



**PLAT OF SURVEY**  
**A 5.003 ACRE TRACT & AN 18.198 ACRE TRACT OF LAND**  
**IN THE NE1/4 SE1/4 OF SECTION 13, T 14 S, R 9 E, N.M.P.M.,**  
**OTERO COUNTY, NEW MEXICO**  
**NOVEMBER 2006**

	DELTA (F)	RADIUS (F)	LENGTH (F)	CHORD (F)
C1	00°22'17"	5809.77'	38.67'	N34°56'29"W 37.67'
C2	02°49'35"	5809.77'	286.60'	N36°32'25"W 286.57'
C3	01°04'56"	5809.77'	109.75'	N38°28'47"W 109.74'
C4	02°57'25"	5809.77'	299.83'	N40°29'58"W 299.80'
C5	01°22'01"	5809.77'	138.62'	N42°39'41"W 138.61'
C6	00°32'48"	5809.77'	55.44'	N43°37'06"W 55.44'
C7	01°50'52"	5809.77'	187.20'	N44°41'46"W 187.19'

**POTTER**  
BK 1118, PG 655  
S89°57'46"E(R) 1704.74'(R)  
S89°58'27"E(F) 1703.04'(F)

**MALONE**  
BK 582, PG 580  
5.003 ACRES

N89°59'58"E(R) 1571.98'(R)  
S89°58'21"E(F) 1570.13'(F)

**MALONE**  
BK 364, PG 659  
18.198 ACRES

**RODRIGUEZ**  
BK 1233, PG 908  
1.584 ACRES

**RED SANDS FAMILY TRUST/  
RETIREMENT PLAN**  
BK 984, PG 493

$\Delta = 09^{\circ}12'30''$  (R)  
 $R = 5804.58'$  (R)  
 $L = 932.31'$  (R)  
 $CH = N39^{\circ}05'17''W$   
 $931.31'$

$\Delta = 09^{\circ}08'10''$  (F)  
 $R = 5809.77'$  (F)  
 $L = 926.40'$  (F)  
 $CH = N39^{\circ}19'25''W$   
 $925.42'$

NOTE: ALL COURSES AND DISTANCES ARE BOTH FIELD (F) AND RECORD (R) UNLESS OTHERWISE NOTED.

**DOCUMENTS OF RECORD:**

WARRANTY DEED  
EDWARD MALONE AND FRANCIS MALONE  
FILED IN BOOK 364, PAGE 659  
ON JULY 7, 1969  
OTERO COUNTY, NEW MEXICO

R.O.W. MAP PROJECT NO. F-FG-020-2(3)  
DATED FEBRUARY, 26, 1968

**BASIS OF BEARING:**

GRID NORTH USING GLOBAL  
POSITIONING SYSTEM SATELLITES  
WITH SCALE FACTOR = 1.00000

EAST 1/4 CORNER  
FND 1/2" IR  
W/ CAP #8487

N 00°29'14" E(R)  
466.55'(R)  
N 00°33'24" E(F)  
467.45'(F)

N 00°26'58" E(R)  
133.00'(R)  
N 00°24'20" E(F)  
132.93'(F)

P.O.B.

FND 1/2" IR  
W/ BCA CAP  
PS 8334

MALONE BK 1198, PG 357  
 GILLIARD BK 1117, PG 491  
 BRATCHER BK 1020, PG 66  
 PARKER BK 717, PG 8

**LEGAL DESCRIPTION: AN 18.198 ACRE TRACT OF LAND**

BEGINNING at a found 1/2" rebar with BCA cap PS 8334 for the northeast corner of this tract, WHENCE, the east quarter (1/4) corner of section 13 bears the following two (2) courses and distances, North 00°24'20" East, a distance of 132.93 feet; THENCE, North 00°33'24" East, distance of 467.45 feet; said point being identical to the southwest corner of Horseman's Park Subdivision as filed in the records of the County Clerk in Plat Book 61, Pages 42-43;

THENCE, from the point of beginning, South 00°23'41" West, a distance of 720.61 feet to a found 3/4" pipe for the southeast corner of this tract;

THENCE, North 89°39'54" West, a distance of 809.25 feet to a point;

THENCE, North 00°39'17" East, a distance of 260.00 feet to a point;

THENCE, North 89°48'00" West, a distance of 363.83 feet to a point on the east right-of-way line of U.S. Highway 54;

THENCE, along the arc of a curve to the left having a radius of 5809.77 feet, through a central angle of 01°04'56", an arc length of 109.75 feet, and having a chord that bears North 38°28'47" West, a distance of 109.74 feet to a point;

THENCE, leaving said right-of-way, North 56°34'02" East, a distance of 146.00 feet to a point;

THENCE, North 40°29'58" West, a distance of 299.80 feet to a point;

THENCE, South 56°34'02" West, a distance of 146.00 feet to a point on the east right-of-way line of U.S. Highway 54;

THENCE, along the arc of a curve to the left having a radius of 5809.77 feet, through a central angle of 01°22'01", an arc length of 138.62 feet, and having a chord that bears North 42°39'41" West, a distance of 138.61 feet to a found 1/2" IR w/ cap #8334;

THENCE, continuing along the arc of a curve to the left having a radius of 5809.77 feet, through a central angle of 00°32'48", an arc length of 55.44 feet, and having a chord that bears North 43°37'06" West, a distance of 55.44 feet to a point for the northwest corner of this tract;

THENCE, leaving said right-of-way, South 89°58'21" East, a distance of 1570.13 feet to the point and place of beginning enclosing 18.198 acres of land, more or less.

**LEGAL DESCRIPTION: A 5.003 ACRE TRACT OF LAND**

BEGINNING at a found 1/2" rebar with BCA cap PS 8334 for the northeast corner of this tract, WHENCE, the east quarter (1/4) corner of section 13 bears the following course and distance, North 00°33'24" East, distance of 467.45 feet; said point being identical to the southwest corner of Horseman's Park Subdivision as filed in the records of the County Clerk in Plat Book 61, Pages 42-43;

THENCE, from the point of beginning, South 00°24'20" West, a distance of 132.93 feet to a found 1/2" rebar with BCA cap PS 8334 for the southeast corner of this tract;

THENCE, North 89°58'21" West, a distance of 1570.13 feet to a point on the east right-of-way line of U.S. Highway 54;

THENCE, along the arc of a curve to the left having a radius of 5809.77 feet, through a central angle of 01°50'52", an arc length of 187.20 feet, and having a chord that bears North 44°41'46" West, a distance of 187.19 feet to a found 1/2" IR w/ cap #8334;

THENCE, leaving said right-of-way, South 89°58'27" East, a distance of 1703.04 feet to the point and place of beginning enclosing 5.003 acres more or less.

**FILING**

STATE OF NEW MEXICO )  
  ) SS  
COUNTY OF OTERO )

RECORDED IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO RECORDER OF OTERO COUNTY, NEW MEXICO, AT 2:56 O'CLOCK, P.M., THIS 4th DAY OF December, 2006

BY Robert Silva COUNTY CLERK

RECEPTION NO. 200613573 BOOK: 65 PAGE: 34

**Construction Surveying Services**  
1015 Oregon Alamogordo, NM 88310  
(505) 443-6202 FAX (505) 443-1151

**SURVEYOR'S CERTIFICATE**  
THIS IS TO CERTIFY THAT THIS PLAT WAS PREPARED FROM NOTES OF AN ACTUAL BONA FIDE FIELD SURVEY DONE BY ME, OR UNDER MY DIRECTION, AND THAT THE SAME IS TRUE AND CORRECT, MEETING THE MINIMUM STANDARDS FOR LAND BOUNDARY SURVEYS AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STEVEN J. SANDOVAL NMPS NO. 12351 DATE 12/1/06

*[Handwritten signature]*

