10449PH1 DATE:5/3/2022

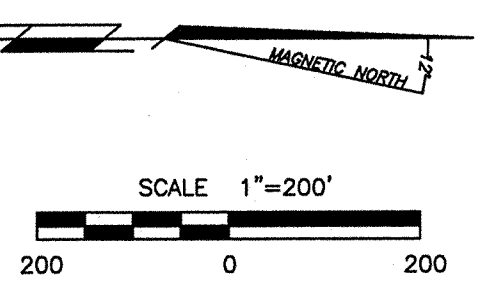
V-110

SANTA FE NM LAND LLC
WD INST.#1899301
LOT 3A PLAT 45-46



- LEGEND:**
- DENOTES #4 REBAR, LS7014/13986 OR AS SHOWN FOUND
 - DENOTES #4 REBAR, OR AS SHOWN SET
 - DENOTES CALCULATED POINT NOT SET
 - DENOTES BRASS CAP FOUND
 - DENOTES FENCE
 - ▨ DENOTES FUTURE PHASE 4 AREA
 - DENOTES RIDGETOP SUB-DISTRICT, HOUSES ALLOWED

Diego J. Sisneros
 DIEGO J. SISNEROS, N.M.P.L.S. 13986 8/8/2022



RESORT CASITAS AT MONTE SERENO PHASE 1
 PHASE 4D, A SUB-PHASE OF MONTE SERENO PHASE 4
 SUBDIVISION OF TRACT A AND TRACT M
 LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36,
 T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

SHEET 2 OF 5

DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 7505 MALLARD WAY, SUITE A
 SANTA FE, N.M., 87507 (505)471-6660
 FILE#10449SUB DATE:5/3/2022

OVERALL TRACT M AND SITE MAP **V-111**

PHASE 1 & PHASE 2

Table with columns: CURVE, RADIUS, ARC, CHORD, BEARING, DELTA. Contains curve data for C1 through C100.

PHASE 1 & PHASE 2

Table with columns: LINE, BEARING, DIST. Contains line data for L1 through L56.

PHASE 1 ADDRESS TABLE

Table with columns: LOT, NUMBER, ROAD. Lists lots 1 through 30 and their corresponding roads.

TRACT M

Table with columns: CURVE, RADIUS, ARC, CHORD, BEARING, DELTA. Contains curve data for MC1 through MC26.

TRACT M

Table with columns: LINE, BEARING, DIST. Contains line data for ML1 through ML27.

RESORT CASITAS AT MONTE SERENO PHASE 1 PHASE 4D, A SUB-PHASE OF MONTE SERENO PHASE 4 SUBDIVISION OF TRACT A AND TRACT M LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

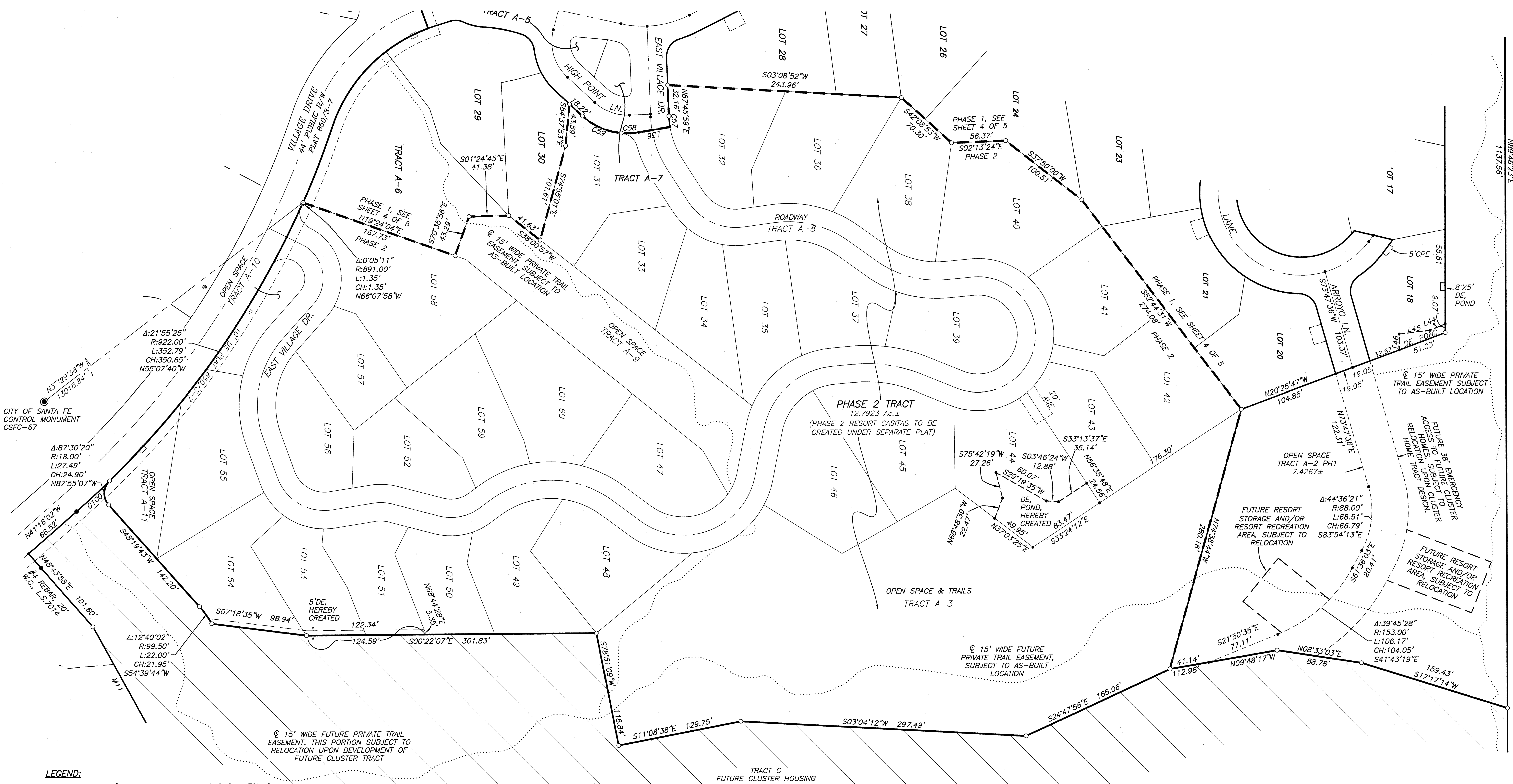
Diego J. Sisneros, N.M.P.L.S. 13986 8/8/2022



SHEET 3 OF 5

DAWSON SURVEYS INC. PROFESSIONAL LAND SURVEYORS 7505 MALLARD WAY, SUITE A SANTA FE, N.M., 87507 (505)471-6660 FILE#10449SUB DATE:5/3/2022

V-112 CURVE, LINE AND ADDRESS TABLES



TRACT N-5, PLAT 446/14
 N/F SANTA FE OPERA WD 1776/802 DEED INST# 1326000
 1137.96'
 N89°46'23"E

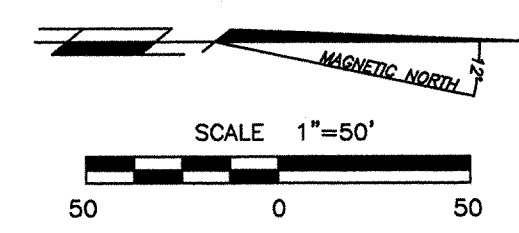
- LEGEND:**
- DENOTES #4 REBAR, L57014 OR AS SHOWN FOUND
 - DENOTES #4 REBAR, OR AS SHOWN SET
 - DENOTES CALCULATED POINT NOT SET
 - DENOTES BRASS CAP FOUND OR AS NOTED
 - DENOTES FENCE
 - ▨ DENOTES FUTURE PHASE 4 AREA
 - DE DENOTES DRAINAGE EASEMENT
 - AUE DENOTES PRIVATE ACCESS & PUBLIC UTILITY EASEMENT
- BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT
 INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.
- DIMENSIONS AND AREAS SHOWN THAT EXCEED NORMAL SURVEY ACCURACY'S ARE FOR MATHEMATICAL PURPOSES ONLY AND DO NOT REPRESENT OR IMPLY A GREATER SURVEY ACCURACY.
- THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

NOTE:
 ALL TRAIL EASEMENTS SHOWN WITHIN PHASE 2 TO BE CREATED ON THE PHASE 2 PLAT.

RESORT CASITAS AT MONTE SERENO PHASE 1

PHASE 4D, A SUB-PHASE OF MONTE SERENO PHASE 4
 SUBDIVISION OF TRACT A AND TRACT M
 LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36,
 T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

Diego J. Sisneros
 DIEGO J. SISNEROS, N.M.P.L.S. 13986 8/8/2022



SHEET 5 OF 5

DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 7505 MALLARD WAY, SUITE A
 SANTA FE, N.M., 87507 (505)471-6660
 FILE#10449SUB DATE:5/3/2022

PHASE 2 LOTS
V-114