

Property Description

PARCEL "A"

BEING TRACT 354 AND TRACT 356, MAP 10, SURVEY 1 OF THE TAOS COUNTY REASSESSMENT SURVEY OF 1941, WITHIN PROJECTED SECTION 38, TOWNSHIP 25 NORTH, RANGE 12 EAST, NMPM, IN RANCHOS DE TAOS, COUNTY OF TAOS, STATE OF NEW MEXICO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 68, 80.00 FEET WIDE, AS DEPICTED ON NEW MEXICO STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP F.A.P. 87, SAID POINT BEING DISTANT SOUTH 35°29'54" WEST, 175.53 FEET FROM A RIGHT-OF-WAY RAIL AT ENGINEER'S STATION 933+50.7;

THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 34°44'21" WEST A DISTANCE OF 60.47 FEET;

THENCE NORTH 54°16'37" EAST A DISTANCE OF 8.00 FEET;

THENCE NORTH 37°36'23" WEST A DISTANCE OF 8.71 FEET TO A 1/2" REBAR SET WITH A PLASTIC PLUG MARKED "NMP5 17532";

THENCE NORTH 53°32'37" EAST A DISTANCE OF 54.21 FEET TO A 1/2" REBAR SET WITH A PLASTIC PLUG MARKED "NMP5 17532";

THENCE NORTH 36°23'48" WEST A DISTANCE OF 101.25 FEET TO A 1/2" REBAR;

THENCE NORTH 40°04'08" WEST A DISTANCE OF 21.93 FEET TO A POINT THAT BEARS N 61°36'08" W FROM A 1/2" REBAR REFERENCE MONUMENT;

THENCE SOUTH 54°53'41" WEST A DISTANCE OF 47.09 FEET TO A 1/2" REBAR;

THENCE NORTH 43°06'38" WEST A DISTANCE OF 32.05 FEET TO A 1/2" REBAR SET WITH A PLASTIC PLUG MARKED "NMP5 17532";

THENCE NORTH 36°53'20" WEST A DISTANCE OF 9.54 FEET TO A 1/2" REBAR SET WITH A PLASTIC PLUG MARKED "NMP5 17532";

THENCE SOUTH 48°16'21" WEST A DISTANCE OF 59.48 FEET TO A 1/2" REBAR SET WITH A PLASTIC PLUG MARKED "NMP5 17532";

THENCE SOUTH 33°33'05" EAST A DISTANCE OF 70.48 FEET TO THE NORTHWESTERLY CORNER OF THE OLD MARTINEZ HALL AND EL CORTAZ TAVERN;

THENCE ALONG THE NORTH WALL OF SAID OLD MARTINEZ HALL AND EL CORTAZ TAVERN, SOUTH 34°54'16" EAST A DISTANCE OF 173.49 FEET TO A 1/2" REBAR SET WITH A PLASTIC PLUG MARKED "NMP5 17532" AND SAID NORTHWESTERLY RIGHT-OF-WAY, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,870.00 FEET AND WHOSE LONG CHORD BEARS N 35°46'47" E A DISTANCE OF 18.37;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°33'48" AN ARC DISTANCE OF 18.37 FEET TO A 1/2" REBAR SET WITH A PLASTIC PLUG MARKED "NMP5 17532" AT ENGINEER'S STATION 931+33.26;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 35°29'54" EAST A DISTANCE OF 42.09 FEET TO THE POINT OF BEGINNING.

ALL AS SHOWN ON A PLAT OF SURVEY ENTITLED "DIANA FORD" PREPARED BY AGS CONSULTING, MARK W. SHADBURN, NMP5 NO. 17532, AS JOB NO. 1302.01 AND DATED SEPTEMBER 11, 2006.

CONTAINING 20,997 SQUARE FEET OR 0.482 ACRES, MORE OR LESS.

PARCEL "B"

BEING TRACT 357, MAP 10, SURVEY 1 OF THE TAOS COUNTY REASSESSMENT SURVEY OF 1941 WITHIN PROJECTED SECTION 38, TOWNSHIP 25 NORTH, RANGE 12 EAST, NMPM, IN RANCHOS DE TAOS, COUNTY OF TAOS, STATE OF NEW MEXICO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RIGHT-OF-WAY RAIL FOR ENGINEER'S STATION 933+50.7 ON THE NORTHWESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 68, 80.00 FEET WIDE, AS DEPICTED ON NEW MEXICO STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP F.A.P. 87 AND THE BEGINNING OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,472.50 FEET AND WHOSE LONG CHORD BEARS N 36°11'16" E A DISTANCE OF 35.44 FEET;

THENCE, ALONG SAID RIGHT-OF-WAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°22'44" AN ARC DISTANCE OF 35.44 FEET TO A 1/2" REBAR SET WITH A PLASTIC PLUG MARKED "NMP5 17532";

THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 30°21'19" WEST A DISTANCE OF 86.12 FEET TO A 1/2" REBAR;

THENCE, SOUTH 53°30'20" WEST A DISTANCE OF 30.81 FEET TO A 1/2" REBAR WITH AN ALUMINUM CAP MARKED "ROSS LS 5213";

THENCE, SOUTH 53°30'20" WEST A DISTANCE OF 41.22 FEET TO A 1/2" REBAR WITH AN ALUMINUM CAP MARKED "ROSS LS 5213";

THENCE, SOUTH 54°00'40" WEST A DISTANCE OF 27.25 FEET TO A 1/2" REBAR;

THENCE, NORTH 35°21'21" WEST A DISTANCE OF 18.82 FEET TO A 1/2" REBAR SET WITH A PLASTIC PLUG MARKED "NMP5 17532";

THENCE, SOUTH 52°05'42" WEST A DISTANCE OF 49.19 FEET TO A 1/2" REBAR;

THENCE, SOUTH 36°23'48" EAST A DISTANCE OF 101.25 FEET TO A 1/2" REBAR SET WITH A PLASTIC PLUG MARKED "NMP5 17532";

THENCE, SOUTH 53°32'37" WEST A DISTANCE OF 54.21 FEET TO A 1/2" REBAR SET WITH A PLASTIC PLUG MARKED "NMP5 17532";

THENCE, SOUTH 37°36'23" EAST A DISTANCE OF 6.71 FEET;

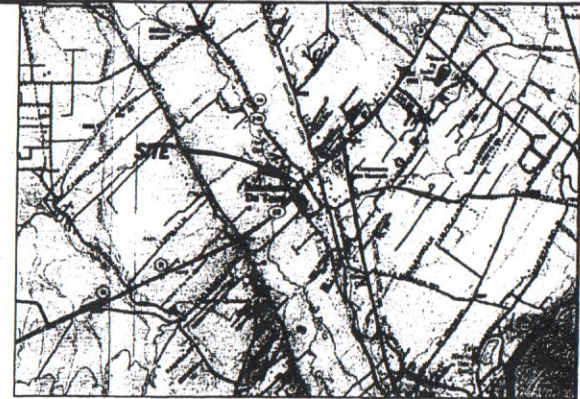
THENCE, SOUTH 54°16'37" WEST A DISTANCE OF 8.00 FEET;

THENCE, SOUTH 34°44'21" EAST A DISTANCE OF 80.47 FEET TO THE NORTHWESTERLY LINE OF SAID RIGHT-OF-WAY;

THENCE, NORTH 35°29'54" EAST A DISTANCE OF 175.53 FEET TO THE POINT OF BEGINNING.

ALL AS SHOWN ON A PLAT OF SURVEY ENTITLED "DIANA FORD" PREPARED BY AGS CONSULTING, MARK W. SHADBURN, NMP5 NO. 17532, AS JOB NO. 1302.01 AND DATED SEPTEMBER 11, 2006.

CONTAINING 19,681 SQUARE FEET OR 0.452 ACRES, MORE OR LESS.



Vicinity Map
Not to Scale

TAOS COUNTY
ELAINE S. MARTINEZ, CLERK
000374289
Book 572 Page 376
1 of 1
10/10/2006 12:20:55 PM
BY DOLORES



COUNTY OF TAOS JSS
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for records on the 10th day of Oct. A.D. 2006 at 12:20:55 o'clock P.M. and was duly recorded in Book 572 Page 376 of the County of Taos, New Mexico.
Witness my hand and the Seal of Office
Elaine S. Martinez
County Clerk, Taos County, N.M.
Disputy

Sheet 1 of 2

PLAT OF SURVEY

Diana Ford

OF LANDS WITHIN THE CRISTOVAL DE LA SERNA GRANT, BEING TRACTS 354, 356 AND 357, MAP 10, SURVEY 1 OF THE TAOS COUNTY REASSESSMENT SURVEY OF 1941.
RANCHOS DE TAOS, TAOS COUNTY, NEW MEXICO

Scale	Date	Drawn By	Checked By	Job Number
1" = 40'	09/11/06	MWS		1302.01

County Clerk Indexing Information

Owners Name: Diana Ford		
Address: 235 Rodrigex Santa Fe, NM 87501		
Projected Section: 36	T25N	R12E
TCRS: Tracts 354, 356 & 357, Map 10, Survey 1		

AGS CONSULTING

P.O. BOX 205
EL PRADO, NM 87529
(505) 751-1108 fax: 751-1540

Notes

1. BASIS OF BEARINGS - A BEARING OF N 35°56'00"E FOR THE LINE NORTHWESTERLY OF THE NORTHWESTERLY LINE OF STATE ROUTE 68 AS DEPICTED HEREON IS BASED ON THE NORTHWESTERLY LINE OF STATE ROUTE 68 AS DEPICTED ON A PLAT ENTITLED "MARY VELASQUEZ" PREPARED BY JEFFREY B. STADLER, N.M.P.S. No. 8327, AS JOB No. 218 AND DATED JULY 1, 1987.

2. THE PROPERTY DEPICTED AND DESCRIBED HEREON IS MEANT TO REPRESENT THAT SAME REAL PROPERTY AS DESCRIBED IN TWO (2) QUIT CLAIM DEEDS FROM FELIX AND GUILLERMO MARTINEZ TO FELIX MARTINEZ AND DIANNA MARTINEZ FILED IN BOOK A-228, PAGES 444 AND 445 AND BOOK A-228, PAGES 446 AND 447, RESPECTIVELY, IN THE OFFICE OF THE COUNTY CLERK, COUNTY OF TAOS, STATE OF NEW MEXICO.

3. THERE MAY EXIST RECORDED OR UNRECORDED DOCUMENTS OR PLATS IN EXISTENCE SPECIFYING EASEMENTS, RESTRICTION, COVENANTS, ENCROACHMENTS, OR OVERLAPS THAT ARE UNKNOWN OR HAVE NOT BEEN PROVIDED TO THIS SURVEYOR AS OF THE DATE OF THIS PLAT.

Easements

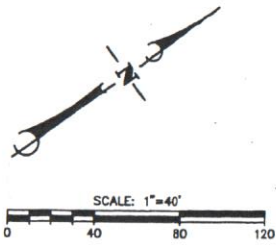
1. A RIGHT OF WAY AS DEPICTED ON A SURVEY PLAT ENTITLED "TOM MARTINEZ" AND PREPARED BY KENELM C. WINSLOW, NMPE & LS No. 4369 AND FILED FOR RECORD IN VOLUME 5, PAGE 154 IN THE OFFICE OF THE TAOS COUNTY CLERK. (STATE ROAD 68, FORMERLY U.S. HIGHWAY 64)

2. A RIGHT OF WAY AS DEPICTED ON A SURVEY PLAT ENTITLED "TOM MARTINEZ" AND PREPARED BY KENELM C. WINSLOW, NMPE & LS No. 4369 AND FILED FOR RECORD IN CABINET B, PAGE 149 IN THE OFFICE OF THE TAOS COUNTY CLERK. (STATE ROAD 68, FORMERLY U.S. HIGHWAY 64)

3. AN EASEMENT FOR POLE LINE PURPOSES AS DESCRIBED IN A RIGHT-OF-WAY FROM SQUIRE HARTT TO MOUNTAIN STATE TELEPHONE AND TELEGRAPH COMPANY AND FILED FOR RECORD IN BOOK M-21, PAGE 243 IN THE OFFICE OF THE TAOS COUNTY CLERK. (NOT LOCATABLE FROM RECORD INFORMATION)

4. A FIFTEEN (15.00) FOOT WIDE EASEMENT FOR WATERLINE PURPOSES AS DESCRIBED IN A DEED FOR EASEMENT OF WAY FROM MANUEL VALDEZ TO THE RANCHOS WATER ASSOCIATION AND FILED FOR RECORD IN BOOK M-57, PAGE 104 IN THE OFFICE OF THE TAOS COUNTY CLERK. (NOT LOCATABLE FROM RECORD INFORMATION)

5. A 22 FEET 8 INCH WIDE BY 48 FOOT LONG EASEMENT FOR WALL PURPOSES AS DESCRIBED IN A DEED FOR EASEMENT OF WAY FROM MANUEL VALDEZ TO LUCINDO SANCHEZ AND FILED FOR RECORD IN BOOK M-35, PAGE 125 IN THE OFFICE OF THE TAOS COUNTY CLERK. (NOT LOCATABLE FROM RECORD INFORMATION)



TANGENT TABLE					
Tangent	Bearing (M)	Dist. (M)	Rec. Bearing	Rec. Dist.	Rec.
T1	S 53°30'20"W	71.83'	S 53°52'W	72.0'	R7
T2	S 53°30'20"W	30.61'			R2
T3	S 53°30'20"W	41.22'	S 53°52'44"W	41.35'	R2
T4	S 54°00'40"W	27.25'	S 54°01'49"W	27.12'	R2
T5	N 35°21'21"W	18.82'	N 38°18'42"W	18.82'	R2
T6	S 52°05'42"W	49.19'	S 53°01'55"W	49.19'	R2
T7	N 40°04'08"W	21.93'	N 38°59'15"W	22.10'	R2
T8	S 54°53'41"W	47.09'	S 54°12'24"W	47.13'	R2
T9	N 43°06'38"W	32.05'	N 43°33'16"W	32.05'	R2
T10	N 36°53'20"W	9.54'	N 37°21'58"W		R2
T11	S 48°16'21"W	59.46'	S 47°18'W	59.7'	R1
T12	S 33°33'05"E	70.48'	S 32°39'E	70.8'	R1
T13	S 53°32'37"W	54.21'	N 55°19'E	54.1'	R1
T14	S 37°36'23"E	6.71'	N 35°50'W	6.7'	R1
T15	S 54°16'37"W	6.00'	N 56°03'E	6.3'	R1
T16	S 34°44'21"E	60.47'	N 33°16'W	61.0'	R1

References

R1 - A PLAT ENTITLED "SURVEY FOR TOM MARTINEZ" PREPARED BY KENELM C. WINSLOW, NMPS No. 4369, DATED AUGUST 11, 1969 AND FILED FOR RECORD IN CABINET B, PAGE 83-A IN THE OFFICE OF THE COUNTY CLERK, COUNTY OF TAOS, STATE OF NEW MEXICO.

R2 - A SURVEY PLAT ENTITLED "WALTERS TO FRANK AND DE LUSIGNAN" PREPARED BY RIO GRANDE SURVEYING SERVICES, JAMES D. CROWL, NMPS No. 5213, AS JOB No. L1134-1-1 AND DATED SEPTEMBER 4, 1991

R3 - A PLAT OF SURVEY FOR MANUEL VALDEZ PREPARED BY CIPRIANO MARTINEZ, NMPS No. 3995 AND DATED OCTOBER 28, 1976.

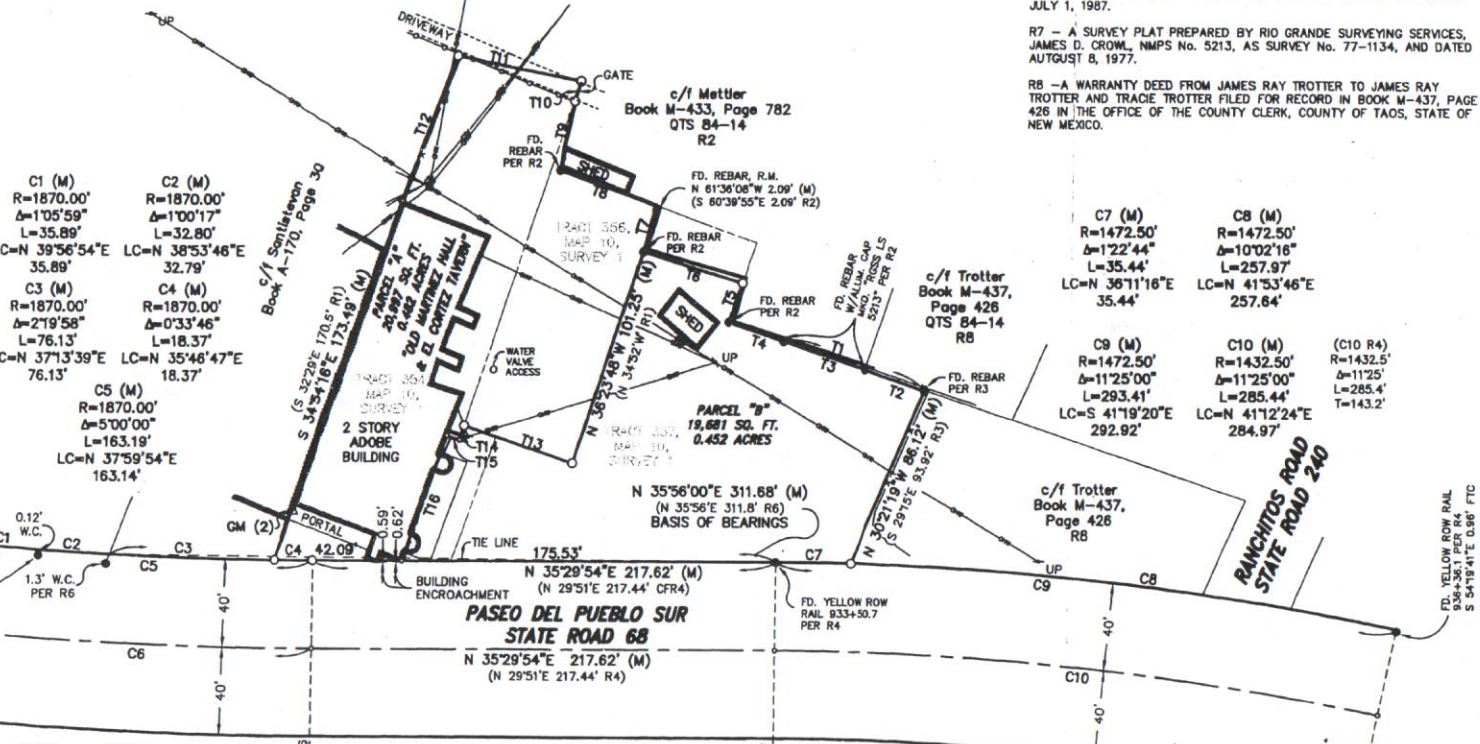
R4 - A NEW MEXICO STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP "F.A.P. 67" SHEET 2 OF 5.

R5 - A SURVEY PLAT ENTITLED "GLORIA VELASQUEZ" PREPARED BY RIO GRANDE SURVEYING SERVICES, JAMES D. CROWL, NMPS No. 5213, AS JOB No. L3791 AND DATED DECEMBER 18, 1990.

R6 - A SURVEY PLAT ENTITLED "MARY VELASQUEZ" PREPARED BY JEFFREY B. STADLER, NMPS No. 8327, AS SURVEY No. 218 AND DATED JULY 1, 1987.

R7 - A SURVEY PLAT PREPARED BY RIO GRANDE SURVEYING SERVICES, JAMES D. CROWL, NMPS No. 5213, AS SURVEY No. 77-1134, AND DATED AUGUST 8, 1977.

R8 - A WARRANTY DEED FROM JAMES RAY TROTTER TO JAMES RAY TROTTER AND TRACE TROTTER FILED FOR RECORD IN BOOK M-437, PAGE 426 IN THE OFFICE OF THE COUNTY CLERK, COUNTY OF TAOS, STATE OF NEW MEXICO.



C1 (M) R=1870.00' Δ=1°05'59" L=35.89'	C2 (M) R=1870.00' Δ=1°00'17" L=32.80'	C3 (M) R=1870.00' Δ=2°19'58" L=76.13'	C4 (M) R=1870.00' Δ=0°33'46" L=18.37'	C5 (M) R=1870.00' Δ=5°00'00" L=163.19'	C6 (M) R=1910.00' Δ=5°00'00" L=166.66'	C7 (M) R=1472.50' Δ=1°22'44" L=35.44'	C8 (M) R=1472.50' Δ=10°02'16" L=257.97'	C9 (M) R=1472.50' Δ=11°25'00" L=293.41'	C10 (M) R=1432.50' Δ=11°25'00" L=285.44'	(C10 R4) R=1432.50' Δ=11°25' L=285.44' T=143.2'
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ABBREVIATIONS

- ALUM. - ALUMINUM
- c/f - CURRENT OR FORMER OWNER
- CFR - CALCULATED FROM RECORD
- FD. - FOUND
- FTC - FROM TRUE CORNER
- GM - GAS METER
- M - MEASURED
- MKD. - MARKED
- UP - UTILITY POLE
- R - REFERENCE
- R.M. - REFERENCE MONUMENT
- TCRS - TAOS COUNTY REASSESSMENT SURVEY OF 1941
- W.C. - WITNESS CORNER

Legend

SYMBOLS

- - FOUND REBAR AS NOTED
- - SET 1/2" REBAR WITH CAP MKD. "N.M.P.S. 17532"
- - POINT NOT FOUND OR SET
- Δ - GAS METER
- ⊕ - UTILITY POLE

LINETYPES

- x-x- - BOARD OR WIRE FENCE
- - - - - EDGE OF DIRT PATH
- o-o- - LATILLA FENCE LINE
- - - - - OVERHEAD CABLE TV LINE
- - - - - OVERHEAD POWER LINE
- - - - - TCRS LINE
- - - - - WALL

Surveyor's Certificate

I, MARK W. SHADBURN, NEW MEXICO PROFESSIONAL SURVEYOR No. 17532, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN AUGUST OF 2006; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT.



Mark W. Shadburn
MARK W. SHADBURN
N.M.P.S. No. 17532

County Clerk Indexing Information		
Owners Name:	Diana Ford	
Address:	235 Rodrigez Santa Fe, NM 87501	
Projected Section:	36	T25N R12E
TCRS:	Tracts 354, 356 & 357, Map 10, Survey 1	

AGS CONSULTING	
P.O. BOX 205 EL PRADO, NM 87529 (505) 751-1108 fax: 751-1540	

PLAT OF SURVEY				
Diana Ford				
OF LANDS WITHIN THE CRISTOVAL DE LA SERNA GRANT, BEING TRACTS 354, 356 AND 357, MAP 10, SURVEY 1 OF THE TAOS COUNTY REASSESSMENT SURVEY OF 1941.				
RANCHOS DE TAOS, TAOS COUNTY, NEW MEXICO				
Scale	Date	Drawn By	Checked By	Job Number
1" = 40'	09/11/06	MWS		1302.01