

① FNMT  
99010743

# 296718  
9-24-04  
11:09:26

**SECOND AMENDMENT TO**  
**CONDOMINIUM DECLARATION**  
**FOR**  
**630 ZUNI STREET CONDOMINIUM ASSOCIATION**

THIS AMENDMENT to the Condominium Declaration for the 630 Zuni Street Condominium Association dated December 4, 2003, and recorded in Book M-415, Pages 960-980, records of Taos County, New Mexico (hereinafter "Condominium Declaration), is made in accordance with Article VI of the Condominium Declaration.

The undersigned Declarant, pursuant to the Reserved Declarant Rights, Article X, Section 10.2, hereby amends Article II, Buildings on the Property; Unit Boundaries; Common Elements, Section 2.1, as follows:

- 1) The following additional units have been completed: Units 3, 4, 5, 6 and 7.
- 2) Attachment "1" to the Condominium Declaration for 630 Zuni Street Condominium Association was amended on August 16, 2004, and recorded in Cabinet E, Page 38-A, records of Taos County, New Mexico. Said Amendment adds Units 3, 4, 5, 6 and 7 as complete and changes Units 8, 9, 10, 11, 12 and 13 from "Need not be built". A copy of said plat is attached hereto as Attachment "1".
- 3) All other provisions of the Condominium Declaration remain the same.

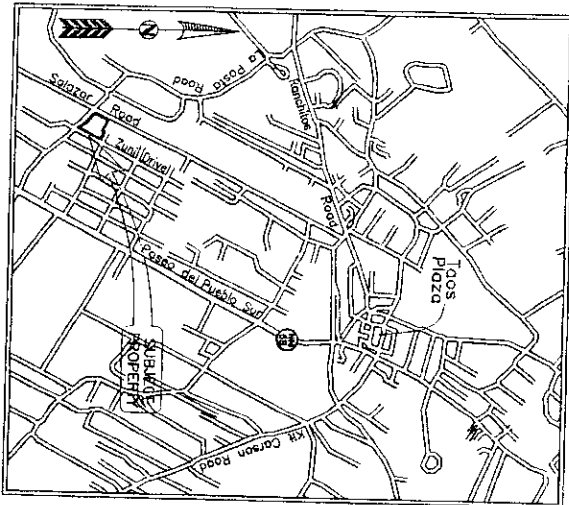
The above Amendments are adopted by the undersigned Declarant and are hereby made a part of the Condominium Declaration for the 630 Zuni Street Condominium Association as provided in Article VI, "Amendment to Declaration" and Article X, Reserved Declarant Rights.

IN WITNESS WHEREOF, the following Declarant has executed this Amendment to Condominium Declaration as of the date set forth with its signature.

**000979**



# Within the Fernando de Taos Land Grant, Taos, Taos County, New Mexico



VICINITY MAP  
0' 600' 1200' 2400' 3600' 4800'  
1" = 1200'

### PROPERTY DESCRIPTION

A tract of land within the Fernando de Taos Land Grant in Taos County, New Mexico, shown on the Taos County Property Identification Maps with Plat No. 13 Section 17, Township 25 North, Range 13 East, NMPM, described as part of Tract of the 2021 Survey, 2 of the 1941 Taos County Reassessment Survey, as Lot 1 of the subdivision, Section No. 2 and Lots 1 and 2, Block 31 of the Randall Subdivision, and more particularly described as follows:

**BEGINNING** at the southeasterly corner of this tract, a 1/2" rebar set previously with a cap stamped NMP5 11770 on the northerly right-of-way of La Posta Road and the westerly limit of use of Zuni Drive, from whence **BEARING** S 35° 50' 07" E, 8944.78 ft. distant, thence along said right-of-way of La Posta Road:

N 36° 52' 19" W, 121.79 ft. to a 3/4" rebar found with a cap stamped LS 5213, thence:

- N 46° 42' 03" W, 148.84 ft. to a magnetic nail set, thence on arc distance of 51.91 ft. along a curve concave to the northeast, having a radius of 40.00 ft. through a central angle of 74° 20' 58", the chord of which bears N 10° 15' 48" W, 48.54 ft., to the southwesterly corner of this tract, a 1/2" rebar found on the easterly right-of-way of Solazar Road with a cap stamped LS 5213, thence leaving said La Posta Road right-of-way and along said easterly right-of-way of Solazar Road N 27° 08' 45" E, 172.97 ft. to the northeasterly corner of this tract, a point from whence a 1/2" rebar found on a witness corner with an aluminum cap stamped LS 5213 bears S 27° 08' 45" W, 1.00 ft. distant, thence S 02° 28' 25" E, 166.88 ft. to a 3/4" steel pipe found, thence:
- N 27° 58' 25" E, 30.04 ft. to a 1/2" rebar set previously, thence:
- S 62° 53' 23" E, 113.50 ft. to the northeasterly corner of this tract, a 1/2" rebar set previously on the westerly limit of use of Zuni Drive, thence along said limit of use:
- S 27° 02' 37" W, 335.80 ft. to the **POINT OF BEGINNING.**

This tract contains 1.673 acres more or less.

I, Robert A. Walt, a New Mexico Registered Professional Surveyor, certify that I conducted and am responsible for this survey, that 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 Surveying in New Mexico. I further certify that this is a Condominium Condominium Act, NMSA 1978.

Robert A. Walt, NMP5 #11770

22 August 2003  
Date

Amended 8/16/04

Amended 16 August 2004 to add sheets 6 and 7, depicting units 8, 9, 10, 11, 12 and 13.

Robert A. Walt, NMP5 #11770

16 August 2004  
Amended Date

Amended 05 March 2004 to add sheets 4 and 5, depicting units 3, 4, 5, 6, and 7.

Robert A. Walt, NMP5 #11770

05 March 2004  
Amended Date



**Red Tail Surveying, Inc.**  
Complete Surveying and Earth Information Services  
314 North Pueblo Road, Suite 10  
Taos, New Mexico 88390-2720  
Tel: 505.754.1341  
E-mail: redtail@redtail.org

Draftsman: JCMC | Preparer: Robert Walt | Date: 22 Aug 2003 | Scale: 1" = 600' | Job no.: 904.01

**CONDOMINIUM SURVEY**  
Current owners: Paul Ramon and Mary Jane Rollman  
Projected Section 17, T 25 N, R 13 E, NMPM  
Condominium survey prepared for:  
**630 Zuni Street Condominiums**

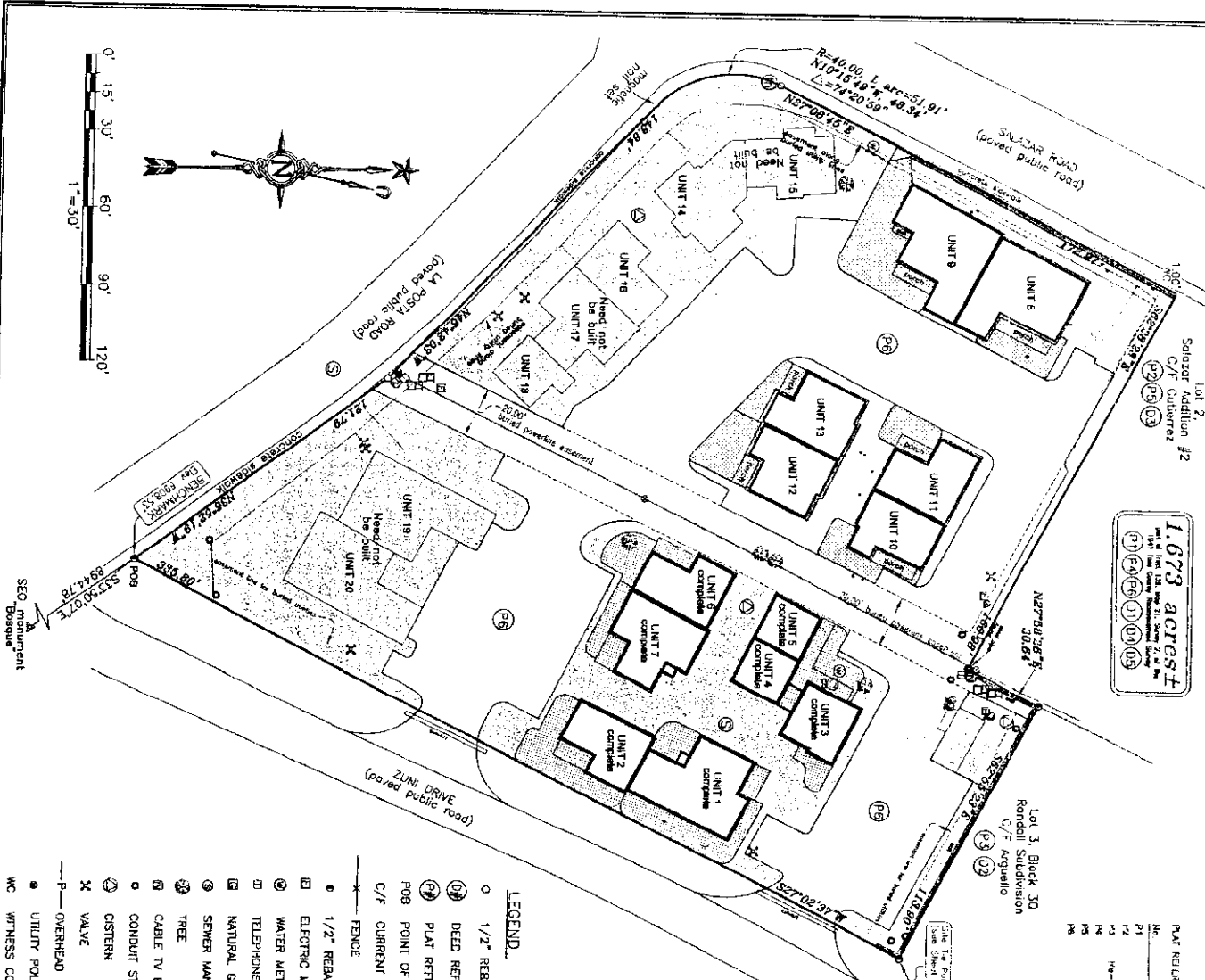
Sheet 1



000981

# Within the Fernando de Taos Land Grant, Taos, Taos County, New Mexico

**1.673 ACRES ±**  
 1/2 Section 17, T. 25 N., R. 13 E., N.M.P.M.  
 (See Plat No. 11770)



PLAT REFERENCE	UNIT	OWNER	ACRES ±	DATE	APPROVED DATE	STATUS
P1	1	Abel Sotom and John Ramirez	12441	13 Jun 1985	---	C
P2	2	Survey for Ray Gutierrez	12443	17 Apr 1985	---	C
P3	3	He-ned, Binaa 2d, 3d, 31, Ronda Subdivision	6911	76-1881	02 Mar 1978	B
P4	4	Denny & James Kelly	5213	1778	10 Mar 1978	A
P5	5	Survey Addition No. 2	1455	---	20 Aug 1982	A
P6	6	Rainam	11770	974	20 Mar 2002	B
P7	7	---	---	---	---	A
P8	8	---	---	---	---	A
P9	9	---	---	---	---	A
P10	10	---	---	---	---	A
P11	11	---	---	---	---	A
P12	12	---	---	---	---	A
P13	13	---	---	---	---	A
P14	14	---	---	---	---	A
P15	15	---	---	---	---	A
P16	16	---	---	---	---	A
P17	17	---	---	---	---	A
P18	18	---	---	---	---	A
P19	19	---	---	---	---	A
P20	20	---	---	---	---	A

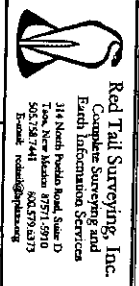
NO.	DATE	REVISION	BY	DATE
01	1/27/85	Initial	J. Ramirez	1/27/85
02	1/27/85	Survey	J. Ramirez	1/27/85
03	1/27/85	Survey	J. Ramirez	1/27/85
04	1/27/85	Survey	J. Ramirez	1/27/85
05	1/27/85	Survey	J. Ramirez	1/27/85

### SURVEYOR'S NOTES

- This survey is a compilation of information provided or furnished to the Surveyor by the owner, or other persons, and the Surveyor is not responsible for the accuracy of the information so provided.
- Due to lack of accurate description, Taos County Reassessment information shown is approximate.
- This property is zoned R-14 by the Town of Taos. Building setback requirements for this zone are: front yard (along La Posta) 20', side yards (along Zuni and Salazar) 7', and rear yards (along La Posta) 15'. For further restrictions and requirements, consult the Taos Planning and Zoning Dept.
- Buried utility locations shown on this plan are those indicated in the field by client. Always have buried utility locations spotted before performing any excavation.
- Some utility easements shown were created at the time of this survey at client's request.

### LEGEND

- 1/2" REBAR FOUND W/ CAP STAMPED LS 5213
- ⊙ DEED REFERENCE
- ⊙ PLAT REFERENCE
- ⊙ POINT OF BEGINNING OF DESCRIPTION
- ⊙ C/F CURRENT OR FORMER OWNERSHIP
- ⊙ FENCE
- ⊙ 1/2" REBAR W/ CAP STAMPED MAPS 11770 SET PREVIOUSLY
- ⊙ ELECTRIC METER
- ⊙ WATER METER
- ⊙ TELEPHONE DROP BOX
- ⊙ NATURAL GAS METER
- ⊙ SEWER MANHOLE
- ⊙ TREE
- ⊙ CABLE TV BOX
- ⊙ CONDUIT STUB
- ⊙ CISTERN
- ⊙ WALK
- ⊙ OVERHEAD UTILITY LINE
- ⊙ UTILITY POLE
- ⊙ WITNESS CORNER



**Red Tail Surveying, Inc.**  
 Complete Surveying and Earth Information Services  
 144 North Pueblo Road, Suite D  
 Taos, NM 87570  
 Phone: 505.233.7441  
 Fax: 505.233.7441  
 E-mail: redtail@earthlink.net

**CONDOMINIUM SURVEY**  
 Current owner: Paul Rainam and Mary Jean Rainam  
 Projected Section 17, T. 25 N., R. 13 E., N.M.P.M.

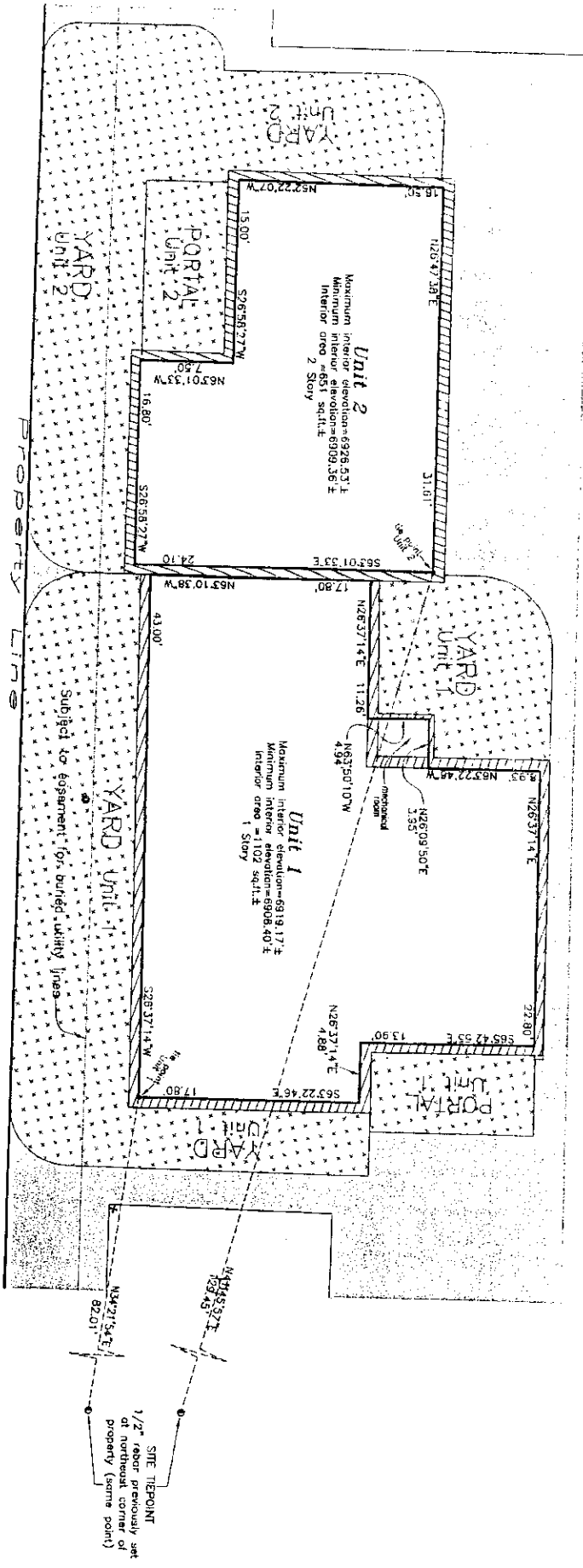
Sheet 2

**630 Zuni Street**  
**Condominiums**

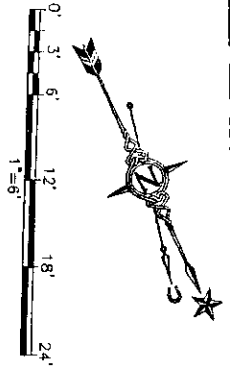
Draftsman: J. Ramirez; Project: Robert Wolf; Date: 5 March 2004; Scale: 1"=30'; Job no.: 904.01

000982

# Building A, Units 1 and 2



Zuni Drive  
(paved public road)



- LEGEND**
- 1/2" REBAR SET PREVIOUSLY w/ CAP STAMPED NMPS 11770
  - ✕ WATER VALVE
  - RESERVED DEVELOPMENT RIGHTS
  - LIMITED COMMON ELEMENT (limits to be defined by yard walls & fences upon completion of construction)
- Areas on subject property not specified by hatch type or unit number are common elements.

Sheet 3

**CONDOMINIUM SURVEY**  
 Current owners: Paul Roman and Mary Jane Roman  
 Projected Section 17, T. 25 N., R. 13 E., NMPW  
 Condominium survey prepared for:  
**630 Zuni Street**  
**Condominiums**

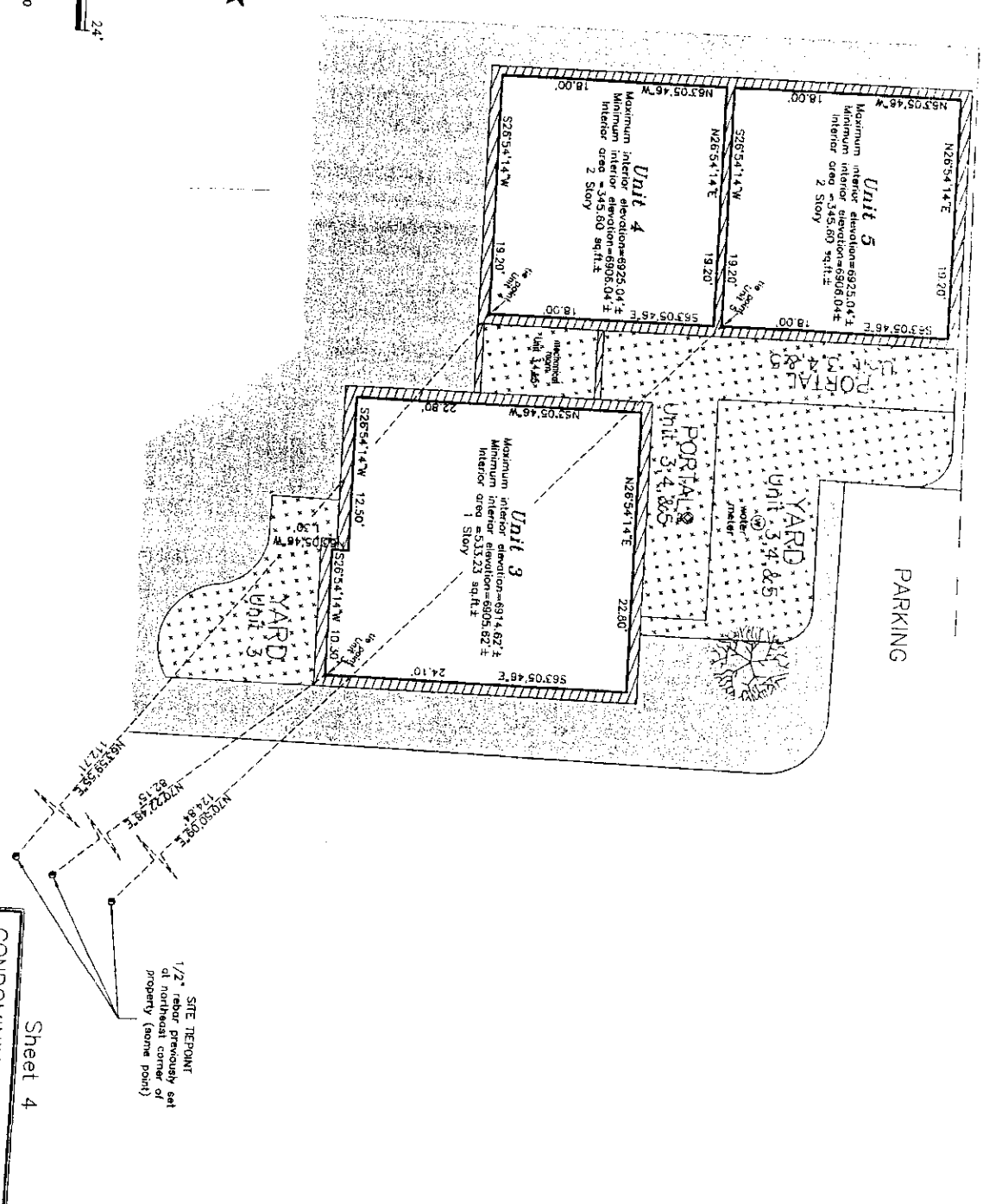
**Red Tail Surveying, Inc.**  
 Complete Surveying and  
 Earth Information Services  
 314 North Pueblo Road, Suite D  
 Fort Collins, Colorado 80521-9918  
 Phone: 970.225.7441 970.225.6373  
 Email: info@redtailinc.com

Professional: JIMMIE ROBERT WOLF Date: 22 Aug 2003 Scale: 1"=6' Job no.: 804-01

000983

# Units 3, 4, and 5

20' utility easement



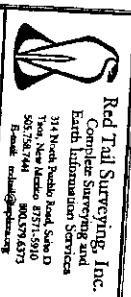
**LEGEND**

RESERVED DEVELOPMENT RIGHTS

UNITED COMMON ELEMENT (limits to be defined by yard walls & fences upon completion of construction)

Areas on subject property not specified by block type or unit number are common elements.

1/2" REBAR SET PREVIOUSLY w/ CAP STAMPED NMP# 11770



**Red Tail Surveying, Inc.**  
 Complete Surveying and  
 Earth Information Services  
 314 North Pueblo Road, Suite D  
 7605, New Mexico 87511-5910  
 505.738.7444 904.579.4373  
 Email: info@redtailinc.com

Draftsman: JRB    Project: Robert Watt    Date: 5 March 2004    Scale: 1"=6'    Job no.: 904.01

**CONDOMINIUM SURVEY**  
 Current owners: Paul Ramon and Mary Jane Ramon  
 Projected Section 17, T 25 N, R 13 E, NMP#  
 Condominium survey prepared for:

**630 Zuni Street  
 Condominiums**

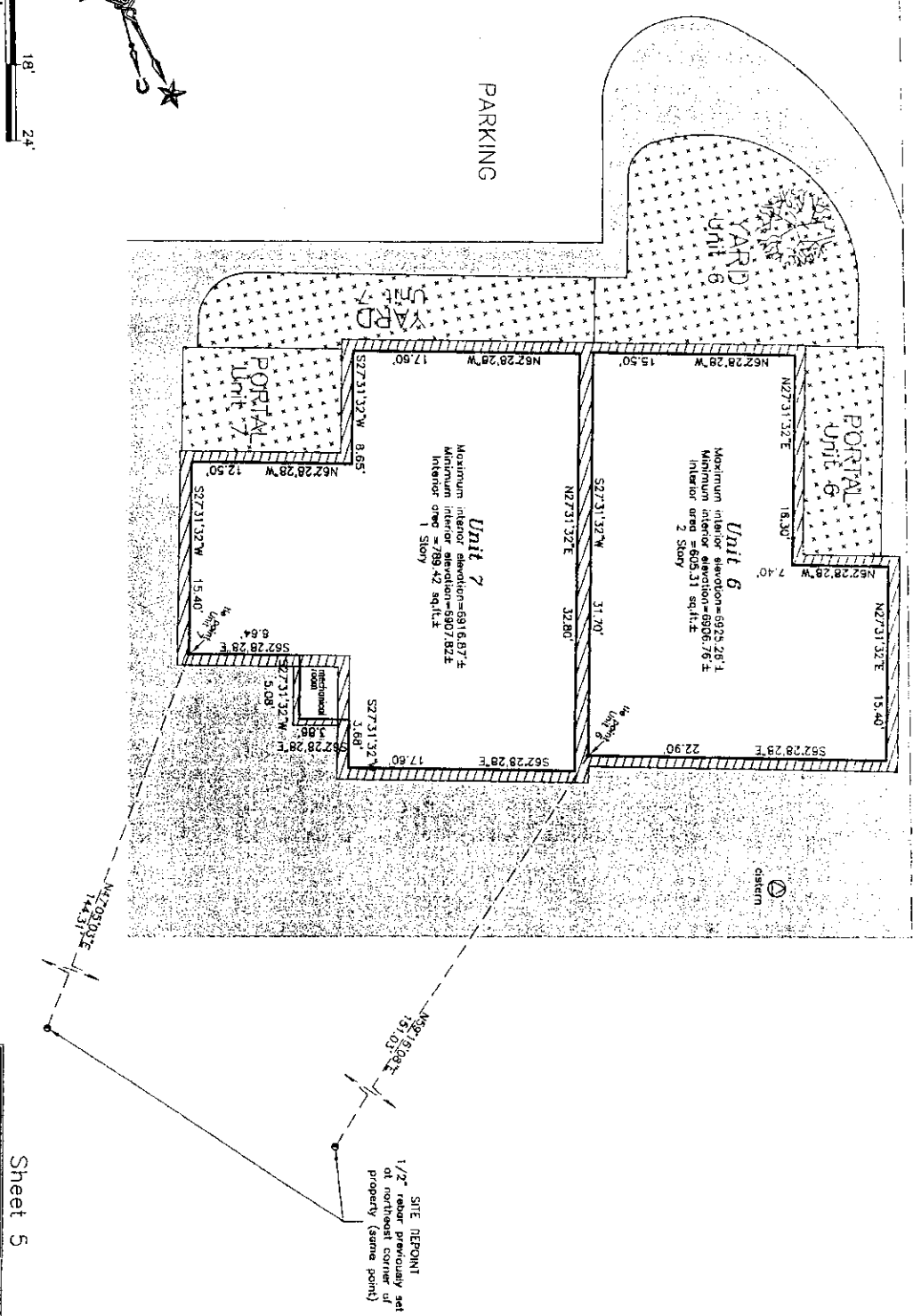
Sheet 4

SITE TIEPOINT  
 1/2" rebar previously set  
 at northeast corner of  
 property (same point)

000384

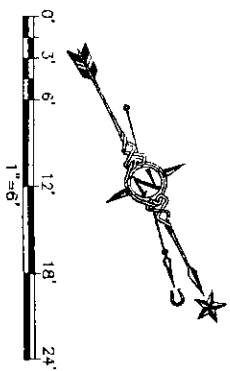
# Units 6 and 7

20' utility easement



## LEGEND

- 1/2" REBAR SET PREVIOUSLY w/ CAP STAMPED MAPS 111770
- ▭ RESERVED DEVELOPMENT RIGHTS
- ▭ LIMITED COMMON ELEMENT (limits to be defined by yard walls & fences upon completion of construction)
- ▭ Areas on subject property not specified by plan from Unit numbers are common elements.



**CONDOMINIUM SURVEY**

Current owners: Paul Robinson and Mary Jane Robinson  
 Projected Section 17, T 25 N, R 13 E, NMPN  
 Condominium survey prepared for:

**630 Zuni Street**  
**Condominiums**

**Red Tail Surveying, Inc.**  
 Complete Surveying and  
 Field Information Services  
 514 Mendocino Road, Suite D  
 Ukiah, New Mexico 89371-5910  
 505.524.7441 803.579.6375  
 E-mail: redtail@redtailinc.com

Draftsman: JRG    Project: Robert Welt    Date: 5 March 2004    Scale: 1"=6'    Job no.: 904.01

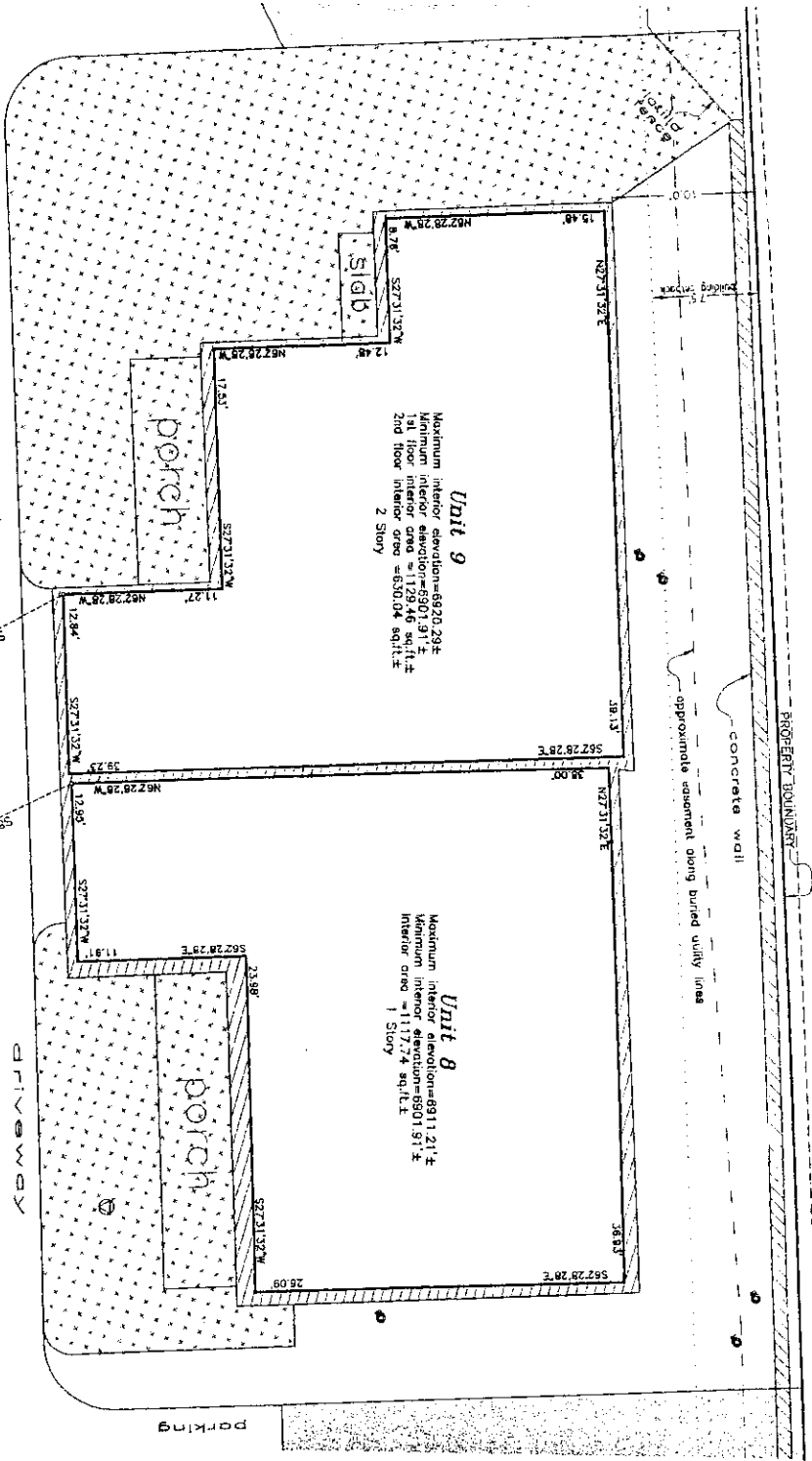
Sheet 5

000985

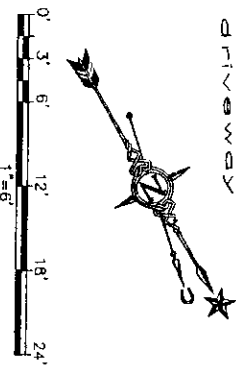
# Units 8 and 9

Salazar Road

CONCRETE SIDEWALK



- LEGEND**
- 1/2" REBAR SET PREVIOUSLY W/ CAP STAMPED MAPS 11770
  - ⊙ CISTERNA
  - ⊙ SEWER CLEANOUT
- LIMITED COMMON ELEMENT (limits to be defined by yard walls & fences upon completion of construction)
- Areas on subject property not specified by index type or unit number are common elements.



SITE TIEPOINT  
 1/2" rebar previously set at northeast corner of property (same point)

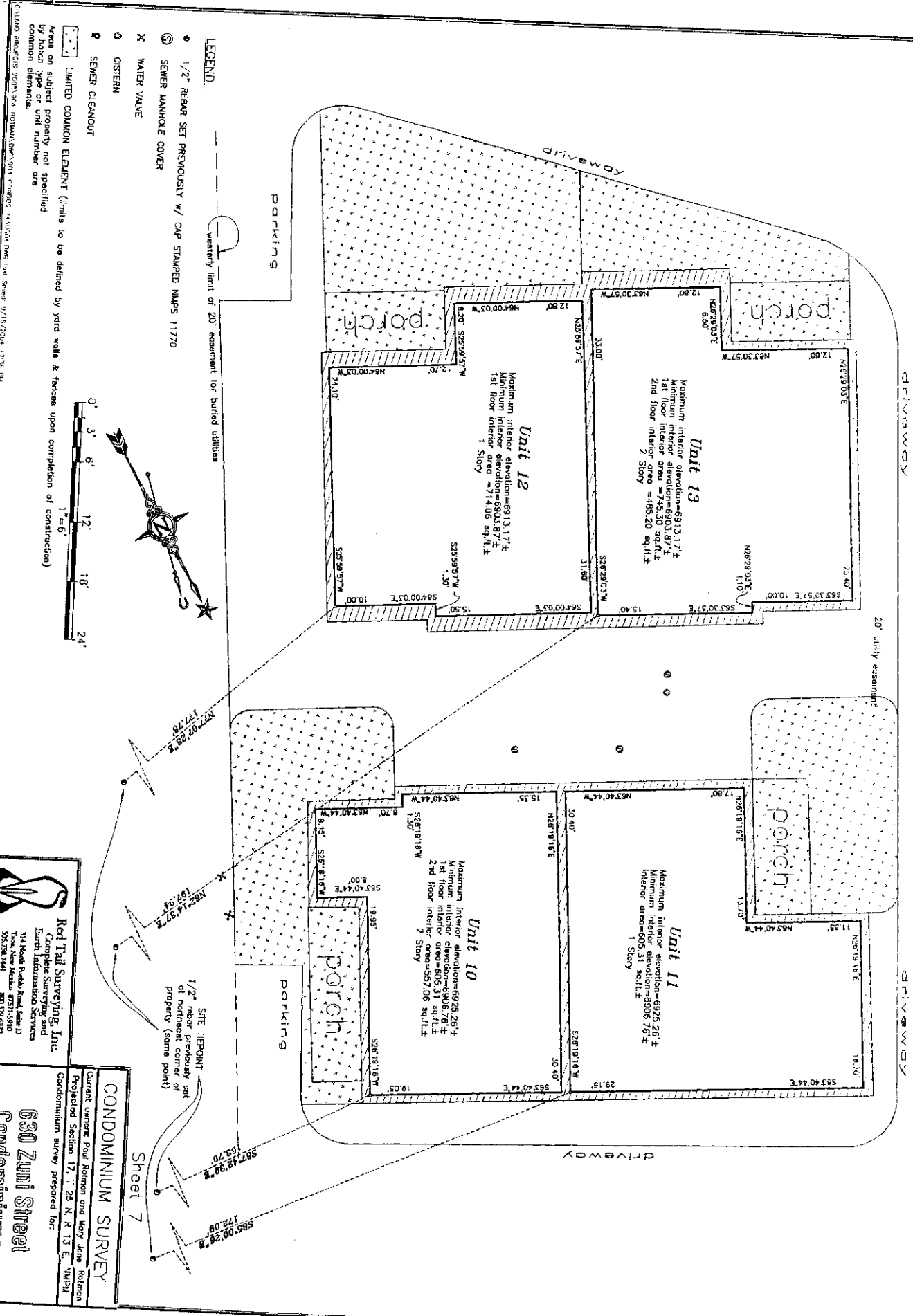
CONDOMINIUM SURVEY  
 CURRENT OWNER: Paul Reardon and Mary Jane Reardon  
 PROJECTED SECTION 17, T. 25 N., R. 13 E., N.M.P.M.  
 CONDOMINIUM SURVEY PREPARED FOR:  
**630 Zuni Street**  
**Condominiums**

**Rod Tail Surveying, Inc.**  
 Complete Surveying and Earth Information Services  
 314 North Pueblo Road, Suite D  
 Tulsa, New Mexico 87515-0910  
 505.338.7441 800.579.6373  
 Email: info@rodtail.com

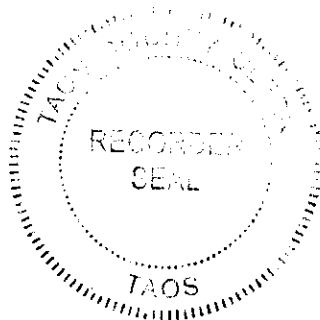
CONDOMINIUM SURVEY  
 Current owner: Paul Reardon and Mary Jane Reardon  
 Projected Section 17, T. 25 N., R. 13 E., N.M.P.M.  
 Condominium survey prepared for:  
**630 Zuni Street**  
**Condominiums**

Drawn by: MCL  
 Proof: Robert Wolf  
 Date: 01 Jul 2004  
 Scale: 1"=6'  
 Job no.: 904.01

# Units 10, 11, 12, 13



288093



COUNTY OF TAOS ) SS  
STATE OF NEW MEXICO )

I hereby certify that this instrument was filed  
for record with 24<sup>th</sup> day of Sept A.D.  
2004 at 11:09:26 o'clock A m  
and that the same is the of M 458  
No. 979-988 of said County,  
Where said record is kept in my office

*Klaus Fagan*

000388