



Vicinity Map
NOT TO SCALE

Property Description

TRACT A

A TRACT OF LAND BEING PORTIONS OF EXCEPTION 382, PRIVATE CLAIM 372, PARCEL 2, EXCEPTION 358, PRIVATE CLAIM 169, PARCEL 1, AND EXCEPTION 359, PRIVATE CLAIM 291, PARCEL 1 OF THE TAOS PUEBLO GRANT AS DEPICTED ON A 1932 UNITED STATES GENERAL LAND OFFICE (U.S.G.L.O.) SUPPLEMENTAL PLAT SHOWING PRIVATE CLAIMS WITHIN SECTION 17, TOWNSHIP 25 NORTH, RANGE 13 EAST, N.M.P.M., SAID TRACT BEING LOCATED WITHIN SECTION 17, TOWNSHIP 25 NORTH, RANGE 13 EAST, N.M.P.M. AND ALSO BEING PORTIONS TRACTS 128 AND 130, MAP 18, SURVEY 2 AND TRACTS 111, 112, AND 131, MAP 21, SURVEY 2 OF THE 1941 TAOS COUNTY REASSESSMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 240, COMMONLY KNOWN AS RANCHITOS ROAD SAID POINT BEING N 55°03'58"W, 1.77 FEET FROM A ½ REBAR WITNESS CORNER FROM WHENCE A 1915 U.S.G.L.O. BRASS DISK MARKED AS CORNER 4 FOR PRIVATE CLAIM 221, PARCEL 1, CORNER 1 FOR PRIVATE CLAIM 111, PARCEL 1 AND CORNER 6 FOR PRIVATE CLAIM 222, PARCEL 1 BEARS S 19°33'45"E, 410.28 FEET;

THENCE, NORTH 55°03'58" WEST A DISTANCE OF 61.55 FEET TO A ½ REBAR SET WITH A CAP MARKED "NMP5 17532";

THENCE, NORTH 76°48'58" EAST A DISTANCE OF 69.99 FEET TO A ½ REBAR SET WITH A CAP MARKED "NMP5 17532";

THENCE, NORTH 49°29'21" EAST A DISTANCE OF 30.17 FEET TO A ½ REBAR SET WITH A CAP MARKED "NMP5 17532";

THENCE, NORTH 56°28'17" WEST A DISTANCE OF 59.90 FEET TO A ½ REBAR SET WITH A CAP MARKED "NMP5 17532";

THENCE, NORTH 39°41'48" EAST A DISTANCE OF 33.45 FEET TO A ½ REBAR;

THENCE, NORTH 60°01'46" EAST A DISTANCE OF 3.61 FEET TO A ½ REBAR;

THENCE, NORTH 41°18'09" EAST A DISTANCE OF 51.24 FEET TO A ½ REBAR WITH A CAP MARKED "LS 5213";

THENCE, SOUTH 55°12'43" EAST A DISTANCE OF 197.32 FEET TO A ½ REBAR ON SAID NORTHWESTERLY RIGHT-OF-WAY;

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 74°46'39" EAST A DISTANCE OF 517.70 FEET TO THE POINT OF BEGINNING

ALL AS SHOWN ON A PLAT OF SURVEY ENTITLED "TERRIE MANGAT" PREPARED BY EAGLE PEAK LAND SURVEYING, INC., MARK W. SHADBURN, NMP5 NO. 17532, AS JOB NO. 1320.01, AND DATED AUGUST 27, 2008.

CONTAINING 19,483 SQUARE FEET OR 0.447 ACRES, MORE OR LESS.

Notes

- BEARINGS DEPICTED AND DESCRIBED HEREON ARE BASED ON A 1932 U.S.G.L.O. SUPPLEMENTAL PLAT SHOWING PRIVATE CLAIMS WITHIN SECTION 17, T25N, R13E, N.M.P.M. WITHIN THE TAOS PUEBLO GRANT BETWEEN AP 5 OF PRIVATE CLAIM 111, PARCEL 1 AND AP 1 OF PRIVATE CLAIM 111, PARCEL 1.
- THE PROPERTY SHOWN AND DESCRIBED HEREON IS MEANT TO REPRESENT THAT SAME REAL PROPERTY DESCRIBED IN A PERSONAL REPRESENTATIVE'S DEED FROM BEATRICE MANDELMAN RIBAK TO BEATRICE MANDELMAN RIBAK, DATED APRIL 20, 1995, AND FILED FOR RECORD IN BOOK A-225, PAGE 514 IN THE OFFICE OF THE COUNTY CLERK COUNTY OF TAOS, STATE OF NEW MEXICO.
- THERE MAY BE RECORDED OR UNRECORDED DOCUMENTS OR PLATS SPECIFYING EASEMENTS, RESTRICTIONS, ENCROACHMENTS, OR OVERLAPS THAT ARE UNKNOWN OR HAVE NOT BEEN PROVIDED TO THIS SURVEYOR AS OF THE DATE OF THIS PLAT.

References

- A 1932 U.S.G.L.O. SUPPLEMENTAL PLAT SHOWING PRIVATE CLAIMS WITHIN SECTION 17, T25N, R13E, N.M.P.M. WITHIN THE TAOS PUEBLO GRANT BETWEEN AP 5 OF PRIVATE CLAIM 111, PARCEL 1 AND AP 1 OF PRIVATE CLAIM 111, PARCEL 1.
- A PERSONAL REPRESENTATIVE'S DEED FROM BEATRICE MANDELMAN RIBAK TO BEATRICE MANDELMAN RIBAK, DATED APRIL 20, 1995, AND FILED FOR RECORD IN BOOK A-225, PAGE 514 IN THE OFFICE OF THE COUNTY CLERK COUNTY OF TAOS, STATE OF NEW MEXICO.
- A PLAT OF SURVEY ENTITLED "HELEN COHN, NOVELLA HERNANDEZ AND MATILDA TRUJILLO" PREPARED BY RIO GRANDE SURVEYING SERVICE, JAMES B. CROWL, N.M.P.S. No. 5213, DATED OCT. 31, 1977 AND HAVING SURVEY No. 77-1162.
- ALSO SEE A PERSONAL REPRESENTATIVE'S DEED FROM ROBERT JAMES SONORA PERSONAL REPRESENTATIVE OF THE ESTATE OF STEPHANIE ANN SONORA TO ROBERT JAMES SONORA, DATED DECEMBER 26, 1991 AND FILED FOR RECORD IN BOOK A-204, PAGE 439 IN THE OFFICE OF THE COUNTY CLERK, COUNTY OF TAOS, STATE OF NEW MEXICO
- A PLAT OF SURVEY ENTITLED "SPANISH BAPTIST CHURCH" PREPARED BY MAESTRAS & ASSOCIATES, N.M.P.S. No. 9784, DATED 10/10/96 AND HAVING PROJECT No. 1095.
- THE RIGHT-OF-WAY OF STATE ROAD #240 (RANCHITOS ROAD) WAS REESTABLISHED BY THE NEW MEXICO STATE HIGHWAY RIGHT-OF-WAY MAP PROJECT #S-1517 (200) DATED 08/54 AND THE MONUMENTS FOUND IN THE FIELD. THE STATE HIGHWAY DEPARTMENT RESERVES THE RIGHT TO ESTABLISH RIGHTS-OF-WAY REGARDLESS OF RIGHT-OF-WAY RAIL FIELD LOCATIONS.

Legend

ABBREVIATIONS

- c/f - CURRENT OR FORMER OWNER
- CMP - CORRUGATED METAL PIPE
- ELEC. - ELECTRIC
- FD. - FOUND
- FTC - FROM TRUE CORNER
- M - MEASURED
- PC - PRIVATE CLAIM
- R - REFERENCE
- STA. - STATION
- TOR - TELEPHONE CABLE RISER
- TRANS - TRANSFORMER
- W.C. - WITNESS CORNER

SYMBOLS

- CO - CLEAN OUT
- EN - ELECTRIC METER
- Δ - GAS METER
- ↓ - GUY WIRE
- - POINT FOUND AS NOTED
- - POINT NOT FOUND OR SET
- - SET ½ REBAR WITH CAP MARKED "N.M.P.S. 17532"
- - UTILITY POLE
- - WATER METER

LINE TYPES

- - FENCE LINE
- - FLOWLINE OF ARROYO
- - OVERHEAD ELECTRIC
- - RIGHT-OF-WAY LINE
- - WALL

Ⓢ CURVE DATA (R5)
Δ=8°30'
D=3°00'
T=141.93
L=283.33

Ⓢ CURVE DATA (M)
Δ=8°30'00"
R=1888.63'
L=280.21
LC=S 79°01'39"W
279.96'

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 JULY 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

NMP5 No. 17532

County Clerk Indexing Information

Owners Name: Terrie Mangat
Address: 270 Ranchitos Road
Taos, NM 87571

Section: 17 T 25 N R 13 E
Tracts: 111, 112, 131 Maps: 18 21 Survey: 2

EAGLE PEAK
LAND SURVEYING, INC.



PLAT OF SURVEY FOR

Terrie Mangat

Of the Lands Within Taos Pueblo Grant
Being A Portion of Private Claims 291 & 169, Parcel 1 and Private Claim 372,
Parcel 2, Within Section 17, Township 25 North, Range 13 East, N.M.P.M.
Town of Taos, Taos County, New Mexico

Scale	Date	Drawn By	Checked By	Job Number
1"=30'	8-27-08	FMJ	MWS	1320.01

