

18 Destierro Trail, Santa Fe, NM 87506

MLS#: 202602939 - 9BD - 3.84ac



GIORGETTI
REAL ESTATE
SANTA FE

kW
KELLERWILLIAMS

PROPERTY FEATURES

BED	9
BATH	5
KITCHEN	3
BUILDING SF	8,894sf
LAND ACRES	3.84ac
YEAR BUILT	1995
ZONING TYPE	Non-Conforming, R-1, 2, 3, 4, 5, 6
ROOF	Flat, Metal - Propanel, Shingle - Asphalt
CONSTRUCTION	Adobe, Frame, Stucco
HEATING	Electric, Hot Water, Natural Gas, Radiant, Radiant Floor
SEWAGE	Septic
WATER	Well - Private





DOCUMENTS REFERENCED

PLAT: Family Transfer Land Division for Silvana Pagani. Filed and recorded in Book 429, Page 42 in the Office of the Santa Fe County Clerk.

PLAT: Mortgage Exemption, Land Division of Lot 2 for Silvana Pagani. Filed and recorded in Book 843, Pages 40-41 in the Office of the Santa Fe County Clerk on January 15, 2019.

WARRANTY DEED: Emilio Pagani, a married man dealing in his separate property, for consideration paid, grants to Silvana Pagani, a single woman. File and recorded in Instrument No. 1512361 in the Office of the Santa Fe County Clerk on January 16, 2008.

WARRANTY DEED: Richard D. McCarthy and Kay F. McCarthy, husband and wife, for consideration paid, grant to Silvana Pagani, a single person. Filed and recorded in Book 988, Page 293 in the Office of the Santa Fe County Clerk on November 10, 1993.

WARRANTY DEED: Silvana Pagani, a single woman, for consideration paid, grant(s) to Joey Val Tucker and Christine Marsh Tucker, husband and wife, as joint tenants. Filed and recorded in Instrument No. 2048987 in the Office of the Santa Fe County Clerk on November 21, 2024.

LOT LINE ADJUSTMENT - LOT CONSOLIDATION SURVEY
PREPARED FOR

Silvana Pagani, Joey Val Tucker & Christine Marsh Tucker

Lying and being situate at 18 Destierro Trail, Lot 1 & 14 Destierro Trail, Lot 2 & 14B Destierro Trail, within Section 6, T.19N., R.9E., N.M.P.M., within the Pajarito Pueblo Grant, County of Santa Fe, State of New Mexico.

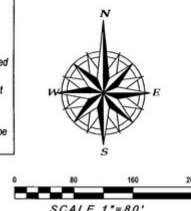
PURPOSE STATEMENT: This plat is to consolidate existing lots & to amend existing lot boundaries, and to eliminate the temporary lot (the "Mortgage Tract") created by the Mortgage Exemption plat recorded on January 15, 2019 as Instrument No. 1876987, and consolidate said Mortgage Tract back into Lot 2 as reflected on the Mortgage Exemption plat; to eliminate any conditions identified on the Mortgage Exemption plat that specifically relate to the Mortgage Tract; and then to adjust the boundary between Lot 1 and Lot 2, being Parcel Nos. 990001984 and 38207374, respectively. *Total Area = 17.26 Acres

SPECIAL BUILDING PERMIT CONDITIONS:

All New Development shall be subject to the Santa Fe County Fire Code

Address is subject to change based upon modifications to either ingress/egress driveway access.

Legal Ingress / egress across pueblo land, if not previously adjudicated by a court of competent jurisdiction or granted irrevocably by (San Ildefonso, Pojaoque, Tesuque or Nambé) Pueblo, shall be subject to and contingent upon successful implementation of the Settlement Agreement between Santa Fe County, The United States Department of Interior and the Pueblo of (San Ildefonso, Pojaoque, Tesuque, or Nambé), which is filed as Instrument No. [insert recording info in the Settlement Agreement for relevant Pueblo-see below], in the records of the Santa Fe County Clerk. Access to the property may cease to exist under the terms of the Settlement Agreement, as it may be amended from time to time.



OWNERS ACKNOWLEDGEMENT AND AFFIDAVIT:

Know All Persons by These Presents:

That the undersigned owners and proprietors have reviewed the Lot Line Adjustment / Lot Consolidation Survey Plat which is prepared to depict a survey for the purpose of construction and or proposed construction, along with required easements. Lying and being situate at 14, 14B & 18 Destierro Trail, Section 6, Township 19 North, Range 9 East, N.M.P.M., County of Santa Fe, State of New Mexico.

All that appears on this plat is made with the free consent and in accordance with the wishes and desires of the undersigned land owners and or proprietor(s). The lands depicted lie within the Planning and Platting Jurisdiction of the County of Santa Fe, New Mexico. Maintenance of access easements as depicted hereon is to be the responsibility to the Land Owners / Users. All easements are hereby depicted or granted for existing public utilities and or access.

Silvana Pagani
SILVANA PAGANI
Joey Val Tucker
JOEY VAL TUCKER

Christine Marsh Tucker
CHRISTINE MARSH TUCKER

The foregoing instrument was acknowledged and sworn to before me this 24th day of January, 2025 by Silvana Pagani, Joey Val Tucker & Christine Marsh Tucker.

[Signature]
NOTARY PUBLIC

My Commission Expires 8/29/27

LEGEND

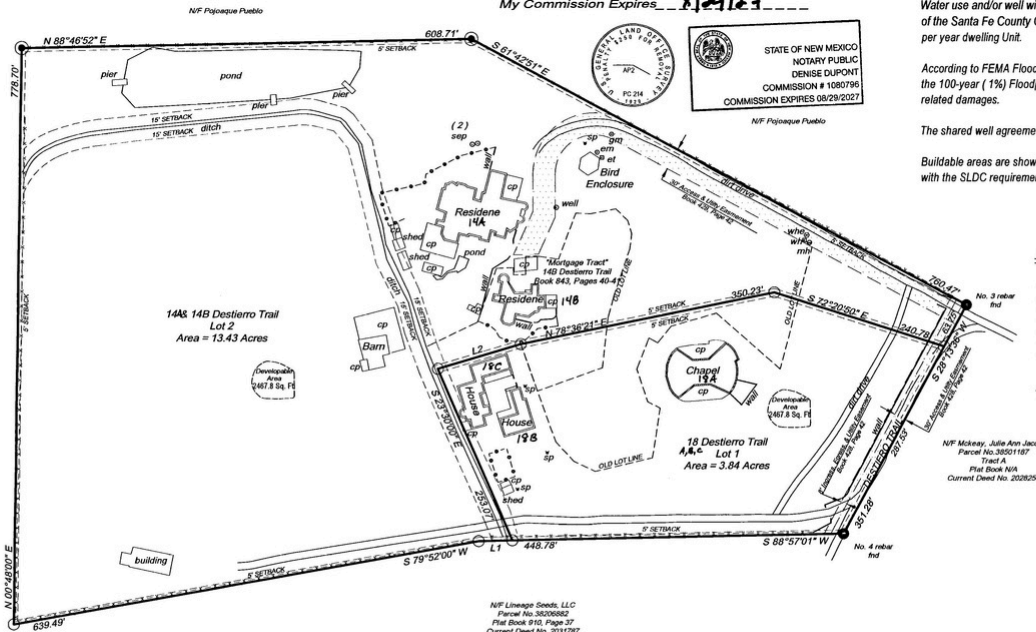
Bearings are based on the two hour static session, and reduced by OPUS, Applying grid to ground New Mexico State Plane Central Zone NAD 83 Coordinates Geodetic local position using GPS RTK
Topcon Hyper + distances are ground - bearings are grid. (N.58°26'38" W.) & Bearings from Book 882, Page 40.

- Monument found as noted.
- Monuments set, no. 4 rebar with 10988 cap or mag nail with 10988 shiner set in concrete.
- USGLOS BRASS CAP
- Concrete drive, slab, sidewalk, or as noted.
- 18' Wide Access & Utility Easement
- Power Pole
- Over Head Powerline
- cp Covered Porch
- em Electric Meter
- et Electric Telephone
- gm Gas Meter
- sp Spigot
- wh Well House
- we Well Head
- mh Man Hole
- w Well
- sep Septic
- Fence
- Coyote Fence
- Wood Fence

SURVEYORS NOTES

Every document of record reviewed and considered as part of this survey is noted hereon. Only those documents noted hereon were supplied to the surveyor or as researched by Land Surveying Company, LLC.

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or other facts that an accurate and current abstract may disclose.



STATE OF NEW MEXICO } ss
SANTA FE COUNTY
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED
FOR RECORD ON THIS 9th DAY OF Oct
A.D. 2025 AT 9:13 O'CLOCK A.M. RECORDED
IN BOOK 928, PAGE 44, AS
DOCUMENT No. 2048987 IN THE OFFICE
OF THE COUNTY CLERK OF SANTA FE COUNTY,
STATE OF NEW MEXICO.



WITNESS MY HAND AND SEAL OF MY OFFICE
SANTA FE COUNTY
KATHARINE E. CLARK

Silvana Pagani
DEPUTY CLERK

SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS:

Salvador I. Vigil 10.6.25
County Land Use Administration Date
John A. Smith September 2025
County Treasurer Date
25-3003
County Dev. Permit No.

The Tracts, parcels and / or lots depicted hereon lie within the Traditional Community zoning district (within the Pajarito Valley overlay district) (if applicable).

The lands shown hereon lie within the planning and platting jurisdiction of Santa Fe County.

The approval of this plat does not constitute the approval of any further development including building permits. All standard county permits and fees must be in place prior to commencement of construction activity of any kind. Development permits for building construction will not be issued until required improvements for roads, fire protection, terrain management, and drainage are completed and approved.

Buildable areas are depicted hereon; the buildable areas indicated have slopes of less than 15%.

Water use and/or well withdrawal on these tracts, parcels and/or lots shown hereon is restricted by covenants filed in the Office of the Santa Fe County Clerk and recorded as instrument no. 2048987. Annual water use is restricted to 0.25 acre feet per year dwelling Unit.

According to FEMA Flood Insurance Rate Map (firm) community panel no. 35049C0150E: this property lies outside the limits of the 100-year (1%) Floodplain, in Zone X. This designation does not guarantee that the property will be free from flooding or flood related damages.

The shared well agreement regarding these lots filed in the Office of the Santa Fe County Clerk as Instrument No. 1879990

Buildable areas are shown on this plat. Alternative buildable areas can be approved by the Administrator upon proof of compliance with the SLDC requirements.

SURVEYORS CERTIFICATE

I, Salvador I. Vigil, a Registered New Mexico Professional Surveyor do hereby certify that this Lot Line Adjustment & Lot Consolidation plat was prepared from an actual field survey performed by me or under my direct supervision on October 8, 2024. This survey and the boundaries on the plat depicted hereon were established using found monuments, and documents of record. This survey is a Land Division or Subdivision as per the New Mexico Subdivision Act. This survey meets the minimum standards for surveys set forth by the New Mexico Board of Licensure for Professional Surveyors and Engineers.

Salvador I. Vigil 8/18/25
Salvador I. Vigil, NMPS 10988 Date



LSC SURVEYS, LLC

PREPARED BY	S.I. Vigil, NMPS	SANTA FE COUNTY CLERK INDEX INFORMATION
DATE	October 8, 2024	SILVANA PAGANI, JOEY VAL TUCKER & CHRISTINE MARSH TUCKER
PROJECT No.	L-5095 (PLAT)	14, 14B & 18 DESTIERRO TRAIL
CHECKED	Donald Yates.	SECTION 6, T.19N., R.9E., N.M.P.M.
14 & 14B Destierro Trail	18 Destierro Trail	COUNTY OF SANTA FE
U.P.C. 1-048-114-075-248 U.P.C. 1-048-114-04-200		STATE OF NEW MEXICO
PARCELS: 01-38207374	PARCELS: 01-990001984	

Private Sanctuary

Tierra Sagrada is an extraordinary 3.84-acre adobe sanctuary and retreat compound just 20 minutes north of downtown Santa Fe, offering a rare opportunity for a private estate, wellness retreat, family compound, boutique hospitality venture, or event destination. Rich in authentic Santa Fe character, the property features a six-bedroom hacienda centered around a peaceful courtyard with fountain, multiple shared baths, spacious communal living, dining, and kitchen areas, a separate three-bedroom, one-bath residence, and a remarkable 4,772-square-foot circular adobe sanctuary with radiant in-floor heat, an expansive gathering hall,

large kitchen, Japanese-inspired dining area, additional teaching and gathering rooms, treatment or office spaces, and multiple baths. Mature cottonwoods, fruit trees, tranquil fountains, flagstone pathways, and contemplative gardens create an atmosphere of serenity beneath the dramatic backdrop of the Las Barrancas Badlands and the Sangre de Cristo Mountains. Crafted with thick hand-stacked adobe walls, antique doors, and artisan details sourced from around the world, Tierra Sagrada is a one-of-a-kind destination designed to inspire connection, healing, creativity, and community.



LESLIE GIORGETTI

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