



Rio Grande Surveying Service  
Box 6351, Taos, New Mexico 87571  
(505) 758-2901

TAOS COUNTY  
ELAINE S. MONTANO, CLERK  
000304873  
Book 490 Page 610  
2 of 7  
05/09/2005 10:45:09 AM  
BY MARYJEAN

Supplement to

RGSS plat no. L4551-A  
Plat title: Teddy Orgell  
Plat date: 10/19/2004

### PROPERTY DESCRIPTION

#### Tract "B-2"

A certain tract of land in El Prado, Taos County, New Mexico; within the Taos Pueblo Grant; located within Sections 6 and 7, Township 25 North, Range 13 East, NMPM; described as part of Exception 89, Private Claim 155, Parcel 1 of the 1915 USGLO survey of the private claims within the Taos Pueblo Grant; also described as part of Tract 13, Map 17, Survey 2, of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows;

BEGINNING at for the tie at triangulation station "Shannon," a 1973 State Engineer's Office brass cap monument found, thence; S 10°57'17" E, 1069.82 ft. to a point on the southwesterly boundary of Exc. 89, PC 155, P1, from whence a 1/2 in. rebar found as a witness corner bears S 49°37'16" W, 0.46 ft. distant, thence along said boundary; S 39°59'03" E, 267.37 ft. to the NW corner of this tract, the true POINT AND PLACE OF BEGINNING, from whence a 1/2 in. rebar found as a witness corner bears S 49°39'52" W, 0.56 ft. distant, thence leaving said boundary;

N 49°39'52" E, 407.07 ft. to the NE corner, a 1/2 in. rebar found, thence;  
S 40°37'29" E, 266.62 ft. to the SE corner, a point at the center of a 50.0 ft. radius cul-de-sac, from whence a 1/2 in. rebar set as a witness corner bears S 49°41'04" W, 50.00 ft. distant, thence leaving said cul-de-sac;  
S 49°41'04" W, 410.05 ft. to the SW corner, a point on the southwesterly boundary of Exc. 89, PC 155, P1, from whence a 1/2 in. rebar found as a witness corner bears S 49°41'04" W, 0.46 ft. distant, thence along said boundary;  
N 39°59'03" W, 266.48 ft. to the POINT AND PLACE OF BEGINNING.

This tract contains 2.500 acres, more or less; all as shown on a survey plat entitled "Teddy Orgell", RGSS survey no. L4551-A, by Scott B. Crowl, NMLS no. 12441, dated 10/19/2004.

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### PROPERTY DESCRIPTION

#### Tract "C-1"

A certain tract of land in El Prado, Taos County, New Mexico; within the Taos Pueblo Grant; located within Section 6, Township 25 North, Range 13 East, NMPM; described as part of Exception 178, Private Claim 208, Parcel 1 and part of Exception 89, Private Claim 155, Parcel 1 of the 1915 USGLO survey of the private claims within the Taos Pueblo Grant; also described as part of Tracts 12 and 13, Map 17, Survey 2, of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows;

BEGINNING for the tie at triangulation station "Shannon," a 1973 State Engineer's Office brass cap monument found, thence; S 10°57'17" E, 1069.82 ft. to a point on the southwesterly boundary of Exc. 89, PC 155, P1, from whence a 1/2 in. rebar found as a witness corner bears S 49°37'16" W, 0.46 ft. distant, thence along said boundary; S 39°59'03" E, 533.85 ft. to a point from whence a 1/2 in. rebar found as a witness corner bears S 49°41'04" W, 0.46 ft. distant, thence leaving said boundary; N 49°41'04" E, 410.05 ft. to the NW corner of this tract and true POINT AND PLACE OF BEGINNING, a point at the center of a 50.0 ft. radius cul-de-sac from whence a 1/2 in. rebar set as a witness corner bears S 49°41'04" W, 50.00 ft. distant, thence leaving said cul-de-sac and along the centerline of and ingress, egress and utility easement 40.0 ft. in width;

N 49°41'04" E, 407.95 ft. to the NE corner, a 1/2 in. rebar found on the southerly side of "Francis Road," thence leaving said centerline and along said road;  
S 40°40'05" E, 265.41 ft. to the SE corner, a 1/2 in. rebar found, thence leaving said road;  
S 49°40'38" W, 410.81 ft. to the SW corner, a 1/2 in. rebar set, thence;  
N 40°03'02" W, 265.46 ft. to the POINT AND PLACE OF BEGINNING.

This tract contains 2.494 acres, more or less; all as shown on a survey plat entitled "Teddy Orgell", RGSS survey no. L4551-A, by Scott B. Crowl, NMLS no. 12441, dated 10/19/2004.

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N 49°39'56" E, 407.57 ft. to the NE corner, a 1/2 in. rebar found on the southerly side of "Francis Road," thence along said road;  
S 40°42'19" E, 266.76 ft. to the SE corner, 1/2 in. rebar found at the centerline of an ingress, egress and utility easement, 40.0 ft. in width, thence leaving said road and along said centerline;  
S 49°41'04" W, 407.95 ft. to the SW corner, a point at the center of a 50.0 ft. radius cul-de-sac, from whence a 1/2 in. rebar set as a witness corner bears S 49°41'04" W, 50.00 ft. distant, thence leaving said centerline and cul-de-sac;  
N 40°37'29" W, 266.62 ft. to the POINT AND PLACE OF BEGINNING.

This tract contains 2.496 acres, more or less; all as shown on a survey plat entitled "Teddy Orgell", RGSS survey no. L4551-A, by Scott B. Crowl, NMLS no. 12441, dated 10/19/2004.

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N 49°41'04" E, 410.05 ft. to the NE corner, a point at the center of a 50.0 ft. radius cul-de-sac, from whence a 1/2 in. rebar set as a witness corner bears S 49°41'04" W, 50.00 ft. distant, thence leaving said cul-de-sac;  
S 40°03'02" E, 265.46 ft. to the SE corner, a 1/2 in. rebar set, thence;  
S 49°40'38" W, 410.35 ft. to the SW corner, a point on the southwesterly boundary of Exc. 89, PC 155, P1, from whence a 1/2 in. rebar found as a witness corner bears S 49°40'38" W, 0.43 ft. distant, thence;  
N 39°59'03" W, 265.51 ft. to the POINT AND PLACE OF BEGINNING.

This tract contains 2.500 acres, more or less; all as shown on a survey plat entitled "Teddy Orgell", RGSS survey no. L4551-A, by Scott B. Crowl, NMLS no. 12441, dated 10/19/2004.

Restrictive Covenants  
(for Orgell/Crooker property on Francis Road,  
El Prado, New Mexico)

Use of property:

Only one single family residence together with an attached garage, a single guesthouse or studio, a barn incidental to residential use of the property, may be built upon each lot. All commercial uses are prohibited, provided however that this does not preclude home occupations which are conducted within the exterior walls of the residence or studio and which do not involve public traffic or noise which creates a nuisance to the owners of adjacent lots. Guesthouse or studio may not be rented.

Restriction:

- 1) No lots may be further subdivided.
- 2) Architectural styling of all structures shall be traditional Northern New Mexico architecture in the Pueblo Style, Territorial Style, or southwest contemporary style reminiscent of such architecture as it is generally accepted and understood in the Taos area. Finished exterior building colors shall be earth tone. All structures shall be single story and shall not exceed 16 feet above the highest point of natural grade abutting the building. Chimneys shall not exceed 4 ft. in height above the highest point of the roof or firewall. No wall coping, or fence shall exceed 6 ft. in height measured from the adjoining ground
- 3) The main residence shall not be less than 1,500 sq.ft. of interior heated space. No guesthouse or studio shall be more than one half of the interior heated space of the main residence. Maximum lot coverage: 30% by all structures.
- 4) All exterior lights shall be located so as to not be directed towards surrounding properties. Exterior lighting sources will be affixed to a wall of a structure but not to a roof of a structure and not freestanding. Quartz iodide and mercury vapor exterior lights are prohibited.
- 5) Construction of any structure shall be fully completed within 12 months from commencement of Construction.
- 6) No manufactured or modular homes, mobile homes or trailers shall be permitted.

- 7) The installation, use, location and maintenance of septic systems and domestic water wells shall comply with all applicable government regulations. Indoor and outdoor water conservation measures shall be encouraged. Indoor plumbing fixtures must be of a water saving type.
  
- 8) All utilities to and within the property shall be underground.
  
- 9) No structures shall be built or placed within 50 feet of the SW-to-NE common boundary, within 30 feet of the SE-to-NW common boundary, or within 30 feet of the other boundaries.
  
- 10) No lot shall be used for the storage or dumping of waste or for the storage of anything that will cause a lot to appear in an untidy condition or that will be obnoxious.
  
- 11) Motorized vehicles shall be used only on roads and driveways. All Terrain Vehicles are prohibited. No parking of Recreational Vehicles shall be allowed on any lot.
  
- 12) No signs shall be displayed except "For Sale" signs and address and owner identification signs. Such signs shall not exceed 6 sq.ft. in face area.
  
- 13) Only bonafide household pets and a maximum of two horses are allowed, provided they are not kept for commercial purposes and do not constitute a nuisance or inconvenience to other owners.
  
- 14) Hunting shall not be permitted on the Property and no discharge of firearms is permitted except in self defense.

