

# Within the Taos Pueblo Grant in the Town of Taos, Taos County, New Mexico

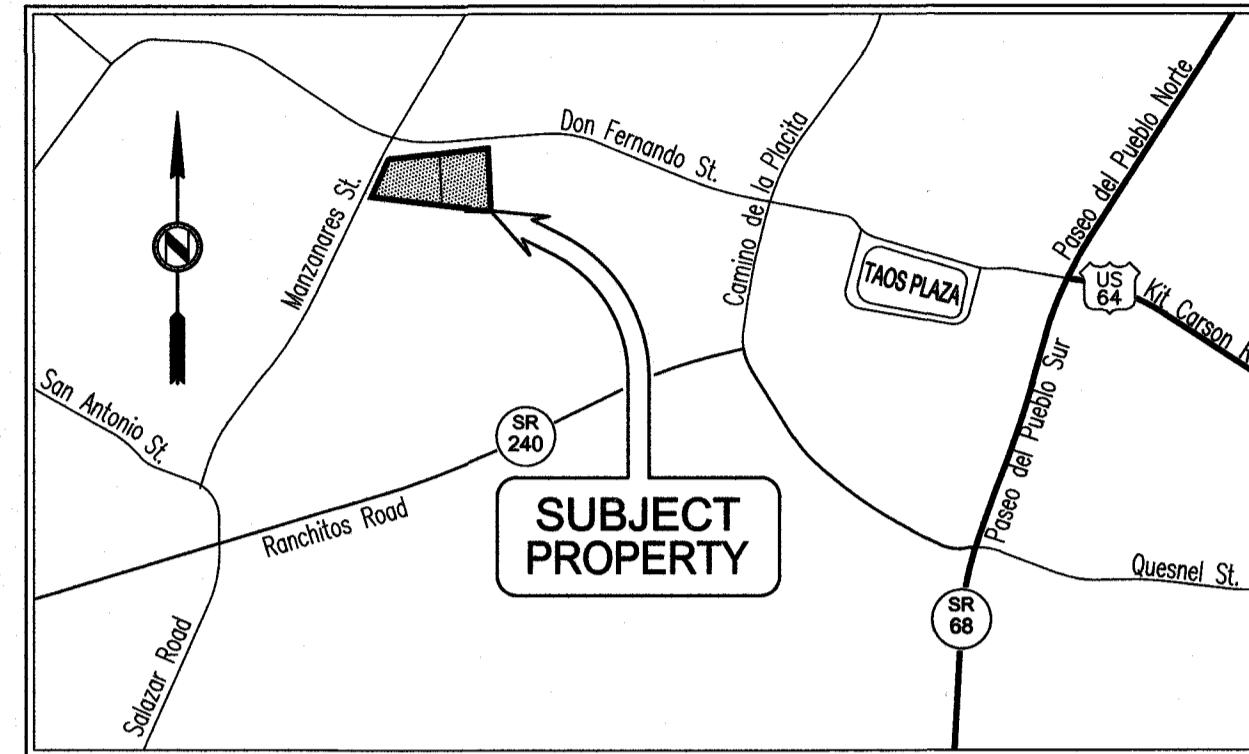
## PROPERTY DESCRIPTION Tract B-1

A tract of land within the Taos Pueblo Grant in the Town of Taos, Taos County, New Mexico, shown on the Taos County Property ID Maps within the NW 1/4 of Projected Section 17, Township 25 North, Range 13 East, NMPM; described as part of Exception 326, Private Claim 221, Parcel 3 of the 1932 USGLO Supplemental Plat Showing Private Claims in Sections 8 and 17 within the Taos Pueblo Grant, as part of Tract 234, Map 18, Survey 2 of the 1941 Taos County Reassessment Survey, and more particularly described as follows:

BEGINNING at the southeasterly corner of this tract, a 1/2" rebar set with a cap stamped NMPS 11770, from whence "Artist," a 1954 US Coast & Geodetic Survey brass cap monument found, bears S 38° 45' 21" E, 6360.77 ft. distant, thence:

N 83° 13' 37" W, 153.64 ft. to the southwesterly corner of this tract, a 1/2" rebar with a cap stamped LS 4369 found on the southeasterly limit of Manzanares Street, thence along said street limit:  
 N 24° 51' 11" E, 86.10 ft. to the northwesterly corner of this tract, a 1/2" rebar found on the southerly limit of Don Fernando Street, thence along said street limit:  
 N 83° 53' 05" E, 107.17 ft. to the northeasterly corner of this tract, a 1/2" rebar set, thence leaving said street limit:  
 S 02° 24' 52" E, 80.00 ft. to a 1/2" rebar set, thence:  
 S 13° 06' 27" E, 28.48 ft. to the POINT OF BEGINNING.

This tract contains 0.273 acre more or less, as shown on Red Tail Surveying, Inc. plat no. 2802-02-TRB-LS, entitled Jeffrey Shardell Tract B Lot Split, dated 10 October 2023, prepared by Robert A. Watt, NMPS 11770.



VICINITY MAP  
1" = 400'

## PROPERTY DESCRIPTION Tract B-2

A tract of land within the Taos Pueblo Grant in the Town of Taos, Taos County, New Mexico, shown on the Taos County Property ID Maps within the NW 1/4 of Projected Section 17, Township 25 North, Range 13 East, NMPM; described as part of Exception 326, Private Claim 221, Parcel 3 of the 1932 USGLO Supplemental Plat Showing Private Claims in Sections 8 and 17 within the Taos Pueblo Grant, as part of Tract 234, Map 18, Survey 2 of the 1941 Taos County Reassessment Survey, and more particularly described as follows:


BEGINNING at the southwesterly corner of this tract, a 1/2" rebar set with a cap stamped NMPS 11770, from whence "Artist," a 1954 US Coast & Geodetic Survey brass cap monument found, bears S 38° 45' 21" E, 6360.77 ft. distant, thence:

N 13° 06' 27" W, 28.48 ft. to a 1/2" rebar set, thence:  
 N 02° 24' 52" W, 80.00 ft. to the northwesterly corner of this tract, a 1/2" rebar set on the southerly limit of Don Fernando Street, thence along said street limit:  
 N 83° 53' 05" E, 102.16 ft. to the northeasterly corner of this tract, a 1/2" rebar set, thence leaving said street limit:  
 S 02° 27' 07" E, 130.22 ft. to the southeasterly corner of this tract, a 1/2" rebar set, thence:  
 N 87° 54' 59" W, 48.92 ft. to a 1/2" rebar set, thence:  
 N 07° 50' 28" E, 4.00 ft. to a 1/2" rebar found with a cap stamped LS 4369, thence:  
 N 83° 13' 37" W, 49.33 ft. to the POINT OF BEGINNING.

This tract contains 0.278 acre more or less, as shown on Red Tail Surveying, Inc. plat no. 2802-02-TRB-LS, entitled Jeffrey Shardell Tract B Lot Split, dated 10 October 2023, prepared by Robert A. Watt, NMPS 11770.

**TOWN OF TAOS, NEW MEXICO**

The Town of Taos Planning Department hereby approves this plat for the exemption claimed under Title 16.24.040.2, permitting the conveyance of a single parcel from a tract of land within any five (5) year period, and affirms that this land division conforms with Section 6-4, Alternate Summary Procedure of the Town of Taos Land Use Development Code, Ordinance 99-05.



**282024-14**  
 Case Number

Date

### DOCUMENT REFERENCE

No.	Document Type	Grantor/Grantee	Date Signed	Taos County Filing Info.	
				Book	Page(s)
D1	Warranty Deed	Jeffrey Shardell to Jeffrey Shardell	08 Jan 2024	1187	297-298
D2	Warranty Deed	Jeffrey Shardell to Jeffrey Shardell	08 Jan 2024	1187	299-300
D3	Release and Grant of Easement	US Department of the Interior, Bureau of Indian Affairs and Town of Taos	30 Jan 1996	M-183	89-92

### PLAT REFERENCE

No.	Title	Surveyor	NMPS #	Job No.	Date	Amd. Date	Cabinet	Page
P1	Jeffrey Shardell Lot Line Adjustment	Robert A. Watt	11770	2802-01-LLA	24 Aug 2023	—	F	180-B
P2	1932 Supp. Plat Showing Private Claims in Sections 8 & 17 within the Taos Pueblo Grant	Norman L. King	USGLO	—	07 Apr 1932	—	USDI-BLM Records	

LOT SPLIT  
Sheet 1 of 2

### BOUNDARY SURVEY

Current owner: Jeffrey Shardell

NW 1/4 of Projected Section 17, T 25N, R 13E, NMPM

Survey plat prepared for:

Jeffrey Shardell  
Tract B Lot Split



**Red Tail Surveying, Inc.**  
 Complete Land Surveying and  
 Earth Information Services  
 301-A Hinde Street  
 Taos, New Mexico 87571-6654  
 575.758.7441  
 www.redtailsurvey.com

Draftsman: JCMcL

Proof: Robert A. Watt

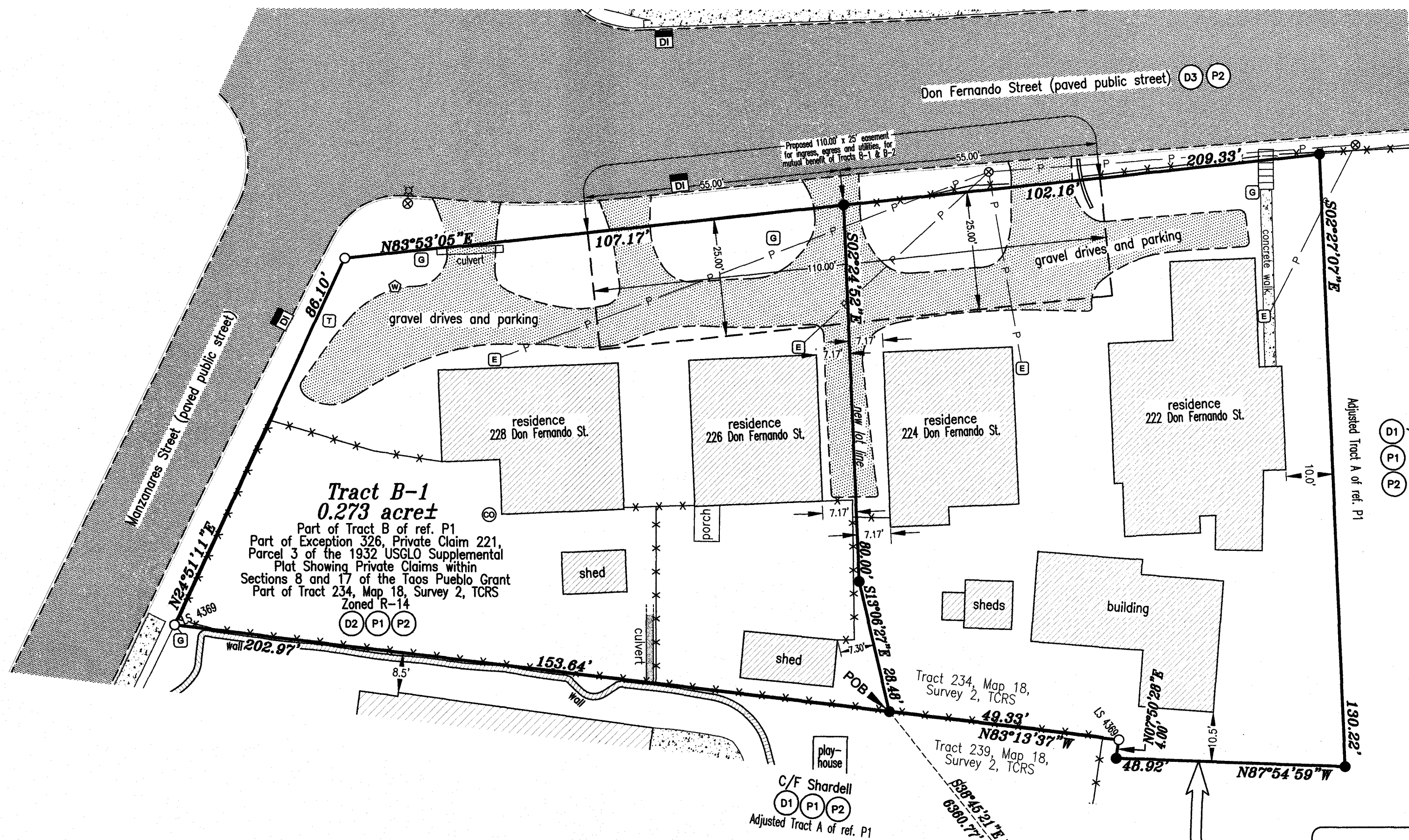
Date: 10 Oct 2023

Job no. 2802-02-TRB-LS

#### SURVEYOR'S NOTES

- This survey is a compilation of information provided or found in a public record. There may be other documents specifying easements, restrictions, covenants or codes that were not provided or are not known at the time of the preparation of this plat.
- Due to lack of accurate description, dimensioning and monumentation, Taos County Reassessment Tract information shown is approximate.
- The properties depicted on this survey are zoned R-14. For current zoning information and development standards, contact the Town of Taos Planning and Zoning Department.
- Bearing and distance information shown in *Roman triple* font denotes measurements taken on the ground in preparation of this survey. Bearing and distance information bracketed by (parentheses) denotes record information from references as shown. Bearing and distance information shown hereon exactly matches corresponding information on reference P1.
- This drawing depicts a proposed easement by client's request. Documentation vesting these easements is to be prepared, acknowledged and recorded subsequent to the preparation of this survey.

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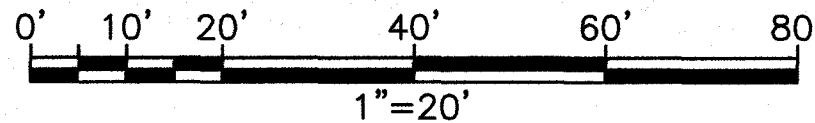
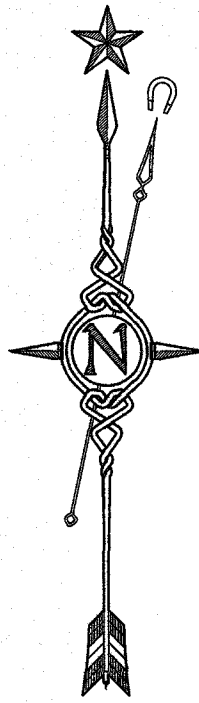
State of New Mexico)  
 County of Taos) SS  
 This is a conformed copy of a Plat  
 which was filed for record on the 5 of  
 March A.D. 2023 at o'clock 10:38  
 Doc # 176726 Cabinet # Page 182-3  
 Valerie Rael Montoya, County Clerk  
 Taos County, N.M.  
 By Michelle Mestas Deputy Clerk

**Tract B-1**  
**0.273 acre±**  
 Part of Tract B of ref. P1  
 Part of Exception 326, Private Claim 221,  
 Parcel 3 of the 1932 USGLO Supplemental  
 Plat Showing Private Claims within  
 Sections 8 and 17 of the Taos Pueblo Grant  
 Part of Tract 234, Map 18, Survey 2, TCRS  
 Zoned R-14  
 (D2) (P1) (P2)

**Tract B-2**  
**0.278 acre±**  
 Part of Tract B of ref. P1  
 Part of Exception 326, Private Claim 221,  
 Parcel 3 of the 1932 USGLO Supplemental  
 Plat Showing Private Claims within  
 Sections 8 and 17 of the Taos Pueblo Grant  
 Part of Tract 234, Map 18, Survey 2, TCRS  
 Zoned R-14  
 (D2) (P1) (P2)

**LEGEND**

- 1/2" REBAR SET w/ CAP STAMPED NMPS 11770
- POB POINT OF BEGINNING OF DESCRIPTION
- ⊙ 1954 USC&GS BRASS CAP MONUMENT FOUND
- 1/2" REBAR FOUND (OR AS NOTED)
- TCRS 1941 TAOS COUNTY REASSESSMENT SURVEY
- C/F CURRENT OR FORMER OWNERSHIP
- (D#) DEED REFERENCE
- (P#) PLAT REFERENCE
- (T) TELECOMMUNICATIONS RISER
- (DI) STORM DRAIN DROP INLET
- P OVERHEAD POWER LINE
- (G) NATURAL GAS METER
- (CO) SEWER CLEANOUT
- (E) ELECTRIC METER
- (W) WATER METER
- ⊗ UTILITY POLE
- ⊗⊗ LIGHT POLE
- FENCE



BEARING BASE  
 Bearings of this survey are based on measured  
 geodetic control values post-processed through  
 the National Geodetic Survey Online Position User  
 Service (OPUS), and are indexed to grid north.  
 Grid to Geodetic convergence = 0° 24' 09"  
 Grid to Ground Scale Factor = 1.00038540

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**LOT SPLIT**  
**Sheet 2 of 2**

**BOUNDARY SURVEY**

Current owner: Jeffrey Shardell  
 NW 1/4 of Projected Section 17, T 25N, R 13E, NMPM

Survey plat prepared for:

**Jeffrey Shardell**  
**Tract B Lot Split**

I, Robert A. Watt, a New Mexico Registered Professional Surveyor,  
 certify that I conducted and am responsible for this survey, that this  
 survey is true and correct to the best of my knowledge and belief, and  
 that this survey and plat meet the Minimum Standards for Surveying in  
 New Mexico. I further certify that this is a land division survey, and that  
 this is not a subdivision as defined in the New Mexico Subdivision Act.

Robert A. Watt  
 Robert A. Watt, NMPS #11770

10 October 2023  
 Date

Z:\DATA\0\_ARCHIVE\2800-2899\2802\_SHARDELL\2802-02-TRB-LS\_SHARDELL LOT SPLIT\B\_DRAFTING\DWG\2802-02-TRB-LS\_SHARDELL TRACT B LOT SPLIT 10 OCT 2023.DWG Last Saved: 2/5/2024 11:08 AM