

VICINITY MAP - NOT TO SCALE (AREA REFERED TO AS BENT, NEW MEXICO)

# BOUNDARY SURVEY PLAT

TRACTS OF LAND IN SECTION 28,  
TOWNSHIP 13 SOUTH, RANGE 11 EAST, OF THE  
NEW MEXICO PRINCIPAL MERIDIAN, IN THE  
COUNTY OF OTERO, STATE OF NEW MEXICO.

**PARCEL ID NUMBER(S)**  
 COPELAND TRACT 1 & 3 = 40-00670  
 COPELAND TRACT 2 = 40-01662  
 COPELAND TRACT 4 & 5 = 40-00022  
 COPELAND TRACT 6 = 40-00022

**NOTE:**

WARRANTY DEED (REFERENCE DOCUMENT A.)

THE REMAINING PORTIONS OF:

THE N/2 SW/4 NE/4 IS HEREBY DESIGNATED AS **COPELAND TRACT 1**. (4.365 ACRES ±)  
 THE SE/4 SW/4 NE/4 IS HEREBY DESIGNATED AS **COPELAND TRACT 2**. (10.153 ACRES ±)  
 THE SW/4 SW/4 NE/4 IS HEREBY DESIGNATED AS **COPELAND TRACT 3**. (4.811 ACRES ±)  
 AND A TRACT OF LAND OUT OF THE SE/4 NE/4 IS HEREBY DESIGNATED AS **COPELAND TRACT 4**. (2.959 ACRES ±)  
 AND A TRACT OF LAND OUT OF THE NE/4 SE/4 IS HEREBY DESIGNATED AS **COPELAND TRACT 5**. (1.255 ACRES ±)

WARRANTY DEED (REFERENCE DOCUMENT H.)

THAT PORTION OF NW/4 SE/4 IS HEREBY DESIGNATED AS **COPELAND TRACT 6**. (0.336 ACRES ±)

**REFERENCE DOCUMENTS:**

(Documents used to determine the boundary and to prepare the plat of survey can be found in the Office of County Recorder, County of Otero, State of New Mexico. Unless otherwise specified.)

- A. WARRANTY DEED FROM JAMES WAYNE BAILEY AND MARCIA BAILEY TO GENE COPELAND RECORDED DECEMBER 4, 2009, INSTRUMENT # 200911403.
- B. WARRANTY DEED FROM CROSSETT, INC. TO ALBERT FLORES AND BETTY FLORES, RECORDED AUGUST 1, 2005, IN BOOK 1198, PG 966, EXHIBIT "A".
- C. AN UNRECORDED PLAT ENTITLED "A SURVEY OF TWO TRACTS OF LAND" SURVEYED BY WYATT A SPARKS, P.S. NO. 8487, DATED OCTOBER 8, 2003, JOB NO. 3136.
- D. AN UNRECORDED PLAT ENTITLED "PLAT OF SURVEY" SURVEYED BY BASIL R. SMITH, P.S. NO. 2257, DATED JANUARY 7, 1985, JOB. NO. 1200-83.
- E. EASEMENT FOR THE OTERO COUNTY ELECTRIC COOPERATIVE, INC. RECORDED IN BOOK 433 IN PAGE 698, AND IN BOOK 514, PAGE 272.
- F. AN UNRECORDED PLAT ENTITLED "BOUNDARY SURVEY" SURVEYED BY QUINTON E. DANIEL, P.S. NO. 1359, DATED FEBRUARY 4, 1987, JOB NO. 11231.
- G. AN UNRECORDED PLAT ENTITLED "BOUNDARY SURVEY" SURVEYED BY QUINTON E. DANIEL, P.S. NO. 1359, DATED FEBRUARY 4, 1987, JOB NO. 11231.
- H. WARRANTY DEED FROM JAMES WAYNE BAILEY, FORMERLY JIMMIE WAYNE SETH, AND MARCIA BAILEY TO GENE COPELAND RECORDED DECEMBER 06, 2010, INSTRUMENT # 201011222.

**NOTES:**

1. BASIS OF BEARING BASED ON DATA DERIVED FROM GLOBAL POSITIONING SYSTEM(GPS) EQUIPMENT. ORIENTATION IS GRID NORTH.
2. IMPROVEMENTS NOT SHOWN.

**LEGEND:**

- SET NO. 4 REBAR WITH CAP P.S. NO. 12351, BY THIS SURVEY.
- ⊙ FOUND NO. 4 REBAR WITH CAP P.S. NO. 8334.
- FOUND NO. 4 REBAR WITH CAP P.S. NO. 8487.
- FOUND NO. 4 REBAR WITH CAP P.S. NO. 1359.
- ⊕ FOUND USGLO BRASS CAP SECTION CORNER.
- FOUND NO. 5 REBAR.
- FOUND NO. 4 REBAR.
- FOUND NO. 3 REBAR.
- ⚡ "T" RAIL FOUND AS INDICATED.
- POWER POLE AND ANCHOR/WIRE BRACE.
- FENCE.
- OHU OVERHEAD UTILITY LINE.
- EXISTING TWO TRACK ROAD.

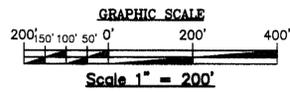
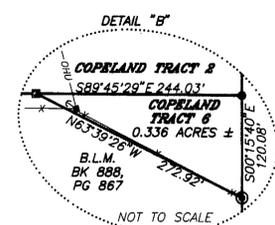
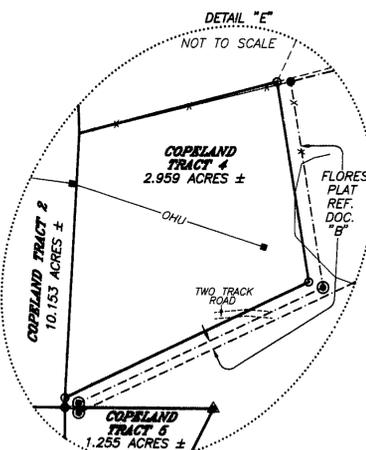
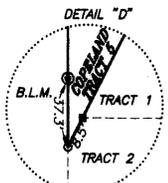
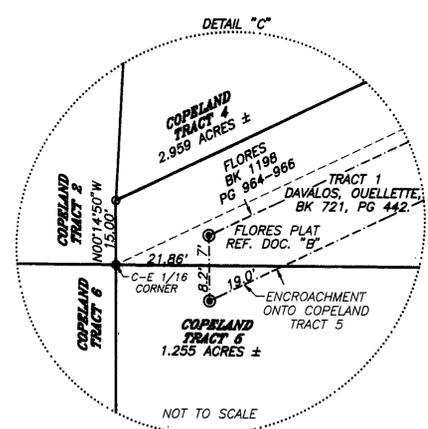
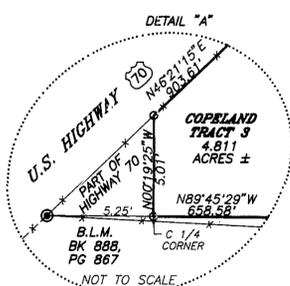
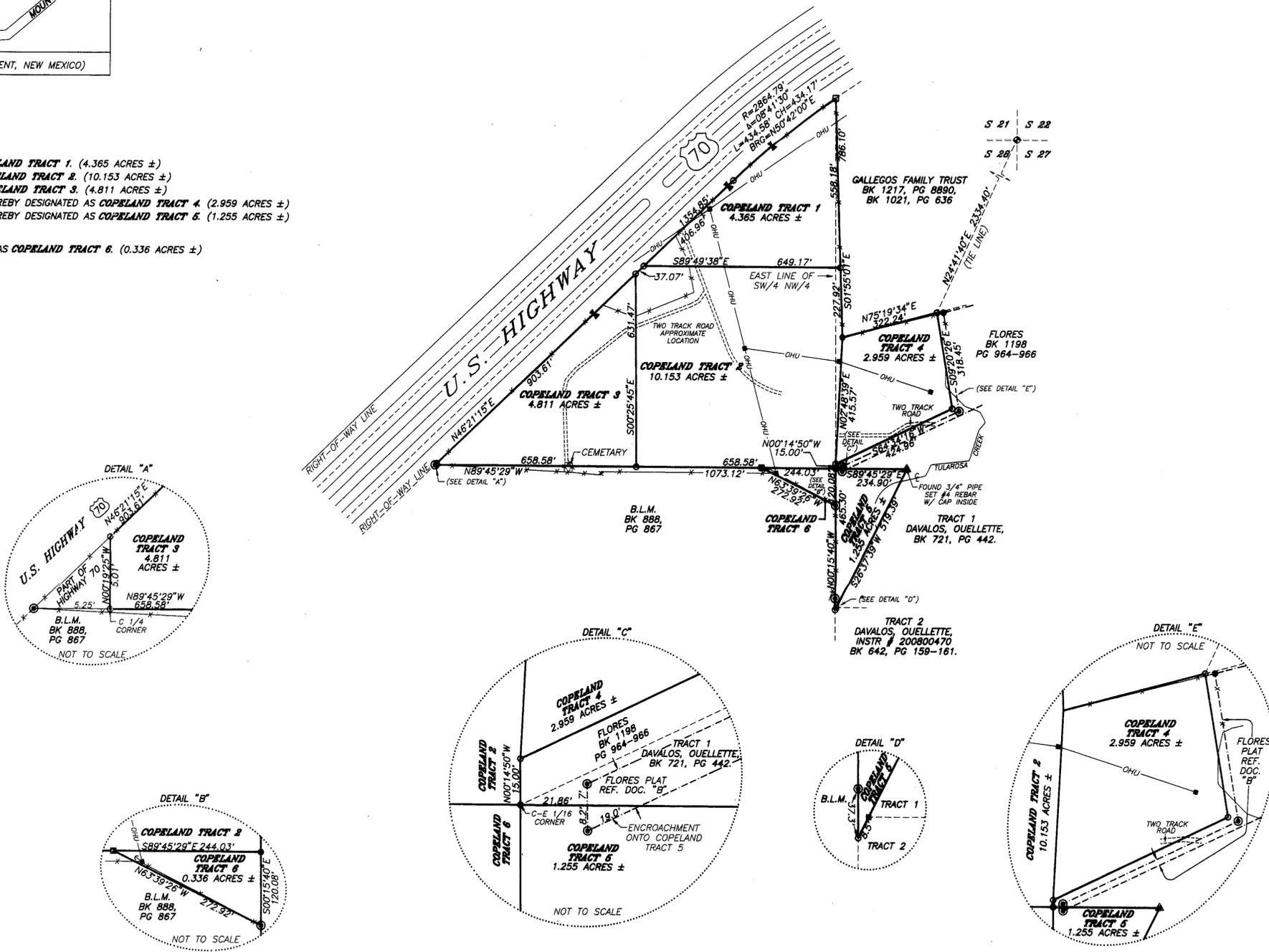
**SURVEYORS CERTIFICATE:**

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 RESPONSIBLE 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.

1/24/11  
DATE



FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF OTERO COUNTY, NEW MEXICO, ON THE 28 DAY OF January 2011, IN BOOK PAGE  
 DEPUTY COUNTY CLERK  
 RECEIPT NUMBER: 201100762 FEE: TIME: 11:50



JOB NO. M1-548	DATE: 01-21-11	DRAWN BY: T.G.C.	<b>Indexing Information for County Clerk</b>					<b>EAGLE LAND SURVEYING</b>
PLAT NO. 876	SCALE 1" = 200'	CHECKED BY: S.J.S.	Owner(s)	Section(s)	Township(s)	Range(s)	Subdivision	P.O. BOX 2348 RUIDOSO, NEW MEXICO 88366 PH. (575)257-2275
			GENE COPELAND	28	13 S.	11 E.		