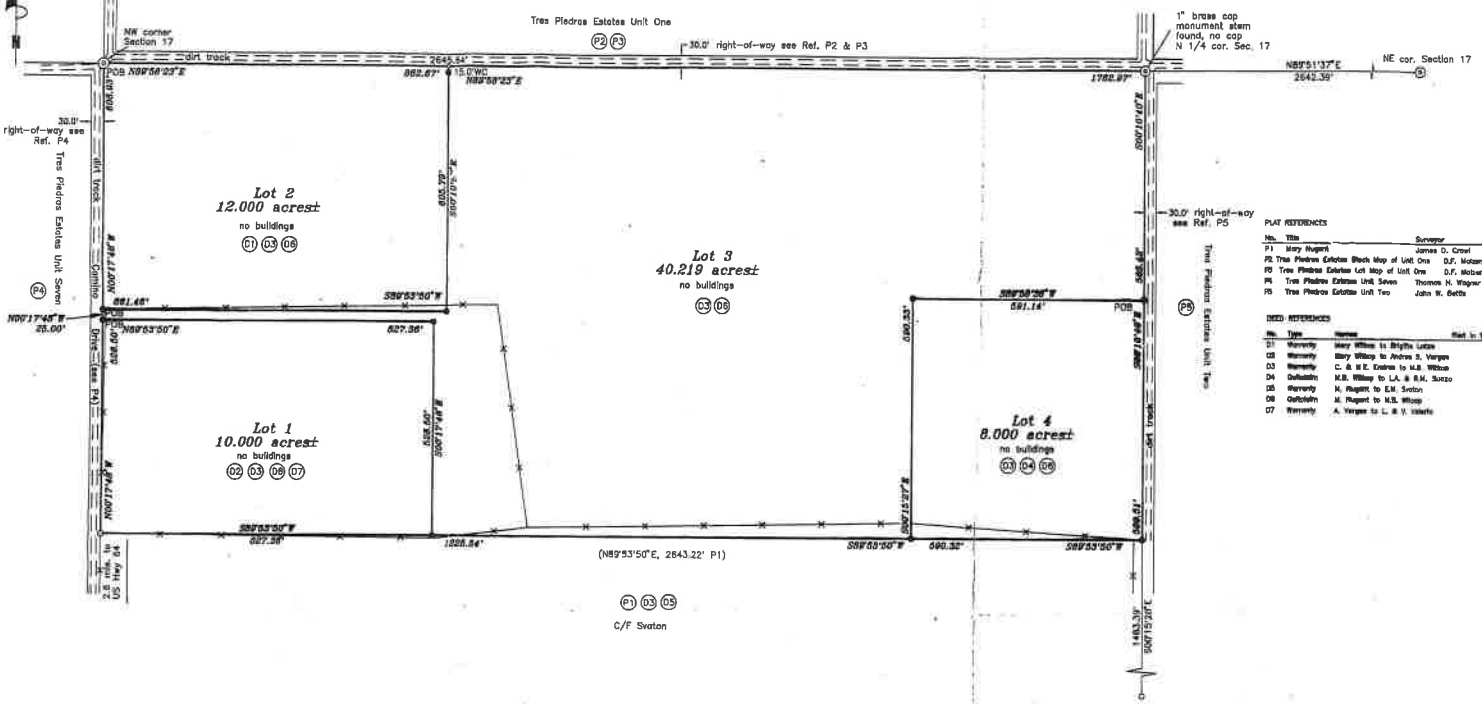
Located within the NW 1/4 of Section 17,; Township 28 N, Range 10 E, NMPM. near Tres Piedras, Taos County, New Mexico.

#251735
4/10/01
9:53 am

0' 75' 150' 300' 450' 600'
1" = 150'



BEARING BASE

Bearings of this survey are based on the line between the NW and NE corners of Section 17 as shown on reference P1.

LEGEND

- ● 1/2" REBAR SET w/ CAP STAMPED LS 11770
- ○ 1/2" REBAR FOUND W/CAP STAMPED LS 5213
- ◎ 1918 USGLO BRASS CAP MONUMENT FOUND
- (D#) DEED REFERENCE
- (P#) PLAT REFERENCE
- POB POINT OF BEGINNING
- C/F CURRENT OR FORMER OWNERSHIP "
- WC WITNESS CORNER

PLAT REFERENCES

No.	Title	Surveyor	NMPLS #	Job #	Date	Amended Date	
P1	Mary Nugent	James D. Crowl	5213	L3368	03/02/89		
P2	Tres Piedras Estates Block Map of Unit One	D.F. Mattson & Assoc.			07/07/81		filed in Cab. B P. 18A in the Taos County Clerk Office
P3	Tres Piedras Estates Lot Map of Unit One	D.F. Mattson & Assoc.			07/12/81		filed in Cab. B P. 18A in the Taos County Clerks Office
P4	Tres Piedras Estates Unit Seven	Thomas H. Wagner					
P5	Tres Piedras Estates Unit Two	John W. Settle	3441				

DEED REFERENCES

No.	Type	Names	Filed in the Taos County Clerks Office in Book	Page(s)	Date
D1	Warranty	Mary Witkop to Brigitte Letze	A-186	231	10/14/88
D2	Warranty	Mary Witkop to Andrea S. Vergos	A-184	648	01/22/90
D3	Warranty	C. & M.K. Kastros to M.B. Witkop	A-188	938	12/09/90
D4	Quitclaim	M.B. Witkop to L.A. & R.M. Sunzo			02/06/96
D5	Warranty	M. Nugent to E.M. Svaton	A-186	859-860	03/25/88
D6	Quitclaim	M. Nugent to M.B. Witkop	A-187	89	04/02/88
D7	Warranty	A. Vergos to L. & V. Valerio	A-194	690-691	01/23/90

SURVEYORS NOTES

1. 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.
2. Information shown in parenthesis is record information from references as shown.
3. For current zoning contact the Taos County Planning and Zoning Dept.
4. All fence lines shown run from tree to tree, locations shown are approximate.
5. Lots 1,2 and 4 were designed under the direction of Mary Witkop, with the intention of correcting the descriptions for ref. D1, D7 and D4.

Property Description

Lot 1

A tract of land near Tres Piedras, Taos County, New Mexico; within the NW 1/4 of Section 17, Township 28 North, Range 10 East, NMPM; and more particularly described as follows;

BEGINNING at the NW corner of this tract, a 1/2" rebar with a cap stamped LS 11770, set on the Westerly line of said Section 17, from whence the NW corner of said Section 17, a 1918 USGLO brass cap monument found, bears N 00° 17' 48" W, 631.93 ft. distant, thence leaving said Section line;

N 89° 53' 50" E, 827.36 ft. to the NE corner of this tract, a 1/2" rebar set, thence;
S 00° 17' 48" E, 526.50 ft. to the SE corner of this tract, a 1/2" rebar set, thence;
S 89° 53' 50" W, 827.36 ft. to the SW corner of this tract, a 1/2" rebar with a cap stamped LS5213, found on the Westerly line of said Section 17, thence along said section line;
N 00° 17' 48" W, 526.50 ft. to the POINT OF BEGINNING.

This tract contains 10.000 acres more or less, as shown on Red Tail Surveying Inc. plat #558, entitled Mary Witkop, dated 08/15/96, prepared by Robert A. Watt, NMPS #11770.

Property Description

Lot 2

A tract of land near Tres Piedras, Taos County, New Mexico; within the NW 1/4 of Section 17, Township 28 North, Range 10 East, NMPM; and more particularly described as follows;

BEGINNING at the NW corner of this tract, the NW corner of said Section 17, a 1918 USGLO brass cap monument found, thence along the Northerly line of said Section 17;

N 89° 58' 23" E, 862.67 ft. to the NE corner of this tract, a point from whence a 1/2" rebar, with a cap stamped LS 11770, set as a witness corner, bears S 00° 10' 57" E, 15.00 ft. distant, thence leaving said section line;
S 00° 10' 57" E, 605.79 ft. to the SE corner of this tract., a 1/2" rebar set, thence;
S 89° 53' 50" W, 881.46 ft. to the SW corner of this tract, a 1/2" rebar set on the westerly line of said Section 17, thence along said section line;
N 00° 17' 48" W, 606.93 ft. to the POINT OF BEGINNING.

This tract contains 12.000 acres more or less, as shown on Red Tail Surveying Inc. plat #558, entitled Mary Witkop, dated 08/15/96, prepared by Robert A. Watt, NMPS #11770.

Property Description

Lot 3

A tract of land near Tres Piedras, Taos County, New Mexico; within the NW 1/4 of Section 17, Township 28 North, Range 10 East, NMPM; and more particularly described as follows;

BEGINNING at a 1/2" rebar with a cap stamped LS 11770, set on the Westerly line of said Section 17, from whence the NW corner of said Section 17, a 1918 USGLO brass cap monument found, bears N 00° 17' 48" W, 606.93 ft. distant, thence leaving said section line;

N 89° 53' 50" E, 881.46 ft. to a 1/2" rebar set, thence;
N 00° 10' 57" W, 605.79 ft. to the NW corner of this tract, a point on the northerly line of said Section 17, from whence a 1/2" rebar, set as a witness corner, bears S 00° 10' 57" E, 15.00 ft. distant, thence along said northerly section line;
N 89° 58' 23" E, 1782.97 ft. to the the NE corner of this tract, the northerly 1/4 corner of said Section 17, a 1" brass cap monument stem found, thence leaving said northerly section line
S 00° 10' 40" E, 585.42 ft. to a 1/2" rebar set, thence;
S 89° 53' 36" W, 591.14 ft. to a 1/2" rebar set, thence;
S 00° 15' 27" E, 590.33 ft. to the SE corner of this tract, a 1/2" rebar set, thence;
S 89° 53' 50" W, 1225.54 ft. to the SW corner of this tract, a 1/2" rebar set, thence;
N 00° 17' 48" W, 526.50 ft. to a 1/2" rebar set, thence;
S 89° 53' 50" W, 827.36 ft. to a 1/2" rebar set on the westerly line of said Section 17, thence along said Section line;
N 00° 17' 48" W, 25.00 ft. to the POINT OF BEGINNING.

This tract contains 40.219 acres more or less, as shown on Red Tail Surveying Inc. plat #558, entitled Mary Witkop, dated 08/15/96, prepared by Robert A. Watt, NMPS #11770.

Property Description

Lot 4

A tract of land near Tres Piedras, Taos County, New Mexico; within the NW 1/4 of Section 17, Township 28 North, Range 10 East, NMPM; and more particularly described as follows;

Beginning for the tie at the NW corner of said Section 17, a 1918 USGLO brass cap monument found, thence; N 89° 58' 23" E, 2645.64 ft. to the North 1/4 corner of said Section 17, a 1" brass cap monument stem found, thence; S 00° 10' 40" E, 585.42 ft. to the NE corner of this tract, THE TRUE POINT OF BEGINNING, a 1/2" rebar set with a cap stamped LS 11770, thence;

S 00° 10' 40" E, 589.51 ft. to the SE corner of this tract, a 1/2" rebar set, thence;
S 89° 53' 50" W, 590.32 ft. to the SW corner of this tract, a 1/2" rebar set, thence;
N 00° 15' 27" W, 590.33 ft. to the NW corner of this tract, a 1/2" rebar set, thence;
N 89° 58' 36" E, 591.14 ft. to the POINT OF BEGINNING.

This tract contains 8.000 acres more or less, as shown on Red Tail Surveying Inc. plat #558, entitled Mary Witkop, dated 08/15/96, prepared by Robert A. Watt, NMPS #11770.

COUNTY OF TAOS)SS
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 10th day of April, A.D. 2001 at 9:53 o'clock A.M. and was duly recorded in book ___ page 1/4 of the records of Taos County.
Witness my Hand and Seal of Office
Jeannette G. Real
County Clerk, Taos County, N.M.

I, Robert A. Watt, a Registered Professional Surveyor under the laws of the State of New Mexico, number 11770, hereby certify that this plat, prepared from field notes recorded 08/15/96 , is an actual survey meeting the minimum requirements of the standards for land surveys and is true and correct to the best of my knowledge and belief.

Robert A. Watt, NMPS #11770

Current owner: Witkop, Letze, Sunzo & Valerio
Section 17, T 28 N, R10 E, NMPM

Red Tail Surveying Inc.
Serving New Mexico & Colorado
314 N. Pueblo Rd.
Suite D
Taos, NM 87571-0904
(505)-758-7441

Survey Plat prepared for:

Mary Witkop

Draftsman: DG	Checked by: RAW	Date: 08/15/96	Scale: 1" = 150'	Job no.: 558