BOUNDARY SURVEY
AND
A.L.T.A / N.S.P.S. LAND TITLE SURVEY
OF
LANDS BELONGING TO
HERMAN AND PEGGY POHL
WITHIN
CANON DE CANUE GRANT
PROJECTED SECTION 22, T. 10 N., R. 5 E., N.M.P.M.
VILLAGE OF TIJERAS
BERNALILLO COUNTY, NEW MEXICO
MAY 2022



VICINITY MAP

LEGAL DESCRIPTION: FOR PARCEL A

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN PROJECTED SECTION 22, T10N, R5E, OF THE NEW MEXICO PRINCIPAL MERIDIAN (NMPM) WITHIN THE CANON DE CARNUE GRANT, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, BEING THE SAME AS THE SOUTHEAST CORNER OF LOT "A" AS SHOWN AND DESIGNATED ON THE SURVEY OF LOTS "A", "B", AND "C" OF ADRIAN WILSON' IN THE CANON DE CARNUE BY C.H. COLE, P.E. & L.S. NO 601 ON AUGUST 9, 1952 AND BEING MARKED BY A QUARTER (¼) INCH IRON ROD SET INSIDE A 1 INCH ANGLE IRON, FOUND IN PLACE, WHENCE FOR A TIE MEANDER CORNER NUMBER EIGHTEEN (18) ON THE SOUTH BOUNDARY OF SAID CANON DE CARNUE GRANT, BEING MARKED BY A BRASS CAP FOUND IN PLACE, BEARS N. 87 DEG. 32' 17" E., A DISTANCE OF 360.18 FEET, THENCE, S. 82 DEG. 31' 14" W., 381.11 FEET, THENCE, S. 04 DEG. 15' 52" W., 10.27 FEET; THENCE, N. 76 DEG. 21' 30" W., 110.36 FEET, THENCE, N. 31 DEG. 55.37 FEET TO A NUMBER 5 REBAR FOUND IN PLACE, THENCE, N. 67 DEG. 44' 55" W., 388.07 FEET TO THE MOST WESTERLY CORNER AND A NUMBER 4 REBAR FOUND IN PLACE, THENCE, N. 62 DEG. 03' 59" E, 440.64 FEET, THENCE, N. 76 DEG. 12' 05" E., 144.95 FEET; THENCE, N. 04 DEG. 15' 52" E., 14.74 FEET; THENCE, N. 78 DEG. 42' 00" E., 234.60 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE, S. 13 DEG. 15' 58" E., 229.28 FEET TO A ONE (1) INCH GALVANIZED IRON PIPE FOUND IN PLACE, THENCE S. 14 DEG. 13' 38" E., 246.17 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

SCALE: 1" = 40'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 62°03'22" W	41.10'
L2	N 75°57'14" W	36.45'
L3	S 04°25'08" W	10.27'
	(S 04°15'52" W)	
L4	N 31°46'24" W	55.37'
	(N 31°00'00" W)	
L5	N 04°25'08" E	14.74'
	(N 04°15'52" E)	

GENERAL NOTES:

1: OWNER OF RECORD PER COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE BINDER DATED: MAY 31, 2006 IS HERMAN POHL AND PEGGY A. POHL, HUSBAND AND WIFE
2: LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT No. 6219001054
3: PLATS USED TO ESTABLISH BOUNDARY.
A: WARRANTY DEED
FILED: MAY 31, 2006 IN BOOK A117, PAGE 8203
4: FIELD WORK PERFORMED ON: JANUARY 2022
5: PARKING
HANDICAP: 2
REGULAR: 34
TOTAL: 36
6: CURRENT ZONING: CB-1 & CB-2
7: NPZ = NO PARKING ZONE
8: THE SOUTHERN PORTION OF PARCEL A IS BASED ON THE LETTER FROM THE VILLAGE OF TIJERAS DATED JULY 16, 2018, ZA#078 & REFLECTED ON THE GRADING & DRAINAGE PLAN FOR THE SITE.

PUBLIC LANDS SURVEY SYSTEM INDEXING INFORMATION FOR COUNTY CLERK

1: OWNER: HERMAN & PEGGY POHL
2: PROPERTY IS WITHIN SECTION 22, T. 10 N., R. 5 E., N.M.P.M. ALIQUOT PART NW1/4 OF THE SE 1/4 SECTION 22
3: UPC# 1-028-057-362-260-10101
1-028-057-314-255-40401
1-028-057-338-248-40404
4: ADDRESS OF PROPERTY: 11807 NEW MEXICO ROAD No. 337

CLERKS RECORDING STAMP

DOC# 2022055023
06/07/2022 02:19 PM Page: 1 of 1
SRVY R $25.00 B: 20225 P: 0050 Linda Stover, Bernalillo County

LEGAL DESCRIPTION: FOR PARCEL B

A CERTAIN TRACT OF LAND SITUATED WITHIN THE CANON DE CANUE GRANT, PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 5 EAST OF THE N.M.P.M., VILLAGE OF TIJERAS, BERNALILLO COUNTY, NEW MEXICO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE WESTERLY LINE OF NEW MEXICO STATE ROAD NO. 337, WHENCE THE NORTHWEST CORNER OF LOT NUMBERED ONE (1)OF THE SANDRA ADDITION, AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1946 IN VOLUME C1, FOLIO 186 BEARS S 42°25'17" E A DISTANCE OF 126.73 FEET, RUNNING THENCE N. 61 deg. 33' 34" W., A DISTANCE OF 156.99 FEET TO AN ANGLE POINT; THENCE N. 65 DEG. 23' 22" W., A DISTANCE OF 41.10 FEET TO AN ANGLE POINT; THENCE N. 75 DEG. 57' 14" W., A DISTANCE OF 36.45 FEET TO THE SOUTHWEST CORNER; THENCE N. 14 DEG. 04' 22" W., A DISTANCE OF 43.29 FEET TO AN ANGLE POINT; THENCE N. 13 DEG. 17' 22" W., A DISTANCE OF 229.27 FEET TO THE NORTHWEST CORNER; THENCE N. 74 DEG. 26' 05" E., A DISTANCE OF 238.43 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE WESTERLY LINE OF NEW MEXICO STATE HIGHWAY NO. 337; THENCE S. 05 DEG. 53' 08" E., ALONG THE WESTERLY LINE OF NEW MEXICO STATE HIGHWAY NO. 337, A DISTANCE OF 432.10 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 1.7112 ACRES MORE OR LESS.

SCHEDULE B II NOTES

ITEM #10. ARE THE RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 33, PAGE 310, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NO EASEMENTS ARE NOTED.

ITEM #11. IS AN EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION BY INSTRUMENT RECORDED JULY 20, 1979 IN BOOK MISC. 704, PAGE 976 AS DOCUMENT NO. 79 54072, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

ITEM #12. IS A RIGHT-OF-WAY EASEMENT RECORDED IN BOOK A98, PAGE 1580, AS DOCUMENT NO. 2005081823 AND ASSIGNMENT OF RIGHT-OF-WAY EASEMENT RECORDED IN BOOK A98, PAGE 1581 AS DOCUMENT NO. 2005081824, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

FLOOD NOTE
THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X FIRM PANEL No. 35001C0423H DATED 8-16-2012 WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

CERTIFY TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY & HERMAN POHL AND PEGGY A. POHL, HUSBAND AND WIFE

I, ANTHONY L. HARRIS, A PROFESSIONAL SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THERE ARE NO ENCROACHMENTS FROM THIS PROPERTY TO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES TO THIS PROPERTY UNLESS HEREON SHOWN. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS LAND IN 2021, AND INCLUDES ITEMS: 1, 2, 3, 4, 6, 7(A), 7(C), 8, 9, 10, 11(A), 13, 14, AND 18 OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) ON AN URBAN SURVEY.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO
THIS 6th DAY OF MAY, 2022

ANTHONY L. HARRIS, N.M.P.S. #11463

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