

VICINITY MAP
NOT TO SCALE

LAS ROSAS CONDOMINIUM ASSOCIATION:

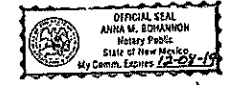
THIS SECOND AMENDED SURVEY OF LAS ROSAS CONDOMINIUM INCORPORATES LAND ADDED TO THE CONDOMINIUM IN THE LOT LINE ADJUSTMENT REFERENCED IN NOTE 1 AND HAS BEEN APPROVED BY THE CONDOMINIUM UNIT OWNERS.

Robert E. Deacon 4/11/17
ROBERT E. DEACON, PRESIDENT OF THE
LAS ROSAS CONDOMINIUM ASSOCIATION.

STATE OF NEW MEXICO
COUNTY OF SANTA FE

ON THIS 11 DAY OF April, 2017, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY: ROBERT E. DEACON

Anna M. Bohannon 12-08-19
NOTARY PUBLIC COMMISSION EXPIRES



NOTES:

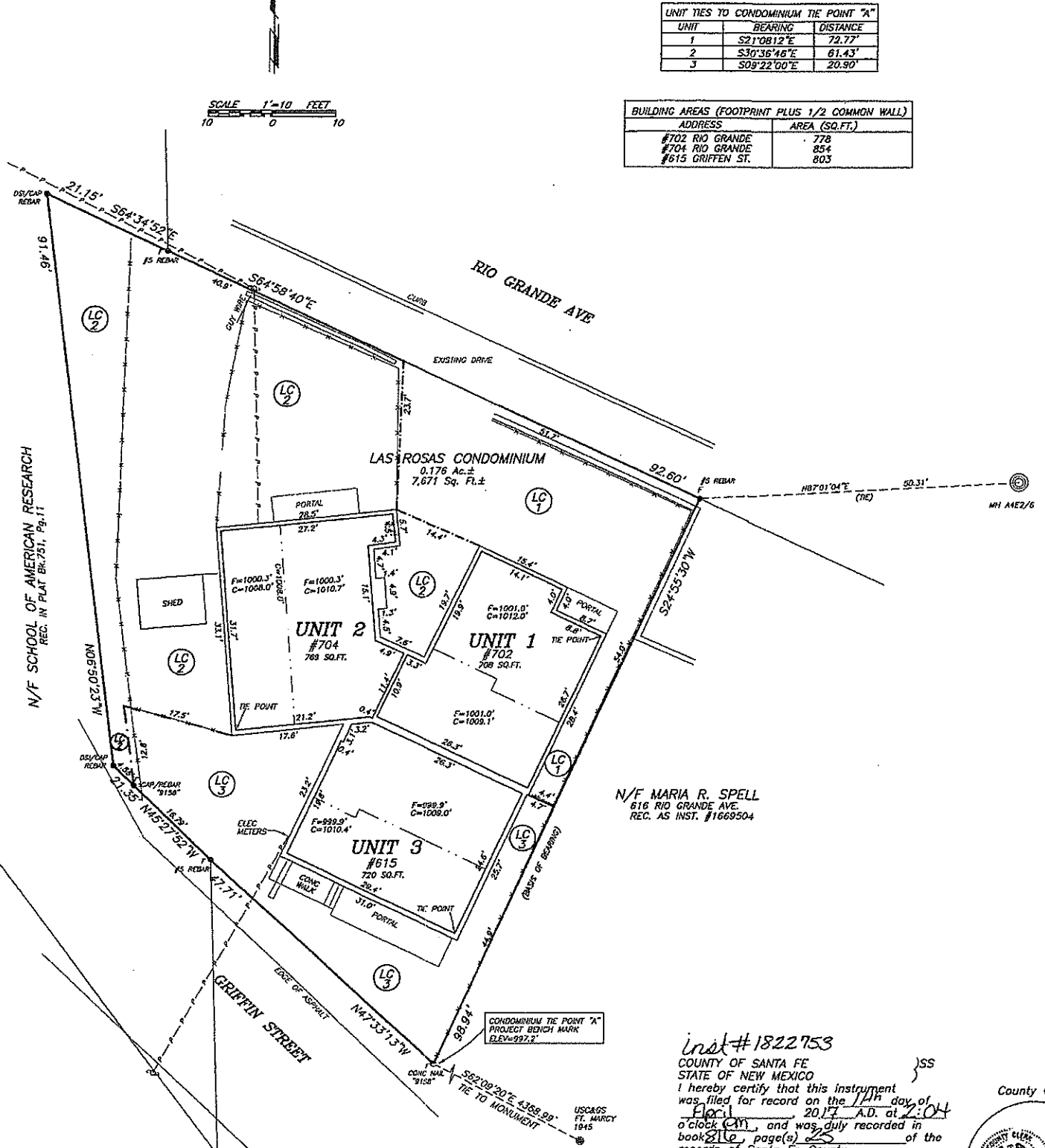
1. UNIT DIMENSIONS ARE INTERIOR.
2. INTERIOR PARTITION WALLS ARE PART OF THE UNIT.
3. THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

LEGEND:

BASIS OF BEARING IS FROM FIRST AMENDMENT SURVEY OF LAS ROSAS CONDOMINIUM, RECORDED APRIL 11, 2016 IN PLAT BK. 801, Pg. 04.

ELEVATIONS ARE ON ASSUMED DATUM, PROJECT BENCH MARK ELEVATION = 997.2'

- OF DENOTES PROPERTY CORNER (AS SHOWN) FOUND
- TL DENOTES UTILITY POLE
- M DENOTES MANHOLE
- F — DENOTES BLOCK WALL FENCE
- F — DENOTES FLOOR ELEVATION
- C — DENOTES CEILING ELEVATION
- C — DENOTES CEILING ELEVATION BREAKS
- F — DENOTES OVERHEAD UTILITY LINE
- LC DENOTES LIMITED COMMON ELEMENT & UNIT NUMBER
- CE DENOTES COMMON ELEMENT



UNIT TIES TO CONDOMINIUM TIE POINT "A"		
UNIT	BEARING	DISTANCE
1	S21°08'12"E	72.77'
2	S30°36'46"E	61.43'
3	S09°22'00"E	20.90'

BUILDING AREAS (FOOTPRINT PLUS 1/2 COMMON WALL)	
ADDRESS	AREA (SQ. FT.)
#702 RIO GRANDE	778
#704 RIO GRANDE	854
#615 GRIFFIN ST.	803

REFERENCE DOCUMENTS:

1. LOT LINE ADJUSTMENT BETWEEN LAS ROSAS CONDOMINIUM AND TRIGON CO. INC., SUCCESSOR RECORDED MARCH 31, 2017, IN PLAT BK. 815, Pg. 41
2. FIRST AMENDED SURVEY OF LAS ROSAS CONDOMINIUM, RECORDED APRIL 11, 2016, IN PLAT BK. 801, Pg. 04.
3. LOT LINE ADJUSTMENT SURVEY FOR ED BENNETT UNIT 2 UNIT 2, JEANETTE & ROGER WINTER, RECORDED OCT. 12, 2012 IN PLAT BK. 751, Pg. 11.
4. SURVEY PLAT OF LAS ROSAS CONDOMINIUM RECORDED JUNE 4, 2005 IN PLAT BK. 577, Pg. 28.
5. PLAT OF BOUNDARY FOR KARL A. RAY & LISA K. RAY, RECORDED JAN 8, 2004 IN PLAT BK. 550, Pg. 32A.
6. WARRANTY DEED FROM MELINDA BREITMEYER TO JEANETTE AND ROGER WINTER, UNIT 3 OF LAS ROSAS CONDOMINIUM RECORDED AUG. 31, 2007 AS INST. #1498093
7. WARRANTY DEED FROM L & K RAY, LLC TO EDWARD B. BENNETT, UNIT 2 OF LAS ROSAS CONDOMINIUM RECORDED APRIL 6, 2006 AS INST. #1427725
8. WARRANTY DEED FROM L & K RAY, LLC TO TERRI K. LUCKETT, UNIT 1 OF LAS ROSAS CONDOMINIUM RECORDED APRIL 12, 2005 AS INST. #1375147
9. QUITCLAIM DEED FROM THE SCHOOL FOR ADVANCED RESEARCH TO THE LAS ROSAS CONDOMINIUM A 1053.4 SQUARE FEET PARCEL RECORDED SEPT. 28, 2011 AS INST. #1646513
10. CONDOMINIUM DECLARATION FOR LAS ROSAS, A CONDOMINIUM, RECORDED JAN. 4, 2005, AS INST. #1361436
11. TRACT OF LAND SURVEYED FOR THE WILSON ADDITION RECORDED DEC. 11, 1946 IN Bk. 3, Pg. 404

SURVEYORS CERTIFICATE:

I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY COMPLETED ON THE XXth DAY OF DECEMBER 2016. THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYS IN NEW MEXICO AND CONTAINS ALL INFORMATION REQUIRED BY N.M.S.A. 1978, 47-789. FURTHER THAT THIS IS A BOUNDARY SURVEY OF AN EXISTING TRACT(S), IT IS NOT A SUBDIVISION AS DEFINED BY THE NEW MEXICO SUBDIVISION ACT.

Edward M. Trujillo 04/08/17
EDWARD M. TRUJILLO, N.M.P.L.S. 12352



SECOND AMENDED SURVEY OF
LAS ROSAS CONDOMINIUM
LOTS 25, 26, 27, & 28 OF THE WILSON ADDITION,
BOOK 751, PAGE 11
#615 GRIFFIN STREET, #702 AND 704 RIO GRANDE AVE.
PROJECTED SECTION 24, T17N, R9E, NMPM
CITY OF SANTA FE, NEW MEXICO
UPC CODE 1-054-099-035-436

Inst #1822753
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 11th day of April, 2017 A.D. at 2:04 o'clock PM, and was duly recorded in book 816, page(s) 25 of the records of Santa Fe County.

Witness my Hand and Seal of office
GERALDINE SALAZAR
County Clerk, Santa Fe County, N.M.
E. Salazar Deputy

