

PLAT OF PROPERTY BOUNDARY SURVEY OF TWO PARCELS OF LAND FOR GLENN C. JOY & A PARCEL OF LAND FOR GLENN C. JOY & DICKIE M. HEABERLIN

Situate in Projected "Sections 13, 14, 23, & 24, T.21 N., R.15 E., NMPM", in Mora Grant, in the Community Referred to as Rincon Basin, Mora County, New Mexico.

LEGAL DESCRIPTION-TRACT A

A tract of land situate in projected "Sections 13, 14, 23, and 24, Township 21 North, Range 15 East, N.M.P.M.", situate in Mora Grant, in the community referred to as Rincon Basin, Mora County, New Mexico.

Being more particularly described as follows:

Beginning at the Northeast corner of this parcel, a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373", from which a 3.5" Brass Cap in concrete stamped "State of New Mexico Trumbull SPO 1969 Survey Monument" bears N83°36'50"E 11,542.57'; THENCE from the point of beginning, S37°48'05"E 500.82', to a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373"; THENCE, S00°11'55"W 2268.68', to a 1/2" Rebar-No Id., and the top of the ridge; THENCE along the top of the ridge, S66°08'38"W 49.57', to a 60D nail wtag LS 18373; THENCE along the top of the ridge, N60°53'43"W 42.18', to a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373"; THENCE along the top of the ridge, S66°34'20"W 238.78', to a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373"; THENCE along the top of the ridge, N77°29'20"W 819.04', to a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373"; THENCE along the top of the ridge, N76°24'22"W 218.62', to a 5/8" Rebar w/Orange Pl. Cap stamped "Winston NMPLS 6999", and the crest of the Rincon Mountains; THENCE along the crest of the Rincon Mountains, N33°38'07"W 351.35', to a 5/8" Rebar w/Orange Pl. Cap stamped "Winston NMPLS 6999"; THENCE along the crest of the Rincon Mountains, N32°58'34"W 185.61', to a 5/8" Rebar w/Orange Pl. Cap stamped "Winston NMPLS 6999"; THENCE along the crest of the Rincon Mountains, N33°06'24"W 143.30', to a 5/8" Rebar w/Orange Pl. Cap stamped "Winston NMPLS 6999"; THENCE along the crest of the Rincon Mountains, N30°30'36"W 606.62', to a 5/8" Rebar wtag LS 18373'; THENCE leaving the crest of the Rincon Mountains, N52°02'04"E 2181.11', and back to the point of beginning.

Containing 81.21 acres, more or less.

Together with a right of way easement, recorded in Bk.92 Pg.003-4.

Subject to any and all existing easements, restrictions, and reservations.

DOCUMENTS USED FOR SURVEY

- Deed. Joy, Glenn C. & Donna M., Bk.92 Pg.001-2
- Deed. Joy, Glenn Clarence, Instrument #20140955-8
- Deed. Heaberlin, Dickie M. & Glenda, Joy, Glenn C. & Donna, Bk.50 Pg.177
- Disclaimer. Heaberlin, Glenda, Instrument #20140586
- Easement. Rincon Basin Land Co., Bk.92 Pg.003-4
- Judgment. McDonough, Joseph A. & Katherine Ann, Bk.96 Pg.325-339
- Deed. McDonough, Joseph A. & Katherine Ann, Bk.92 Pg.622-3
- Contract. Dorwart, Clinton B. & Carol Lee, Garcia, P. Robert & Pauline G., Bk.0-32 Pg.215-7
- Contract. Brewer, Lial W. & La Verne, Bk.0-27 Pg.583-7
- Deed. Dunbar, Robert Jr. & Kathy, Bk.87 Pg.399-400
- Deed. Probst, Kevin F. & Peggy, Bk.0-34 Pg.363-4
- Deed. Olguin, Mano, Bk.81 Pg.99
- Deed. Dean, K.L. & Irmgard C., Bk.44 Pg.106-7
- Deed. Cook, Martin E. & Elizabeth A., Bk.0-29 Pg.448
- Deed. O'Neal, Michael C. & Sally Lynn Marshall, Bk.72 Pg.507-8
- Deed. O'Neal, Michael C., Instrument #20150604
- Deed. Garcia, Luciano, Bk.Y Pg.295
- Deed. Hanosh, John, Bk.0-10 Pg.215
- Deed. Trumbull, Thomas J., Bk.0-16 Pg.308
- Deed. Rosater, William M. & Irma D., Bk.0-21 Pg.472-3
- Deed. Rincon Basin Land Company Inc., Bk.0-27 Pg.290-1
- Deed. Urbano, Felix, Bk.2 Pg.315
- Deed. Romero, Rocio, Bk.0-10 Pg.434
- Deed. Romero, Rocio, Bk.0-11 Pg.460
- Deed. Hanks, E. R. & Frances H., Bk.0-22 Pg.528-30
- Deed. Baca, Eddie & Francis, Bk.98 Pg.043-4
- Deed. The Baca Family Trust, Bk.76 Pg.246-7
- Deed. Baca, Edward, Bk.66 Pg.143
- Deed. Baca, Antonio & Sacramento, Bk.0-21 Pg.445
- Deed. Vigil, Luvoño & Regina L., Bk.0-17 Pg.209
- Deed. Chavez, Jose O. & Rosie B., Bk.0-36 Pg.39-41
- Deed. Chavez, Sammy Sr., Bk.90 Pg.397-8
- Deed. Chavez, Sammy J. & Martha, Instrument #20120469
- Deed. Chavez, Sammy J. & Martha, Instrument #20110266
- Deed. Chavez, Eimer A., Bk.85 Pg.495
- Deed. Chavez, Jose O., Bk.0-19 Pg.30-1
- Deed. Chavez, Rosalia, Bk.42 Pg.102
- Deed. Chavez, Jose Octoviano & Rosa C., Bk.0-21 Pg.159
- Deed. Chavez, Eminda P., Bk.61 Pg.520-4
- Deed. Hurtado, Sara L., Instrument #20101352
- Deed. Sanchez, Denise & Cordova, Dianna, Instrument #20120715
- Deed. Essary, Harold Don, et al., Bk.87 Pg.93-97
- Deed. Olivas, Cosme D., Bk.0-10 Pg.287-8
- Deed. Hurtado, Elias E., Bk.0-17 Pg.354

NOTE: There are ambiguities and discrepancies in survey plats and deeds in this area west of the crest of the Rincon Mountains. The adjoining ownership given is an approximation from the records & field recovery. The monuments generally shown are correct; near the old barbed wire fence, are the best evidence of the common boundary line with subject property.

LEGAL DESCRIPTION-TRACT B

A tract of land situate in projected "Sections 13, 14, 23, and 24, Township 21 North, Range 15 East, N.M.P.M.", situate in Mora Grant, in the community referred to as Rincon Basin, Mora County, New Mexico.

Being more particularly described as follows:

Beginning at the Northwest corner of this parcel, a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373", from which a 3.5" Brass Cap in concrete stamped "State of New Mexico Trumbull SPO 1969 Survey Monument" bears N83°36'50"E 11,542.57'; THENCE from the point of beginning, N52°11'13"E 497.89', to a 1/2" Rebar-No Id.; THENCE, S38°02'27"E 579.72', to a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373"; THENCE, S00°03'08"W 2419.04', to a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373"; THENCE along the top of the ridge, S78°10'44"W 459.01', to a 1/2" Rebar-No Id.; THENCE leaving the top of the ridge, N00°11'55"E 2268.68', to a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373"; THENCE, N37°48'05"W 500.82', and back to the point of beginning.

Containing 30.19 acres, more or less.

Subject to any and all existing easements, restrictions, and reservations.

PLATS USED FOR SURVEY

- Plat. #90169 for Leopoldo A. Chavez, by Edward G. Winston Jr., dated 2/11/99, unrecorded
- Plat. for H. G. Lackey Jr. & others, by D. Roger Kretz, dated May 1987, unrecorded
- Plat. #L73-54M-24D for Rincon Basin Company, by John C. Dnsell, unrecorded
- Plat. #76022 for Rincon Basin, by Tom Kingenhausen, dated Jan. 1976, unrecorded
- Plat. preliminary for Essary, by Richard A. Morns, unrecorded
- Plat. #08-070 preliminary for E. R. Hanks, by Edward G. Winston Jr., unrecorded
- Plat. #87-92 for Henry F. & Twyla Ranser, by William Moser, dated 8/31/1987, unrecorded
- Plat. for Rocky Romero, by H. E. Besman, dated 5/30/1967, unrecorded
- Plat. for E.R. Hanks, by O. V. Medina, dated 4/11/1974, unrecorded
- Plat. for Eddie & Francis Baca, by Richard A. Borgel, #87B-A
- Plat. for Rosalia & Jose Chavez, by Edward G. Winston Jr., #724-B
- Plat. for Katherine Ann McDonough, by Grant Gourley, Instrument #20140595
- Plat. for Peter A. & Eddie L. Vigil, by Richard A. Morns, #817-B
- Plat. for Victor O. Medina et ux., by Charles L. Downing, #284-B

JOY, GLENN C., Bk.92 Pg.001-2, Bk.0-27 Pg.583-6, Instrument #20140955-8, unrecorded Plat #L73-54M-24D by John C. Dnsell Parcel #1-089-123-482-442

TRACT A TOTAL AREA= 81.21 ACRES +/-

TRACT C TOTAL AREA= 87.50 ACRES +/-

TRACT B TOTAL AREA= 30.19 ACRES +/-

LEGEND

- Set 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373"
- Found Survey Monument, as indicated
- Found & Accepted, 5/8" Rebar w/Orange Plastic Cap stamped "NMPLS 6999"

GRAPHIC SCALE

0 150 300
(IN FEET)
1 inch = 300 ft.



COUNTY OF MORA)
STATE OF NEW MEXICO) ss
I hereby Certify That This Instrument Was Filed for Record on the 14th Day of June, 2018 at 09:45 AM And Was Duly Recorded as Instrument 20180504 Of The Records Of Mora County

Witness My Hand And Seal of Office
Carlos J. Arellano
County Clerk, Mora, NM

- X- = Barbed Wire Fence
- M=Measured Dimensions
- (R-1)=Record Dimensions from unrecorded Plat #L73-54M-24D by John C. Dnsell PE & LS 4660
- (R-2)=Record Dimensions from Deed Bk.92 Pg.001-2
- (R-3)=Record Dimensions from Deed Bk.50 Pg.177
- (R-4)=Record Dimensions from unrecorded Plat #90169 for Leopoldo A. Chavez, by Edward G. Winston Jr. LS 6999
- (R-5)=Record Dimensions from Plat 724-B for Rosalia & Jose Chavez, by Edward G. Winston Jr. LS 6999
- (R-6)=Record Dimensions from unrecorded Plat for Rocky Romero, dated May 30, 1967, by H. E. Besman PE & LS 136
- (R-7)=Record Dimensions from Plat #87-92 for Henry F. & Twyla Ranser, by William Moser, dated 8/31/1987, unrecorded
- (R-8)=Record Dimensions from Plat Instrument #20140595 for McDonough, Katherine Ann, by Grant Gourley LS 18373
- (R-9)=Record Dimensions from Deed Instrument #20150604

INDEXING FOR COUNTY CLERK

OWNER: Tracts A & B=Joy, Glenn C.; Tract C=Joy, Glenn C. & Heaberlin, Dickie M.
PORTION OF LEGAL DESCRIPTION: situate in projected "Sections 13, 14, 23, & 24, T.21 N., R.15 E., N.M.P.M."; in Mora Grant; in the community of Rincon Basin, Mora County, New Mexico.

LEGAL DESCRIPTION-TRACT C

A tract of land situate in projected "Sections 13 and 24, Township 21 North, Range 15 East, N.M.P.M.", situate in Mora Grant, in the community referred to as Rincon Basin, Mora County, New Mexico.

Being more particularly described as follows:

Beginning at a point on the East line of this parcel, a 1/2" Rebar-No Id., from which a 3.5" Brass Cap in concrete stamped "State of New Mexico Trumbull SPO 1969 Survey Monument" bears N78°34'07"E 9566.57'; THENCE, S03°05'13"W 879.75', to a 1/2" Rebar w/ell. Pl. Cap stamped "LS 8455"; THENCE, S03°05'13"W 920.17', to a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373", and the top of the ridge; THENCE along the top of the ridge, S67°16'23"W 472.10', to a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373"; THENCE along the top of the ridge, S80°11'45"W 394.61', to a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373"; THENCE along the top of the ridge, N62°47'24"W 227.44', to a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373"; THENCE along the top of the ridge, S66°04'20"W 222.79', to a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373"; THENCE leaving the top of the ridge, N00°03'08"E 2419.04', to a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373"; THENCE, N38°02'27"W 579.72', to a 1/2" Rebar-No Id.; THENCE, N51°56'34"E 830.37', to a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373"; THENCE, S34°59'31"E 1432.66', to a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373"; THENCE, N63°51'24"E 139.25', to a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373"; THENCE, N67°30'28"E 117.65', to a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373"; THENCE, S03°02'43"W 322.57', and back to the point of beginning.

Containing 87.50 acres, more or less.

Together with a 30' wide road easement, recorded in Bk.0-34 Pg.363-4, Bk.44 Pg.106-7, Bk.81 Pg.99, & Bk.87 Pg.399-400.

Subject to any and all existing easements, restrictions, and reservations.

NOTES ON PROCEDURE

- 1) Plat 878-A for Eddie & Francis Baca by Richard A. Borgel dated 5/15/2006 is in conflict with a portion of the westerly boundary of Tract A of this survey. Field monuments create a triangular overlap into Tract A of 0.71 acres, and a triangular gap of 0.02 acres. Borgel is deceased, thus could not explain his reasoning. The only thing that his estate line appears similar to is the Mora County Assessor's map. Calls for the easterly line of the westerly adjoining parcels coming from the Holman area are: survey line, Turquoise Line, Ridge of Turquoise summit of mountains, summit of Turquoise Mountains, and top of Rincon Mountains. Deeds Bk.Y Pg.295 & Bk.0-10 Pg.215 call out the westerly adjoining line of Rincon Basin as "the east line of the lands of the community of Holman". Most field monuments found as well as the old barbed wire fence line are on or very near the summit of the Rincon Mountains. This appears to be the intent of the common property line and thus used in this survey. Joy and trustees of The Baca Family Trust have verbally agreed to exchange quitclaim deeds for the 0.71 acre overlap & 0.02 acre gap as to be in agreement with this survey and plat.
- 2) The red dashed lines shown on this plat are from unrecorded John C. Dnsell property survey #L73-54M-24D. This plat is of the same property of Tract A & B as shown on this plat. Found monuments from said plat were accepted when found close to the ridge lines and when found in the interior of Rincon Basin. The 2.5" diameter stone mound west of the summit of the Rincon Mountains was not accepted, because it did not fit: deed calls to the ridge, other survey monuments on the summit, and the old barbed wire fence. On the south line the 60D nail was not accepted because it summary did not fit the old deed calls to the ridge as further explained in note 3.
- 3) On deeds Bk.Y Pg.295 & Bk.0-10 Pg.215, which are the old deeds for Rincon Basin, call out the southerly adjoining owner by "the top of the ridge and lands heretofore sold by the party of first part to Jose Urbano". The legal description was changed in 1955 on deed Bk.0-16 Pg.308 and reflected a metes and bounds survey. This line is shown as a dashed green line on this plat. When Rincon Basin was subdivided in 1973 by Ballew & Associates, they used this description for the exterior boundary being the westerly and southerly lines of this survey. These lines appear to have been tied in only from records, and the subdivision was partially protracted. Adjoining Rincon Basin on the south is Hanks and the lands around Tierra Amanilla. The old deed calls in Bk.2 Pg.315, Bk.0-10 Pg.434, & O-11 Pg.460 call for the northerly adjoining owner as "by the top of the ridge." The first legal description based upon a metes and bounds survey for this property was Bk.0-22 Pg.528 and was based upon an unrecorded plat by H.E. Besman dated 5/30/1967. Besman erroneously added an extra S61°45'E 322.06' after 225' from what the 1955 description showed. The metes and bounds description from the 1955 deed crosses the summit and high ridge of the Rincon Mountains and has conflicts with the ridge line of at least 200'. It appears that survey was a vague approximation of the ridge lines. The 1973 Dnsell field survey and plat mostly define the high spur ridge of Rincon Mountains, as do some of the more recent surveys. Thus, survey monuments found near the summit or crest and high ridge of the Rincon Mountains were accepted and new monuments set where none existed in order to acknowledge the original intent of ownership being the ridges. The 1974 O.V. Medina plat was compiled from records and based upon the 1967 Besman plat.

- 4) Grant of Easement in Bk.92 Pg.003-4 claims the old overgrown road as a 30' wide easement for Tract A and possibly Tract B. It apparently has not been used as a road in probably 20 years or more. The old road enters Tract A from the northeast and joins other old roads or dead trails then enters back on the northerly adjoining property. Real estate contracts between Rincon Basin Land Co. and buyers reserve existing roads through lands sold for access to other tracts in this subdivision. The 30' claimed in the above grant of easement does not appear to have been granted by the owners at the time of this document.
- 5) All found and accepted or set monuments are in a mound of stones.
- 6) All distances are horizontal ground distances.
- 7) These monuments were set by Grant Boundary Adjustment Method.

CERTIFICATION

I, Grant H. Gourley, New Mexico Professional Surveyor #18373, do hereby certify that this Boundary Survey Plat and the actual survey on the ground upon which it is based were performed by me; 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 and that this instrument is a Boundary Survey Plat of existing tracts.



June 13, 2018
Professional Land Surveyor #18373