

# CLAIM OF EXEMPTION - LOT SPLIT FOR Robert A. and Vera C. Romero Revocable Trust

LOCATED WITHIN SECTION 9, T. 27 N., R. 12 E., N.M.P.M.  
AND ALSO DESCRIBED AS A PORTION OF SHC. 607, TRACTS 1 AND 2  
SAN CRISTOBAL, TAOS COUNTY, NEW MEXICO  
SCALE: 1" = 100' DECEMBER 18, 2025

## Property Descriptions:

**DESCRIPTION OF A 3.6722 ACRE PARCEL (PARCEL 1):**

A CERTAIN TRACT OF LAND LYING AND SITUATE IN SAN CRISTOBAL, TAOS COUNTY, NEW MEXICO LOCATED WITHIN SECTION 9, T. 27 N., R. 12 E., N.M.P.M., DESCRIBED AS A PORTION OF SMALL HOLDING CLAIM No. 607 TRACT 1 AND SMALL HOLDING CLAIM No. 607 TRACT 2, AND ALSO DESCRIBED AS A PORTION OF TRACT 3, MAP 7, SURVEY 5 OF THE 1941 TAOS COUNTY REASSESSMENT SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED TRACT, BEING A FOUND U.S.G.L.O. BRASS CAP, IDENTICAL TO A FOUND BRASS CAP FOR THE SOUTHEAST CORNER OF SMALL HOLDING CLAIM 607, TRACT 2, SECTION 9, T. 27 N., R. 12 E., N.M.P.M.;

THENCE FROM THE POINT OF BEGINNING N. 10°27'24" W., A DISTANCE OF 212.78 FEET MARKED BY A SET NO. 4 REBAR WITH YELLOW CAP "PS 22288" FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N. 69°29'47" E., A DISTANCE OF 512.95 FEET MARKED BY A SET NO. 4 REBAR WITH YELLOW CAP "PS 22288" FOR A CORNER OF THIS TRACT;

THENCE N. 71°56'16" E., A DISTANCE OF 128.94 FEET MARKED BY A SET NO. 4 REBAR WITH YELLOW CAP "PS 22288" FOR A CORNER OF THIS TRACT;

THENCE N. 21°39'12" E., A DISTANCE OF 17.32 FEET MARKED BY A SET NO. 4 REBAR WITH YELLOW CAP "PS 22288" FOR A CORNER OF THIS TRACT;

THENCE N. 88°15'32" E., A DISTANCE OF 31.74 FEET MARKED BY A SET NO. 4 REBAR WITH YELLOW CAP "PS 22288" FOR A CORNER OF THIS TRACT;

THENCE N. 73°56'34" E., A DISTANCE OF 67.99 FEET MARKED BY A SET NO. 4 REBAR WITH YELLOW CAP "PS 22288" LYING ON THE WEST LINE OF NEW MEXICO STATE ROAD 522 FOR THE MOST NORTHERLY CORNER OF THIS TRACT;

THENCE AROUND THE ARC OF A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 348.72 FEET, RADIUS OF 1204.53 FEET, A CHORD BEARING OF S. 22°47'30" W., AND A CHORD LENGTH OF 347.51 FEET MARKED BY A SET NO. 4 REBAR WITH YELLOW CAP "PS 22288" FOR THE MOST EASTERLY CORNER OF THIS TRACT;

THENCE LEAVING SAID RIGHT OF WAY LINE, S. 74°47'27" W., A DISTANCE OF 278.29 FEET MARKED BY A FOUND U.S.G.L.O. BRASS CAP FOR THE SOUTHWEST CORNER OF SMALL HOLDING CLAIM No. 607, TRACT 1 FOR A CORNER OF THIS TRACT;

THENCE S. 74°54'38" W., A DISTANCE OF 274.17 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 3.6722 ACRE (159,960 SQ. FT.) MORE OR LESS. SUBJECT TO EASEMENTS AND RESERVATIONS OF RECORD.



**Vicinity Map**  
NOT TO SCALE

## Instrument of Ownership:

UPC 1-069-161-432-192

ROBERT A. ROMERO AND VERA C. ROMERO REVOCABLE TRUST  
CLERK'S BOOK: M-1166, PAGES: 414-415  
DATE: MAY 22, 2023  
TIME: 11:55:26 A.M.

## Plat Reference:

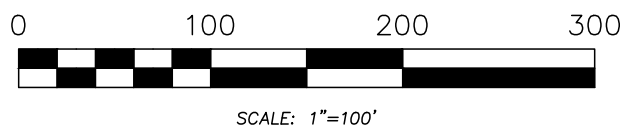
1. BOUNDARY SURVEY FOR "ROBERT ADELMO ROMERO AND VERA C. ROMERO"  
CABINET E, PAGE 28-B  
DATE: MAY 21, 2004

## Adjoiners:

A1. UPC # 1-069-161-364-289  
TRINNIE CORDOVA  
CLERK'S BOOK: A-223, PAGE: 446  
DATE: DECEMBER 29, 1994  
TIME: 10:17 A.M.

## Legend

- S 89°54'52" W 273.09' MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- △ DENOTES FOUND AND USED U.S.G.L.O. BRASS CAP
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 22288" SET THIS SURVEY UNLESS OTHERWISE NOTED
- DENOTES FOUND NO. 4 REBAR WITH NO CAP
- POWER POLE
- GUY WIRE
- ⊕ ELECTRIC METER
- ⊞ ELECTRIC BOX
- ⊗ TRANSFORMER
- ⊕ WATER SPIGOT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊞ TELEPHONE PEDESTAL
- ⊕ CLEANOUT
- ⊕ SEPTIC TANK
- BARBED WIRE FENCE
- WIRE FENCE
- OVERHEAD UTILITY LINE



## Notes:

- BASIS OF BEARINGS ARE BASED ON GPS OBSERVATIONS DERIVED FROM AN OPUS SOLUTION STATE PLANE COORDINATE SYSTEM (NAD83-2011) - NEW MEXICO CENTRAL - FIPS 3002, ORIGIN OF 0,0 WAS USED TO SCALE GRID COORDINATES TO MODIFIED STATE PLANE GROUND COORDINATES GRID TO GROUND COMBINED SCALE FACTOR = 1.000404944.
- MODIFIED GROUND COORDINATES OF BASE POINT:  
N = 2,034,221.18'  
E = 1,813,860.96'  
LATITUDE = 36°35'12.46294"  
LONGITUDE = 105°39'42.13714"  
ELLIPSOID HEIGHT: 7,087.82'
- BEARINGS ARE GRID AND DISTANCES ARE GROUND.
- THERE MAY BE RECORDED OR UNRECORDED DOCUMENTS IN EXISTENCE SPECIFYING EASEMENTS, RESTRICTIONS, COVENANTS, ENCROACHMENTS, OR OVERLAPS THAT ARE UNKNOWN, OR HAVE NOT BEEN PROVIDED.
- THE POSITION OF 1941 TAOS COUNTY REASSESSMENT SURVEY LINES CAN ONLY BE APPROXIMATED.

## Taos County Planning Department Approval

THE DIVISION SHOWN ON THIS PLAT IS INTENDED FOR THE PURPOSE OF THE SALE, LEASE, OR OTHER CONVEYANCE OF A SINGLE PARCEL OF A TRACT OF LAND, EXCEPT A TRACT WITHIN A PREVIOUSLY APPROVED SUBDIVISION WITHIN ANY 5 YEAR PERIOD AS DEFINED BY THE TAOS COUNTY SUBDIVISION REGULATIONS, ORDINANCE 2005-8, ARTICLE 2, DEFINITIONS, SUBDIVISION (13), AND ARTICLE 9, SECTION 9-5 AND SECTION 47-2-6 NMSA 1978 AS AMENDED 2020.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
FOR THE TAOS COUNTY PLANNING DEPARTMENT

EXEMPTION FILE NO. \_\_\_\_\_

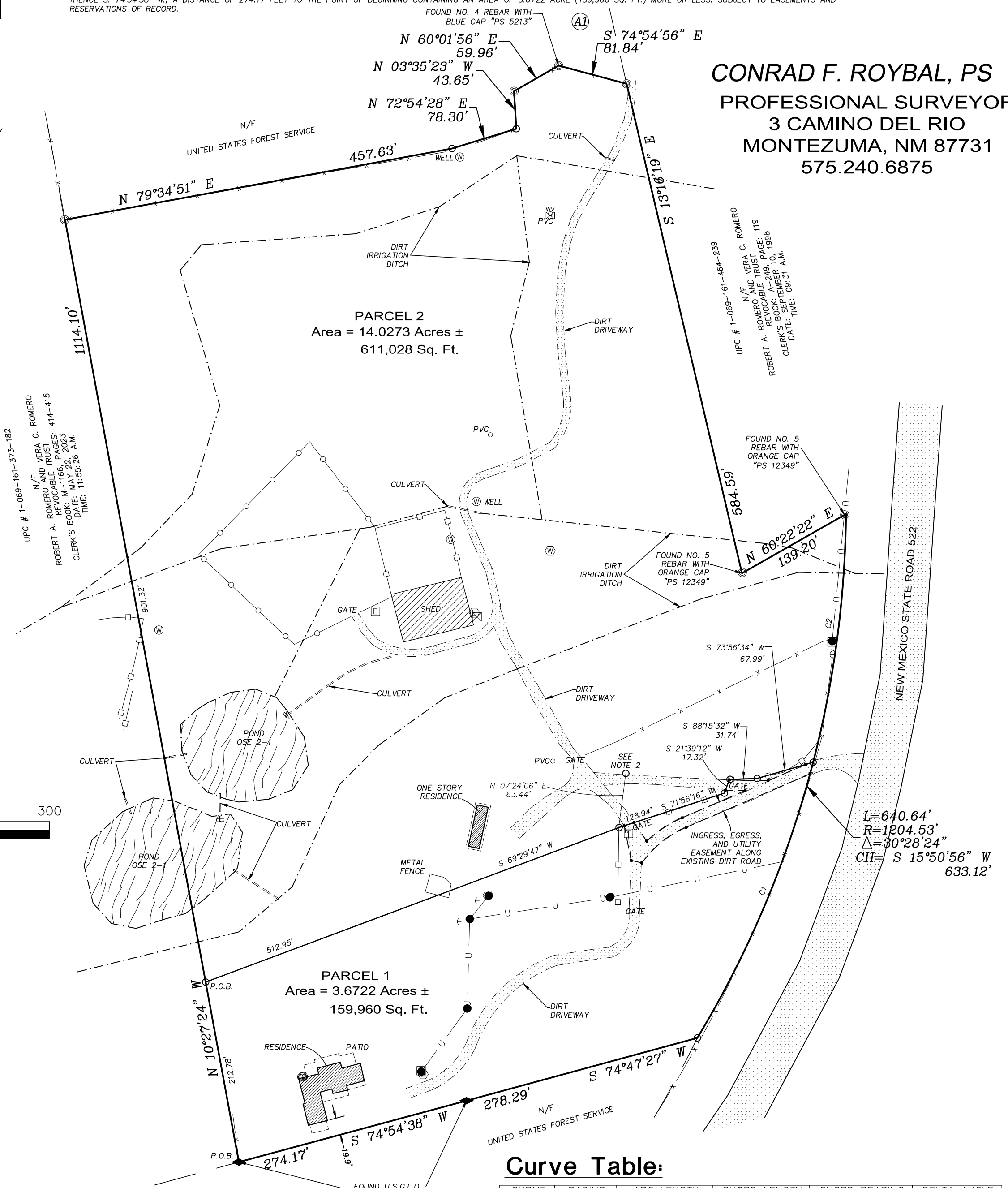
## Surveyor's Certificate

I, CONRAD F. ROYBAL, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE COUNTY OF TAOS SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.



CONRAD F. ROYBAL DATE  
N.M.P.S. NO. 22288

**CONRAD F. ROYBAL, PS**  
PROFESSIONAL SURVEYOR  
3 CAMINO DEL RIO  
MONTEZUMA, NM 87731  
575.240.6875



## Curve Table:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1204.53'	348.72'	347.51'	S 22°47'30" W	16°35'16"
C2	1204.53'	291.92'	291.21'	S 07°33'18" W	13°53'09"

**DESCRIPTION OF A 14.0273 ACRE PARCEL (PARCEL 2):**

A CERTAIN TRACT OF LAND LYING AND SITUATE IN SAN CRISTOBAL, TAOS COUNTY, NEW MEXICO LOCATED WITHIN SECTION 9, T. 27 N., R. 12 E., N.M.P.M., DESCRIBED AS A PORTION OF SMALL HOLDING CLAIM No. 607 TRACT 1 AND SMALL HOLDING CLAIM No. 607 TRACT 2, AND ALSO DESCRIBED AS A PORTION OF TRACT 3, MAP 7, SURVEY 5 OF THE 1941 TAOS COUNTY REASSESSMENT SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED TRACT, BEING A SET NO. 4 REBAR WITH YELLOW CAP "PS 22288" WHEN A FOUND U.S.G.L.O. BRASS CAP FOR THE SOUTHEAST CORNER OF SMALL HOLDING CLAIM 607, TRACT 2, SECTION 9, T. 27 N., R. 12 E., N.M.P.M. BEARS S 10°27'24" E A DISTANCE OF 212.78 FEET;

THENCE FROM THE POINT OF BEGINNING N. 10°27'24" W., A DISTANCE OF 901.32 FEET MARKED BY A FOUND NO. 4 REBAR WITH NO CAP FOR THE MOST WESTERLY CORNER OF THIS TRACT;

THENCE N. 79°34'51" E., A DISTANCE OF 457.63 FEET MARKED BY A SET NO. 4 REBAR WITH YELLOW CAP "PS 22288" FOR A CORNER OF THIS TRACT;

THENCE N. 72°54'28" E., A DISTANCE OF 78.30 FEET MARKED BY A SET NO. 4 REBAR WITH YELLOW CAP "PS 22288" FOR A CORNER OF THIS TRACT;

THENCE N. 03°35'23" W., A DISTANCE OF 43.65 FEET MARKED BY A FOUND NO. 4 REBAR WITH NO CAP FOR A CORNER OF THIS TRACT;

THENCE N. 60°01'56" E., A DISTANCE OF 59.96 FEET MARKED BY A FOUND NO. 4 REBAR WITH NO CAP FOR THE MOST NORTHERLY CORNER OF THIS TRACT;

THENCE S. 74°54'56" E., A DISTANCE OF 81.84 FEET MARKED BY A FOUND NO. 4 REBAR WITH NO CAP FOR A CORNER OF THIS TRACT;

THENCE S. 13°16'19" E., A DISTANCE OF 584.59 FEET MARKED BY A FOUND NO. 5 REBAR WITH ORANGE CAP "PS 12349" FOR A CORNER OF THIS TRACT;

THENCE N. 60°22'22" E., A DISTANCE OF 139.20 FEET MARKED BY A FOUND NO. 5 REBAR WITH ORANGE CAP "PS 12349" LYING ON THE WEST RIGHT OF WAY LINE OF NEW MEXICO STATE ROAD 522 FOR THE MOST EASTERLY CORNER OF THIS TRACT;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 291.92 FEET, A RADIUS OF 1204.53 FEET, CHORD BEARING OF S. 07°33'18" W., AND A CHORD LENGTH OF 291.21 FEET MARKED BY A SET NO. 4 REBAR WITH YELLOW CAP "PS 22288" FOR A CORNER OF THIS TRACT;

THENCE LEAVING SAID RIGHT OF WAY LINE, S. 73°56'34" W., A DISTANCE OF 67.99 FEET MARKED BY A SET NO. 4 REBAR WITH YELLOW CAP "PS 22288" FOR A CORNER OF THIS TRACT;

THENCE S. 88°15'32" W., A DISTANCE OF 31.74 FEET MARKED BY A SET NO. 4 REBAR WITH YELLOW CAP "PS 22288" FOR A CORNER OF THIS TRACT;

THENCE S. 21°39'12" W., A DISTANCE OF 17.32 FEET MARKED BY A SET NO. 4 REBAR WITH YELLOW CAP "PS 22288" FOR A CORNER OF THIS TRACT;

THENCE S. 71°56'16" W., A DISTANCE OF 128.94 FEET MARKED BY A SET NO. 4 REBAR WITH YELLOW CAP "PS 22288" FOR A CORNER OF THIS TRACT;

THENCE S. 69°29'47" W., A DISTANCE OF 512.95 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 14.0273 ACRE (611,028 SQ. FT.) MORE OR LESS. SUBJECT TO EASEMENTS AND RESERVATIONS OF RECORD.

PROJECT: 25133LS  
SHEET 1 OF 1