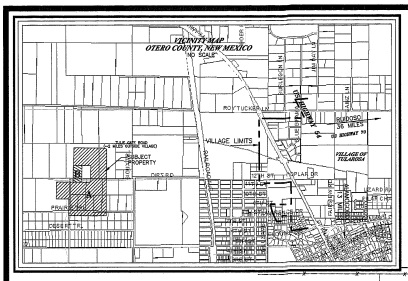
PLAT OF SURVEY
& LOT LINE ADJUSTMENT
OF A 53.768 ACRE TRACT & A 299.809 ACRE TRACT
IN SECTIONS 21, 22, 27, & 28, T14S, R9E, NMPM
OTERO COUNTY, NEW MEXICO
JANUARY 2013



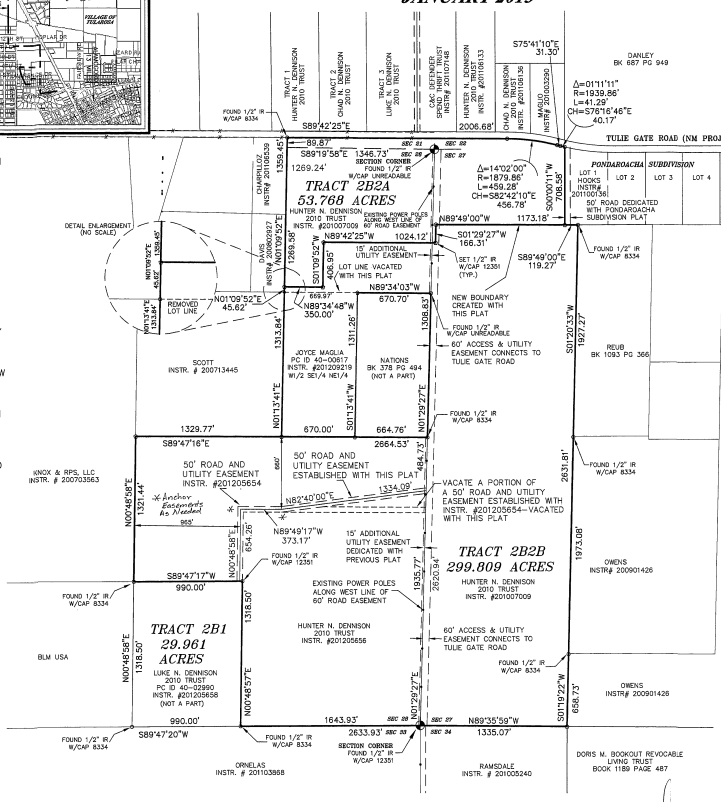
EXISTING PARCEL CODES:
TRACT A: PARCEL 40-01665, HUNTER DENNISON 2010 TRUST, 333.498 ACRES

TRACT B: PARCEL 40-00617, JOYCE M. MAGLIO, 20.187 ACRES

DOCUMENTS OF RECORD:
CLAIM OF EXEMPTION AND PLAT OF SURVEY BY STEVEN J. SANDOVAL, PS. C.O.E. #6. CREATING NO PARCEL SMALLER THAN 140 ACRES, AS FILED FOR RECORD ON JULY 13, 2012, AS INSTRUMENT # 201205654, OTERO COUNTY, NEW MEXICO. THIS RECORDED PLAT OF SURVEY IS THE **BASIS OF BEARING** FOR THIS SURVEY.

RIGHT-OF-WAY MAP FOR TULIE GATE ROAD ON FILE AT THE NEW MEXICO DEPARTMENT OF TRANSPORTATION AS NM PROJECT NO. D.A.-W.R. 33

THE PONDAROACHA SUBDIVISION PLAT AS FILED ON APRIL 27, 1978, IN PLAT BOOK 22, PAGES 23-24, OTERO COUNTY, NEW MEXICO



Construction Surveying Services
1015 Oregon Alamogordo, NM 88310
(575) 443-6202 FAX (575) 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 2/6/13

DEDICATION

STATE OF NEW MEXICO)
) SS
COUNTY OF OTERO)

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOYCE M. MAGLIO, IS THE OWNER AND PROPRIETOR OF A 20.187 ACRE TRACT OF LAND IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, T14S, R9E, NMPM, DESCRIBED METES AND BOUNDS AS FOLLOWS: STARTING AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE, N01°29'27"E, A DISTANCE OF 2820.97 FEET; THENCE, N89°47'16"W, A DISTANCE OF 664.74 FEET TO THE POINT OF BEGINNING; THENCE, FROM THE POINT OF BEGINNING, N89°47'16"W A DISTANCE OF 670.00 FEET; THENCE, N01°13'41"E A DISTANCE OF 1313.84 FEET; THENCE, S89°34'48"E A DISTANCE OF 669.99 FEET; THENCE, S01°13'41"W, A DISTANCE OF 1311.41 FEET TO THE POINT AND PLACE OF BEGINNING, ENCLOSING 20.187 ACRES, MORE OR LESS, AND,

THE HUNTER N. DENNISON 2010 TRUST, ZUSMA G. COJALIO, TRUSTEE, IS THE OWNER AND PROPRIETOR OF A 333.392 ACRE TRACT, IN SECTIONS 21, 22, 27, & 28, T14S, R9E, NMPM, LYING GENERALLY SOUTH OF TULIE GATE ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE, FROM THE POINT OF BEGINNING AND ALONG THE SOUTH LINE OF SECTION 28, S89°47'20"W A DISTANCE OF 1643.93 FEET; THENCE, LEAVING SAID SOUTH LINE N00°48'57"E A DISTANCE OF 1318.50 FEET; THENCE, S89°47'17"W A DISTANCE OF 990.00 FEET; THENCE, N00°48'58"E A DISTANCE OF 1321.44 FEET; THENCE, S89°47'16"E, A DISTANCE OF 2664.53 FEET; THENCE, N01°27'40"E A DISTANCE OF 1309.11 FEET; THENCE, N89°34'48"W A DISTANCE OF 1339.82 FEET; THENCE, N01°09'52"E A DISTANCE OF 1405.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF TULIE GATE ROAD; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE S89°42'25"E A DISTANCE OF 2006.68 FEET TO A POINT OF CURVATURE; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°02'00", A RADIUS OF 1879.86 FEET, AN ARC LENGTH OF 459.28 FEET, AND HAVE A LONG CHORD THAT BEARS S82°42'10"E, A DISTANCE OF 458.78 FEET TO A POINT OF TANGENCY; THENCE, S75°41'10"E A DISTANCE OF 31.30 FEET TO A POINT OF CURVATURE; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°11'11", A RADIUS OF 1939.86 FEET, AN ARC LENGTH OF 41.29 FEET, AND HAVING A LONG CHORD THAT BEARS S76°16'46"E A DISTANCE OF 40.17 FEET; THENCE, LEAVING THE SOUTH LINE OF TULIE GATE ROAD, S00°00'11"W A DISTANCE OF 708.58 FEET; THENCE, S89°49'00"E A DISTANCE OF 119.27 FEET; THENCE, S01°20'33", A DISTANCE OF 1927.27 FEET; THENCE, S01°19'22"W A DISTANCE OF 2631.81 FEET; THENCE, N89°35'59"W A DISTANCE OF 1335.07 FEET TO THE POINT AND PLACE OF BEGINNING, ENCLOSING 333.498 ACRES, MORE OR LESS, AND, SAID OWNERS AND PROPRIETORS HEREBYTH CLAIM AN EXEMPTION FROM THE SUBDIVISION REGULATIONS AND CERTIFIES THAT THIS TRANSACTION INVOLVES:

COE #6: THE DIVISION OF LAND RESULTING ONLY IN THE ALTERATION OF PARCEL BOUNDARIES WHERE PARCELS ARE ALTERED FOR THE PURPOSE OF INCREASING OR REDUCING THE SIZE OF CONTIGUOUS PARCELS AND WHERE THE NUMBER OF PARCELS IS NOT INCREASED.

IN THE RECORDING OF THIS PLAT, SAID OWNERS AND PROPRIETORS HEREBY CAUSE SAID LOTS TO BE VACATED AND PLATTED AS SHOWN ON THIS PLAT, AND DO CAUSE ALL THE STREETS AND EASEMENTS WITHIN THE BOUNDS OF THE ABOVE DESCRIBED TRACT OF LAND TO BE DEDICATED FOR THE PURPOSES SHOWN. THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS OF SAID TRACTS OF LAND. IN WITNESS THEREOF SAID OWNERS HAVE SET

THEIR HANDS AND SEALS ON THIS 1st DAY OF February 2013

JOYCE M. MAGLIO

ZUSMA G. COJALIO, TRUSTEE FOR THE HUNTER N. DENNISON 2010 TRUST

ACKNOWLEDGEMENT

STATE OF New Mexico)
) SS
COUNTY OF Otero)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 1st DAY OF February 2013, BY JOYCE M. MAGLIO. WITNESS MY HAND AND SEAL ON THIS DAY AND YEAR LAST WRITTEN ABOVE.

Cheryl Sanderson NOTARY PUBLIC

MY COMMISSION EXPIRES 3/4/15

ACKNOWLEDGEMENT

STATE OF Wisconsin)
) SS
COUNTY OF Kenosha)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24 DAY OF January 2013, BY ZUSMA G. COJALIO. WITNESS MY HAND AND SEAL ON THIS DAY AND YEAR LAST WRITTEN ABOVE.

Maria Martinez NOTARY PUBLIC

MY COMMISSION EXPIRES 6/9/2013

UTILITY COMPANY REVIEW

COPIES OF THIS PLAT MAKE BEEN SUBMITTED TO THE FOLLOWING UTILITY COMPANIES AND ARE SATISFACTORY TO MEET THE NEEDS OF THE INSTALLATION OF AVAILABLE UTILITIES. THIS PLAT IS APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT BY UTILITY COMPANIES DOES NOT GUARANTEE UTILITY SERVICES TO THE SUBDIVISION.

OCEC ELECTRIC/POWER COMPANY
BY: DATE: 02/06/13

TDTC TELEPHONE COMPANY
BY: DATE: 2-4-13

Boja CABLE TELEVISION PROVIDER
BY: DATE: 2/6/13

ACCEPTANCE OF THE VILLAGE OF TULAROSA

THIS PLAT OF A PLAT OF SURVEY AND A LOT LINE ADJUSTMENT OF A 53.942 ACRE TRACT AND A 299.746 ACRE TRACT IN SECTIONS 21, 22, 27, & 28, T14S, R09E, NMPM, WITHIN THE 3-MILE EXTRATERRITORIAL PLATTING JURISDICTION OF THE VILLAGE OF TULAROSA, OTERO COUNTY, NEW MEXICO, IS

ON THIS 11th DAY OF March 2013 SUBMITTED AND APPROVED.

VILLAGE MAYOR

ATTEST: CLERK

APPROVED BY OTERO COUNTY, AS CLAIM OF EXEMPTION NO. B-6-49 ON THIS 5th DAY OF March 2013

PLANNING COORDINATOR

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 O'CLOCK, P.M., THIS 11 DAY OF March 2013

Denise Guerra COUNTY CLERK

BY Deanna Montoya

INSTRUMENT NO. 201307104

REC DATE 3/11/13 REC TIME 1:51:57 PM DOCTYP 201102104 D.R. JAN
OTERO COUNTY DEPUTY OTERO COUNTY CLERK PAGE 1 OF 1

CSS Proj. No. 12-4060 **Sheet 1 of 1**