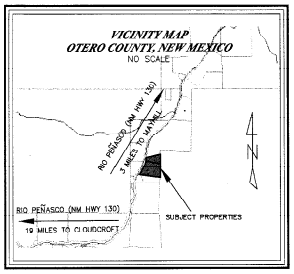
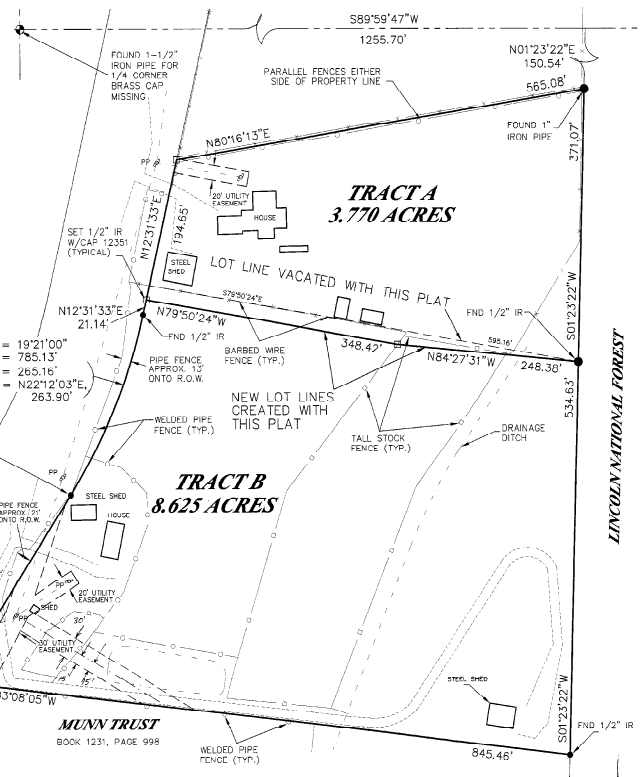
PLAT OF SURVEY
AND A LOT LINE ADJUSTMENT OF
A 3.770 ACRE TRACT &
AN 8.625 ACRE TRACT IN THE NW1/4 SW1/4 OF SECTION 3, T17S, R14E, NMPM
OTERO COUNTY, NEW MEXICO
MARCH 2015





N
W E
S

SCALE: 1" = 60'

0 30 60 120

NOTES

1.) BASIS OF BEARING IS GRID NORTH USING GEODETIC POSITIONING SYSTEM SURVEYING EQUIPMENT, TOPCON HIPER GA, WITH THE BASE 38.1' AT LATITUDE 32°51'48.91" NORTH, LONGITUDE 105°30'21.55" WEST, WITH LOCALIZATION TO THE APPROXIMATE ELEVATION AT THE BASE.

2.) DOCUMENTS OF RECORD, BEYOND THE RESEARCH OF ADJACENT DEEDS SHOWN HEREON, INCLUDE PLATS OF SURVEY, FILED ON JUNE 4, 2003, IN PLAT BOOK 09, PAGE 68, FILED ON DECEMBER 23, 2013, AS INSTRUMENT #201310596, THE RIGHT-OF-WAY MAP FOR THE SUBJECT SECTION OF HIGHWAY, AND THE BLM RECORDS FOR SECTION 3 FOUND AT THE WEBSITE www.glorecords.blm.gov

3.) RECORDED DEEDS, WARRANTY DEED TO WILBANKS COMMERCIAL HOLDINGS, LLC, WAS FILED ON DECEMBER 10, 2014, AS INSTRUMENT #201410133, AND A QUITCLAIM DEED TO BAMBI L. ALVORD AND MARK E. ALVORD, FILED IN BOOK 842, PAGE 124.

Construction Surveying Services
PO Box 2295, Alamogordo, NM 88311
(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 3/10/15

STEVEN J. SANDOVAL NEW MEXICO 12351 PROFESSIONAL SURVEYOR

DEDICATION

STATE OF NEW MEXICO) SS
COUNTY OF OTERO)

KNOW ALL PEOPLE BY THESE PRESENTS THAT MARK E. ALVORD & BAMBI L. ALVORD ARE THE OWNERS AND PROPRIETORS OF A 3.553 ACRE TRACT (R0499960 12-15670) AND WILBANKS COMMERCIAL HOLDINGS, LLC, RONALD WILBANKS, AGENT, IS THE OWNER AND PROPRIETOR OF AN 8.942 ACRE TRACT (R0499959 12-15669) IN THE NW1/4 SW1/4 OF SECTION 3, T17S, R14E, NMPM, OTERO COUNTY, NEW MEXICO, AND SAID OWNERS HEREBY CLAIM AN EXEMPTION FROM THE OTERO COUNTY SUBDIVISION REGULATIONS AND CERTIFY THAT THIS TRANSACTION INVOLVES:

D.O.E. #4 – 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.

THE REVISED LEGAL DESCRIPTIONS FOR THE PARCELS ARE:

TRACT A - A 3.770 ACRE TRACT IN THE NW1/4 SW1/4 OF SECTION 3, T17S, R14E, NMPM, OTERO COUNTY, NEW MEXICO, LYING GENERALLY EAST OF RIO PEÑASCO ROAD (STATE HIGHWAY 130), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT POINT FOR THE NORTHEAST CORNER OF THIS TRACT, WHENCE, THE WEST 1/4 SECTION CORNER OF SECTION 3, T17S, R14E, NMPM, BEARS THE FOLLOWING TWO (2) COURSES AND DISTANCES: N01°23'22"E, A DISTANCE OF 150.54 FEET TO THE NORTHEAST CORNER OF THE NW1/4 SW1/4 OF SECTION 3; THENCE, S89°59'47"W, A DISTANCE OF 1255.70 FEET TO SAID WEST 1/4 SECTION CORNER OF SECTION 3; THENCE, FROM THE POINT OF BEGINNING, ALONG THE EAST LINE OF SAID NW1/4 SW1/4 OF SECTION 3, SOUTH 01°23'22" WEST, A DISTANCE OF 371.07 FEET TO THE POINT AND PLACE OF BEGINNING, ENCLOSING 3.770 ACRES OF LAND, MORE OR LESS.

TRACT B - AN 8.625 ACRE TRACT IN THE NW1/4 SW1/4 OF SECTION 3, T17S, R14E, NMPM, OTERO COUNTY, NEW MEXICO, LYING GENERALLY EAST OF RIO PEÑASCO ROAD (STATE HIGHWAY 130), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT POINT FOR THE NORTHEAST CORNER OF THIS TRACT, WHENCE, THE WEST 1/4 SECTION CORNER OF SECTION 3, T17S, R14E, NMPM, BEARS THE FOLLOWING TWO (2) COURSES AND DISTANCES: N01°23'22"E, A DISTANCE OF 521.61 FEET TO THE NORTHEAST CORNER OF THE NW1/4 SW1/4 OF SECTION 3; THENCE, S89°59'47"W, A DISTANCE OF 1255.70 FEET TO SAID WEST 1/4 SECTION CORNER OF SECTION 3; THENCE, FROM THE POINT OF BEGINNING, ALONG THE EAST LINE OF SAID NW1/4 SW1/4 OF SECTION 3, SOUTH 01°23'22" WEST, A DISTANCE OF 534.63 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE, N83°08'05"W, A DISTANCE OF 845.46 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 130 FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE, ALONG SAID EAST RIGHT-OF-WAY, NORTH 31°52'33" EAST A DISTANCE OF 298.97 FEET TO A POINT OF CURVATURE; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 785.13 FEET, THROUGH A CENTRAL ANGLE OF 19°21'00", AN ARC LENGTH OF 265.16 FEET, AND HAVING A LONG CHORD THAT BEARS, NORTH 22°12'03" EAST, A DISTANCE OF 263.90 FEET TO A POINT OF TANGENCY; THENCE, NORTH 12°31'33" EAST, A DISTANCE OF 21.14 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE, LEAVING THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 130, NORTH 79°50'24" EAST, A DISTANCE OF 348.42 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE, LEAVING THE EAST LINE OF STATE HIGHWAY 130, NORTH 80°16'13" EAST, A DISTANCE OF 565.08 FEET TO THE POINT AND PLACE OF BEGINNING, ENCLOSING 8.625 ACRES OF LAND, MORE OR LESS.

IN THE RECORDING OF THIS PLAT, SAID OWNERS AND PROPRIETORS HEREBY CAUSE SAID LOTS TO BE VACATED AND REPLATTED AS SHOWN ON THIS PLAT, AND DO CAUSE ALL THE STREETS AND EASEMENTS WITHIN THE BOUNDS OF THE ABOVE DESCRIBED TRACT OF LAND 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 _____DAY OF _____, 2015.

MARK E. ALVORD

BAMBI L. ALVORD

FOR: WILBANKS COMMERCIAL HOLDINGS, LLC

BY: _____
RONALD WILBANKS, AGENT

STATE OF NEW MEXICO) SS
COUNTY OF OTERO)

THE FOREGOING DOCUMENT WAS SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF March 2015, BY BAMBI L. ALVORD AND MARK E. ALVORD. WITNESS MY HAND AND SEAL ON THIS DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES Sept 9, 2018 _____ NOTARY PUBLIC

OFFICIAL SEAL
JOHN R BATTLE
NOTARY PUBLIC State of New Mexico
My Commission Expires 9/9/18

STATE OF NEW MEXICO) SS
COUNTY OF OTERO)

THE FOREGOING DOCUMENT WAS SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF March 2015, BY RONALD WILBANKS, AGENT, FOR WILBANKS COMMERCIAL HOLDINGS, LLC, A NEW MEXICO LIMITED LIABILITY CORPORATION, ON BEHALF OF SAID CORPORATION. WITNESS MY HAND AND SEAL ON THIS DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES Sept 9, 2018 _____ NOTARY PUBLIC

OFFICIAL SEAL
JOHN R BATTLE
NOTARY PUBLIC State of New Mexico

UTILITY COMPANY REVIEW
SIGNS OF THE PLAT HAVE 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: 5/11/15

PVT _____ TELEPHONE COMPANY

BY: _____ DATE: 3/23/15

_____ CABLE COMPANY

BY: _____ DATE: _____

APPROVED BY OTERO COUNTY, AS CLAIM OF EXEMPTION(S) NO(S). IEX2I ON THIS 24th DAY OF _____, 2015.

FILING
STATE OF NEW MEXICO) SS
COUNTY OF OTERO)

_____ PLANNING COORDINATOR

RECORDED IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO RECORDER OF OTERO COUNTY, NEW MEXICO, AT

_____ O'CLOCK, ___M., THIS _____DAY OF _____, 2015.

_____ COUNTY CLERK

BY _____ INSTRUMENT NO. _____

SEE DATE 7/27/15 REC TIME 1:00:56 PM INSTRUM 201510520 CLK
OTERO COUNTY GERLINE ALBERS COUNTY CLERK PAGE 1 OF 1

CSS Proj. No. 15-885

Sheet 1 of 1