

# PLAT OF SURVEY

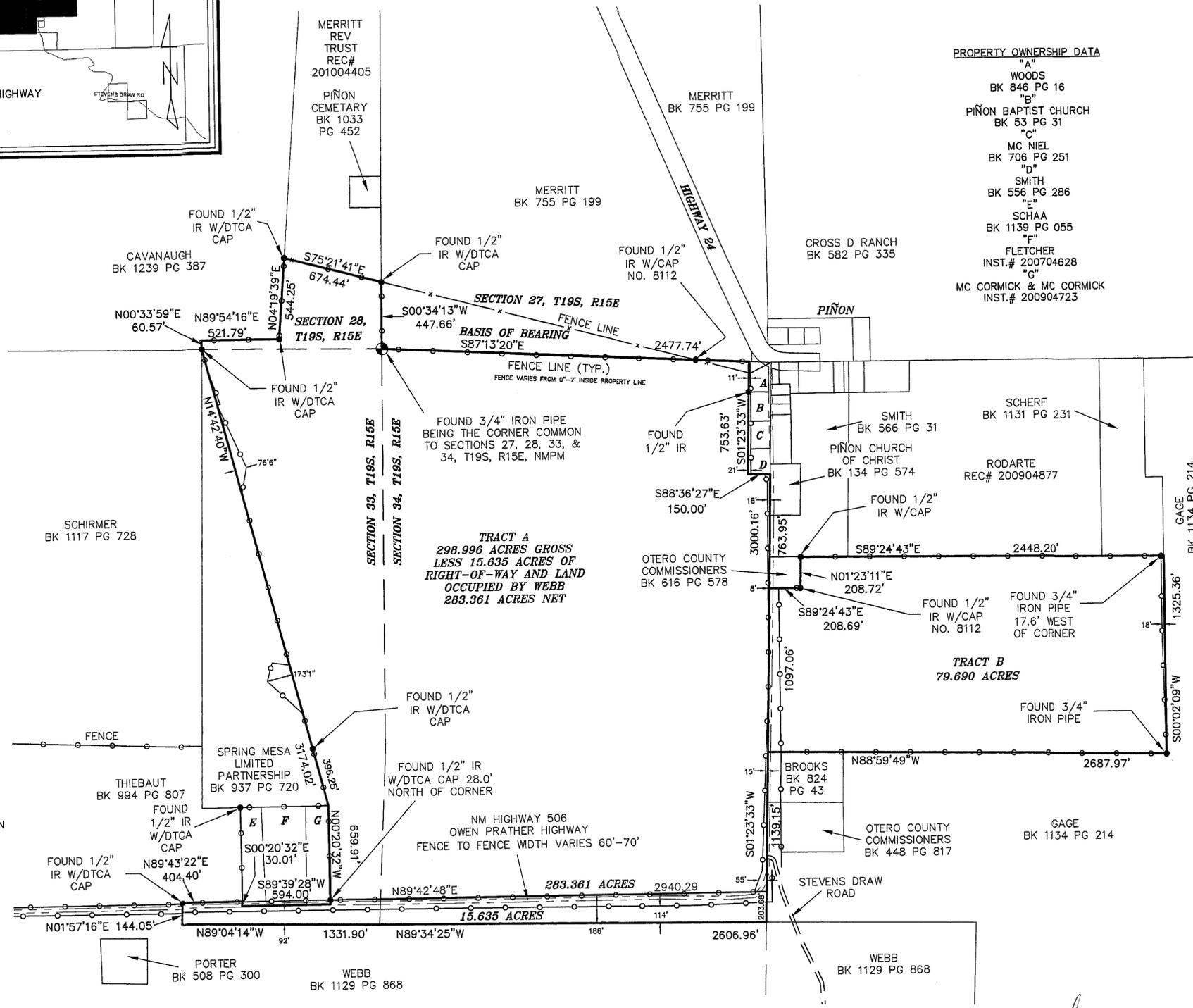
**OF A 298.996 ACRE TRACT,  
IN SECTIONS 28, 33, & 34, T19S, R15E, NMPM**  
&  
**A 79.690 ACRE TRACT IN SECTION 34, T19S, R15E, NMPM**  
**OTERO COUNTY, NEW MEXICO**  
OCTOBER 2011

SCALE: 1" = 400'



**DOCUMENTS OF RECORD:**

- BOUNDARY SURVEY PLAT AS FILED FOR RECORD IN PLAT BOOK 53 PAGE 75A-76 ON JULY 12, 1999 OTERO COUNTY, NEW MEXICO
- FENCELINE LOCATION SURVEY AS FILED FOR RECORD IN PLAT BOOK 60 PAGE 20 ON DECEMBER 03, 2003 OTERO COUNTY, NEW MEXICO
- BOUNDARY SURVEY PLAT AS FILED FOR RECORD IN PLAT BOOK 53 PAGE 119 ON OCTOBER 28, 1999 OTERO COUNTY, NEW MEXICO
- PLAT OF DEER RUN SUBDIVISION AS FILED FOR RECORD IN PLAT BOOK 53 PAGE 117-118 ON OCTOBER 28, 1999 OTERO COUNTY, NEW MEXICO



**PROPERTY OWNERSHIP DATA**

"A"	WOODS
BK 846	PG 16
"B"	PIÑON BAPTIST CHURCH
BK 53	PG 31
"C"	MC NIEL
BK 706	PG 251
"D"	SMITH
BK 556	PG 286
"E"	SCHAA
BK 1139	PG 055
"F"	FLETCHER
INST.# 200704628	
"G"	MC CORMICK & MC CORMICK
INST.# 200904723	

**TRACT A**  
A 298.996 ACRE TRACT OF LAND IN SECTION 28, SECTION 33, AND SECTION 34, T19S, R15E, NMPM, OTERO COUNTY, NEW MEXICO, LYING GENERALLY SOUTH OF NM HIGHWAY 24, WEST AND NORTH OF OWEN PRATHER HIGHWAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 3/4" IRON PIPE FOR THE SECTION CORNER OF SECTIONS 27, 28, 33, AND SECTION 34, T19S, R15E, NMPM, BEING AN ANGLE POINT ON THE NORTH LINE OF THIS TRACT;

THENCE, FROM THE POINT OF BEGINNING, S87°13'20"E, A DISTANCE OF 2477.74 FEET TO THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S01°23'33"W, A DISTANCE OF 753.63 FEET;

THENCE, S88°36'27"E, A DISTANCE OF 150.00 FEET;

THENCE, S01°23'33"W, A DISTANCE OF 3000.16 FEET TO THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N89°34'25"W, A DISTANCE OF 2606.96 FEET TO A POINT ON THE SOUTH LINE OF THIS TRACT AND A POINT ON THE SECTION LINE FOR SECTIONS 33 & 34, T19S, R15E, NMPM;

THENCE, N89°04'14"W, A DISTANCE OF 1331.90 FEET TO THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N01°57'16"E, A DISTANCE OF 144.05 FEET TO A FOUND 1/2" IRON ROD WITH A DTCA CAP;

THENCE, N89°43'22"E, A DISTANCE OF 404.40 FEET TO A FOUND 1/2" IRON ROD WITH A DTCA CAP;

THENCE, S00°20'32"E, A DISTANCE OF 30.01 FEET;

THENCE, S89°39'28"W, A DISTANCE OF 594.00 FEET TO A FOUND 1/2" IRON ROD WITH A DTCA CAP;

THENCE, N00°20'32"W, A DISTANCE OF 659.91 FEET;

THENCE, N14°42'40"W, A DISTANCE OF 3174.02 FEET TO A FOUND 1/2" IRON ROD WITH A DTCA CAP;

THENCE, N00°33'59"E, A DISTANCE OF 60.57 FEET TO THE NORTHWEST CORNER OF THIS TRACT;

THENCE, N89°54'16"E, A DISTANCE OF 521.79 FEET TO A FOUND 1/2" IRON ROD WITH A DTCA CAP;

THENCE, N04°19'39"E, A DISTANCE OF 544.25 FEET TO A FOUND 1/2" IRON ROD WITH A DTCA CAP;

THENCE, S75°21'41"E, A DISTANCE OF 674.44 FEET TO A FOUND 1/2" IRON ROD WITH A DTCA CAP;

THENCE, S00°34'13"W, A DISTANCE OF 447.66 FEET TO THE POINT AND PLACE OF BEGINNING, ENCLOSING 298.996 ACRES OF LAND, MORE OR LESS.

**TRACT B**  
A 79.690 ACRE TRACT OF LAND IN SECTION 34, T19S, R15E, NMPM, OTERO COUNTY, NEW MEXICO, LYING GENERALLY SOUTH OF NM HIGHWAY 24, EAST OF OWEN PRATHER HIGHWAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF THIS TRACT, WHEN THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33, AND 34 BEARS THE FOLLOWING FOUR (4) COURSES AND DISTANCES: N01°23'33"E A DISTANCE OF 763.95 FEET; THENCE, N88°36'27"W A DISTANCE OF 150.00 FEET; THENCE, N01°23'33"E A DISTANCE OF 753.63 FEET; THENCE, N87°13'20"W, A DISTANCE OF 2477.74 FEET TO SAID SECTION CORNER;

THENCE, FROM THE POINT OF BEGINNING, S89°24'43"E, A DISTANCE OF 208.69 FEET;

THENCE, N01°23'11"E, A DISTANCE OF 208.72 FEET TO A FOUND 1/2" IRON ROD WITH A CAP NO. 8112;

THENCE, S89°24'43"E, A DISTANCE OF 2448.20 FEET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S00°02'09"W, A DISTANCE OF 1325.36 FEET TO A FOUND 3/4" PIPE FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N88°59'49"W, A DISTANCE OF 2687.97 FEET;

THENCE, N01°23'33"E, A DISTANCE OF 1097.06 FEET TO THE POINT AND PLACE OF BEGINNING, ENCLOSING 79.690 ACRES OF LAND, MORE OR LESS.

- NOTES**
- 1) ALL FENCING FOLLOWS PROPERTY LINES UNLESS OTHERWISE NOTED
  - 2) BEARINGS AND DISTANCES CONFORM SUBSTANTIALLY TO THE FILED SURVEY PLATS AND ALL DISTANCES SHOWN ARE FIELD MEASURED DISTANCES
- IMPORTANT NOTES FROM D.T. COLLINS, P.S. SURVEY AS FILED IN PLAT BOOK 53, PAGE 75A-76 [EDITED]**
- 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-[73]) AND THE W/2 SECTION 34 AND ALL OF SECTION 33 (BK [439], 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 ...[AS 283.361 ACRES]... IS THE NORTH BOUNDARY OF THE 60 FOOT STRIP AS DESCRIBED FROM THE EXISTING ROAD. BROOKS ...[MAY]... QUITCLAIM AREA SOUTH OF THE ROAD TO ...[WEBB]

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 \_\_\_\_\_ O'CLOCK, \_\_\_\_M., THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2011.

\_\_\_\_\_  
COUNTY CLERK

BY \_\_\_\_\_

RECEPTION NO. \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

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

**SURVEYOR'S CERTIFICATE**

I, STEVEN J. SANDOVAL, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

STEVEN J. SANDOVAL NMPS NO. 12351 DATE 10/17/11