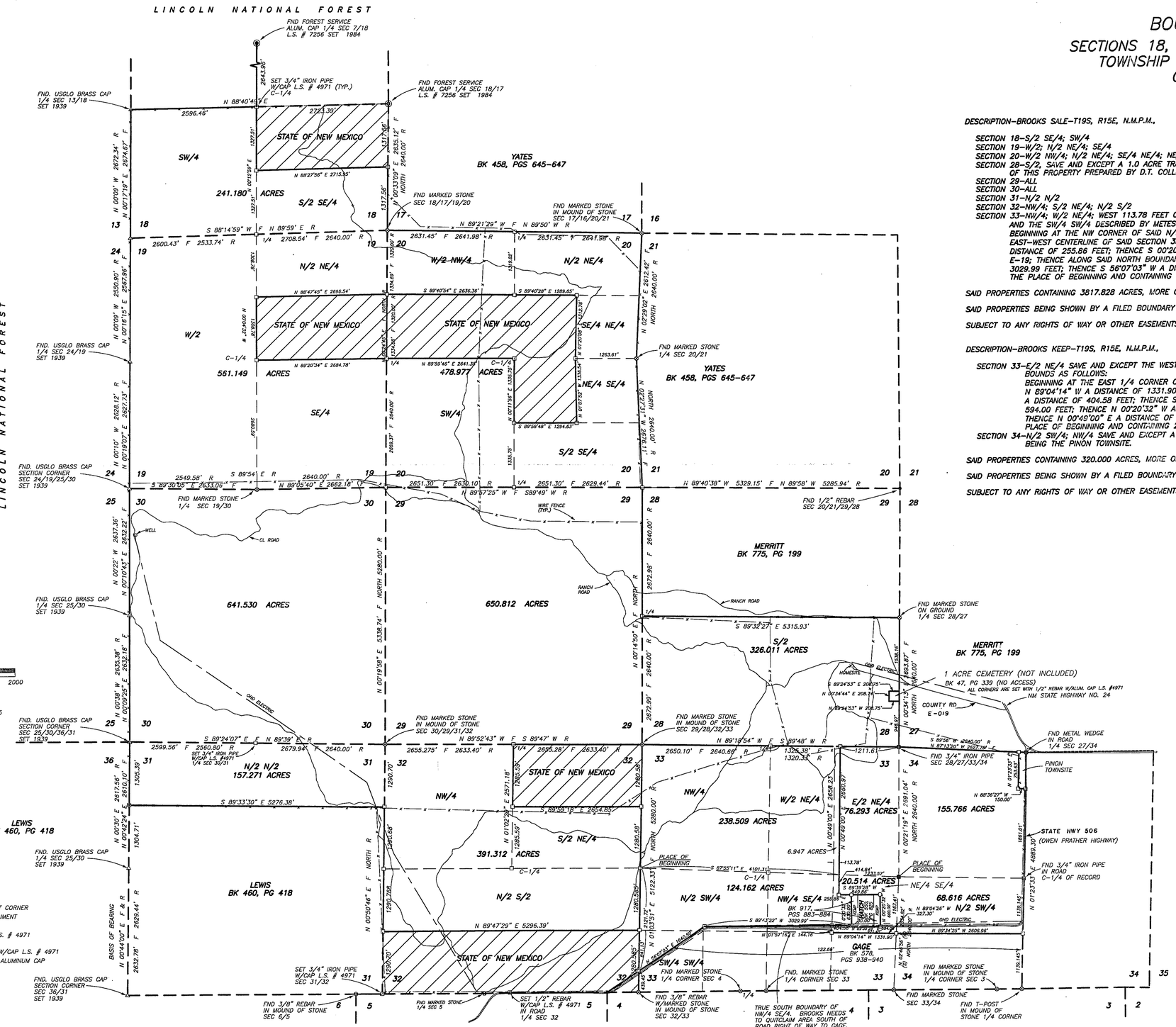
BOUNDARY SURVEY PLAT

SECTIONS 18, 19, 20, 28, 29, 30, 31, 32, 33 AND 34
TOWNSHIP 19 SOUTH, RANGE 15 EAST, N.M.P.M.,
OTERO COUNTY, NEW MEXICO



DESCRIPTION–BROOKS SALE–T19S, R15E, N.M.P.M.,

SECTION 18–S/2 SE/4; SW/4
SECTION 19–W/2; N/2 NE/4; SE/4
SECTION 20–W/2 NW/4; N/2 NE/4; SE/4 NE/4; NE/4 SE/4; S/2 SE/4; SW/4
SECTION 28–S/2, SAVE AND EXCEPT A 1.0 ACRE TRACT RESERVED FOR A CEMETERY AS SHOWN BY THE BOUNDARY SURVEY PLAT OF THIS PROPERTY PREPARED BY D.T. COLLINS & ASSOCIATES, P.C.
SECTION 29–ALL
SECTION 30–ALL
SECTION 31–N/2 N/2
SECTION 32–NW/4; S/2 NE/4; N/2 S/2
SECTION 33–NW/4; W/2 NE/4; WEST 113.78 FEET OF THE E/2 NE/4; A TRACT OF LAND IN THE N/2 SW/4, NW/4 SE/4, NE/4 SE/4 AND THE SW/4 SW/4 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT THE NW CORNER OF SAID N/2 SW/4; THENCE S 87°55'11" E A DISTANCE OF 4101.31 FEET ALONG THE EAST–WEST CENTERLINE OF SAID SECTION 33; THENCE S 00°49'00" W A DISTANCE OF 414.84 FEET; THENCE N 89°39'28" E A DISTANCE OF 255.86 FEET; THENCE S 00°20'32" E A DISTANCE OF 630.00 FEET TO THE NORTH BOUNDARY OF COUNTY ROAD E–19; THENCE ALONG SAID NORTH BOUNDARY S 89°43'22" W A DISTANCE OF 3029.99 FEET; THENCE S 56°07'03" W A DISTANCE OF 1640.50 FEET; THENCE N 01°03'51" E A DISTANCE OF 2121.72 FEET TO THE PLACE OF BEGINNING AND CONTAINING 124.162 ACRES, MORE OR LESS.

SAID PROPERTIES CONTAINING 3817.828 ACRES, MORE OR LESS.

SAID PROPERTIES BEING SHOWN BY A FILED BOUNDARY SURVEY PLAT PREPARED BY D.T. COLLINS & ASSOCIATES, P.C.

SUBJECT TO ANY RIGHTS OF WAY OR OTHER EASEMENTS AS GRANTED BY INSTRUMENTS OF RECORD OR AS NOW EXISTING ON SAID LANDS.

DESCRIPTION–BROOKS KEEP–T19S, R15E, N.M.P.M.,

SECTION 33–E/2 NE/4 SAVE AND EXCEPT THE WEST 113.78 FEET THEREOF; A TRACT OF LAND IN THE NE/4 SE/4 DESCRIBED BY METES BOUNDS AS FOLLOWS:
BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 33; THENCE S 02°46'56" W A DISTANCE OF 1167.41 FEET; THENCE N 89°04'14" W A DISTANCE OF 1331.90 FEET; THENCE N 01°57'16" E A DISTANCE OF 144.16 FEET; THENCE N 89°43'22" E A DISTANCE OF 404.58 FEET; THENCE S 00°20'32" E A DISTANCE OF 30.00 FEET; THENCE N 89°39'28" E A DISTANCE OF 594.00 FEET; THENCE N 00°20'32" W A DISTANCE OF 660.00 FEET; THENCE S 89°38'28" W A DISTANCE OF 849.86 FEET; THENCE N 00°49'00" E A DISTANCE OF 414.85 FEET; THENCE S 87°55'11" E A DISTANCE OF 1233.57 FEET TO THE SAID PLACE OF BEGINNING AND CONTAINING 20.514 ACRES, MORE OR LESS.
SECTION 34–N/2 SW/4; NW/4 SAVE AND EXCEPT A 150 FOOT x 753.63 FOOT STRIP OF LAND IN THE NE CORNER THEREOF, SAID STRIP BEING THE PINON TOWNSITE.

SAID PROPERTIES CONTAINING 320.000 ACRES, MORE OR LESS.

SAID PROPERTIES BEING SHOWN BY A FILED BOUNDARY SURVEY PLAT PREPARED BY D.T. COLLINS & ASSOCIATES, P.C.

SUBJECT TO ANY RIGHTS OF WAY OR OTHER EASEMENTS AS GRANTED BY INSTRUMENTS OF RECORD OR AS NOW EXISTING ON SAID LANDS.

NOTES:

1.) MINERAL DEED BK 71, PG 93 RESERVES MINERAL AND OTHER RIGHTS IN THE FOLLOWING SECTIONS: 27, 28, 29, 33 AND 34, TOWNSHIP 19 SOUTH, RANGE 15 EAST, N.M.P.M., OTERO COUNTY, NEW MEXICO. THIS AND OTHER MINERAL DEEDS AND RESERVATIONS OF MINERALS ON LAND DEEDS NEED TO BE REVIEWED AS TO MINERAL RIGHTS REMAINING.

2.) BLANKET EASEMENT TO OTERO COUNTY ELECTRIC COOPERATIVE IN:
SE/4 SE/4 SECTION 33, T 19 S, R 15 E, BK 520, PGS 269–270
2 ACRES IN SE/4 SW/4 SECTION 33, T 19 S, R 15 E, BK 508, PG 946
SECTIONS 30, 31 AND 32, T 19 S, R 15 E, BK 405, PG 348

3.) THE PINON MUTUAL DOMESTIC WATER CONSUMERS AND MUTUAL SEWAGE WORK ASSOCIATION HAS WATER LINE EASEMENTS IN THE S/2 NE/4 NW/4; N/2 SW/4 NW/4; SW/4 SW/4 NW/4 AND THE NW/4 SE/4 NW/4 OF SECTION 34 (BK 439, PGS 67–93) AND THE W/2 SECTION 34 AND ALL OF SECTION 33 (BK 493, PG 53).

4.) THE TOWNSITE OF PINON SHOWS TO BE 150 FT x 750 FT IN SIZE. SEVERAL OF THE DEEDS IN THE TOWNSITE OF PINON ARE ONLY 100 FT IN WIDTH, LEAVING A 50 FT GAP TO BROOKS PROPERTY.

5.) A QUITCLAIM DEED FILED IN BK 79, PG 248 QUITCLAIMS A 60 FOOT WIDE STRIP FOR A ROAD IN SECTION 33. THE DEED ALSO STATES THAT THE STRIP IS THE SOUTH 60 FEET OF A PART OF SECTION 33. THIS STATEMENT IS INCORRECT. THIS PLAT CENTERS THE 60 FEET ON THE EXISTING ROAD. BROOKS BOUNDARY AS SHOWN HEREON FOR THIS PURCHASE IS THE NORTH BOUNDARY OF THE 60 FOOT STRIP AS DESCRIBED FROM THE EXISTING ROAD. BROOKS NEEDS TO QUITCLAIM AREA SOUTH OF THE ROAD TO GAGE.

I, DARRYL T. COLLINS, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 4971, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

A CLAIM OF EXEMPTION FROM THE STATE OF NEW MEXICO AND OTERO COUNTY SUBDIVISION REGULATIONS FOR THE SALE, LEASE, OR OTHER CONVEYANCE OF LAND THAT CREATES NO PARCEL SMALLER THAN ONE–HUNDRED FORTY (140) ACRES HAS BEEN CLAIMED BY THE BROOKS FAMILY FOR THIS PROPOSED SALE.

June 8, 1999
DATE OF SURVEY

DARRYL T. COLLINS, NMPS NO. 4971
July 8, 1999

REGISTERED LAND SURVEYOR No. 4971 NEW MEXICO DARRYL T. COLLINS

FILING:

FILED FOR RECORD IN THE OFFICE OF THE CLERK OF OTERO COUNTY, NEW MEXICO, ON THIS 12TH DAY OF July, 1999, IN BOOK 53, PAGE 75A-76 RECEPTION NO.

ATTEST: DEPUTY

MARY D. QUINTANA
COUNTY CLERK

RECEPTION NUMBER 7633 FEE $20.00 TIME 2:50 P.M.

BROOKS			
OWNER OF PROPERTY		SUBDIVISION	
SEC 18-20, 28-34 SECTION	T 19 S TOWNSHIP	R 15 E RANGE	N.M.P.M.
INDEXING INFORMATION FOR COUNTY CLERK			

D.T. COLLINS & ASSOCIATES P.C.
SURVEYING, MAPPING
1042 MECHEM DR. 505-258-5272
PLS NO. 4971
RUIDOSO, LINCOLN COUNTY, NEW MEXICO

SCALE: 1"=1000'
DATE: 6-10-99
DRAWN BY: DER
CHECKED BY: DTC
JOB NO: 99781
SHEET 1 OF 1

SEC. 18-20, 28-34, T19S, R15E
BK 53 PG 75A-76

EASI FILE CORP. IRVINE, CA
EFA-24

TECHNICAL IMAGE PRODUCTS