



Vicinity Map
NOT TO SCALE

Surveyor's Notes & References

1. BASIS OF BEARINGS - A BEARING OF S 41°05'45"E FOR THE NORTHEASTERLY LINE OF TRACT A AS DEPICTED HEREON WAS OBTAINED FROM THE PLAT OF SURVEY ENTITLED "THREE EAGLE PEAK CENTER, INC." PREPARED BY RIGOR SURVEYING SERVICE, JAMES D. CHAMBERS, M.P.S. NO. 1232, AS JOB NO. 14170, DATED JANUARY 3, 1995 AND FILED FOR RECORD IN BOOK M-876, PAGE 296.
2. THE PROPERTY DEPICTED AND ADJACENT PROPERTY IS IDENTIFIED BY THE SAME AS THE PROPERTY DEPICTED AND ADJACENT PROPERTY OF CONTRACT FROM TAOS LAND COMPANY TO JATIN BATRA, DATED MAY 21, 2015 AND FILED FOR RECORD IN BOOK M-876, PAGE 296.
3. THE NEW MEXICO DEPARTMENT OF TRANSPORTATION ALUMINUM DISKS DEPICTED HEREON WERE RECENTLY SET AND THE RAIL TO ESTABLISH THE NORTHEASTERLY RIGHT-OF-WAY OF U.S. ROUTE 68 USING THE GEOMETRY DEPICTED ON RS. THESE DISKS APPEAR TO BE THE NORTHEASTERLY RIGHT-OF-WAY APPROXIMATELY 0.44' NORTHEASTERLY FROM THE POSITION DEPICTED ON THE PLAT.
4. AREAS DETERMINED TO BE SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOODING ARE SHOWN ON THE PLAT. THESE AREAS ARE SUBJECT TO FLOODING IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP NO. 50050C0030E, EFFECTIVE DATE OCTOBER 6, 2010.
5. RESTRICTION COVENANTS, ENCROACHMENTS OR OVERLAPS THAT ARE UNKNOWN OR HAVE NOT BEEN PROVIDED TO THIS SURVEYOR AS OF THE DATE OF THIS SURVEY ARE UNKNOWN OR HAVE NOT BEEN PROVIDED TO THIS SURVEYOR AS OF THE DATE OF THIS SURVEY.
6. R1 - A PLAT OF SURVEY ENTITLED "THREE EAGLE PEAK CENTER, INC." PREPARED BY RIGOR SURVEYING SERVICE, JAMES D. CHAMBERS, M.P.S. NO. 1232, AS JOB NO. 14170, DATED JANUARY 3, 1995 AND FILED FOR RECORD IN CABINET E, PAGE 32-B.
7. R2 - A PLAT OF SURVEY ENTITLED "FIRST COMMUNITY BANK, PREPARED BY STERLING SURVEYS, LARRY L. STERLING, M.P.S. NO. 1010, AS PLAT NO. 10046, DATED SEPTEMBER, 2010 AND FILED FOR RECORD IN CABINET E, PAGE 108-A.
8. R3 - A PLAT OF SURVEY ENTITLED "SOUTH BAY COUNTRY CLUB, INC." PREPARED BY RIGOR SURVEYING SERVICE, JAMES D. CHAMBERS, M.P.S. NO. 1241, AS JOB NO. 11388-A, DATED JANUARY 14, 1999 AND FILED FOR RECORD IN CABINET D, PAGE 64-B.
9. R4 - AN ALTA/AGUA LAND TITLE SURVEY ENTITLED "ROBERT & EDITH NEUMANN" PREPARED BY JEFFREY B. STAGLER, M.P.S. NO. 8327, AS SURVEY NO. 927, DATED MARCH 14, 1997 AND FILED FOR RECORD IN CABINET C, PAGE 51.
10. R5 - A PLAT OF SURVEY ENTITLED "TRANSPORTATION RIGHT-OF-WAY MAP F.A.P. 67, SHEET 3 OF 5, DATED JUNE 22, 1938."

Property Description

TRACT A
 A TRACT OF LAND SITUATE WITHIN TAOS COUNTY, NEW MEXICO, WITHIN THE PLAT OF LAND SURVEY ENTITLED "THREE EAGLE PEAK CENTER, INC." PREPARED BY RIGOR SURVEYING SERVICE, JAMES D. CHAMBERS, M.P.S. NO. 1232, AS JOB NO. 14170, DATED JANUARY 3, 1995 AND FILED FOR RECORD IN CABINET E, PAGE 32-B IN THE OFFICE OF THE COUNTY CLERK, TAOS COUNTY, NEW MEXICO, AND TRACT 28, MAP 6, SURVEY 1, BOTH OF THE 1941 TAOS COUNTY REASSESSMENT SURVEY LOCATED WITHIN PROPOSED SECTION 30, TOWNSHIP 25 NORTH, RANGE 13 EAST, N14-P-14, DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/2" REBAR AT THE SOUTHERLY CORNER OF SAID 34.856 ACRE TRACT; THENCE NORTH 43°08'07" WEST A DISTANCE OF 458.30 FEET TO A 1/2" REBAR SET WITH CAP MARKED "MPS 17532";
 THENCE NORTH 48°55'12" WEST A DISTANCE OF 11.73 FEET TO A 3/8" REBAR
 THENCE NORTH 53°01'26" WEST A DISTANCE OF 311.77 FEET TO A 1/2" REBAR ON THE NORTHEASTERLY RIGHT-OF-WAY OF U.S. ROUTE 68 AND BEARS S 33°08'54"E A DISTANCE OF 47.91 FEET TO A 1/2" REBAR ON THE NORTHEASTERLY RIGHT-OF-WAY OF U.S. ROUTE 68 AND BEARS N 11°01'00" EAST AND WHOSE LONG CHORD BEARS N 53°08'54"E A DISTANCE OF 47.91 FEET;
 THENCE ALONG SAID RIGHT-OF-WAY AND ALONG SAID CURVE, THROUGH A CORNER OF A TRACT OF LAND SURVEY ENTITLED "THREE EAGLE PEAK CENTER, INC." PREPARED BY RIGOR SURVEYING SERVICE, JAMES D. CHAMBERS, M.P.S. NO. 1232, AS JOB NO. 14170, DATED JANUARY 3, 1995 AND FILED FOR RECORD IN CABINET E, PAGE 32-B, TO A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 43°20'06" EAST A DISTANCE OF 20.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 315.23 FEET, FROM WHENCE A RADIIOT RIGHT-OF-WAY RAIL BEARS N 43°20'06" W A DISTANCE OF 1.46 FEET;
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 133°57' AN ARC DISTANCE OF 315.26 FEET TO A 1/2" REBAR SET WITH CAP MARKED "MPS 17532";
 THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 41°05'45" EAST A DISTANCE OF 457.00 FEET TO A 1/2" REBAR; THENCE SOUTH 34°05'30" WEST A DISTANCE OF 457.00 FEET TO A REBAR WITH CAP MARKED "S 3205";
 THENCE SOUTH 34°05'30" WEST A DISTANCE OF 168.24 FEET TO THE POINT OF BEGINNING AS DEPICTED ON A PLAT OF SURVEY ENTITLED "JATIN BATRA", PREPARED BY EAGLE PEAK LAND SURVEYING, INC., MARK W. SHAUBURN, M.P.S. NO. 17532, AS JOB NO. 189103 AND DATED APRIL 7, 2016.
 CONTAINING 211,101 SQUARE FEET OR 4.846 ACRES, MORE OR LESS.

COUNTY OF TAOS)
 STATE OF NEW MEXICO) SS
 I, Anna Martinez, Clerk of the County Clerk's Office, do hereby certify that the instrument was filed for record in the County Clerk's Office of Taos County, New Mexico, on this 14th day of April, 2018, at 11:06:05 a.m. and was duly recorded in Cabinet E, page 17532 of the records of Taos County, New Mexico.
 Witness My Hand and Seal of Office
 Anna Martinez
 County Clerk, Taos County, N.M.


Sheet 1 of 2
Part Of Survey

Jatin Batra

Of the Lands Within the October 4th to 5th Survey Grant, Being 4 Portions Of Tract 1 of Map 6, Survey 1, Tract 28, Map 6, Survey 1 of the 1941 Taos County Reassessment Survey

Town of Taos, Taos County, New Mexico

Scale	1"=40'	Date	4-07-16	Drawn By	MWS	Checked By	MWS	Job Number	189103
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County Clerk Indexing Information

Client Name: Jatin Batra
 Address: 400 Venture Drive
 Lewis Center, OH 43035

Proposed Section: 30 T25N 31 Map: 6 Survey: 1
 TCRS Tract: 28



EAGLE PEAK
 LAND SURVEYING, INC.
 1004 Cavalry Court
 Taos, NM 87571
 505-751-0188 (OURS)

