TAOS COUNTY
ELAINE S. MONTANO, CLERK
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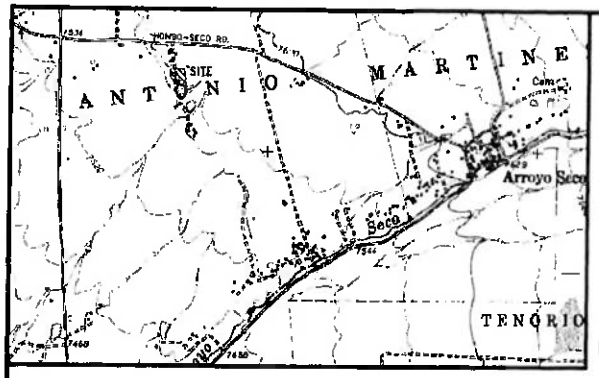
Book 561 Page 439
1 of 1
08/07/2006 03:54:39 PM
BY LILLIAN

BOUNDARY SURVEY PLAT

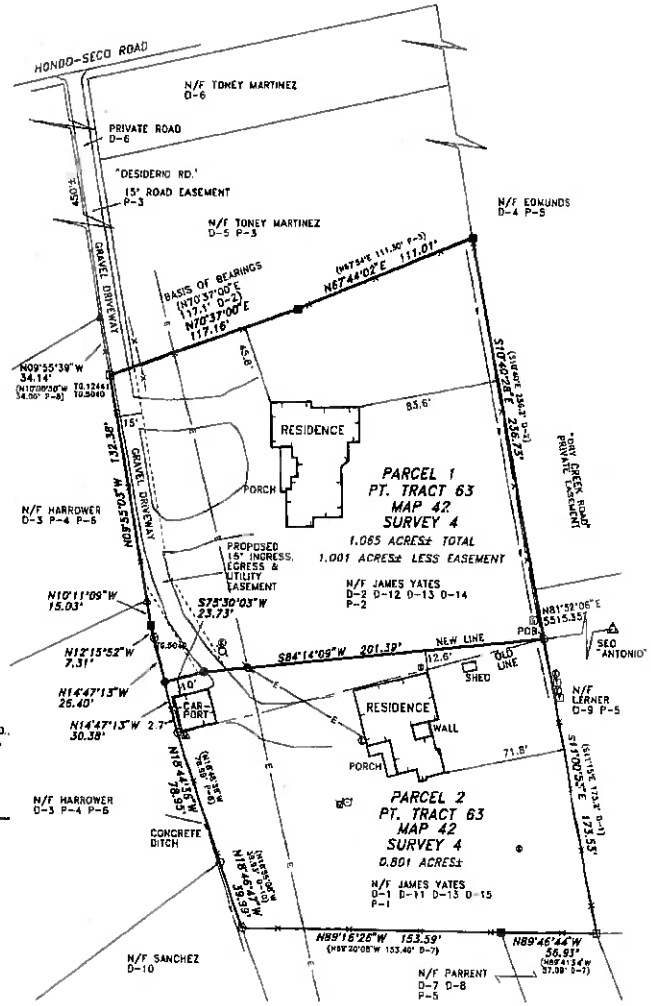
TRACT OF LAND IN PROJECTED SECTION 6, TOWNSHIP 26 NORTH, RANGE 13 EAST OF THE N.M.P.M., NEAR ARROYO SECO COUNTY OF TAOS, STATE OF NEW MEXICO

JAMES YATES LOT LINE ADJUSTMENT



VICINITY MAP

NO SCALE



LEGEND

- 1/2" INCH REBAR WITH PLASTIC CAP NMLS #14833 SET
- 1/2 INCH REBAR WITH PLASTIC CAP NMLS #5213 FOUND
- 5/8 INCH REBAR WITH ALLOY CAP NMLS #5040 FOUND
- 1/2 INCH REBAR WITH ALLOY CAP NMLS #5213 FOUND
- 1/2 INCH REBAR WITH PLASTIC CAP NMLS #12441 FOUND
- 1/2 INCH REBAR NO CAP FOUND
- STATE ENGINEER'S OFFICE CONTROL POINT "ANTONIO"
- SEPTIC CLEAN OUTS
- WELL CASING LOCATION
- TELEPHONE PEDESTAL
- ELECTRIC METER
- GAS METER
- POWER POLE
- ELECTRIC BOX (TRANSFORMER)
- WATER METER
- FENCE LINE
- O.H. UTILITY LINE
- EASEMENT LINE
- ACEQUIA LINE (FLOW)

GRAPHIC SCALE 1"=50'

50' 0' 50' 100' 150'

RECORDER SEAL TAOS COUNTY

COUNTY OF TAOS)SS
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for records on the 7TH day of AUGUST A.D., 2006 at 15:54 o'clock P m and was duly recorded in book CAB E page 107-15 of the records of Taos County.
Witness my Hand and Seal of Office
Elaine S. Montaño
County Clerk, Taos County, N.M.
Deputy

NOTES AND REFERENCES

1. BASIS OF BEARING IS THE NORTHWESTERLY PROPERTY LINE OF PARCEL 1 SHOWN HEREON, MONUMENTED BY 1/2 INCH REBAR AND CAPS, NMLS #5213 FOUND. SAID BEARING RECORDED AS NORTH 70°37'00" EAST.
2. THIS PARCEL OF LAND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF RECORD WHICH PERTAIN TO THE SUBJECT PREMESIS AND HAVE NOT BEEN PROVIDED TO THIS SURVEYOR AS OF THE DATE OF CERTIFICATION SHOWN HEREON.
3. DIMENSIONS IN PARENTHESIS ARE THOSE OF RECORD WHEN DIFFERENT FROM THOSE MEASURED.
4. CERTIFICATION NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.
5. P- REFERS TO PLAT REFERENCES, D- REFERS TO DEED REFERENCES
6. N/F REFERS TO NOW OR FORMERLY
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TAOS SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, TAOS SURVEYING RELIED UPON INFORMATION SUPPLIED BY OWNER.
8. ALL PARCELS LIE WITHIN FLOOD AREA ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN", PER NATIONAL FLOOD INSURANCE PROGRAM RATE MAP PANEL 375 OF 650, TAOS COUNTY, NEW MEXICO, COMMUNITY PANEL NO. 350078 0375 C, DATED 01/05/89.
9. ANY ROADS CREATED BY THIS LOT LINE ADJUSTMENT PLAT ARE THE RESPONSIBILITY OF THE BENEFITED LANDOWNERS TO MAINTAIN.
10. ACCESS TO A PUBLIC ROAD TO THE SUBJECT PROPERTIES SHOWN HEREON IS OVER "DESIDERIO ROAD", A GRAVEL ROAD WHICH APPEARS TO HAVE BEEN IN USE SINCE AT LEAST 1975. SAID ROAD IS NOT INCLUDED WITHIN THE PROPERTY DEEDS AND PLATS OF THE NORTH ADJOINERS. SAID ROAD DOES NOT APPEAR TO BE SPECIFICALLY GRANTED VIA DEED TO THE PARCELS SHOWN HEREON

PLAT REFERENCES

NO.	TITLE OR CLIENT	SURVEYOR/ENGINEER
P-1	ANN CROMBIE	JAMES D. CROWL, NMLS #5213, 09/75, CAB. A, PG. 26-B
P-2	ANN CROMBIE	JOEL K. SCHANTZ, NMLS #7000, 04/4/85, CAB. C, PG 63-A
P-3	SAMMY FLORES	CONRAD ROMERO, NMLS #6843, 05/31/89, CAB. C, PG. 96-A
P-4	CROMBIE TO BERRIDGE	MARK LUCHETTI, NMLS #9458, 02/02/04, CAB. E, PG. 22-A
P-5	CHILTON ANDERSON	IRVIN L. SACKETT, 01/25/83
P-6	HARROWER & CROWLEY	SCOTT B. CROWL, NMLS #12441, 03/16/06, CAB. E, PG. 99-A

DEED REFERENCES

NO.	TYPE	GRANTOR	GRANTEE	DATE	BOOK/PAGE
D-1	WARRANTY	CROMBIE	YATES	12/13/04	BK 470, PGS 16-17
D-2	WARRANTY	CROMBIE	YATES	12/13/04	BK 470, PGS 898-890
D-3	WARRANTY	BERRIDGE	HARROWER	05/24/05	BK 492, PGS 898-900
D-4	WARRANTY	HOTTEN	EDMUNDS	02/02/87	BK A-182, PGS 148-149
D-5	WARRANTY	CONCHA	MARTINEZ	03/05/01	BK M-267, PG 481
D-6	WARRANTY	FLORES	MARTINEZ	10/13/93	BK A-215, PG 349
D-7	WARRANTY	PARRENT	PARRENT TRUST	06/04/92	BK A-207, PGS 759-760
D-8	WARRANTY	ROBERTS	PARRENT	11/13/89	BK A-195, PGS 680-681
D-9	WARRANTY	HINDS	LERNER	06/28/93	BK A-213, PGS 505-506
D-10	WARRANTY	SANCHEZ	SANCHEZ	02/24/99	BK A-252, PGS 243-244
D-11	WARRANTY	FLORES	CROMBIE	09/25/75	BK A-137, PG 657
D-12	WARRANTY	FLORES	SANCHEZ	07/01/74	BK A-133, PG 427
D-13	WARRANTY	FLORES	FLORES	05/17/74	BK A-133, PG 128
D-14	QUIET TITLE	SANCHEZ	BACA ET.AL	09/12/85	CV85-302
D-15	QUIET TITLE	CROMBIE	BACA ET.AL	12/29/76	CV76-10681

THIS LOT LINE ADJUSTMENT WAS PERFORMED AT THE REQUEST OF JAMES YATES, ACCORDING TO NEW MEXICO SUBDIVISION ACT (NMSA 1978), SECTION "47-6-2", SUB-SECTION "J", EXCEPTION NUMBER 7, AND ACCORDING TO TAOS COUNTY SUBDIVISION REGULATIONS, ORDINANCE 2005-8, ADOPTED 09/01/05, ARTICLE 2, DEFINITIONS, SUBDIVISION (7).

I, CRAIG T. GILLIO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 14833, 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; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS 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.

NEW MEXICO 14833 REGISTERED PROFESSIONAL SURVEYOR

CRAIG T. GILLIO, N.M.P.S. #14833

July 19, 2006
DATE

PROPERTY DESCRIPTION PARCEL 1:

A CERTAIN TRACT OF LAND SITUATED IN A PART OF PROJECTED SECTION 6, TOWNSHIP 26 NORTH, RANGE 13 EAST, NEW MEXICO PRINCIPAL MERIDIAN, NEAR ARROYO SECO, COUNTY OF TAOS, STATE OF NEW MEXICO, WITHIN THE ANTONIO MARTINEZ GRANT; DESCRIBED AS PART OF TRACT 63, MAP 42, SURVEY 4 OF THE 1941 TAOS COUNTY REASSESSMENT SURVEY, TAOS COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THIS TRACT, A 1/2 INCH REBAR NO CAP FOUND, WHENCE STATE ENGINEER'S OFFICE CONTROL POINT "ANTONIO", A STANDARD BRASS CAP MONUMENT FOUND BEARS NORTH 81°52'06" EAST, A DISTANCE OF 5515.35 FEET;
THENCE SOUTH 84°14'09" WEST, A DISTANCE OF 201.39 FEET TO A 1/2 INCH REBAR AND PLASTIC CAP, NMLS #14833, SET;
THENCE SOUTH 75°30'03" WEST, A DISTANCE OF 23.73 FEET TO A 1/2 INCH REBAR AND PLASTIC CAP, NMLS #14833, SET;
THENCE NORTH 14°47'13" WEST, A DISTANCE OF 26.40 FEET TO A 1/2 INCH REBAR NO CAP FOUND;
THENCE NORTH 12°15'52" WEST, A DISTANCE OF 7.31 FEET TO A 1/2 INCH REBAR AND PLASTIC CAP, NMLS #5213, FOUND;
THENCE NORTH 10°11'09" WEST, A DISTANCE OF 15.03 FEET TO A 1/2 INCH REBAR AND PLASTIC CAP, NMLS #12441, FOUND;
THENCE NORTH 09°55'39" WEST, A DISTANCE OF 132.38 FEET TO A 1/2 INCH REBAR AND ALLOY CAP, NMLS #5213, FOUND;
THENCE NORTH 70°37'00" EAST, A DISTANCE OF 117.16 FEET TO A 1/2 INCH REBAR AND PLASTIC CAP, NMLS #5213, FOUND;
THENCE NORTH 67°44'02" EAST, A DISTANCE OF 111.01 FEET TO A 1/2 INCH REBAR AND ALLOY CAP, NMLS #5213, FOUND;
THENCE SOUTH 10°40'28" EAST, A DISTANCE OF 236.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.065 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION PARCEL 2:

A CERTAIN TRACT OF LAND SITUATED IN A PART OF PROJECTED SECTION 6, TOWNSHIP 26 NORTH, RANGE 13 EAST, NEW MEXICO PRINCIPAL MERIDIAN, NEAR ARROYO SECO, COUNTY OF TAOS, STATE OF NEW MEXICO, WITHIN THE ANTONIO MARTINEZ GRANT; DESCRIBED AS PART OF TRACT 63, MAP 42, SURVEY 4 OF THE 1941 TAOS COUNTY REASSESSMENT SURVEY, TAOS COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THIS TRACT, A 1/2 INCH REBAR NO CAP FOUND, WHENCE STATE ENGINEER'S OFFICE CONTROL POINT "ANTONIO", A STANDARD BRASS CAP MONUMENT FOUND BEARS NORTH 81°52'06" EAST, A DISTANCE OF 5515.35 FEET;
THENCE SOUTH 11°00'53" EAST, A DISTANCE OF 173.53 FEET TO A 1/2 INCH REBAR AND ALLOY CAP, NMLS #5213, FOUND;
THENCE NORTH 89°46'44" WEST, A DISTANCE OF 56.93 FEET TO A 1/2 INCH REBAR AND PLASTIC CAP, NMLS #5213, FOUND;
THENCE NORTH 89°16'26" WEST, A DISTANCE OF 153.59 FEET TO A 1/2 INCH REBAR NO CAP, FOUND;
THENCE NORTH 18°46'47" WEST, A DISTANCE OF 39.99 FEET TO A 1/2 INCH REBAR NO CAP, FOUND;
THENCE NORTH 18°44'35" WEST, A DISTANCE OF 78.95 FEET TO A 1/2 INCH REBAR NO CAP, FOUND;
THENCE NORTH 14°47'13" WEST, A DISTANCE OF 30.38 FEET TO A 1/2 INCH REBAR AND PLASTIC CAP, NMLS #14833, SET;
THENCE NORTH 75°30'03" EAST, A DISTANCE OF 23.73 FEET TO A 1/2 INCH REBAR AND PLASTIC CAP, NMLS #14833, SET;
THENCE NORTH 84°14'09" EAST, A DISTANCE OF 201.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.801 ACRES, MORE OR LESS.

APPROVALS AND ACCEPTANCES

COUNTY OF TAOS, NEW MEXICO
BOARD OF COMMISSIONERS OF TAOS COUNTY
TAOS COUNTY PLANNING DEPARTMENT

THE DIVISION SHOWN ON THIS PLAT IS HEREBY APPROVED AS A LOT LINE ADJUSTMENT OF EXISTING CONTIGUOUS TRACTS OF LAND AS DEFINED IN THE TAOS COUNTY SUBDIVISION REGULATIONS ORDINANCE 2005-8, ARTICLE 2, DEFINITIONS, SUBDIVISION (7).

APPROVED BY THE TAOS COUNTY PLANNING DEPARTMENT ON THIS 7th DAY OF August A.D. 2006

BY: Edward L. Vigil, Planner LLA-035-06

TAOS COUNTY PLANNING DEPARTMENT CASE NO.

TAOS SURVEYING
PROFESSIONAL LAND SURVEYORS
NEW MEXICO LICENSE NO. 14833
P.O. BOX 1221
EL PRADO, NM 87529
PH: (505) 758-2061
FAX: (505) 758-1784
TOLL FREE: (866) 758-2061
TOTAL LAND SURVEYING SOLUTIONS
BOUNDARY GPS CAD SPECIALISTS AERIAL MAPPING GEODETIC CONTROL
A DIVISION OF TIERRA NORTE, INC.

TITLE:

JAMES YATES
LOT LINE ADJUSTMENT

JAMES YATES HCR 74 BOX 22602 EL PRADO NM 87529

FIELD SURVEY: 07/13/06	INDEXING INFORMATION FOR TAOS COUNTY CLERK	REV:
CERTIFICATION: 07/19/06	OWNER: YATES	
DRAWN BY: CTG	SECTION: PROJ. SEC 6 TOWNSHIP: 26 NORTH RANGE: 13 EAST	PROJECT NO.: 206-091
CHECKED BY: CTG		SHEET 1 OF 1