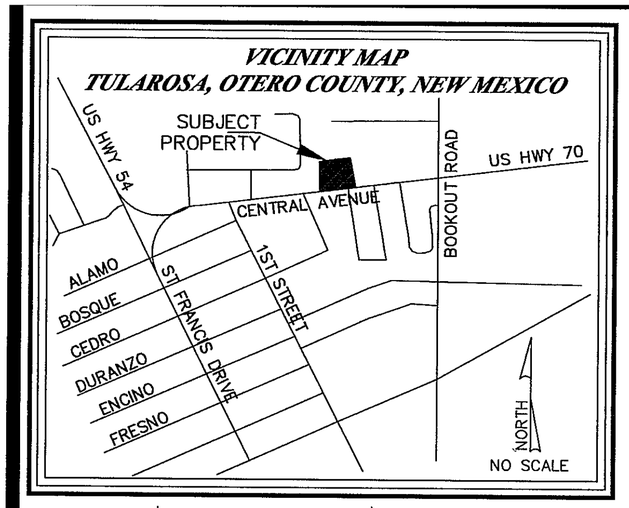
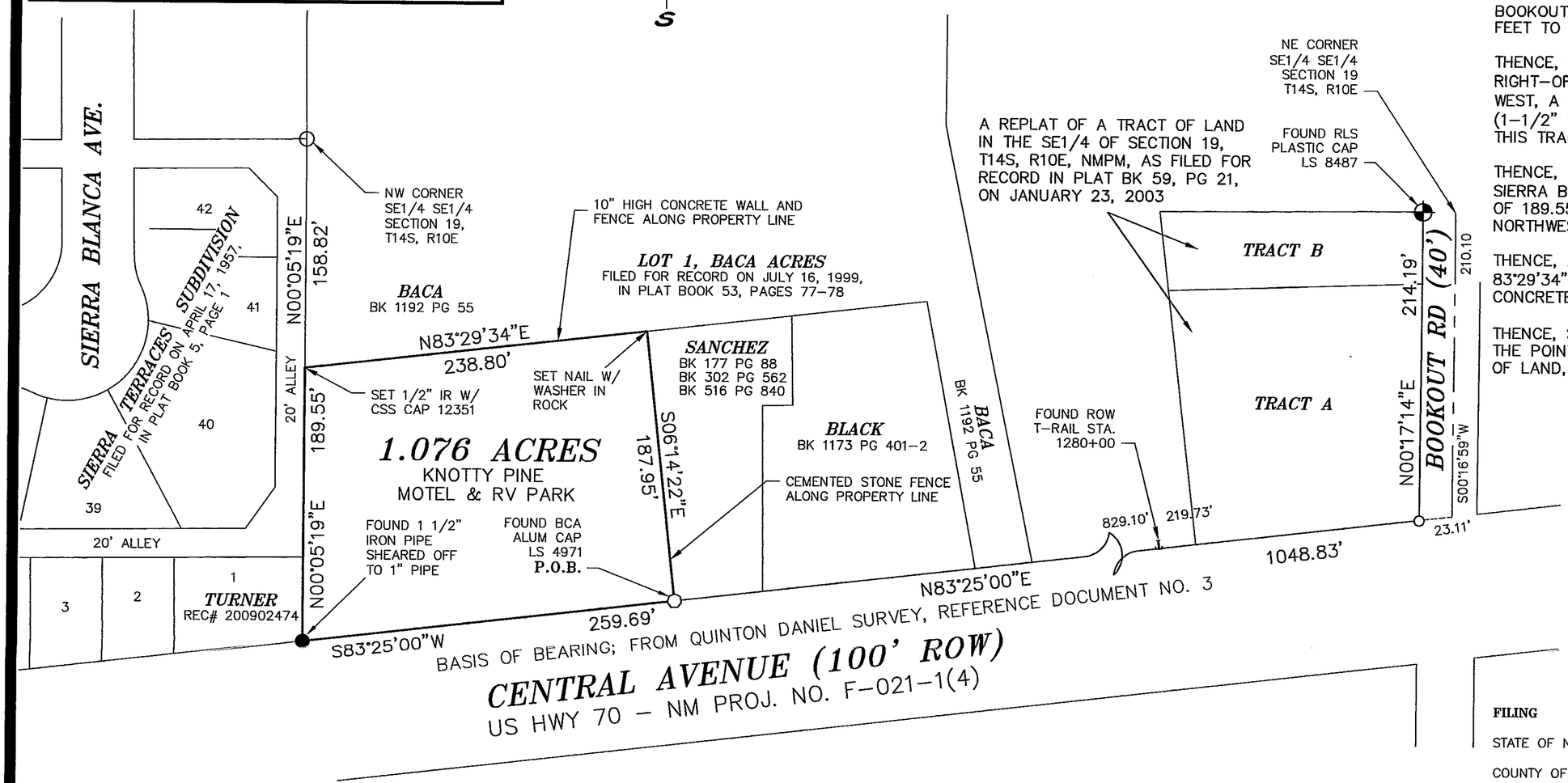
PLAT OF SURVEY

A 1.076 ACRE TRACT IN THE SE1/4 SE1/4 OF SECTION 19 T 14 S, R 10 E, N.M.P.M., TULAROSA, OTERO COUNTY, NEW MEXICO

MARCH 2010





LEGAL DESCRIPTION

A 1.076 ACRE TRACT IN THE SE1/4 SE1/4 OF SECTION 19, T.14S., R.10E., N.M.P.M., TULAROSA, OTERO COUNTY, NEW MEXICO, LOCATED GENERALLY NORTH OF CENTRAL AVENUE (US HIGHWAY 70), WEST OF BOOKOUT ROAD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND BCA ALUMINUM CAP LS 4971 ON THE NORTH RIGHT-OF-WAY LINE OF CENTRAL AVENUE (NM PROJ. NO. F-021-1(4)) FOR THE SOUTHEAST CORNER OF THIS TRACT, WHENCE, THE NORTHEAST CORNER OF TRACT B, REPLAT OF A TRACT IN THE SE1/4 OF SECTION 19, T14S, R10E, AS FILED FOR RECORD ON JANUARY 23, 2003, IN PLAT BOOK 59, PAGE 21, BEARS THE FOLLOWING TWO (2) COURSES AND DISTANCES: ALONG SAID NORTH RIGHT-OF-WAY, NORTH 83°25'00" EAST, A DISTANCE OF 1048.83 FEET, AND, ALONG THE WEST LINE OF BOOKOUT ROAD, NORTH 00°17'14" EAST, A DISTANCE OF 214.19 FEET TO SAID NORTHEAST CORNER OF TRACT B;

THENCE, FROM THE POINT OF BEGINNING, ALONG THE NORTH RIGHT-OF-WAY LINE OF CENTRAL AVENUE, SOUTH 83°25'00" WEST, A DISTANCE OF 259.69 FEET TO A FOUND 1" IRON PIPE (1-1/2" TOP BROKEN OFF) FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING SAID NORTH LINE, ALONG THE EAST LINE OF SIERRA BLANCA TERRACES, NORTH 00°05'19" EAST, A DISTANCE OF 189.55 FEET TO A SET NAIL IN CONCRETE FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH LINE OF LOT 1, BACA ACRES, NORTH 83°29'34" EAST, A DISTANCE OF 238.80 FEET TO A SET NAIL IN CONCRETE FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 06°14'22" EAST, A DISTANCE OF 187.95 FEET TO THE POINT AND PLACE OF BEGINNING ENCLOSING 1.076 ACRES OF LAND, MORE OF LESS.

REFERENCE DOCUMENTS:

1) WARRANTY DEED FIRST NATIONAL BANK TO JIMMIE L. COOKSEY, FILED IN BOOK 942, PAGE 516

2) REPLAT OF A TRACT OF LAND BY WYATT SPARKS, PS 8487, FILED IN PLAT BOOK 59, PAGE 21, ON JANUARY 23, 2003,

3) SURVEY BY QUINTON DANIEL, PS 1359, JOB # 11882, PERFORMED SEPTEMBER 14, 1987

4) HIGHWAY RIGHT-OF-WAY MAP, NM PROJ. F-021-1(4), TRACED FEBRUARY 1960

5) GRANT OF RIGHT OF WAY EASEMENT TO THE COUNTY OF OTERO FOR HIGHWAY PURPOSES FILED FOR RECORD JULY 21, 1960, IN BOOK 273, PAGE 203

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 3:16 O'CLOCK P.M., THIS 9 DAY

OF March, 2010

Robyn Holmes COUNTY CLERK

BY Lori Chog

RECEPTION NO 201001945 PLAT BOOK: 70 PAGE: 58

SURVEYOR'S CERTIFICATE

I, STEVEN J. SANDOVAL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12351, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSBILE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 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.

STEVEN J. SANDOVAL PS NO. 12351 DATE: 3/5/10

STEVEN JOHN SANDOVAL NEW MEXICO 12351 REGISTERED PROFESSIONAL SURVEYOR

Construction Surveying Services
1015 Oregon Alamogordo, NM 88310
(575) 443-6202 FAX (575) 443-1151

CSS Proj. No. 10-066

Sheet 1 of 1

REC DATE:3/9/10 REC TIME:3:16:59 PM INSTR#:201001945 CLK: KC
OTERO COUNTY,ROBYN HOLMES COUNTY CLERK PAGE 1 OF 1