

FOR SALE

CURVE TABLE LOT 40

CURVE	LENGTH	RADIUS	CHORD BEG.	CHORD END	CHORD DIST.	DELTA
1	172.14	497.10	589°20'33"W	171.73	277.35	27°32'32"
2	164.98	497.10	88°29'32"E	163.24	182.22	1°11'28"
3	80.43	497.10	294°12'17"E	80.43	107.16	1°11'28"
4	81.27	497.10	380°25'13"E	80.43	107.16	1°11'28"
5	172.14	497.10	8°24'13"W	171.73	277.35	27°32'32"
6	181.39	497.10	188°42'22"E	179.73	314.74	1°11'28"

CURVE TABLE CALL SAN LAZARO

CURVE	LENGTH	RADIUS	CHORD BEG.	CHORD END	CHORD DIST.	DELTA
1	479.81	894.79	301°42'24"E	469.80	662.22	3°22'32"
2	2486.68	1751.88	307°12'24"E	2377.24	4187.18	1°11'28"
3	141.87	300.00	327°48'21"E	141.87	197.75	1°11'28"
4	449.81	300.00	308°21'17"W	439.80	604.22	3°22'32"

LINE TABLE LOT 40

LINE	LENGTH	BEARING
1	141.52	N70°40'23"E
2	209.25	N70°23'21"E
3	172.14	N83°13'57"E
4	167.52	N84°32'28"E

NORTH

SCALE 1"=1000'

SURVEYORS CERTIFICATE

I, RICHARD A. CHATROOP, LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN AND THE ACCOMPANYING CURVE AND LINE TABLES WERE PREPARED BY ME OR UNDER MY SUPERVISION ON AUGUST 23RD, 2024, AND THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF NEW MEXICO AND MEET THE STANDARDS FOR PROFESSIONAL AND SURVEYING PRACTICE IN NEW MEXICO.

Richard A. Chatroop
 RICHARD A. CHATROOP N.M.P.S. #11011
 STATE OF NEW MEXICO
 COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD A. CHATROOP
 THIS _____ DAY OF _____, 2024
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC

SANTA FE COUNTY PUBLIC NOTICE
 THE SANTA FE COUNTY LAND DEVELOPMENT DEPARTMENT HAS APPROVED THIS PLAN OF SUBDIVISION IN FULL COMPLIANCE WITH THE PLANNING AND ZONING ACTS OF THE STATE OF NEW MEXICO AND THE PLANNING AND ZONING ACTS OF THE COUNTY OF SANTA FE. THE PLAN IS FILED IN PLAT BOOK 307, PAGE 037 IN THE RECORDS OF THE SANTA FE COUNTY CLERK. THE PLAN IS SUBJECT TO ANY RESTRICTIONS, EASEMENTS, OR ENCUMBRANCES THAT MAY AFFECT THE LAND DESCRIBED IN THIS PLAN.

TRACT D-4 LOT 1
 N/T TOLKUNH
 BR 2818/PS 83
 PLR 8/31/05 PG 12

TRACT D-4 LOT 2
 N/T LANGRISH
 BR 2053/PS 59
 PLR 8/31/05 PG 12

TRACT D-4 LOT 3
 N/T LANGRISH
 BR 2053/PS 59
 PLR 8/31/05 PG 12

TRACT D-4 LOT 4
 N/T LANGRISH
 BR 2053/PS 59
 PLR 8/31/05 PG 12

TRACT D-4 LOT 5
 N/T LANGRISH
 BR 2053/PS 59
 PLR 8/31/05 PG 12

TRACT D-4 LOT 6
 N/T LANGRISH
 BR 2053/PS 59
 PLR 8/31/05 PG 12

TRACT D-4 LOT 7
 N/T LANGRISH
 BR 2053/PS 59
 PLR 8/31/05 PG 12

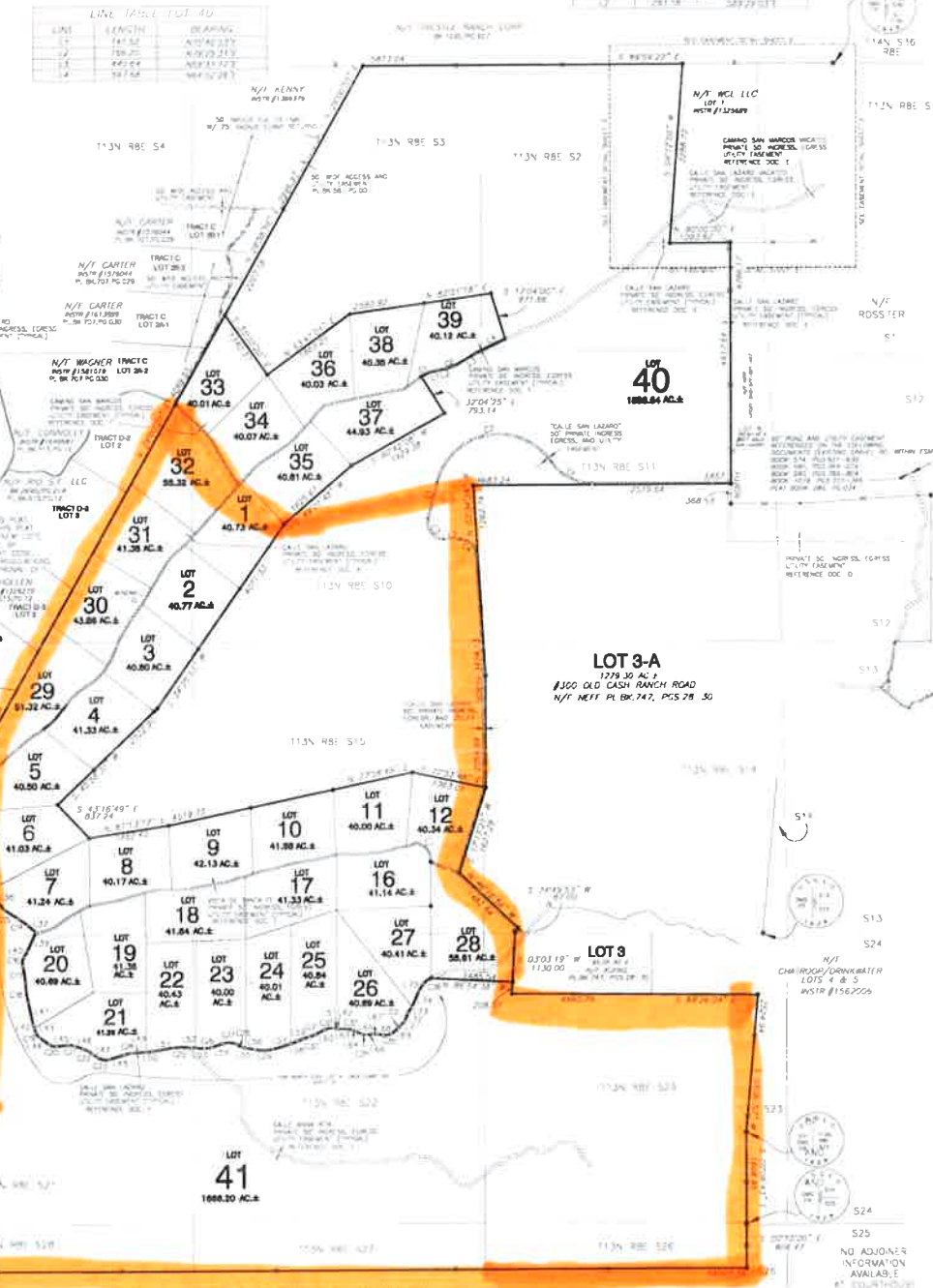
TRACT D-4 LOT 8
 N/T LANGRISH
 BR 2053/PS 59
 PLR 8/31/05 PG 12

TRACT D-4 LOT 9
 N/T LANGRISH
 BR 2053/PS 59
 PLR 8/31/05 PG 12

TRACT D-4 LOT 10
 N/T LANGRISH
 BR 2053/PS 59
 PLR 8/31/05 PG 12

TRACT D-4 LOT 11
 N/T LANGRISH
 BR 2053/PS 59
 PLR 8/31/05 PG 12

TRACT D-4 LOT 12
 N/T LANGRISH
 BR 2053/PS 59
 PLR 8/31/05 PG 12



LEGEND AND NOTES

- DENOTES POINT FOUND (1'00" GAP UNLESS OTHERWISE NOTED)
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES BRASS MONUMENT

1. BASIS OF BEARINGS FROM "LAND DIVISION OF TRACT A FOR SANTA FE JOINT VENTURE" BY RICHARD A. CHATROOP, MAPS & PLANS, INC. AND FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK AT 7:47 AM 9/24/02 PG 022, N 1111 OFFICE OF THE SANTA FE COUNTY CLERK.
2. THIS PLAN IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

BOUNDARY SURVEY FOR RANCHITOS DE SANTA FE OF LOTS 1 thru 12, & LOTS 16 thru 41

LYING WITHIN PROJ. SECTIONS 2, 3, 9, 10, 11, 14, 15, 16, 20, 21, 22, 23, 26, 27, 28, & 29 113N RBE, N.M.P.M. AND WITHIN THE ORTIZ MINE GRANT, SANTA FE COUNTY, NEW MEXICO

RICK CHATROOP
 PROFESSIONAL LAND SURVEYOR
 NEW MEXICO REGISTRATION NO. 11011
 (505) 470-0037 110 WAGON TRAIL, RD. CERREJILLOS, N.M. 87010

ADDITIONAL INFORMATION FOR THE COUNTY CLERK
 LOCATION: LYING WITHIN PROJ. SECTIONS 2, 3, 9, 10, 11, 14, 15, 16, 20, 21, 22, 23, 26, 27, 28, & 29 113N RBE, N.M.P.M. AND WITHIN THE ORTIZ MINE GRANT, SANTA FE COUNTY, NEW MEXICO 87011

SOLD

- PLAT REFERENCE DOCUMENTS**
- A. PLAT ENTITLED "LOT LINE ADJUSTMENT AND LAND DIVISION CREATED BY 145 ACRE EXEMPTION FOR RANCHITOS DE SANTA FE" AS FILED IN PLAT BOOK 361, PG. 043-047, IN THE RECORDS OF THE SANTA FE COUNTY CLERK.
 - B. LOT LINE ADJUSTMENT FOR CHATROOM, DEBERRY, AND MELINDA INC. AND LAND DIVISION FOR CHATROOM AS FILED IN PLAT BOOK 302, PG. 032 IN THE RECORDS OF THE SANTA FE COUNTY CLERK.
 - C. LOT LINE ADJUSTMENT FOR RANCHITOS DE SANTA FE FOR MELINDA INC. OF LOTS 37, 38, 39 AND 38 AS FILED IN PLAT BOOK 305, PG. 042, IN THE RECORDS OF THE SANTA FE COUNTY CLERK.
 - D. "SUMMARY REVIEW SUBDIVISION FOR RICHARD P. MONTA REVOCABLE TRUST AND MONTA IRREVOCABLE CHILDREN'S INSURANCE TRUST OF TRACT 2A-3" AS FILED IN PLAT BOOK 308, PG. 023, IN THE OFFICE OF THE SANTA FE COUNTY CLERK.
 - E. LOT LINE ADJUSTMENT FOR RANCHITOS DE SANTA FE FOR MELINDA INC. OF LOTS 1 AND 2 AS FILED IN PLAT BOOK 538, PG. 037, IN THE OFFICE OF THE SANTA FE COUNTY CLERK. (EASEMENTS SHOWN ON ABOVE REFERENCED PLAT WACATED BY PASSAGE OF THE AND NON-COMPLIANCE OF EASEMENTS TO COUNTY OF SANTA FE FOR PUBLIC USE) PER WARRANTY DEED INSTR #1332109
 - F. LOT LINE ADJUSTMENT FOR RANCHITOS DE SANTA FE FOR MELINDA LLC AND TRACT 2A-3 AND LOTS 1 & 2 AS FILED IN PLAT BOOK 505, PG.031-033, IN THE RECORDS OF THE SANTA FE COUNTY CLERK.
 - G. PLAT ENTITLED "SPRING CANYON LAND DIVISION CREATED BY 140 ACRE EXEMPTION FOR GRACE FAMILY, LLC" AS FILED IN PLAT BOOK 824, PG. 040, IN THE RECORDS OF THE SANTA FE COUNTY CLERK.
 - H. LOT LINE ADJUSTMENT FOR RANCHITOS DE SANTA FE FOR MELINDA LLC OF LOTS 13,14,15,28 & 40 AND LOT 3A THOMAS NEFF & HARRY LINDON HAVILAND AND LOT 3 LUCY F. KUHNST AS FILED IN PLAT BOOK 747, PGS 028-030, IN THE RECORDS OF THE SANTA FE COUNTY CLERK.

LEGEND AND NOTES

- DENOTES POINT FOUND 11011 CAP UNLESS OTHERWISE NOTED
 - DENOTES POINT NOT IN THIS SURVEY
 - DENOTES POINT CALCULATED
 - DENOTES BRASS MONUMENT
 - DENOTES EDGE OF EASEMENT
 - DENOTES FENCE LINE
1. BASIS OF BEARING IS FROM LAND DIVISION OF TRACT A LOT 3 SANTA FE JOINT VENTURE BY RICHARD A. CHATROOM INSTR #11011 AND FILED IN THE OFFICE OF THE SANTA FE CO. CLERK IN PLAT BK 246, PG.028
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD

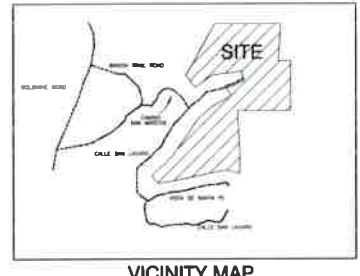
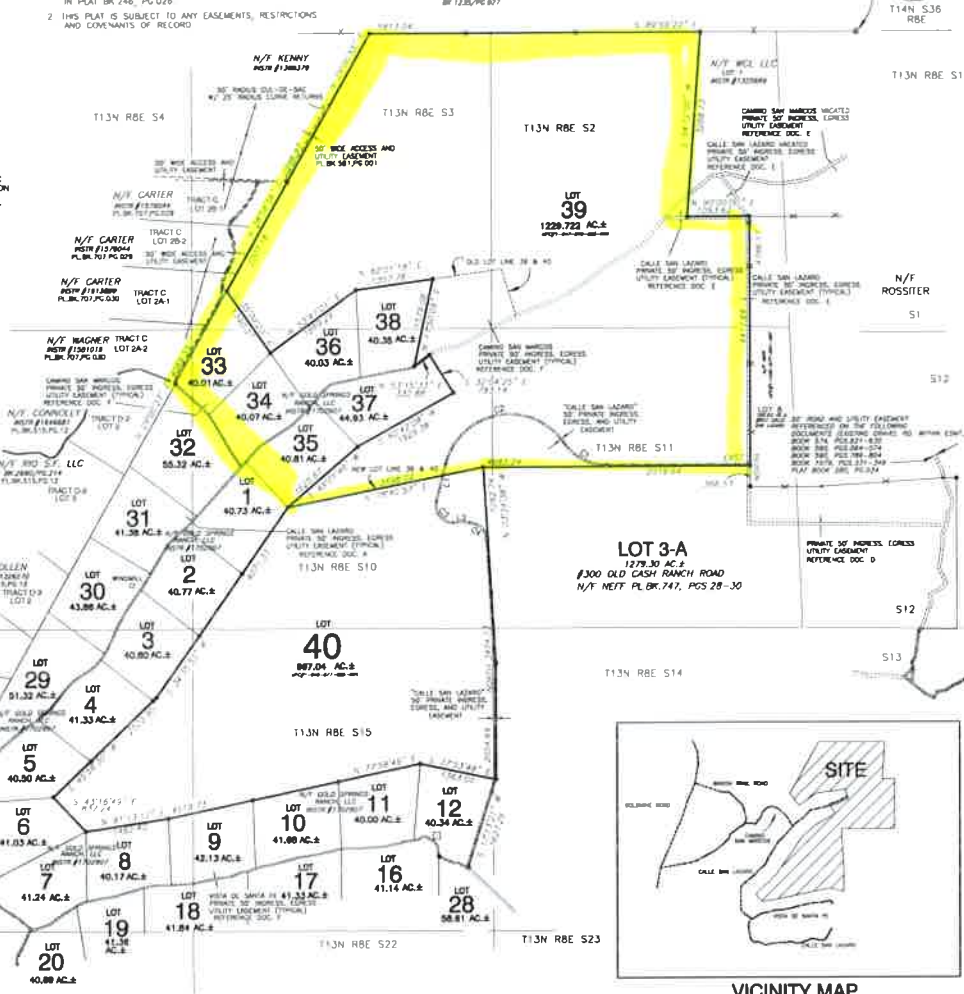
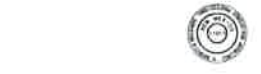
CURVE	LENGTH	RADIUS	CHORD	CHORD BEING	CHORD DIST	UTLTY
C1	172.87	884.79	341.49	341.49	341.49	5422.12'
C2	172.87	884.79	341.49	341.49	341.49	11775.44'
C3	172.87	884.79	341.49	341.49	341.49	11775.44'
C4	172.87	884.79	341.49	341.49	341.49	11775.44'

CURVE	TABLE	CALL	SAN LAZARO
1	172.87	884.79	341.49
2	172.87	884.79	341.49
3	172.87	884.79	341.49
4	172.87	884.79	341.49

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON FEB 27TH, 2019, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO

RICHARD A. CHATROOM N.M.P.L.S. #11011



SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS:

COUNTY LAND USE ADMINISTRATOR _____ DATE _____

19-0000

DEVELOPMENT PERMIT NO. _____

COUNTY RURAL ADDRESSING _____ DATE _____

COUNTY TREASURER _____ DATE _____

COUNTY FIRE MARSHAL _____ DATE _____

DEDICATION AND AFFIDAVIT

I, KEN RICE MANAGING MEMBER FOR GOLD SPRINGS RANCH, LLC OWNER LOTS 39 & 40 STATE OF NEW MEXICO SS COUNTY OF SANTA FE THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN RICE MANAGING MEMBER FOR GOLD SPRINGS RANCH, LLC THIS _____ DAY OF _____, 2019 MY COMMISSION EXPIRES _____ NOTARY PUBLIC

- SPECIAL NOTES AND BUILDING PERMIT CONDITIONS**
- THE INSTALLATION OF AN AUTOMATIC FIRE SUPPRESSION SYSTEM IS HIGHLY RECOMMENDED FOR ALL HOMES ON ALL LOTS
 - THE PARCELS, LOTS, OR TRACTS PLATTED HEREON ARE SUBJECT TO CHAPTER 7, SECTION 17, AND ORDINANCE 2008-10, AS WELL AS ALL PERTINENT COUNTY CODE AND ORDINANCES AT THE TIME OF DEVELOPMENT
 - THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR DEVELOPMENT PERMIT
 - NEW DRIVEWAY/ROADWAY ACCESS FROM CALLE SAN LAZARO IS SUBJECT TO APPROVAL BY THE SANTA FE CO. PUBLIC WORKS DEPT AND COUNTY FIRE MARSHAL
 - DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL REQUIRED IMPROVEMENTS FOR ROAD AND EMERGENCY TURN-AROUND ARE COMPLETED AND APPROVED BY STAFF

THE PARCEL DEPICTED HEREON LIES WITHIN THE RURAL ZONING DISTRICT

- THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF SANTA FE
- MAINTENANCE OF PRIVATE ACCESS EASEMENTS, UTILITY EASEMENTS AND/OR PRIVATE ROADWAYS IS NOT THE RESPONSIBILITY OF SANTA FE COUNTY UNLESS DESIGNATED AND ACCEPTED FOR MAINTENANCE BY THE SANTA FE COUNTY PUBLIC WORKS DEPARTMENT AND THE BOARD OF COUNTY COMMISSIONERS
- THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT INCLUDING BUILDING PERMITS. ALL STANDING 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, WASTE MANAGEMENT, AND DRAINAGE ARE COMPLETE AND APPROVED
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 47000000000000000000 DATED JUNE 17TH, 2008, THIS PROPERTY LIES OUTSIDE THE 100-YEAR FIRM FLOODPLAIN, IN ZONE X. THIS DESIGNATION MAKES THE COMMUNITY THAT THE PROPERTY WILL BE FREE FROM FLOODING OR FLOOD RELATED DAMAGES
- BUILDABLE AREAS ARE DEPICTED HEREON, THE BUILDABLE AREAS INDICATED HAVE SLOPES OF LESS THAN 15%
- THE TRACTS, PARCELS AND/OR LOTS SHOWN HEREON LIE INSIDE THE HIGH HAZARD AREA OF THE URBAN WILDLAND INTERFACE ZONE AS DETERMINED BY THE SANTA FE COUNTY FIRE DEPARTMENT. FIRE SPRINKLERS MAY BE REQUIRED
- WATER USE ON THESE TRACTS, PARCELS AND/OR LOTS IS RESTRICTED BY COVENANTS FILED IN THE OFFICE OF THE COUNTY CLERK AND RESTRICTED AS INSTRUMENT NO. ANNUAL WATER USE IS RESTRICTED TO 025 ACRE FEET PER YEAR PER LOT

LOT LINE ADJUSTMENT FOR GOLD SPRINGS RANCH, LLC OF LOTS 39 & 40

PURPOSE TO ADJUST EXISTING LOT LINES LYING WITHIN PROJ. SECTIONS 2,3,9,10,11,5, & 16, 113N, RBE, N.M.P.M. AND WITHIN THE ORTIZ MINE GRANT, SANTA FE COUNTY, NEW MEXICO

RICK CHATROOM
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-8037 310 WAGON TRAIL RD. CHRISTMAS, NM 87510

RECORDING INFORMATION FOR THE COUNTY CLERK
OWNER: GOLD SPRINGS RANCH, LLC

LOCATION: LYING WITHIN PROJ. SECTIONS 2,3,9,10,11,5, & 16, 113N, RBE, N.M.P.M. AND WITHIN THE ORTIZ MINE GRANT, SANTA FE COUNTY, NEW MEXICO