

**CLAIM OF EXEMPTION PLAT, 5 YEAR HOLDING  
A SURVEY PLAT OF TRACT 2A AND 2B,  
BEING A LOT SPLIT OF TRACT 2  
LOST RIVER ESTATES, LLC  
WITHIN SECTIONS 28 & 33, T.15 S., R.10 E., N.M.P.M.  
OTERO COUNTY, NEW MEXICO  
OCTOBER 2014**

**DESCRIPTIONS**

**TRACT 2A**  
DESCRIPTION OF A TRACT OF LAND IN THE SW 1/4 OF THE SE 1/4 OF SECTION 28 AND IN THE NW 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 10 EAST, MERIDIAN 10 WEST, OTERO COUNTY, NEW MEXICO, BEING PART OF TRACT 2, LOST RIVER ESTATES, RECORDED IN RECEPTION NO. 201406086, DATED SEPTEMBER 8TH, 2014.  
COMMENCING AT A FOUND 1" REBAR IN THE SW 1/4 CORNER OF SAID SECTION 28;  
THENCE IN 89°42'21" W. ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 28 A DISTANCE OF 832.96 FEET TO A FOUND CAPPED REBAR STAMPED LS 8334 BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;  
THENCE CONTINUING IN 89°42'21" W. 838.50 FEET TO A FOUND CAPPED REBAR STAMPED LS 8334 AT THE NORTHWEST CORNER OF THE TRACT;  
THENCE S 82°12'47" E. 389.55 FEET TO A SET 3" CAPPED REBAR STAMPED PS 17354 ON THE WEST RIGHT-OF-WAY LINE OF U.S. HWY 84-70 BEING THE NORTHWEST CORNER OF THE TRACT;  
THENCE S 1°11'10" E. 998 FEET ALONG SAID RIGHT-OF-WAY LINE TO A SET 3" CAPPED REBAR STAMPED PS 17354;  
THENCE S 82°12'47" E. 389.55 FEET TO A SET 3" CAPPED REBAR STAMPED PS 17354;  
THENCE S 89°17'47" E. 368.50 FEET TO A SET 3" CAPPED REBAR STAMPED PS 17354 ON THE NORTH RIGHT-OF-WAY LINE OF LA LUZ GATE ROAD;  
THENCE S 82°12'47" E. 324.90 FEET TO A SET 3" CAPPED REBAR STAMPED PS 17354 BEING THE SOUTHWEST CORNER OF THE TRACT AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;  
THENCE S 1°11'10" E. 998 FEET ALONG SAID RIGHT-OF-WAY LINE TO A SET 3" CAPPED REBAR STAMPED PS 17354 ON THE NORTH RIGHT-OF-WAY LINE OF LA LUZ GATE ROAD;  
THENCE S 82°12'47" E. 389.55 FEET TO A SET 3" CAPPED REBAR STAMPED PS 17354 ON THE WEST RIGHT-OF-WAY LINE OF U.S. HWY 84-70 BEING THE NORTHWEST CORNER OF THE TRACT;  
THENCE S 89°17'47" E. 368.50 FEET ALONG THE SAID RIGHT-OF-WAY LINE TO THE SAID POINT OF BEGINNING.

**TRACT 2B**  
DESCRIPTION OF A TRACT OF LAND IN THE SW 1/4 OF THE SE 1/4 OF SECTION 28 AND IN THE NW 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 10 EAST, MERIDIAN 10 WEST, OTERO COUNTY, NEW MEXICO, BEING PART OF TRACT 2, LOST RIVER ESTATES, RECORDED IN RECEPTION NO. 201406086, DATED SEPTEMBER 8TH, 2014.  
COMMENCING AT A FOUND 1" REBAR AT THE SW 1/4 CORNER OF SAID SECTION 28;  
THENCE S 82°12'47" E. 389.55 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 28 A DISTANCE OF 883 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LA LUZ GATE ROAD;  
THENCE IN 82°12'47" E. 389.55 FEET ALONG THE SAID RIGHT-OF-WAY LINE TO A FOUND CAPPED REBAR STAMPED LS 8334;  
THENCE CONTINUING IN 82°12'47" E. 224.90 FEET TO A SET 3" CAPPED REBAR STAMPED PS 17354 BEING THE SOUTHWEST CORNER OF THE TRACT AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;  
THENCE S 1°11'10" E. 998 FEET TO A SET 3" CAPPED REBAR STAMPED PS 17354 AT THE NORTHWEST CORNER OF THE TRACT;  
THENCE S 82°12'47" E. 389.55 FEET TO A SET 3" CAPPED REBAR STAMPED PS 17354 ON THE WEST RIGHT-OF-WAY LINE OF U.S. HWY 84-70 BEING THE NORTHWEST CORNER OF THE TRACT;  
THENCE S 89°17'47" E. 368.50 FEET ALONG THE SAID RIGHT-OF-WAY LINE TO THE SAID POINT OF BEGINNING.

**BASIS OF BEARING:**  
DASH OF COURTESY, CLAIM OF EXEMPTION PLAT RECORDED, JUNE 25, 2005, INSTRUMENT NO. 200708844.

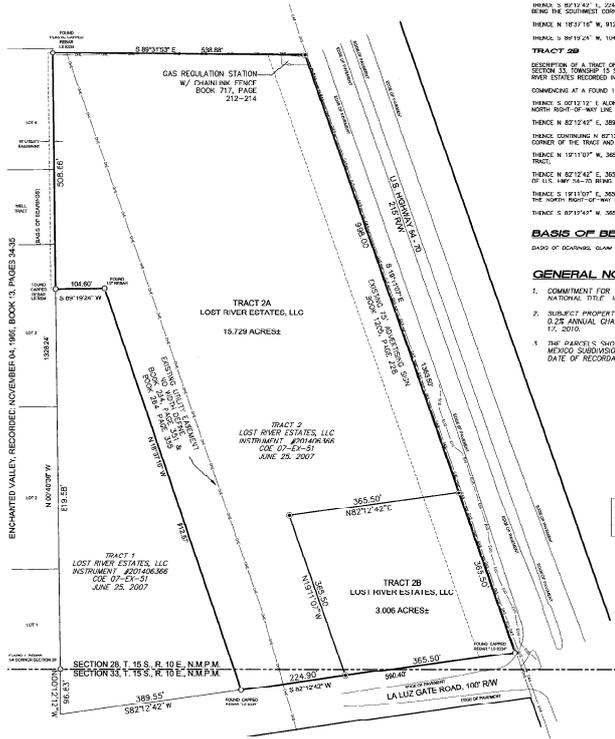
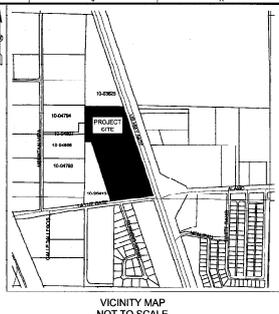
- GENERAL NOTES:**
1. COMMENTARY FOR TITLE INSURANCE REPORT AS PROVIDED TO SURVEYOR, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 20146203, EFFECTIVE DATE: MARCH 19, 2014.
  2. SUBJECT PROPERTY LOCATED IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER MAP NO. 3503050500, EFFECTIVE DATE: DECEMBER 17, 2010.
  3. THE PARCELS SHOWN ON THIS PLAT SHALL BE SUBJECT TO THE PROVISIONS OF THE NEW MEXICO SUBDIVISION ACT IF THE PARCELS IS FURTHER DIVIDED WITHIN FIVE YEARS FROM THE DATE OF RECORDATION OF THE CERTIFICATE OF CLAIM OF EXEMPTION.

**MONUMENT LEGEND:**

- FOR ALL MONUMENTS AS NOTED.
- SET 1/2" REBAR W/ ENK PLASTIC CAP STAMPED TO 17354 UNLESS OTHERWISE NOTED.

**REFERENCE DOCUMENT:**

1. CLAIM OF EXEMPTION INSTRUMENT # 200708844, JUNE 25, 2005, OTERO COUNTY RECORDS.
2. EXEMPTION PLAT OF 2 TRACTS FIVE YEAR HOLDING, TRACT 1 AND 2, IN INSTRUMENT # 2006086, SEPTEMBER 8, 2014, OTERO COUNTY RECORDS.



**OTERO COUNTY CASE NO.**

CLAIM OF EXEMPTION NO. 14-EX-AB

**FILING**

State of New Mexico: }  
County of Otero: }  
RECORDED IN THE OFFICE OF COUNTY CLERK AND EX-OFFICIO RECORDER OF OTERO COUNTY, NEW MEXICO,  
AT \_\_\_\_\_ O'CLOCK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.  
BY \_\_\_\_\_ COUNTY CLERK  
RECEPTION NO. \_\_\_\_\_ INSTRUMENT # \_\_\_\_\_

**CERTIFICATE OF SURVEY**

I, JOHN K. WELTON, NEW MEXICO PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT HAS BEEN PREPARED FROM AN ACCURATE SURVEY PROVIDED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS BOUNDARY SURVEY PLAT AND THE FIELD NOTES, JOHN WELTON IS TO BE KEPT AS THE ORIGINAL STANDARD FOR SURVEYING IN NEW MEXICO, AND THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.  
THIS PLAT IS EXEMPT FROM THE NEW MEXICO SUBDIVISION ACT AND THE OTERO COUNTY SUBDIVISION REGULATIONS UNDER WHICH SECTION 24, CHAPTER 10, IS THE DIVISION OF A TRACT OF LAND WITHIN ANY FIVE(5) YEAR HOLDING PERIOD FOR BOTH THE ORIGINAL TRACT AND THE NEWLY CREATED TRACT.  
JOHN K. WELTON, PLS 27514  
DATE: 10/14/14

**SMA**  
SOLDER, MILLER & ASSOCIATES  
540 Lombardi Avenue, Suite D  
Albuquerque, NM 87104  
TEL: 505.263.1111 FAX: 505.263.1112  
www.sma-surveyors.com

**PREPARED FOR: GTR REALTY CORPORATION**  
GTR REALTY CORPORATION  
10000 GARDEN ROAD, SUITE 100  
DALLAS, TEXAS 75243  
PREPARED BY: JOHN K. WELTON, PLS 27514  
DATE: 10/14/14

**FILED**  
10/14/14  
17354

Drawn	Checked
SMA	SMA
Date:	11-06-2014
Scale:	None
Unit:	None
Project No.:	2423420
Sheet:	10F1