

# Plat of Boundary Survey of property located at 808 Canyon Road

BOUNDARY SURVEY OF THE PROPERTIES LAST DESCRIBED ON DEED FILED IN SANTA FE COUNTY CLERK MISC. BOOK 963, PAGES 806-807, INSTRUMENT NO. 828,400 SAID PROPERTIES BEING SITUATE IN LOT 40, BLOCK 83, OF THE KING'S OFFICIAL MAP OF THE CITY OF SANTA FE, AND IN THE NW1/4 SECTION 30, T17N, R10E, N1PM SAID PROPERTIES ARE LOCATED AT NO. 808 CANYON ROAD, IN THE CITY OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO

## CITY OF SANTA FE PUBLIC NOTICE

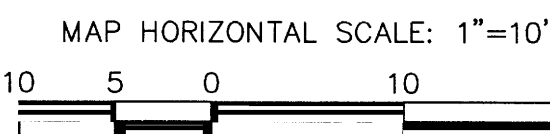
THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

TIE TO CITY OF SANTA FE SURVEY CONTROL MONUMENT NO. SFC-1105 ALLOY DISC IN CONCRETE BASE AT ROAD ENTRANCE TO PATRICK SMITH PARK ON EAST ALAMEDA STREET



CAP DETAIL NOT TO SCALE

MAP NORTH ARROW



## MAP LEGEND

- - SURVEY MONUMENT FOUND
- - SURVEY MONUMENT SET
- - 1/2" REBAR STAKE W/CAP STAMPED ARMJO-13604
- - RECORD SURVEY CORNER NO MONUMENT FOUND
- N/F - NOW OR FORMER PROPERTY OWNER
- - UTILITY POLE WITH OVERHEAD UTILITY LINES
- - TELEPHONE UTILITY PEDESTAL
- - WOOD FENCE
- x--- - WIRE FENCE

Document No. 1821312

COUNTY CLERK'S INSTRUMENT BLOCK  
COUNTY OF SANTA FE, STATE OF NEW MEXICO

I hereby certify that this instrument was filed

for record on the 27 day of MARCH, A.D. 2017

at 11:01 o'clock A m, and was duly recorded in

Book 85, Page 000 of the Records of

Santa Fe County  
Witness my Hand and Seal of Office  
GERALDINE SALAZAR

County Clerk, Santa Fe County, New Mexico

Chamberlain Fajal  
DEPUTY



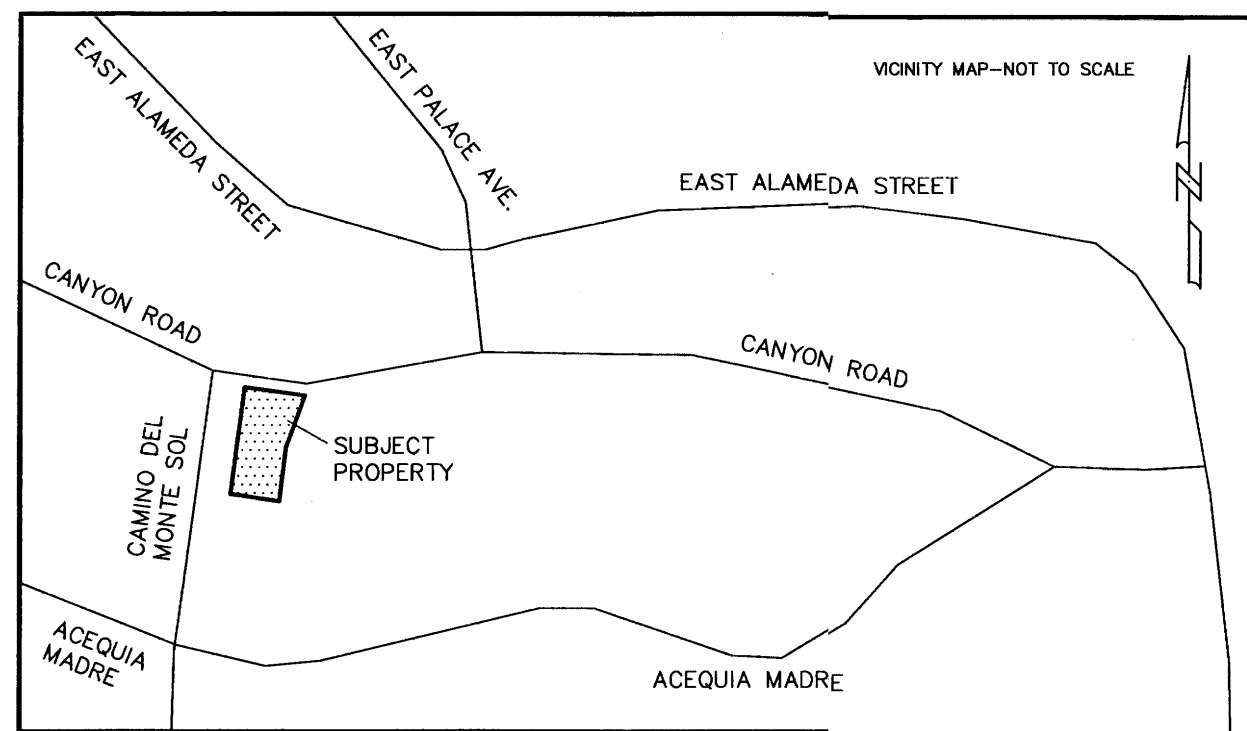
INDEXING INFORMATION FOR COUNTY CLERK	
SFC ASSESSOR UPC NO. FOR THIS PROPERTY:	1-055-098-148-461
OWNER:	DAVID SALAZAR
WARRANTY DEED, INSTRUMENT NO.	828,400
LOCATION:	PROPERTY DESCRIBED ON WARRANTY DEED MISC. BOOK 963, PAGE 806-807, DOCUMENT NO. 828,400
	WITHIN LOT 40, BLOCK 83, KING'S OFFICIAL MAP OF THE CITY
	IN THE NW1/4 SECTION 30, T17N, R10E, N1PM
	ADDRESS: 808 CANYON ROAD, CITY OF SANTA FE
	COUNTY OF SANTA FE, STATE OF NEW MEXICO

## ARMJO SURVEYS INC.

PAUL A. ARMJO N.M.P.S. NO. 13604  
P. O. BOX 24438, SANTA FE, NM 87502-9438  
PH. (505) 471-1955 FAX. (505) 471-1925

PLAT OF BOUNDARY SURVEY OF PROPERTY  
LOCATED AT  
808 CANYON ROAD

DRAWN BY: P.A.A. DATE: MARCH 2017  
SURVEY NO. 1701010 SHEET NO. 1 OF 1



## SURVEYORS NOTES

- THE RECORD SURVEY PLAT FOR THIS PROPERTY IS A 1982 BOUNDARY SURVEY BY S.E. VIGIL AND NOTED HEREON AS REFERENCE DOCUMENT NO. 1. SAID SURVEY PLAT SHOWS SEPARATE PROPERTIES DESCRIBED VIA BEARING AND DISTANCE WITHIN THE OVERALL BOUNDARY. THE SEPARATE PROPERTIES ARE LABELED ON SAID PLAT WITH LETTER DESIGNATIONS CORRESPONDING TO A LIST OF OLD DEEDS ON THE 1982 PLAT. SAID 1982 PLAT DOES NOT CALL THE PROPERTIES TRACTS OR LOTS. THE COMMITMENT FOR TITLE INSURANCE FOR THIS 2017 TRANSACTION LISTS AND LABELS THE INDIVIDUAL PROPERTIES "TRACTS" ALONG WITH THE PREVIOUS LETTER DESIGNATIONS FROM THE 1982 SURVEY PLAT. I HAVE LABELED THE "TRACTS" ACCORDINGLY ON THIS 2017 SURVEY.
- SFC ASSESSOR UPC NO. FOR THIS PROPERTY: 1-055-098-148-461.
- DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF THE ADJOINING PROPERTY.
- DATE OF FIELD SURVEY: JANUARY 16, 2017 AND MARCH 15, 2017.
- COMMITMENT FOR TITLE INSURANCE FOR THIS PROPERTY ISSUED BY SOUTHWESTERN TITLE AND ESCROW, INC. FILE NO. 160805.
- THE DATA IN ITALICS TEXT FONT IS RECORD DATA TAKEN FROM THE REFERENCE DOCUMENT NOTED BELOW:  
*R1-DATA* IS TAKEN FROM REFERENCE DOCUMENT NO. 1 AS NOTED HEREON.  
*R2-DATA* IS TAKEN FROM REFERENCE DOCUMENT NO. 2 AS NOTED HEREON.

## DOCUMENTS OF REFERENCE

NOTE: RECORDING DATA SHOWN BELOW REFERS TO RECORDING--FILING DATA ON DOCUMENTS OBTAINED FROM THE OFFICE OF SANTA FE COUNTY CLERK.

- SURVEY ENTITLED "PLAT OF SURVEY REQUESTED BY ROBERT R. YOUNG...", BY SALVADOR E. VIGIL NMPS NO. 4405, AS PROJECT NO. C1-371, DATED APRIL 6, 1981 AND AMENDED ON SEPTEMBER 23, 1982.
- SURVEY ENTITLED "PLAT OF SURVEY FOR DAVID SALAZAR...", BY NICK F. CATANACH NMPS NO. 13837, FILED ON FEBRUARY 3, 2000, IN PLAT BOOK 434, PAGE 025, AS DOCUMENT NO. 1105,187.
- WARRANTY DEED, INEZ VIGIL TO DAVID SALAZAR, FILED ON SEPTEMBER 1, 1993, IN MISC. BOOK 963, PAGES 806-807, AS INSTRUMENT NO. 828,400.
- EASEMENT FILED ON OCTOBER 24, 1988, IN MISC. BOOK 629, PAGES 085-086, AS INSTRUMENT NO. 662,445.

## SUPPLEMENTAL CERTIFICATION

I FURTHER CERTIFY AS TO THE EXISTENCE OF THE FOLLOWING ON THE DATE OF THIS FIELD SURVEY:

- EVIDENCE OF RIGHTS OF WAY, OLD HIGHWAYS OR ABANDONED ROADS, LANES, TRAILS OR DRIVEWAYS, SEWER DRAINS, WATER, GAS OR OIL PIPELINES ON OR CROSSING SUBJECT PREMISES: CONCRETE WALK RIGHT OF WAY CROSSES THE NORTHERLY PORTION OF THE PROPERTY (SEE MAP).
- SPRINGS, STREAMS, RIVERS, PONDS OR LAKES LOCATED, BORDERING ON OR THROUGH SUBJECT PREMISES: NONE VISIBLE.
- EVIDENCE OF CEMETERIES OR FAMILY BURIAL GROUNDS LOCATED ON SUBJECT PREMISES: NONE VISIBLE.
- OVERHEAD UTILITY POLES, ANCHORS, PEDESTALS, WIRES OR LINES OVERHANGING OR CROSSING SUBJECT PREMISES AND SERVING OTHER PROPERTIES: OVERHEAD UTILITY LINES AND POLE LOCATED ALONG AND CROSSING THE NORTH PORTION OF THE PROPERTY. ELECTRIC METERS WITH OVERHEAD LINES AND WATER METER SERVE THE SUBJECT BUILDINGS. (SEE MAP).
- JOINT DRIVEWAYS OR WALKWAYS, JOINT GARAGES, PARTY WALLS OR RIGHTS OF SUPPORT, STEPS OR ROOFS IN COMMON OR JOINTS GARAGES: THE SUBJECT BUILDINGS HAVE WALLS IN COMMON WITH ADJACENT BUILDINGS. (SEE MAP).
- APPARENT ENCROACHMENTS OF BUILDINGS, PROJECTIONS, CORNICES OR SIGNS AFFIXED THERETO, FENCES OR OTHERS INDICATIONS OF OCCUPANCY APPEAR TO ENCROACH UPON OR OVERHANG SUBJECT PROPERTY: ADJACENT BUILDING DEVIATES FROM THE SOUTHERLY LOT LINE OF THE SUBJECT PROPERTY. CONCRETE DECK DEVIATES FROM THE EASTERLY LOT LINE OF THE SUBJECT PROPERTY. (SEE MAP).
- SPECIFIC PHYSICAL EVIDENCE OF BOUNDARY LINES ON ALL SIDES: SURVEY MONUMENT STAKES FOUND AS NOTED ON THE MAP AT RIGHT.
- IS THE PROPERTY IMPROVED? DO STRUCTURES ENCROACH OR APPEARS TO VIOLATE SETBACK LINES: THE PROPERTY IS IMPROVED. NO SETBACK DATA CALLED OUT ON THE RECORD REFERENCE DOCUMENTS.
- INDICATIONS OF RECENT BUILDING CONSTRUCTION, ALTERATIONS OR REPAIRS: NONE VISIBLE.
- APPROXIMATE DISTANCES OF STRUCTURES FROM AT LEAST TWO LOT LINES MUST BE SHOWN: PLEASE SEE MAP AT RIGHT.

## SURVEYORS CERTIFICATION

I, PAUL A. ARMJO, CERTIFY THAT I AM NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 13604, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION ON MARCH 15, 2017 AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

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 AN EXISTING TRACT OR TRACTS.

Paul A. Armijo MARCH 27, 2017  
PAUL A. ARMJO, N.M.P.S. NO. 13604



SEWER MANHOLE NO. W5-11 COVER PLATE FOUND IN CAMINO DEL MONTE SOL

THE BASIS OF BEARING FOR THIS 2017 SURVEY IS THE INVERTS BETWEEN THESE TWO MONUMENTS FOUND AND REFERENCED TO THIS RECORD LOT LINE:  
50.88' S62°24'21"W-TIE  
51.02' S62°24'21"W-R1

1/2" IRON REBAR STAKE FOUND P.O.B. FOR THIS 2017 SURVEY  
R1-10.40'  
N84°37'42"W  
10.40' N84°37'28"W

329 CAMINO DEL MONTE SOL  
N/F JAMES R. DOTSON ET. AL.  
SPECIAL WARRANTY DEED  
INSTRUMENT NO. 1658,930

SEWER MANHOLE NO. W5-11 COVER PLATE FOUND

TIE TO 1/2" IRON REBAR STAKE W/CAP NMPS-13604 FOUND

60.03' N47°40'58"W-TIE  
R1-S4°34'13"E 60.17'

ADJACENT LOT LINE

OVERHEAD UTILITY LINES-TYPICAL

ADJACENT STUCCO BUILDING

802 CANYON ROAD

ADJACENT STUCCO BUILDING

TRACT A  
R1-1475.87 SQ. FT.

TRACT B  
R1-688.87 SQ. FT.

TRACT C  
R1-1012.66 SQ. FT.

TRACT D  
R1-1294.22 SQ. FT.

TRACT E  
R1-3989.82 SQ. FT.

TRACT F  
R1-1119.56 SQ. FT.

TRACT G  
R1-190.65 SQ. FT.

ADJACENT STUCCO BUILDING

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