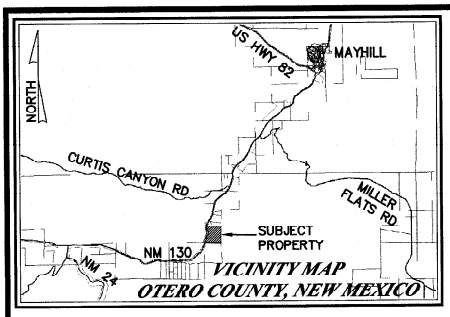
PLAT OF SURVEY & CLAIM OF EXEMPTION

A 15.501 ACRE TRACT AND A 15.501 ACRE TRACT IN THE SW1/4 SW/4 OF SECTION 3, T17S, R14E, NMPM OTERO COUNTY, NEW MEXICO

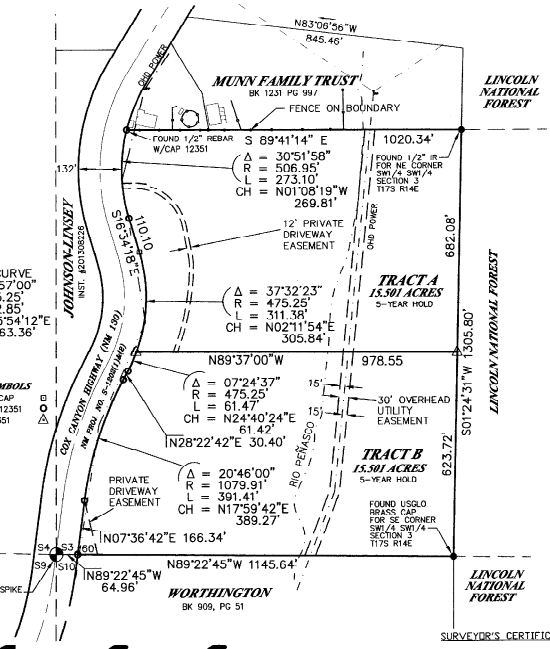
MAY 2015



VICINITY MAP
OTERO COUNTY, NEW MEXICO

N
W S E
S

SCALE: 1" = 200'
0 100 200 400



LEGAL DESCRIPTION TRACT A

A 15.501 ACRE TRACT OF LAND SITUATE APPROXIMATELY THREE (3) MILES SOUTHWEST OF MAYHILL, OTERO COUNTY, NEW MEXICO, IN THE SW1/4 SW1/4 OF SECTION 3, T17S, R14 E, NMPM, LYING GENERALLY EAST OF COX CANYON HIGHWAY (STATE HIGHWAY 130), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT FOR THE NORTHEAST CORNER OF THIS TRACT, SAID POINT BEING IDENTICAL WITH THE NORTHEAST CORNER OF THE SW1/4 SW1/4 OF SECTION 3, T17S, R14E, NMPM, MARKED BY AN IRON ROD; THENCE, FROM THE POINT OF BEGINNING, ALONG THE EAST LINE OF SAID SW1/4 SW1/4 OF SECTION 3, SOUTH 01°24'31" WEST, A DISTANCE OF 682.08 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE, LEAVING SAID EAST LINE, NORTH 89°37'00" WEST, A DISTANCE OF 978.55 FEET TO A POINT ON A CURVE ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 130 FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE, ALONG SAID EAST RIGHT-OF-WAY AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 475.25 FEET, THROUGH A CENTRAL ANGLE OF 37°32'23", AN ARC LENGTH OF 311.38 FEET, AND HAVING A LONG CHORD THAT BEARS, NORTH 02°11'54" EAST, A DISTANCE OF 305.84 FEET TO A POINT OF TANGENCY; THENCE, NORTH 16°34'18" WEST, A DISTANCE OF 110.10 FEET TO A POINT OF CURVATURE; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 506.95 FEET, THROUGH A CENTRAL ANGLE OF 30°51'58", AN ARC LENGTH OF 273.10 FEET, AND HAVING A LONG CHORD THAT BEARS, NORTH 01°08'19" WEST, A DISTANCE OF 269.81 FEET TO A POINT OF INTERSECTION OF THE NORTH LINE OF THE SW1/4 SW1/4 SECTION 3 AND THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 130 FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE, ALONG SAID NORTH LINE, SOUTH 89°41'14" EAST, A DISTANCE OF 1020.34 FEET TO THE POINT AND PLACE OF BEGINNING, ENCLOSING 15.501 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION TRACT B

A 15.501 ACRE TRACT OF LAND SITUATE APPROXIMATELY THREE (3) MILES SOUTHWEST OF MAYHILL, OTERO COUNTY, NEW MEXICO, IN THE SW1/4 SW1/4 OF SECTION 3, T17S, R14 E, NMPM, LYING GENERALLY EAST OF COX CANYON HIGHWAY (STATE HIGHWAY 130), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID POINT BEING IDENTICAL WITH THE SOUTHEAST CORNER OF THE SW1/4 SW1/4 OF SECTION 3, T17S, R14E, NMPM, MARKED BY A USGLO BRASS CAP; THENCE, FROM THE POINT OF BEGINNING, ALONG THE SOUTH LINE OF SAID SW1/4 SW1/4 OF SECTION 3, NORTH 89°22'45" WEST, A DISTANCE OF 1145.64 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 07°36'42" EAST A DISTANCE OF 166.34 FEET TO A POINT OF CURVATURE; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1079.91 FEET, THROUGH A CENTRAL ANGLE OF 20°46'00", AN ARC LENGTH OF 391.41 FEET, AND HAVING A LONG CHORD THAT BEARS, NORTH 17°59'42" EAST, A DISTANCE OF 389.27 FEET TO A POINT OF TANGENCY; THENCE, NORTH 28°22'42" EAST, A DISTANCE OF 30.40 FEET TO A POINT OF CURVATURE; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 475.25 FEET, THROUGH A CENTRAL ANGLE OF 07°24'37", AN ARC LENGTH OF 61.47 FEET, AND HAVING A LONG CHORD THAT BEARS NORTH 24°40'24" EAST, A DISTANCE OF 61.42 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE, LEAVING THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 130, SOUTH 89°37'00" EAST A DISTANCE OF 978.55 FEET TO A POINT ON THE EAST LINE OF THE SW1/4 SW1/4 OF SECTION 3 FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE, ALONG SAID EAST LINE, SOUTH 01°24'31" WEST, A DISTANCE OF 623.72 FEET TO THE POINT AND PLACE OF BEGINNING, ENCLOSING 15.501 ACRES OF LAND, MORE OR LESS.

NOTES

1.) BASIS OF BEARING IS GRID NORTH USING GEODETIC POSITIONING SYSTEM SURVEYING EQUIPMENT, TOPCON HIPER Ga, WITH THE BASE SET 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 A PLAT OF SURVEY, FILED ON JUNE 4, 2003, IN PLAT BOOK 59, PAGE 68, 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.) VESTING DEED, WORTHINGTON TO KING, WAS FILED ON JULY 22, 2014, AS INSTRUMENT #201405130, AND A WARRANTY DEED, KING TO MILLER FOR THE NORTH 1/2 OF THE PROPERTY HAS BEEN EXECUTED

DEDICATION

STATE OF NEW MEXICO) SS
COUNTY OF OTERO)

KNOW ALL PEOPLE BY THESE PRESENTS THAT BOBBY LEE KING AND DEBRA VIANNE KING ARE THE OWNERS AND PROPRIETORS OF THE SOUTH 1/2 AND MELISSA B. MILLER IS THE OWNER AND PROPRIETOR OF THE NORTH 1/2 OF A 32.002 ACRE TRACT IN THE SW1/4 SW1/4 OF SECTION 3, T17S, R14E, NMPM, OTERO COUNTY, NEW MEXICO, AND SAID OWNERS HEREWITH CERTIFY THAT THIS TRANSACTION INVOLVES:

COE #11–THE SALE, LEASE, OR OTHER CONVEYANCE OF A SINGLE PARCEL FROM A TRACT OF LAND, EXCEPT FROM A TRACT WITHIN A PREVIOUSLY APPROVED SUBDIVISION, WITHIN ANY FIVE (5) YEAR PERIOD; PROVIDED THAT A SECOND OR SUBSEQUENT SALE, LEASE, OR OTHER CONVEYANCE FROM THE SAME TRACT OF LAND WITHIN FIVE (5) YEARS OF THE FIRST SALE, LEASE, OR OTHER CONVEYANCE SHALL BE SUBJECT TO THE PROVISIONS OF THE NEW MEXICO SUBDIVISION ACT AND THESE REGULATIONS; PROVIDED FURTHER THAT A SURVEY SHALL BE FILED WITH THE OTERO COUNTY CLERK INDICATING THE FIVE (5) YEAR HOLDING PERIOD FOR BOTH THE ORIGINAL TRACT AND THE NEWLY CREATED TRACT.

SAID OWNERS DO HEREBY DIVIDE THE PARCEL AS SHOWN HEREON USING THE EXEMPTED SUBDIVISION PROCEDURE OF THE OTERO COUNTY SUBDIVISION REGULATIONS AND IN THE FOLLOWING OF THIS PLAT, SAID OWNERS AND PROPRIETORS HEREBY CAUSE SAID LOT TO BE DIVIDED AND REPLATTED AS SHOWN ON THIS PLAT AND DO CAUSE ALL THE ROADS AND EASEMENTS WITHIN THE BOUNDS OF THE ABOVE DESCRIBED TRACTS OF LAND TO BE DEDICATED FOR THE PURPOSES SHOWN HEREON. THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND IN WITNESS THEREOF, SET

THEIR HANDS AND SEALS ON THIS 8 DAY OF July 2015

Bobby Lee King — BOBBY LEE KING
Debra Vianne King — DEBRA VIANNE KING

Melissa B Miller — MELISSA B. MILLER

ACKNOWLEDGMENT

STATE OF Texas)
COUNTY OF Midland) SS

SHANNA FAITH ADAMS
Notary Public, State of Texas
My Commission Expires
March 06, 2017

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 8th DAY OF July 2015 BY BOBBY LEE KING AND DEBRA VIANNE KING. WITNESS MY HAND AND SEAL ON THIS DAY AND YEAR LAST WRITTEN ABOVE.

Shanna Faith Adams — NOTARY PUBLIC
MY COMMISSION EXPIRES 3-6-17

ACKNOWLEDGMENT

STATE OF Texas)
COUNTY OF Midland) SS

SHANNA FAITH ADAMS
Notary Public, State of Texas
My Commission Expires
March 06, 2017

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 8th DAY OF July 2015 BY MELISSA B. MILLER. WITNESS MY HAND AND SEAL ON THIS DAY AND YEAR LAST WRITTEN ABOVE

Shanna Faith Adams — NOTARY PUBLIC
MY COMMISSION EXPIRES 3-6-17

UTILITY COMPANY REVIEW

COPIES OF THIS 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: Jerry Wright — DATE: 05/11/15

PVT — TELEPHONE COMPANY
BY: [illegible] — DATE: 5/12/15

CABLE TELEVISION PROVIDER
BY: — DATE:

APPROVED BY OTERO COUNTY, AS CLAIM OF EXEMPTION(S) NO(S) 15EX22 ON THIS 12 DAY OF August 2015

Alan Dunn — 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

____ O'CLOCK, __M., THIS ____ DAY OF ____ 201__

COUNTY CLERK

BY

REC DATE 8/24/15 REC TIME 3:51:18 PM INSTR# 201506303 CLK
OTERO COUNTY-DENISE GUERRA COUNTY CLERK PAGE 1 OF 1

INSTRUMENT NO.

OTERO COUNTY NEW MEXICO

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 5/5/15

STEVEN JOHN SANDOVAL NEW MEXICO 12351 PROFESSIONAL SURVEYOR

CSS Proj. No. 14-836 **Sheet 1 of 1**