

LEGAL DESCRIPTION-Parcel A

A parcel of land situate in Government Lot 13, Section 7, Township 17 North, Range 12 East, N.M.P.M., in the area known as Sawyer's Mesa, in the vicinity of Pecos Canyon, San Miguel County, New Mexico.

Being more particularly described as follows:
Beginning at the southwest corner of this parcel, a 5/8" Rebar w/elli. Pl. Cap stamped "R2H PLS 7438", on the S1/16 line of Section 7, from which a 2.5" Brass Capped 1" Pipe stamped "U.S. General Land Office Survey SE1/16 S7 1929" bears N07°58'25"W 207.61';
THENCE from the point of beginning, N09°18'41"W 215.06', to a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373";
THENCE N07°29'36"W 205.66', to a 5/8" Rebar w/elli. Pl. Cap stamped "R2H PLS 7438", and the East 1/16 line of Section 7;
THENCE N07°34'20"W 58.43', along the East 1/16 line of Section 7, to a 1/2" Rebar w/Orange Pl. Cap stamped "Armojo 13004";
THENCE N06°51'42"W 706.59', along the East 1/16 line of Section 7, to a 1/2" Rebar w/elli. Pl. Cap stamped "Flores 10830";
THENCE N08°44'02"W 242.15', along the East 1/16 line of Section 7, to a 1/2" Rebar w/elli. Pl. Cap stamped "Flores 10830";
THENCE N08°41'54"W 390.64', along the East 1/16 line of Section 7, to a 3.5" Brass Capped 2.5" Pipe stamped "CE1/16 S7 PLS 7438 1992", and the East/West Centerline of Section 7;
THENCE N08°02'07"W 1144.00', along the East/West Centerline of Section 7, to a 2.5" Brass Capped 1" Pipe stamped "U.S. General Land Office Survey 1/4 S7/58 1923", and the Section 7/Section 8 line;
THENCE S11°29'04"E 1720.38', along the Section 7/Section 8 line, to a 2.5" Brass Capped 1" Pipe stamped "U.S. General Land Office Survey S1/16 S7/58 1929", and the S1/16 line of Section 7;
THENCE N07°35'43"W 1036.15', along the S1/16 line of Section 7, and back to the point of beginning.

Containing 43.90 Acres, more or less.

Together with and subject to an ingress/egress easement on the continued alignment of Forest Road 63L from Judgment in Case No.87-303-CV in the Fourth Judicial District Court.

Subject to and/or together with a 12' wide Access # Public Utility Easement from Bk.237 Pg.9643.

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

LEGAL DESCRIPTION-Parcel 3-Government Lot 21

A parcel of land situate in Government Lot 21, Section 7, Township 17 North, Range 12 East, N.M.P.M., in the area known as Sawyer's Mesa, in the vicinity of Pecos Canyon, San Miguel 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", on the E1/16 line of Section 7, from which a 2.5" Brass Capped 1" Pipe stamped "U.S. General Land Office Survey SE1/16 S7 1929" bears N08°16'55"W 226.20';
THENCE from the point of beginning, S06°58'19"E 1261.47', to a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373", and the Section 7/Section 8 line;
THENCE S10°36'40"E 155.48', to a 3/8" Maaspeike w/washer "Gourley PLS 18373", along the Section 7/Section 8 line, from which a 1.00" Reference Monument 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373 1" RM" bears S08°39'29"E 1.00';
THENCE N06°39'29"W 385.05', to a calculated corner in the road, from which a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373 20 WC" bears N06°39'29"W 20.00';
THENCE N06°39'29"W 804.28', to a 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373", and the East 1/16 line of Section 7;
THENCE N08°16'55"W 146.99', along the East 1/16 line of Section 7, and back to the point of beginning.

Containing 4.29 Acres, more or less.

Together with and subject to an ingress/egress easement on the continued alignment of Forest Road 63L from Judgment in Case No.87-303-CV in the Fourth Judicial District Court.

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

NOTES ON PROCEDURE

- The boundary determinations for parcels situate in Government Lots 21 and 22 are described in Notes 1 & 2 on Plat Bk.71 Pg.89. In summary, Ronald Hibdon's survey of Parcel 4-B in Government Lot 21, shown on Plat Bk.30 Pg.14, was rejected on this survey. This Hibdon survey did not take into account proper positioning of Parcel 4; the easterly positioning of Parcel 4 was not positioned to give each of the seven parcels in Government Lot 2 equal acreage nor was Parcel 4 even positioned in the middle of the seven parcels. As shown on Plat Bk.30 Pg.14, Hibdon's tie from the NE corner of Parcel 4-B is 437.29', and his tie from the SE corner of Parcel 4-B is 499.86' which is about 30' north of being centered between USGLO brass capped pipes. I spoke with Hibdon regarding this 2014, and he did not have a satisfactory reason for this, as shown on Note 2 from Plat Bk.71 Pg.89. If Hibdon had situated Parcel 4-B in the middle of the seven parcels north of Tract 38, or based procedures for setting monuments upon an equal division of acreage, then his survey probably would have been acceptable. There was no way to accept his easterly monuments for Parcel 4-B, and situate any of the seven parcels in Government Lot 21, north of Tract 38, in a manner that worked for all seven parcels having equal acreage or without major distortions on the easterly boundary of these seven parcels. Parcel 3 was situated by calculating equal acreage for the seven parcels in the survey, as shown on Note 2 from Plat Bk.71 Pg.89. If Hibdon had had situated Parcel 4-B in the middle of the seven parcels north of Tract 38, or based procedures for setting monuments upon an equal division of acreage, then his survey probably would have been acceptable. There was no way to accept his easterly monuments for Parcel 4-B, and situate any of the seven parcels in Government Lot 21, north of Tract 38, in a manner that worked for all seven parcels having equal acreage or without major distortions on the easterly boundary of these seven parcels. Parcel 3 was situated by calculating equal acreage for the seven parcels in the survey, as shown on Note 2 from Plat Bk.71 Pg.89. If Hibdon had had situated Parcel 4-B in the middle of the seven parcels north of Tract 38, or based procedures for setting monuments upon an equal division of acreage, then his survey probably would have been acceptable. There was no way to accept his easterly monuments for Parcel 4-B, and situate any of the seven parcels in Government Lot 21, north of Tract 38, in a manner that worked for all seven parcels having equal acreage or without major distortions on the easterly boundary of these seven parcels. Parcel 3 was situated by calculating equal acreage for the seven parcels in the survey, as shown on Note 2 from Plat Bk.71 Pg.89. The overall footprints of the encroachments is about 2150 square feet or 0.05 acres, more or less. The northerly shed also encroaches onto subject property according to Hibdon's survey on Plat Bk.30 Pg.14.
- While the large, primary cabin on Parcel 4-B Government Lot 21 is on said parcel, there are a few encroachments onto Parcel 3 Government Lot 21 (Parcel 3). Those encroachments include: an outhouse, a carport, part of a small cabin, a shed, and a shed with attached chicken coop. The outhouse is 20.6' to 24.9' in Parcel 3. The carport is 7.4' to 17.5' in Parcel 3. The small cabin is up to 8'-4" in Parcel 3. The northerly shed is 23.0' to 31.5' in Parcel 3. The shed with chicken coop is up to 10.8' in Parcel 3. The overall footprints of the encroachments is about 2150 square feet or 0.05 acres, more or less. The northerly shed also encroaches onto subject property according to Hibdon's survey on Plat Bk.30 Pg.14.
- The 11' +/- wide jeep trail, shown on sheet 1 of this plat, running through both subject parcels serves both parcels and is used to access other properties in the area. The lower portion of this road is shown as Road 63L on Santa Fe National Forest Land on Motor Vehicle Use Map (East Side) dated April 1, 2013. Case No. 87-303-CV in the Fourth Judicial District Court, County of San Miguel, State of New Mexico, Boyd Lawson & Ramona Rivera Lawson-Plantiffs vs. John Carme Rivera & Lee Nellie Rivera-Defendants, states that "...grantees have easements of ingress and egress..." in the Final Order and Judgment.
- See Plat Bk.71 Pg.89 for details on Section 7 breakdown, and details on Government Lots 21 & 22.
- Old logging skid trails exist on the subject properties, but are overgrown and not shown on this plat.
- All distances are horizontal ground distances.

DOCUMENTS USED FOR SURVEY

- Deed. Lawson, James Calvin, Kalus, Ashley Opal Lawson, et al. Instrument #202103829
- Deed. Estate of Boyd Clemmer Lawon, Instrument #202101661
- Deed. Lawson, Rev. Boyd C. & Ramona Rivera, Bk.224 Pg.6361
- Deed. Lawson, Ramona, Bk.231 Pg.1103
- Deed. Rivera, Carmel G., Bk.227 Pg.7505
- Deed. Rivera, Albert Jr., Bk.227 Pg.6733
- Deed. Rivera, Albert Jr., Bk.227 Pg.5914
- Deed. Rivera, Albert Jr., Bk.229 Pg.2205
- Deed. Rivera, Patsy, Instrument #201801759
- Deed. Barna, Claude P. & Carmen H., Bk.239 Pg.6646
- Deed. Croas, Patrick D. & Kristine K., Bk.239 Pg.2477
- Deed. Gonzales, Arthur S., Instrument #200801145
- Deed. Encinas, Albert M. & Gilbert A., Instrument #201101716
- Deed. Duran, Victor A. & Geraldine R., Bk.231 Pg.1143
- Deed. Martinez, Florencio E. & Louise M., Bk.231 Pg.3839
- Deed. Florencio E. Martinez & M. Louise Martinez Revocable Living Trust, Bk.239 Pg.7443
- Deed. Brockway, James, Instrument #201004326
- Deed. Brockway Realty Trust, Instrument #201504074
- Deed. Young, Jack L. & Cheryl K., Instrument #200602114
- Deed. Gonzales, Jeffene A. & Gina, Instrument #200602113
- Deed. Gonzales, Jeffene A. & Gina, Bk.239 Pg.6333
- Deed. Sketch. Gonzales, Johmie, Bk.237 Pg.9643
- Deed. Rivera, Albert Sr., Bk.227 Pg.4280
- Deed. Evans, Stanley & Linda L., Bk.227 Pg.1695
- Deed. Rivera, Roland Jay, Bk.227 Pg.4264
- Deed. Rivera, Albert Jr., Bk.227 Pg.6691-uncertain liability?
- Deed. Rivera, John Carme, Bk.224 Pg.5795
- Deed. Rivera, John Carme, Bk.227 Pg.6426
- Deed. Rivera, John Carme, Bk.227 Pg.4263
- Deed. Gutierrez, Sarada, Instrument #201503742
- Deed. Gutierrez, Sarada, Instrument #201503740
- Deed. Simpson, Nancy, Instrument #201701594
- Contract. Patterson, Lynn L. & Dana Beers-, Instrument #201402432
- Deed. Webster, Nancy, Instrument #201300100
- Deed. Webster, Ralph D. & Nancy, Bk.235 Pg.3718
- Deed. Hamilton, Shirley S., Bk.229 Pg.349
- Deed. Rivera, Carmel G., Bk.224 Pg.6519
- Deed. Hamilton, Shirley S., Bk.229 Pg.2638
- Deed. Hanes, Lee E. Jr. & Shirley S., Bk.227 Pg.5918
- Deed. Hamilton, Shirley Susan, Bk.227 Pg.7702
- Deed. Rodgers, James Sherman, Instrument #201302493
- Deed. Rodgers, James & Jimmie Sue, Bk.231 Pg.1102
- Deed. Roybal, Richard, Bk.231 Pg.7922
- Deed. Roybal, Richard, Bk.231 Pg.6746
- Deed. Rivera, Crestino, Bk.151 Pg.457-8
- Patent # 1036322, Rivera, Jose O., et al.
- Patent # 1036320, Rivera, Lily Dalton, et al.
- Judgment Case #07-303-CV, Lawson, Boyd, et al.
- Judgment Case #07-138-CV, Freeman, Belvin S., et al.
- Probate Case #D-412-FB-2015-00015, Estate of Encarnacion S. Rivera
- Probate Case #D-412-FB-2015-00025, Estate of Maria Ramona Lawson
- Probate. Lawson, Boyd Clemmer, Case #2017-0019
- Letter & Sketch from Lee Nellie Rivera
- Sketch. by J.B. Franz dated 1919-uncrecorded
- Plat & Field Notes. U.S. General Land Office Survey
- Plat. for the Estate of John Carme Rivera, Plat Bk.71 Pg.89
- Plat. Santa Fe National Forest, Plat Bk.22 Pg.69
- Plat. for Ralph Webster & Robert Roybal Jr., Plat Bk.30 Pg.14
- Plat. for James Brockway, Plat Bk.71 Pg.74
- Plat. for Jeffene A. & Gina Gonzales, Plat Bk.52 Pg.100
- Area Location Map, Plat Bk.19 Pg.42
- Plat. for Gilbert & Albert Encinas, Plat Bk.65 Pg.58
- Plat. for Belvin S. Freeman, and Michael & Candace Callahan, Plat Bk.46 Pg.12
- Plat. for Peggy J. Freeman, and Claude P. & Carmen H. Barna, Plat Bk.47 Pg.95

CONTROL & BREAKDOWN FOR SECTION 7

Controlling monuments, which are not property corners on the plat, were properly measured and shown on Plat Bk.71 Pg.89, but were only vested and measured at that time, 2014-2015.

Bk 83 Pg 28 2042

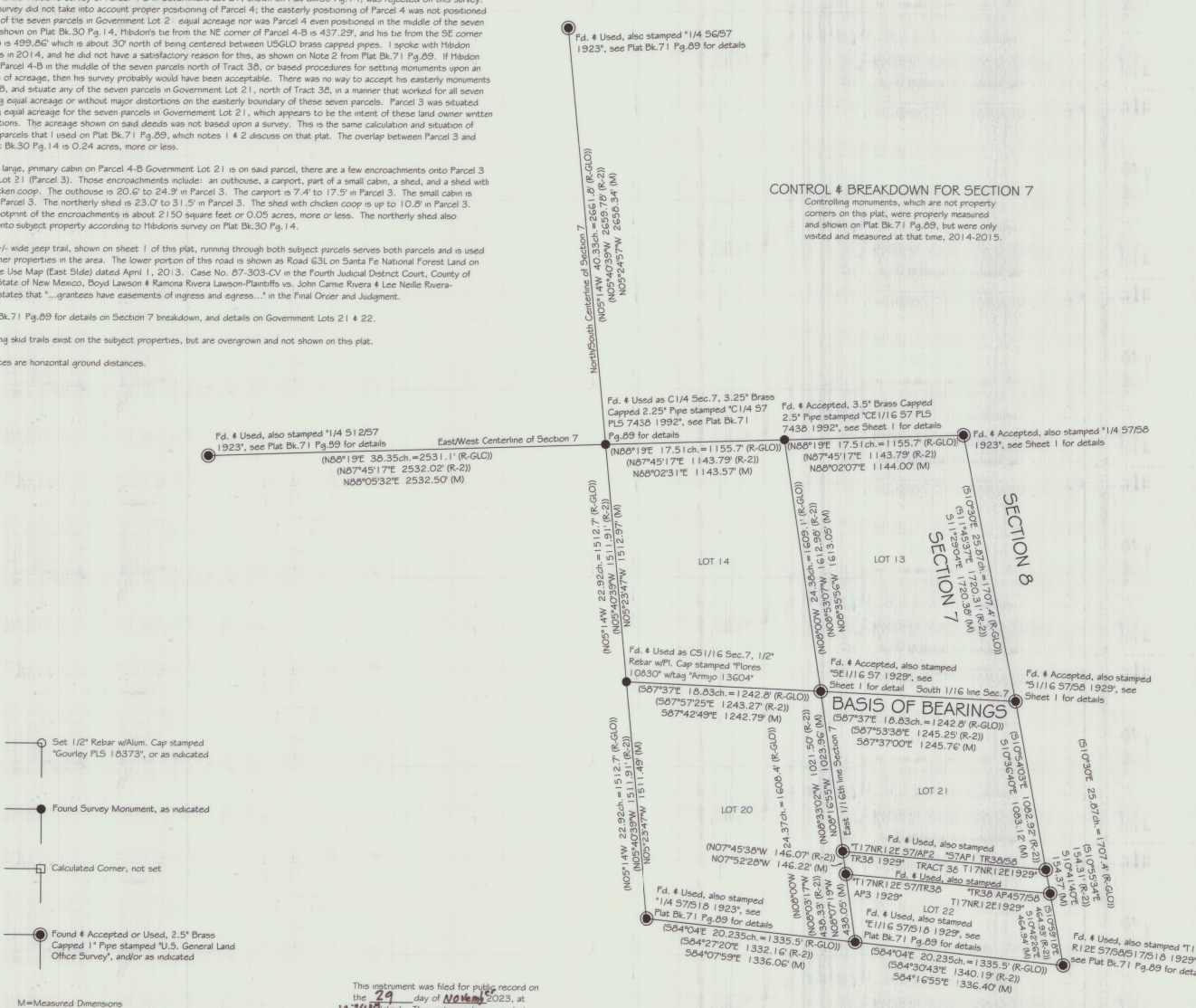
LEGEND

- Set 1/2" Rebar w/Alum. Cap stamped "Gourley PLS 18373", or as indicated
- Found Survey Monument, as indicated
- Calculated Corner, not set
- Found & Accepted or Used, 2.5" Brass Capped 1" Pipe stamped "U.S. General Land Office Survey", and/or as indicated

GRAPHIC SCALE

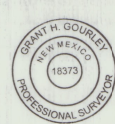
0 200 400
(IN FEET)
1 inch = 400 ft.

GRANT H. GOURLEY
LAND SURVEYOR
CERTIFIED FEDERAL SURVEYOR
P.O. Box 171
Edgewood, NM 87015
575-518-6144 (cell)
gourleylandsurveys@yahoo.com



This instrument was filed for public record on the 29 day of NOVEMBER 2023, at 10:44 o'clock. This instrument is recorded in Book 83 Page 28, as document # 009767 in the office of the County Clerk, Louanna G. Ortega, San Miguel County, State of New Mexico.

GP
by, of San Miguel County Clerks Office



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 subdivision or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Boundary Survey Plat of existing tracts.

Grant H. Gourley
Professional Land Surveyor #18373
November 20, 2023

INDEXING FOR COUNTY CLERK

OWNERS: James Calvin Lawson, Ashley Opal Lawson Kalus, Kara Chanda Lawson Cocks, Kevin Chon Lawson, Tawny Amber Sweeney, Brittnee Sheree Rapier Diaz, and Mark Jay Sweeney.
 PORTION OF LEGAL DESCRIPTION: Situate in Lots 13 & 21, Section 7, Township 17 North, Range 12 East, N.M.P.M., Sawyer's Mesa, in the vicinity of Pecos Canyon, San Miguel County, New Mexico.