

# A SURVEY OF THREE TRACTS OF LAND IN SECTIONS 31, AND 32, T.13S., R.11E., N.M.P.M. OTERO COUNTY, NEW MEXICO.

I, WYATT A. SPARKS, HAVE CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

*Wyatt A. Sparks* 6/27/2003  
WYATT A. SPARKS DATE  
R.P.L.S.-N.M. #8487

THIS IS NOT A SUBDIVISION AS DEFINED BY THE 1996 "NEW MEXICO SUBDIVISION ACT", AN EXEMPTION FOR A BOUNDARY LINE ADJUSTMENT WAS APPLIED FOR AND GRANTED BY OTERO COUNTY, NEW MEXICO, SAID EXEMPTION IS FILED IN BOOK 1039, PAGES 552-553 OF THE RECORDS OF OTERO COUNTY, NEW MEXICO.

- DOCUMENTS USED IN PLAT PREPARATION
- 1) WARRANTY DEED BOOK 961, PAGES 167-68
  - 2) REPLAT A, SANTA BARBARA RANCH, PLAT BOOK 42, PAGES 11-14.
  - 3) WARRANTY DEED BOOK 655, PAGE 873.
  - 4) DEEDS NOTED ON ADJOINERS.

MONUMENTS LEGEND	
△	FOUND R.O.W. RAIL
○	FOUND 1/2" REBAR
●	FOUND P-S-K LS 8487
□	FOUND 5/8" REBAR
⊙	FOUND P-S-K LS 8334
⊕	FOUND BRASS CAP

- NOTES:
- 1) SURVEY AND PLAT ARE BASED ON CORNERS FOUND IN PLACE.
  - 2) LOT 1A FROM REPLAT A SANTA BARBARA RANCH OVERLAPS INTO THE DEED LAND OF BOWDEN'S, THE NEW PROPERTY LINE IS BEING DONE TO MATCH THE DISTANCE AND BEARINGS OF REPLAT A, SANTA BARBARA RANCH PLAT OF RECORD.
  - 3) PURPOSE OF PLAT IS TO REMOVE AND ADJUST PROPERTY LINES ON 6 TRACTS TO CREATE 3 TRACTS.
  - 4) BEARINGS SHOWN ARE FROM ACTUAL FIELD MEASUREMENTS.

**TRACT 1**  
A TRACT OF LAND IN SECTION 31 AND 32, T.13S., R.11E., N.M.P.M., OTERO COUNTY, NEW MEXICO, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON ACCOMPANYING SURVEY PLAT, PREPARED BY WYATT A. SPARKS, L.S.-N.M. 8487, SAID SURVEY PLAT HEREIN MADE A PART OF THIS DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 32, T.13S., R.11E., A BLM BRASS CAP FOUND IN PLACE.  
THENCE S.89°50'38"E., 1328.60 FEET; THENCE S.00°50'54"E., 1313.68 FEET; THENCE N.89°50'26"W., 599.16 FEET; THENCE S.30°17'38"W., 240.13 FEET; THENCE S.10°49'45"W., 200.29 FEET; THENCE S.07°57'56"W., 261.21 FEET; THENCE S.49°23'08"E., 173.95 FEET; THENCE S.67°10'15"W., 50.44 FEET; THENCE S.44°54'13"W., 140.09 FEET; THENCE S.36°43'21"E., 145.36 FEET; THENCE S.52°47'37"E., 250.00 FEET; THENCE S.32°16'57"E., 178.09 FEET; THENCE S.89°41'26"E., 447.16 FEET; THENCE S.00°53'42"E., 555.29 FEET; THENCE S.46°02'24"W., 1073.50 FEET COINCIDENT WITH THE NORTH RIGHT OF WAY OF U.S. HIGHWAY 70;  
THENCE S.89°50'17"W., 557.20 FEET; THENCE N.45°26'14"W., 1869.16 FEET; THENCE N.00°36'46"W., 1308.87 FEET; THENCE N.89°56'56"E., 1314.37 FEET; THENCE N.00°42'39"W., 1311.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 151.87 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD;

**TRACT 2**  
A TRACT OF LAND IN THE NW1/4 SW1/4 OF SECTION 32, T.13S., R.11E., N.M.P.M., OTERO COUNTY, NEW MEXICO, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON ACCOMPANYING SURVEY PLAT, PREPARED BY WYATT A. SPARKS, L.S.-N.M. 8487, SAID SURVEY PLAT HEREIN MADE A PART OF THIS DESCRIPTION:

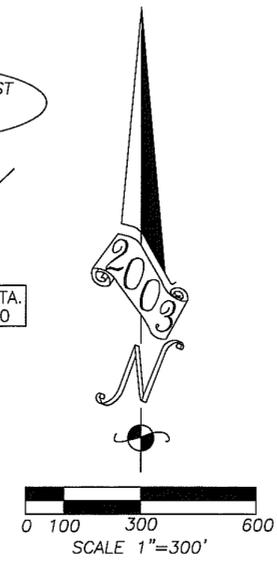
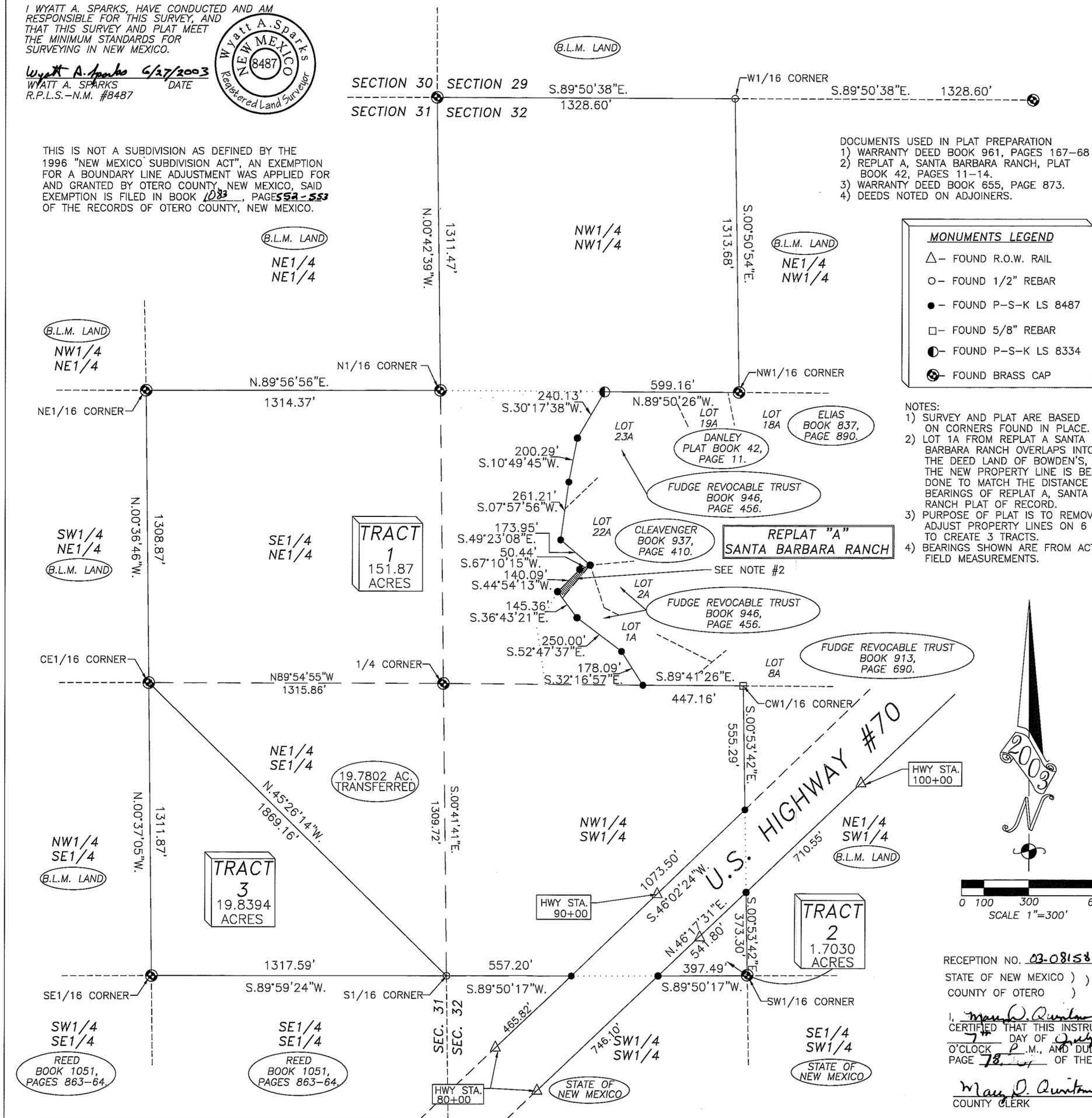
BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHWEST 1/16 CORNER OF SAID SECTION 32, A BLM BRASS CAP FOUND IN PLACE;  
THENCE S.89°50'17"W., 397.49 FEET;  
THENCE N.46°17'31"E., 541.80 FEET COINCIDENT WITH THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 70;  
THENCE S.00°53'42"W., 373.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.7030 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD;

**TRACT 3**  
A TRACT OF LAND IN THE NE1/4 SE1/4 OF SECTION 31, T.13S., R.11E., N.M.P.M., OTERO COUNTY, NEW MEXICO, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON ACCOMPANYING SURVEY PLAT, PREPARED BY WYATT A. SPARKS, L.S.-N.M. 8487, SAID SURVEY PLAT HEREIN MADE A PART OF THIS DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHWEST 1/16 CORNER OF SAID SECTION 31, A BLM BRASS CAP FOUND IN PLACE;  
THENCE N.00°37'05"W., 1311.87 FEET;  
THENCE S.45°26'14"E., 1869.16 FEET;  
THENCE S.89°59'24"W., 1317.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.8394 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD;



INDEXING INFORMATION FOR COUNTY CLERK	
BOWDEN, REED	E1/2 SECTION 31
OWNER OF PROPERTY	W1/2 SECTION 32
	SUBDIVISION
SECTION 31, 32, T.13S., R.11E., N.M.P.M.	

RECEPTION NO. 03-08158  
STATE OF NEW MEXICO ) ) SS  
COUNTY OF OTERO ) )

I, *Mary D. Quintan*, COUNTY CLERK DO HEREBY CERTIFIED THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 7<sup>th</sup> DAY OF *July*, 2003, AT 5:35 O'CLOCK P.M., AND DULY RECORDED IN PLAT BOOK 59, PAGE 78 OF THE RECORDS OF OTERO COUNTY.

*Mary D. Quintan* COUNTY CLERK  
*Christina Nui* DEPUTY

**RUIDOSO LAND SURVEYING INC.**  
2907 1/2 SUDDERTH DRIVE,  
RUIDOSO, N.M. 88345 PH. 257-2818  
SCALE 1"=300' JOB # 3437  
DATE 06/09/03 PLAT B-854  
DRAFTER C.TEMPLE SHEET 1 OF 1