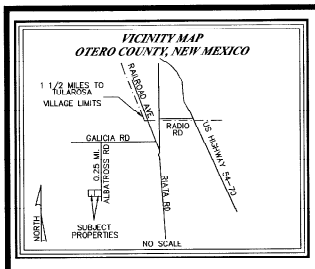
PLAT OF SURVEY

A 2.551 ACRE TRACT AND A 2.551 ACRE TRACT IN THE NE1/4 SW1/4 NW1/4 OF SECTION 35, T14S, R9E, NMPM OTERO COUNTY, NEW MEXICO

DECEMBER 2015



DOCUMENTS OF RECORD:

WARRANTY DEED TO ERIC VAN HORN FILED ON APRIL 26, 2012, AS INSTRUMENT #201203436

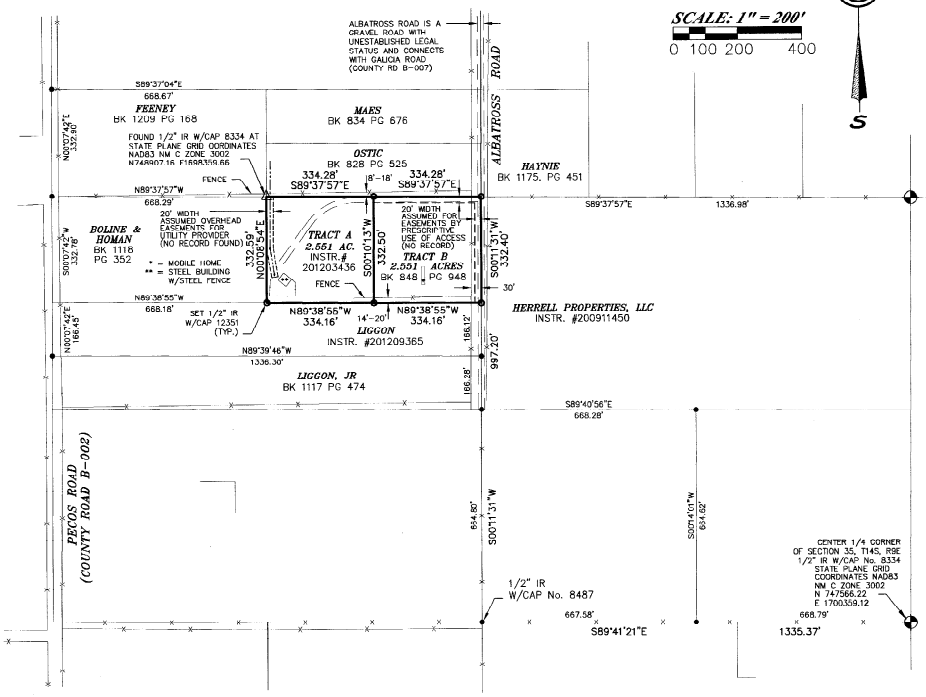
WARRANTY DEED TO SCOTT M. FLY AS FILED ON JANUARY 2, 1997, IN BOOK 848, PAGE 948

ASSORTED PLATS AND DEEDS AROUND AND NEAR THE SUBJECT PROPERTIES AND OF PUBLIC RECORD

BASIS OF BEARING:
N19°42'58"E
BETWEEN FOUND CITY OF ALAMOGORDO CONTROL SURVEY MONUMENTS "ALAMOAIR" AND "DUKE 1994."
GRID COORDINATES
ALAMOAIR: N 669,500.98
E 1,718,270.30
DUKE: N 697,617.10
E 1,728,346.24

N
W E
S

SCALE: 1" = 200'
0 100 200 400



LEGAL DESCRIPTION - TRACT A

A 2.551 ACRE TRACT OF LAND IN THE NE1/4 SW1/4 NW1/4 OF SECTION 35, T14S, R9E, NMPM, OTERO COUNTY, NEW MEXICO, LYING GENERALLY WEST OF ALBATROSS ROAD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT, WHENCE THE CENTER 1/4 CORNER OF SECTION 35, T14S, R9E, NMPM, BEARS THE FOLLOWING THREE (3) COURSES AND DISTANCES: S89°38'55"E, A DISTANCE OF 334.16 FEET; THENCE, S00°11'31"W, A DISTANCE OF 997.20 FEET; THENCE, S89°41'21"E, A DISTANCE OF 1335.37 FEET TO SAID CENTER 1/4 CORNER; THENCE, FROM THE POINT OF BEGINNING, N89°38'55"W, A DISTANCE OF 334.16 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE, N00°08'54"E, A DISTANCE OF 332.59 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE, S89°37'57"E, A DISTANCE OF 334.28 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE, S00°10'13"W, A DISTANCE OF 332.50 FEET TO THE POINT AND PLACE OF BEGINNING, ENCLOSING 2.551 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION - TRACT B

A 2.551 ACRE TRACT OF LAND IN THE NE1/4 SW1/4 NW1/4 OF SECTION 35, T14S, R9E, NMPM, OTERO COUNTY, NEW MEXICO, LYING GENERALLY WEST OF ALBATROSS ROAD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT, WHENCE THE CENTER 1/4 CORNER OF SECTION 35, T14S, R9E, NMPM, BEARS THE FOLLOWING TWO (2) COURSES AND DISTANCES: S00°11'31"W, A DISTANCE OF 997.20 FEET, AND, S89°41'21"E, A DISTANCE OF 1335.37 FEET TO SAID CENTER 1/4 CORNER; THENCE, FROM THE POINT OF BEGINNING, N89°38'55"W, A DISTANCE OF 334.16 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE, N00°10'13"E, A DISTANCE OF 332.50 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE, S89°37'57"E, A DISTANCE OF 334.28 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE, S00°11'31"W, A DISTANCE OF 332.40 FEET TO THE POINT AND PLACE OF BEGINNING, ENCLOSING 2.551 ACRES OF LAND, MORE OR LESS.

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 4:12 O'CLOCK, P.M., THIS 22 DAY OF December 2015

Denise Guerra COUNTY CLERK

BY Selina Alas

INSTRUMENT RECORD NO.: 201509531

REC DATE 12/22/15 REC TIME 4:12:17 PM INSTR# 201509531 DOC
OTERO COUNTY,DENISE GUERRA COUNTY CLERK PAGE 1 OF 1

SURVEYOR'S CERTIFICATE

I, STEVEN J. SANDOVAL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12351, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

STEVEN J. SANDOVAL, NMPS 12351 DATE: DECEMBER 21, 2015

STEVEN JOHN SANDOVAL NEW MEXICO 12351 REGISTERED PROFESSIONAL SURVEYOR

Construction Surveying Services
PO Box 2295, Alamogordo, NM 88311
(575) 443-6202 FAX (575) 443-1151

CSS Proj. No. 15-941

Sheet 1 of 1