

# MONTEZUMA CASTLE PROPERTY

GTLT - 2

NMSU-SW Tech.  
UL: E 5-16N-16E  
San Miguel County

MAP

DRILLED:  
~1995-96

## Pine Forest Addition Exceptions

Lots 1, 2 & 3, Block 4: Quadrant One, P.A., Job No. 80151, surveyed for Joe Muench, 0.63 acres.

Lot 1, Block 3: Quadrant One, P.A., Plat No. 79804, prepared for John W. Spencer, 0.41 acres.

Lots 1 & 2, Block 2: Quadrant One, P.A., Plat No. 79811, prepared for John W. Spencer, 0.30 acres.

Lot 12, Block 1: Quadrant One, P.A., Plat No. 78477, prepared for John Schooley, 0.24 acres.

Lots 5, 6 & 7, Block 1: Quadrant One, P.A., Plat No. 79693, prepared for Priscilla Medina, 0.51 acres.

TOTAL SURVEYED EXCEPTIONS = 2.09 ACRES

UNSURVEYED EXCEPTIONS (APPROXIMATE)

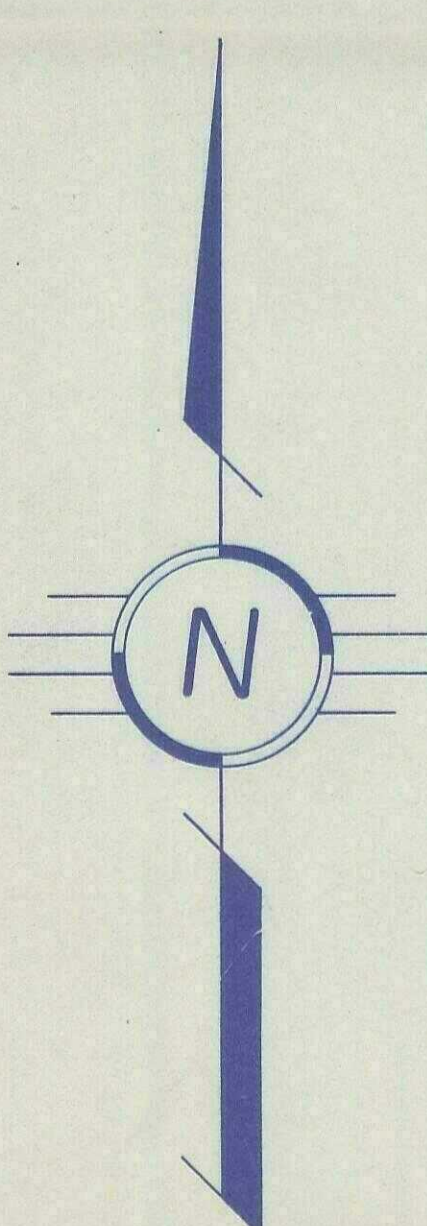
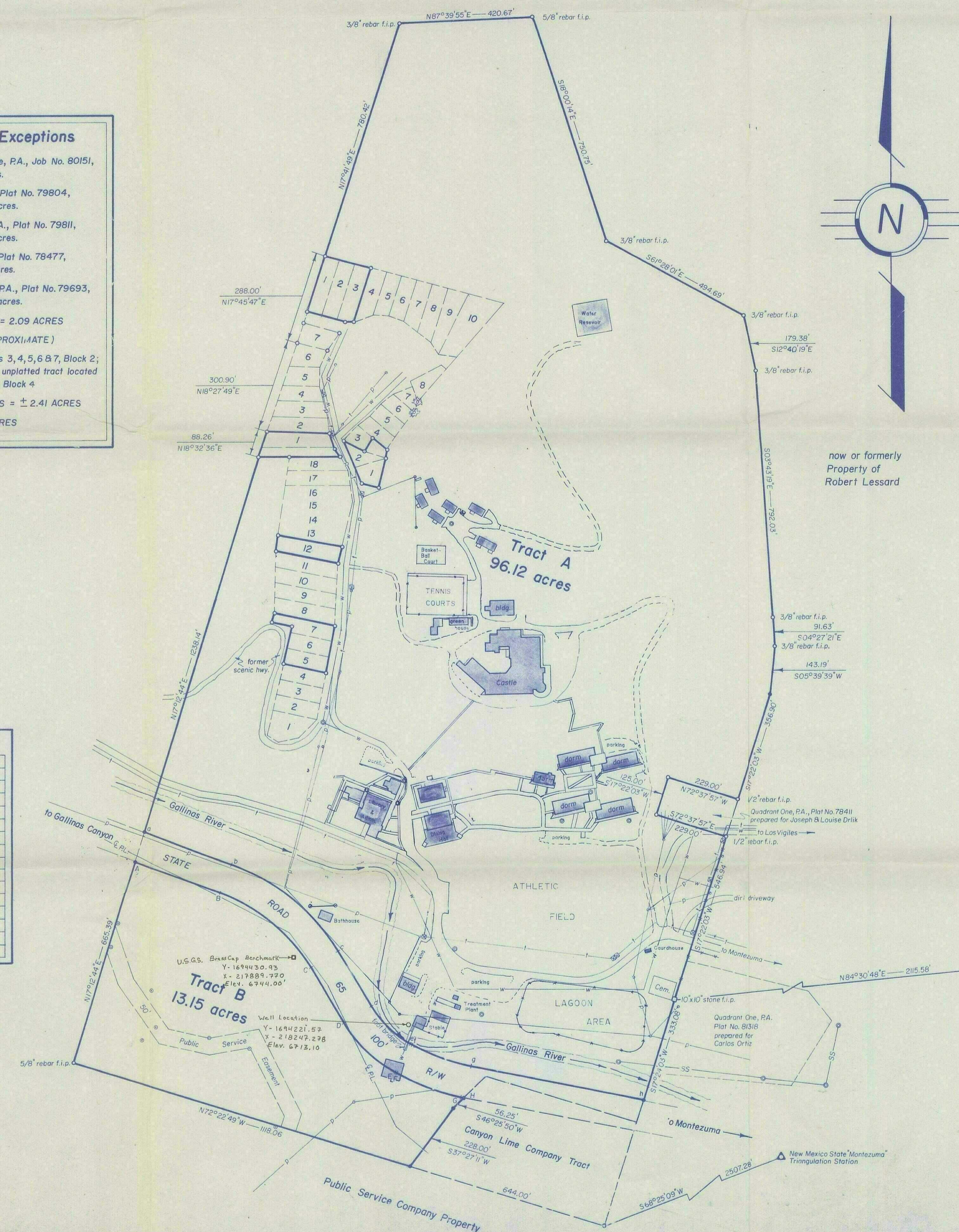
Lots 8, 9, 10, 11, 12 & 13, Block 1; Lots 3, 4, 5, 6 & 7, Block 2; Lots 2, 3, 4, 5, 6 & 7, Block 3; and unplatted tract located between Lot 7, Block 2, and Lot 14, Block 4

TOTAL UNSURVEYED EXCEPTIONS = ± 2.41 ACRES

TOTAL EXCEPTIONS = ± 4.50 ACRES

## State Road 65, 100' R/W Boundary

Sta.	Delta	Rad.	Arc	Chd.	Tan.
a-b	368°30'08"E	300.93'			
b-c	37°05'22"	686.85'	444.62'	436.90'	230.41'
c-d	53°32'46"E	203.24'			
d-e	29°58'56"	331.99'	173.73'	171.75'	88.90'
e-f	56°31'41"E	7.05'			
f-g	16°54'25"	665.65'	196.42'	195.71'	98.93'
g-h	57°26'06"E	209.33'			
h-a	517°2'44"W	100.26'			
A-B	568°33'08"E	293.67'			
B-C	37°05'22"	586.85'	379.89'	373.29'	196.87'
C-D	53°32'46"E	203.24'			
D-E	29°58'56"	431.99'	226.06'	223.48'	115.68'
E-F	56°31'41"E	7.05'			
F-G	16°54'25"	765.65'	225.93'	225.11'	113.79'
G-H	57°26'06"E	2.09'			



now or formerly  
Property of  
Robert Lessard

## Surveyor's Description

A tract of land designated Tract A on Quadrant One, P.A. Plat No. 81334, said Tract A being located west of the Village of Montezuma, San Miguel County, New Mexico, north of State Road 65. Said Tract A being more particularly described as follows:

Beginning at a 10' x 10' stone found along the E'ly boundary line of this tract from whence the New Mexico State "Montezuma" Triangulation Station bears N84°30'48"E a distance of 2117.58 feet, thence S17°24'03"W a distance of 833.08 feet to a point located along said N'ly R/W line. Said point being designated h on said Quadrant One, P.A. plat. Thence along said N'ly R/W line the following courses: N78°25'08"W a distance of 553.84 feet to a point designated g on said plat. Thence along a curve with a radius of 665.65 feet through an arc of 16°54'25" to the right an arc distance of 196.42 feet to a point designated f on said plat; N61°31'41"W a distance of 7.05 feet to a point designated e on said plat; thence along a curve with a radius of 331.99 feet through an arc of 29°58'56" to the right an arc distance of 173.73 feet to a point designated d on said plat; thence N31°32'46"W a distance of 203.24 feet to a point designated c on said plat; thence along a curve with a radius of 686.85 feet through an arc of 37°05'22" to the left an arc distance of 444.62 feet to a point designated b on said plat; N68°38'08"W a distance of 300.93 feet to a point designated a on said plat. Thence leaving said N'ly R/W line and following along the W'ly boundary line of this tract, N17°12'44"W a distance of 1238.14 feet to a 1/2" iron pin found at the SW'ly corner of a tract of land shown on Quadrant One P.A. Plat No. 79804 prepared for John W. Spencer. Said Spencer Tract being Lot 1 of Block 3 and that portion of Mountain Road between Block 3 and Block 1 of the Pine Forest Addition, Montezuma, San Miguel County, New Mexico. Thence along the W'ly boundary of said Pine Forest Addition the following courses: N18°31'36"E a distance of 82.26 feet to a 3/8" iron pin found in place; N17°45'47"E a distance of 288.00 feet to a 5/8" rebar found at the NW'ly corner of said Pine Forest Addition. Thence continuing along the W'ly boundary line of this tract N17°41'40"E a distance of 780.42 feet to a 3/8" rebar found in place. Thence continuing along said Leonard Tract S18°00'14"E a distance of 750.75 feet to a 3/8" rebar found in place; S61°28'01"E a distance of 499.69 feet to a 3/8" rebar found in place; S12°40'19"E a distance of 179.38 feet to a 3/8" rebar found in place; S05°30'39"W a distance of 143.19 feet to a computed point; S17°22'03"W a distance of 356.80 feet to a 1/2" rebar found at the NE'ly corner of a tract of land shown on Quadrant One, P.A. Plat No. 78411 prepared for Joseph & Louise Drilik. Thence along said Drilik Tract N72°37'57"W a distance of 229.00 feet to a 1/2" rebar; S17°22'03"W a distance of 125.00 feet to a 1/2" rebar; S72°37'57"E a distance of 229.00 feet to a 1/2" rebar found at the SE'ly corner of said Drilik tract. Thence S17°22'03"W a distance of 546.94 feet to the TRUE POINT OF BEGINNING of this tract.

Said tract contains 100.62 acres, more or less.

Excepting therefrom the following property located in said Pine Forest Addition: Lots 5, 6, 7, 8, 9, 10, 11, 12, 17, and 18 of Block 1; Lots 1, 2, 3, 4, 5, 6, and 7 of Block 2; Lots 2, 3, 4, 5, 6, and 7 of Block 3; and 7 of Block 4. That portion of Mountain Road between Block 3 and Block 1.

Commencing at the south corner of Lot 8, common with Lot 7, Block 2; thence north along the east line of the Pine Forest Addition, a distance of 139.50 feet to a point; thence north 43°02'59" west a distance of 20 feet to a point; thence S'ly to a point, which is situated a distance of 71 feet N'ly along the common boundary line of said Lots 7 and 8 (as extended) from the point of beginning, a distance of 114 feet; thence S'ly along said extended boundary line between Lots 7 and 8 to the point and place of beginning.

Total exceptions in Pine Forest Addition 4.5 acres, more or less.

Total acreage 95.12 acres, more or less.

A tract of land designated Tract B on Quadrant One, P.A. Plat No. 81334 said Tract B being located just west of the Village of Montezuma, San Miguel County, New Mexico. Said tract being bounded on the east by the Canyon Line Company Tract, on the south by the Public Service Company property, and on the north by the S'ly R/W line of State Road 65 as calculated from Highway Department records. Said Tract B being more particularly described as follows:

Beginning at the New Mexico State "Montezuma" Triangulation Station thence S68°25'09"W a distance of 2507.28 feet to a Public Service Company 3" pipe monument found in place at the SE'ly most corner of said Canyon Line Company Tract. Said pipe being located in the N'ly boundary line of said Public Service Company. Thence along said Canyon Line Company Tract, N72°22'49"W a distance of 644.00 feet to the S'ly most corner and TRUE POINT OF BEGINNING of this tract. Thence continuing along said Public Service Company N'ly boundary, N72°22'49"W a distance of 1118.06 feet to a 5/8" rebar found in place at the W'ly most corner of this tract. Thence N17°12'44"W a distance of 665.39 feet to the N'ly most corner of this tract being located in the S'ly calculated R/W line of said State Road 65. Thence along said S'ly calculated R/W line the following courses: S68°33'08"E a distance of 293.67 feet; along a 37°05'22" curve to the right, with a radius of 586.85 feet, through an arc of 379.89 feet; S31°32'46"E a distance of 203.24 feet; along a 29°58'56" curve to the left, with a radius of 431.99 feet, through an arc of 226.06 feet; S61°31'41"E a distance of 7.05 feet; along a 16°54'25" curve to the left, with a radius of 765.65 feet, through an arc of 225.93 feet; S78°26'06"E a distance of 2.09 feet to the E'ly most corner of this tract. Said point being located in the W'ly boundary of said Canyon Line Company Tract. Thence leaving said S'ly calculated R/W line of State Road 65, and following along said W'ly boundary of the Canyon Line Company, the following courses: S46°25'50"W a distance of 56.25 feet; S37°27'11"W a distance of 228.00 feet to the TRUE POINT OF BEGINNING of this tract.

Said tract contains 13.15 acres, more or less.

## SURVEYOR'S NOTES

1. The R/W line of State Road 65 was calculated from Highway Department information and information found in the field.
2. There is a 45.00 foot shortage in Block No. 1 of said Pine Forest Addition between the NW'ly corner of Lot 12 and SW'ly corner of Lot 17.
3. Said Tracts A & B are subject to easements as set forth in Quiet Title Suit, United States Catholic Conference, Inc. vs. The Las Vegas Grant et al, Cause No. 20315 in District Court, San Miguel County.
4. The description of Lot 8, Block 2 of the Pine Forest Addition was taken from said Quiet Title Suit. No reference to said Lot 8 was found on filed Subdivision Plats.
5. The 50' wide Public Service Company easement shown hereon (near the SW corner of Tract B) was taken from Public Service Company records. Actual monumentation along said easement, as located in the field, does not conform to said Public Service Company records.
6. The location of the centerline of the 20' wide Public Service Company pipe line easement shown hereon was taken from a recorded easement, as filed on Page 691, in Misc. Record Book No. 225, at the San Miguel County Courthouse, Las Vegas, New Mexico.
7. The locations of all underground utility lines shown hereon are approximated, according to Utility Company records and actual field measurements.
8. Solid boundary lines indicate previously surveyed lots within the Pine Forest Addition. All other Pine Forest lots are approximated according to the Pine Forest Addition Subdivision Plat, and field measurements.
9. The locations of the 20' wide gravel roads through Tract A, shown hereon, are based upon actual field measurements of said roads.
10. The gravel road providing access to the Pine Forest Addition, as shown hereon, does not conform to the Pine Forest Addition Subdivision Plat, and cannot be more accurately located from existing records.
11. This plat does not show the 12" Public Service Company water main, located within the 100' R/W of State Road 65, which serves Gallinas Canyon west of this property. Said water main runs east and west within said 100' R/W through this entire property.

## Legend

- power pole
- ⊙ manhole
- ⊙ fire hydrant
- calculated point location
- ⊙ telephone cable riser
- ⊙ surveyor's monument found in place
- ⊙ Public Service Co. 3" pipe monument
- overhead power lines
- underground telephone cable
- underground water lines
- SS— sanitary sewer
- dirt lane (private)
- E.P.L. approximate centerline 20' Public Service Co. easement

## Surveyor's Certification

I, Edward G. Winston Jr., do hereby certify that this plat represents an actual survey made under my direction, and the survey is true and correct to the best of my knowledge and belief.

Edward G. Winston Jr.  
Edward G. Winston Jr. N.M.L.S. 6999

Date Sept 21, 1981

## IMPROVEMENT SURVEY

scale 1" = 200'	drawn by king
date JANUARY 1988	revised
prepared for ARMAND HAMMER FOUNDATION Montezuma	New Mexico
prepared by Edward G. Winston Jr. Land Surveying P.O. Box 1329 Las Vegas, New Mexico 87701	drawing number 88000-36"