

PREPARED BY

Rio Grande Surveying Service

212 Kit Carson Road, Taos, New Mexico 87571

(575) 758-2901

draftsperson: vcl

proofed: abc

approved: abc

ORIENTATION

N

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100

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100

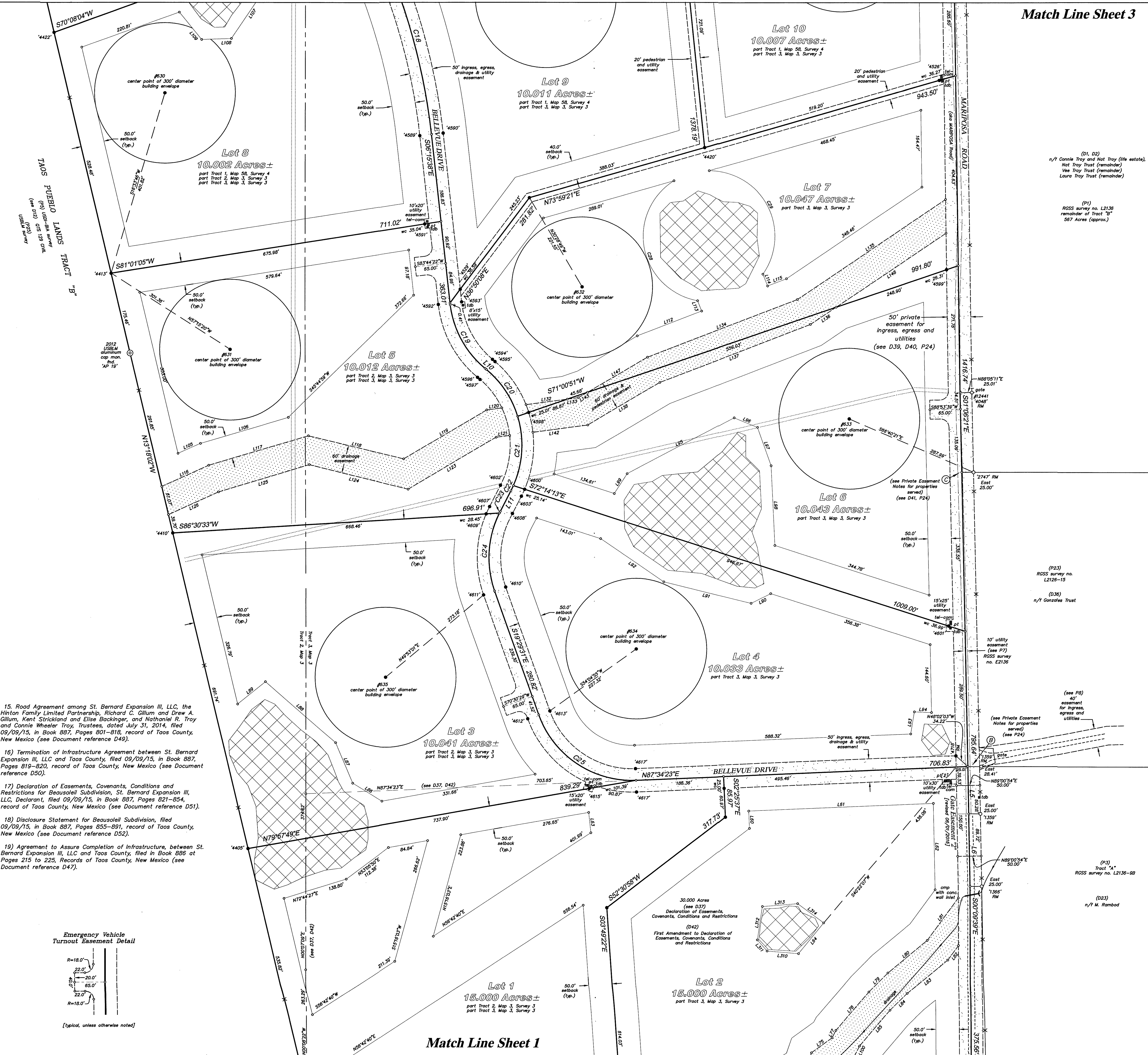
200

1 inch = 100 ft.

STATEMENT OF ALL RESTRICTIONS OR RESERVATIONS OF RECORD THAT SUBJECT THE SUBDIVIDED LAND TO ANY CONDITIONS AFFECTING ITS USE OR OCCUPANCY (as provided by Sanger Law Office):

- Reservations, Restrictions and Easements, if any, as contained in the Patent from the United States of America to the Antonio Martinez or Lucero De Godoi Grant, including but not limited to water rights, claims of title to water, any easements for ditches appurtenant thereto, and all interest in oil, gas and other minerals, if any, recorded in Book A-16 at Pages 88-97, Records of Taos County, New Mexico.
- Easements and reservations as contained in Warranty Deed from E.C. Lineberry, a married man dealing with his sole and separate property, and filed for record in Book A-198 at Pages 183-186, Records of Taos County, New Mexico (see Document reference D2).
- Terms and conditions as contained in Warranty Deed to Nathaniel R. Troy, et ux, and filed for record in Book A-198 at Pages 179-182, Records of Taos County, New Mexico (see Document reference D1).
- Stock tank encroaching on property boundary, power line drop box, power transformer box, 10' utility easement, 50' easement for ingress, egress and utilities, overhead power line, rights incident to the use and maintenance of the irrigation ditch, all as reflected on that certain 140-acre Claim of Exemption Division Boundary Survey Plat for Not Tray, et al., Rio Grande Surveying Service, Job No. L2136-14, dated May 31, 2010, filed in Plat Cabinet E at Page 190B, Records of Taos County, New Mexico (see Plat reference P24).
- Easement Declaration by Nathaniel R. Troy, et al filed on December 30, 2010 in Book 737 at Pages 733-742, as Document No. 367863, was re-recorded on December 30, 2010 in Book 737 at Pages 807-815, as Document No. 367878, Records of Taos County, New Mexico (see Document reference D41).
- Road Sharing, Maintenance and Easement Agreement by Nathaniel R. Troy, et al, filed on December 30, 2010 in Book 737, at Pages 764-777, as Document No. 367869, Records of Taos County, New Mexico (see Document reference D40).
- Grant of Easement, Equipment Interest and Maintenance Agreement by and between Nathaniel R. Troy, et al, filed on December 30, 2010 in Book 737 at Pages 778-795, as Document No. 367870, Records of Taos County, New Mexico (see Document reference D36).
- Declaration of Easements, Covenants, Conditions and Restrictions by Nathaniel R. Troy, et al, filed on March 17, 2010 in Book 711, at Pages 756-765, as Document No. 368020, Records of Taos County, New Mexico (see Document reference D37).
- First Amendment to Declaration of Easements, Covenants and Restrictions by and between Nathaniel R. Troy, et al, filed on June 18, 2013 in Book 815, Pages 980-990, as Document 368177, Records of Taos County, New Mexico (see Document reference D42).
- Gate and Road Maintenance and Sharing Agreement by and between Nathaniel R. Troy, et al, filed on June 18, 2013 in Book 815, Pages 944-979, as Document 368176, Records of Taos County, New Mexico (see Document reference D43).
- Release, Relinquishment and Termination of Easement Claims by and between Valdez Land and Cattle Company, et al, filed on December 30, 2010 in Book 737, Page 732, as Document 367862, Records of Taos County, New Mexico (see Document reference D44).
- Buggy-Mariposa Road Maintenance Agreement by and between Nathaniel R. Troy, et al, filed September 30, 2014 in Book 858, Pages 505-531, as Document 368427, Records of Taos County, New Mexico (see Document reference D45).
- Relinquishment and Vacation of Easement by and between St. Bernard Expansion III LLL, et al, filed June 18, 2013, in Book 815, Pages 921-943, as Document 368175, Record of Taos County, New Mexico (see Document reference D46).
- Gate, Sign Easements and Road Maintenance Agreement, between St. Bernard Expansion III, LLC and Mariposa Ranch Subdivision Homeowner's Association, Inc., dated March 11, 2014, filed 09/09/15, in Book 887, Pages 787-800, record of Taos County, New Mexico (see Document reference D48).

REVISIONS: 300' diameter building envelopes 01/31/2016
INDEXING INFORMATION FOR COUNTY CLERK
Owners: St. Bernard Expansion III, LLC
Township: within proj. Sections 1, 2, 11 & 12, T26N, R12E, NMPM
GENERAL INFORMATION
County: Taos
Grantee: Antonio Martinez and Antoine Leroux
Local area: Des Montes area, near Taos, NM
TRACTS: part TRACTS 2 and 3, MAP 3, SURVEY 3;
part TRACTS 1 and 3, MAP 58, SURVEY 4;
part TRACT 8, MAP 59, SURVEY 4
part TRACT 19, MAP 44, SURVEY 4
SHEET 2 of 5
FINAL SUBDIVISION SURVEY PLAT FOR
Beausoleil Subdivision
Scale: 1" = 100' Field date: Nov. 2011 Job no.: S2136



Match Line Sheet 1

Match Line Sheet 3

(D1, D2)
n/y Connie Troy and Not Tray (life estate),
Not Tray Trust (remainder),
Vee Tray Trust (remainder),
Laura Troy Trust (remainder)

(P1)
RGSS survey no. L2136
remainder of Tract "B"
567 Acres (approx.)

(P23)
RGSS survey no. L2128-15

(D36)
n/y Gonzales Trust

(see P6)
60' easement
for ingress,
egress and
utilities
(see P24)

(see Private Easement
Notes for properties
served)
(see D41, P24)

10' utility
easement
(see P7)
RGSS survey
no. E2136

(see P8)
60' easement
for ingress,
egress and
utilities
(see P24)

(see Private Easement
Notes for properties
served)
(see P24)

(P3)
Tract "A"
RGSS survey no. L2136-89

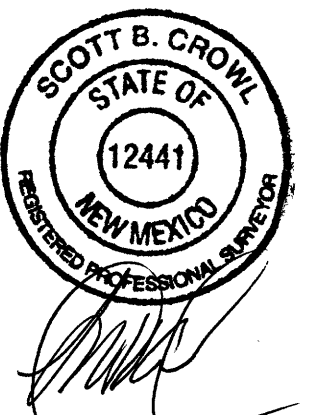
(D23)
n/y M. Rambod

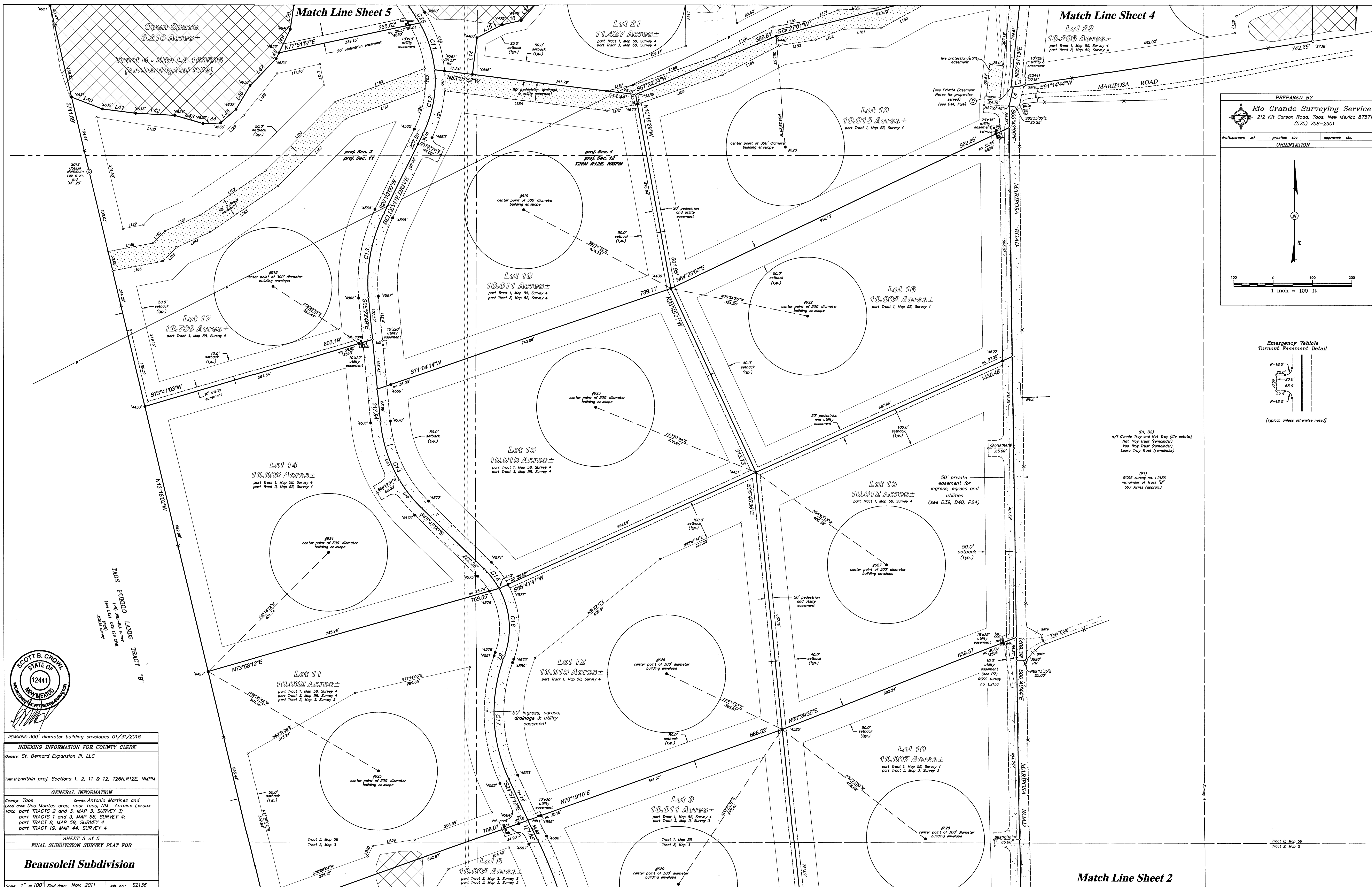
TAOS COUNTY APPROVAL for GATE EASEMENT RELOCATION

The Final Survey Plat of the Beausoleil Subdivision is being amended to relocate the Gate Easements located within the Route Du Soleil easement and the Mariposa Road easement, to the locations shown hereon and retained within the referenced ingress, egress and utility easements.

This Gate Easement Relocation affects neither Subdivision Plat Lot Lines nor roadway widths or roadway locations, and therefore, is not a Resubdivision pursuant to Section 5.2 of Taos County Ordinance 2005-8, Taos County Subdivision Regulations, as Amended.

by: [original signed by Edward Vigil] 6/16/2016
for the Taos County Planning Dept. date





Match Line Sheet 2

PREPARED BY
Rio Grande Surveying Service
212 Kit Carson Road, Taos, New Mexico 87571
(575) 758-2901

drafter: wcl checked: abc approved: abc

ORIENTATION

Emergency Vehicle
Turnout Easement Detail

[typical, unless otherwise noted]

STATE OF NEW MEXICO)
COUNTY OF TAOS) SS
This is a confirmed copy of a plat
which was filed for record on the 1st of
Feb A.D. 2017 at 11:33 o'clock P.M.
Doc. # 17815 CABF Book Page 623
Anna Martinez, County Clerk, Taos County, N.M.
By Diana Duran Deputy

INDEXING INFORMATION FOR COUNTY CLERK

Owner: St. Bernard Expansion III, LLC

Township: within proj. Sections 1, 2, 11 & 12, T26N, R12E, NMPM

GENERAL INFORMATION

County: Taos Grants: Antonio Martinez and
Local area: Des Montes area, near Taos, NM Antoine Leroux
TORS: part TRACTS 2 and 3, MAP 3, SURVEY 3;
part TRACTS 1 and 3, MAP 58, SURVEY 4;
part TRACT 8, MAP 59, SURVEY 4
part TRACT 19, MAP 44, SURVEY 4

SHEET 4 of 5

FINAL SUBDIVISION SURVEY PLAT FOR

Beausoleil Subdivision

Scale: 1" = 100' Field date: Nov. 2011 Job no.: S2136

REVISIONS: Gate Easement "1" 06/01/2016
300' diameter building envelopes 01/31/2016

TAOS COUNTY APPROVAL for GATE EASEMENT RELOCATION

The Final Survey Plat of the Beausoleil Subdivision is being amended to relocate the Gate Easements located within the Route Du Soleil easement and the Mariposa Road easement, to the locations shown hereon and retained within the referenced ingress, egress and utility easements.

This Gate Easement Relocation affects neither Subdivision Plat Lot Lines nor roadway widths or roadway locations, and therefore, is not a Resubdivision pursuant to Section 8.2 of Taos County Ordinance 2005-8, Taos County Subdivision Regulations, as Amended.

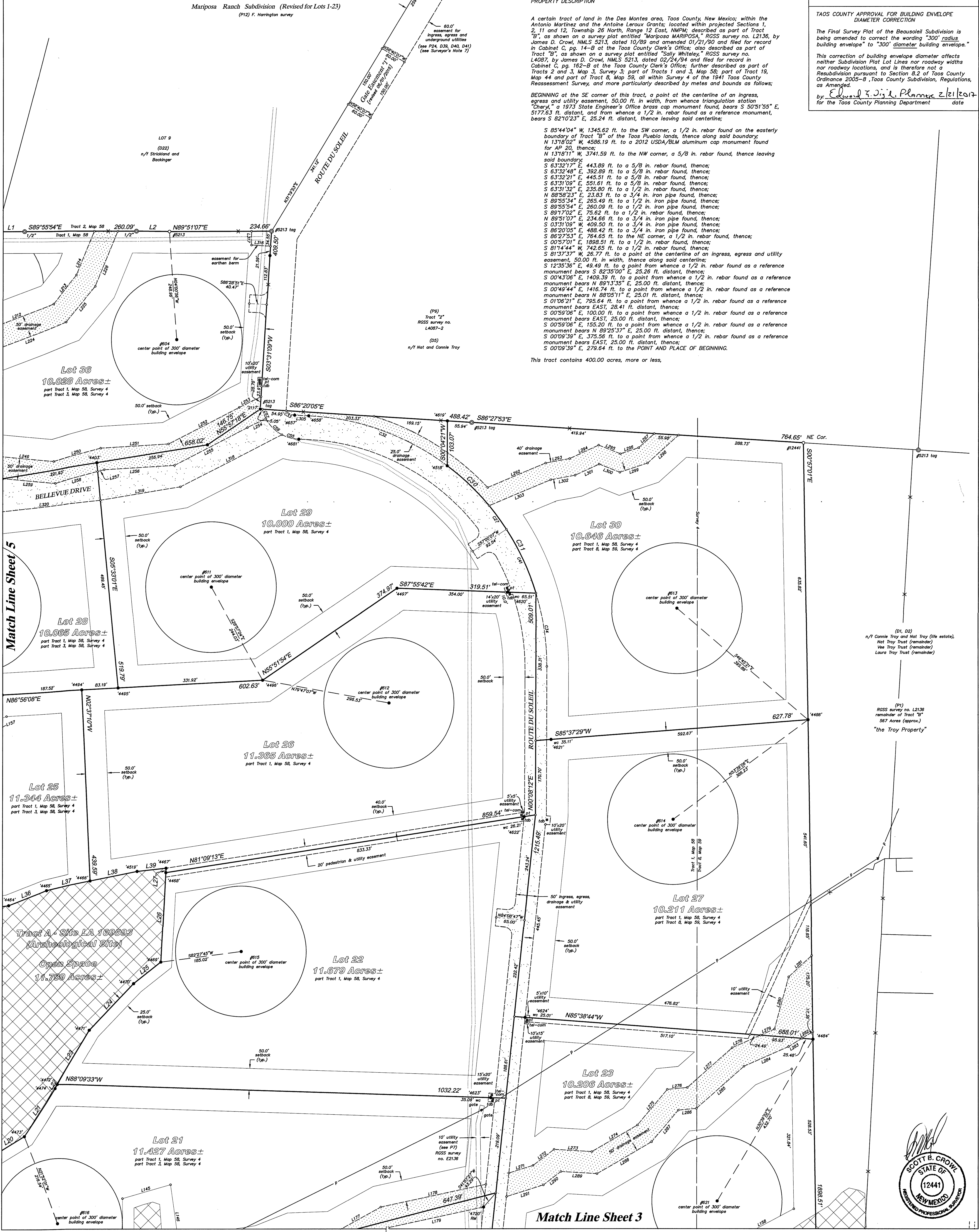
by: [original signed by Edward Vigil 6/16/2016]
for the Taos County Planning Dept. date

TAOS COUNTY APPROVAL FOR BUILDING ENVELOPE DIAMETER CORRECTION

The Final Survey Plat of the Beausoleil Subdivision is being amended to correct the wording "300' radius building envelope" to "300' diameter building envelope."

This correction of building envelope diameter affects neither Subdivision Plat Lot Lines nor roadway widths nor roadway locations, and is therefore not a Resubdivision pursuant to Section 8.2 of Taos County Ordinance 2005-8, Taos County Subdivision Regulations, as Amended.

by: Edward J. Jigla, Planner 2/21/2017
for the Taos County Planning Department date

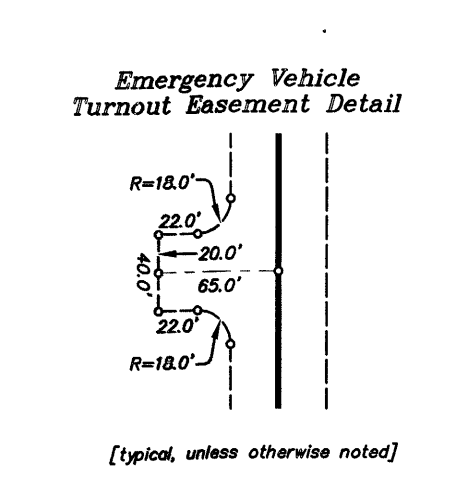
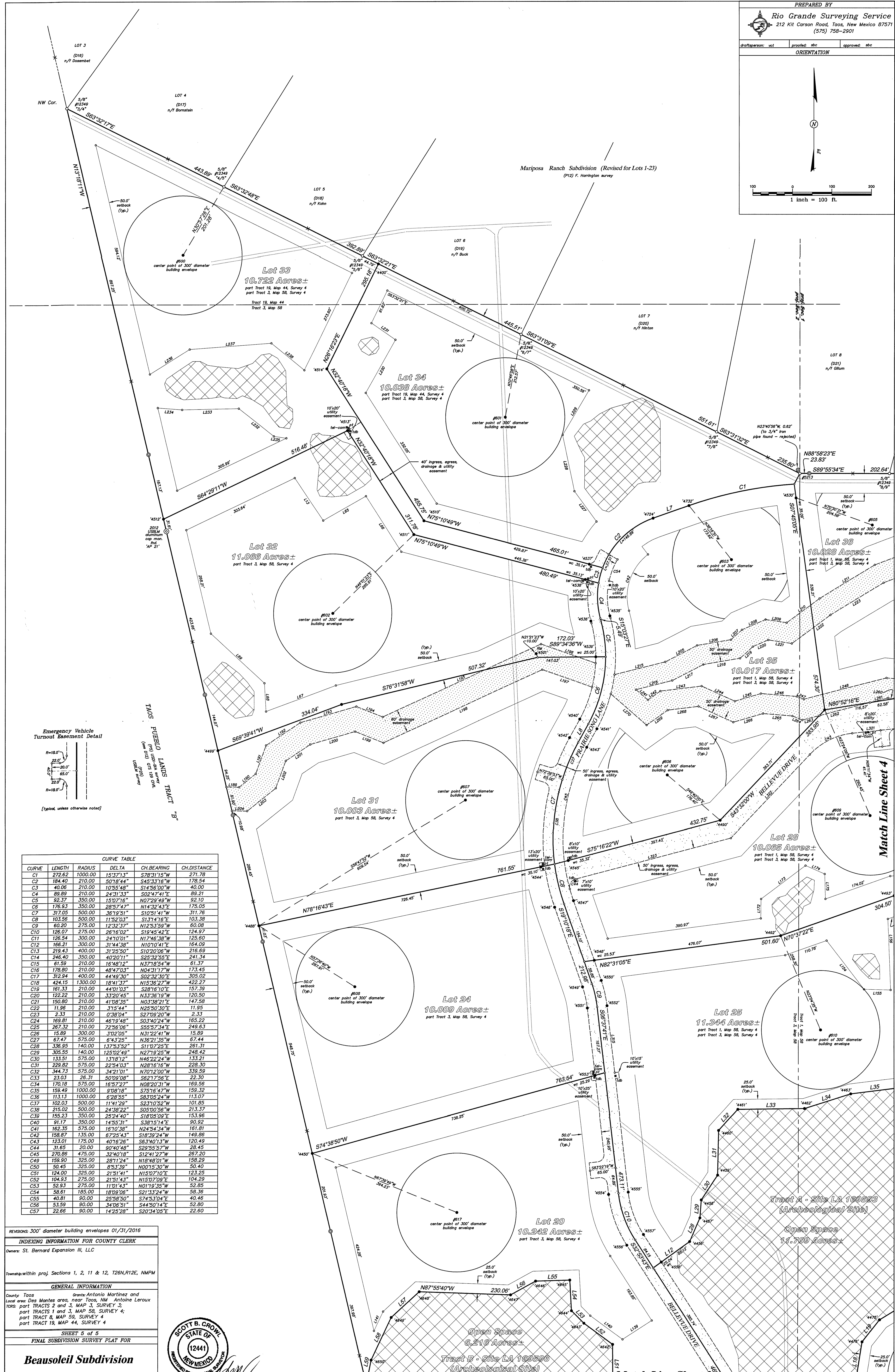


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drafter: wct proofed: abc approved: abc

ORIENTATION

1 inch = 100 ft.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	272.62	1000.00	153°17'3"	S78°31'15"W	271.78
C2	164.40	210.00	50°10'44"	S45°33'16"W	178.54
C3	40.06	210.00	10°55'48"	S14°56'00"W	40.00
C4	88.89	210.00	24°31'33"	S02°47'41"E	89.21
C5	92.37	350.00	15°07'16"	N07°29'49"W	92.10
C6	176.93	350.00	28°57'47"	N14°32'43"E	175.05
C7	317.05	500.00	36°19'51"	S10°51'41"W	311.78
C8	103.56	500.00	11°52'03"	S13°14'16"E	103.39
C9	60.20	275.00	12°32'37"	N12°53'59"W	60.08
C10	126.07	275.00	26°16'02"	S19°45'42"E	124.97
C11	126.54	300.00	24°10'01"	N17°46'38"W	125.60
C12	166.21	300.00	31°44'38"	N10°10'41"E	164.09
C13	219.43	400.00	31°25'50"	S10°20'06"W	216.69
C14	246.40	350.00	40°20'11"	S25°32'55"E	241.34
C15	61.59	210.00	16°48'12"	N37°18'54"W	61.37
C16	178.80	210.00	48°47'03"	N04°31'17"W	173.45
C17	312.94	400.00	44°49'30"	S02°32'30"E	305.02
C18	424.15	1300.00	18°41'37"	N15°36'27"W	422.27
C19	161.33	210.00	44°01'03"	S28°16'10"E	157.39
C20	122.22	210.00	33°20'45"	N33°38'19"W	120.50
C21	150.80	210.00	41°08'55"	N03°38'21"E	147.59
C22	11.96	210.00	31°54'44"	N25°50'30"E	11.95
C23	2.33	210.00	0°38'04"	S27°08'20"W	2.33
C24	169.81	210.00	46°19'48"	S03°40'24"W	165.22
C25	267.32	210.00	72°56'06"	S55°57'34"E	249.63
C26	15.89	300.00	30°20'05"	N31°22'41"W	15.89
C27	67.47	575.00	6°43'25"	N36°21'35"W	67.44
C28	336.95	140.00	137°53'52"	S11°07'25"E	261.31
C29	305.55	140.00	125°02'49"	N27°19'25"W	248.42
C30	133.51	575.00	13°18'12"	N45°22'24"W	133.21
C31	229.82	575.00	22°54'03"	N28°16'16"W	228.30
C32	344.73	575.00	34°21'01"	N07°12'00"W	339.59
C33	23.03	575.00	50°09'08"	S21°12'58"E	22.30
C34	170.18	575.00	16°52'22"	N08°20'11"W	169.56
C35	159.49	1000.00	9°08'18"	S75°16'47"W	159.32
C36	113.13	1000.00	6°28'55"	S83°05'24"W	113.07
C37	102.03	500.00	11°41'29"	S23°10'52"W	101.85
C38	215.02	500.00	24°38'22"	S05°00'56"W	213.37
C39	155.23	350.00	25°24'40"	S18°05'09"E	153.96
C40	91.17	350.00	14°55'11"	S13°51'41"E	90.92
C41	162.35	575.00	16°10'39"	N24°54'34"W	161.81
C42	158.87	135.00	67°25'43"	S18°39'24"W	149.86
C43	123.01	175.00	40°16'26"	S63°40'13"W	120.49
C44	31.65	20.00	90°40'48"	S29°55'57"W	28.45
C45	270.86	475.00	32°40'18"	S12°41'27"W	267.20
C46	159.90	325.00	28°11'24"	N18°48'01"W	158.29
C47	50.45	325.00	8°53'59"	N00°15'30"E	50.40
C48	124.00	325.00	21°51'41"	N15°07'10"E	123.25
C49	104.93	275.00	21°51'43"	N15°07'09"E	104.29
C50	52.93	275.00	11°01'43"	N01°19'35"W	52.85
C51	58.61	185.00	18°09'06"	S21°33'24"W	58.36
C52	40.61	90.00	25°58'50"	S74°53'04"E	40.48
C53	53.59	90.00	34°08'51"	S44°50'14"E	52.80
C54	22.66	90.00	14°25'28"	S20°34'05"E	22.60

REVISIONS: 300' diameter building envelopes 01/31/2016

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SHEET 5 of 5

FINAL SUBDIVISION SURVEY PLAT FOR

Beausoleil Subdivision

Scale: 1" = 100' Field date: Nov. 2011 Job no.: S2136



Match Line Sheet 4

Match Line Sheet 3