





**CERTIFICATE**

I hereby certify to Charles Mottl that this plat and the improvements shown hereon is a representation of a survey made by me or under my supervision in the field on January 11, 1985 and conforms to the minimum requirements for the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors.

*J. D. Crowl*  
 James D. Crowl, Land Surveyor, NMLS no. 5213.

EXHIBIT B

PROPERTY DESCRIPTION

TRACT A

A certain tract of land near Valdez, Taos County, New Mexico; within the Arroyo Hondo Grant; located within projected Section 19, Township 27 North, Range 13 East, NMPM; described as part of a survey plat entitled "James Root", RGSS no. 64.23.21.40, by James D. Crowl, NMLS no. 5213, dated October, 1976; also described as part of Tract 2, Map 17, Survey 4, of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows:

**BEGINNING** at 1/2 in. rebar found with an aluminum cap stamped '90', for the NE corner of this tract, from whence Angle Point 3, a 1952 USBLM Cadastral Survey brass cap monument found on the Northerly boundary of Exchange Survey 526, bears N 65° 38' E, 9406.8 ft. distant, thence;

S 29° 20' W, 347.1' ft. to a 1/2 in. rebar found with an aluminum cap stamped '108', for the SE corner, thence;  
S 89° 59' W, 549.9 ft. to a 1/2 in. rebar with an aluminum cap stamped '93', for the SW corner, thence;  
N 00° 01' W, 302.5 ft. to a 1/2 in. rebar with an aluminum cap stamped '92', for the NW corner, thence;  
N 89° 59' E, 720.0 ft. to the POINT AND PLACE OF BEGINNING.

This tract contains 4.409 acres, more or less, and is subject to an existing road easement, 12.0 ft. in width, within the NW portion of this tract, and accrues and an easement, 10.0 ft. in width, along the easterly property boundary and leading in a southerly direction for ingress and egress to a county road, as shown on a survey plat entitled "Charles Mottl", RGSS no. RB64.23.21.41, by James D. Crowl, NMLS no. 5213, dated 01/11/85.

EXHIBIT A

RESTRICTIVE COVENANTS

The following restrictive covenants shall apply to the land herein conveyed and shall be included in full or by reference in all deeds thereto. These covenants shall run with the land in perpetuity unless otherwise provided. These covenants are for the benefit of the adjacent 3.785-acre Tract to the south and 1.806-acre Tract to the east.

1. The land shall not be divided, subdivided, partitioned, nor in any manner shall the ownership of any portion thereof be separated from the ownership of any other portion, for a period of 15 years from date.

2. No building shall be erected, altered, placed or permitted to remain on the land other than a principal residence consisting of one detached single family dwelling along with a small guest house or studio.

3. The aforesaid land and the whole thereof shall be used solely for single-family dwelling purposes, and no business or commercial activity of any nature shall be conducted thereon.

4. No trailers (except mobile camp trailer, or motorhome), tents, chainlink or other metal fences may be placed on or kept at any building site. A trailer may be allowed for a period not exceeding one year for the duration of these covenants.

5. Mercury vapor, quartz iodine or other large outdoor lights are not permitted.

6. All utility lines shall be installed underground.

8. Owners of the above described adjacent tracts must approve architectural plans for any structure to be constructed on the property.

COUNTY OF TAOS ) SS  
STATE OF NEW MEXICO )

I hereby certify that this instrument was filed for record on the 12<sup>th</sup> day of NOV A D 19 87 at 2:44 o'clock p.m. and was duly recorded in book H-185 page 54-5411 in the records of Taos County

Witness my Hand and Seal of Office  
Joella C. DeVargas  
County Clerk, Taos County, N M

*Bonnie Rodriguez*



EXHIBIT C