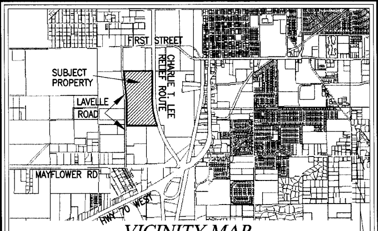
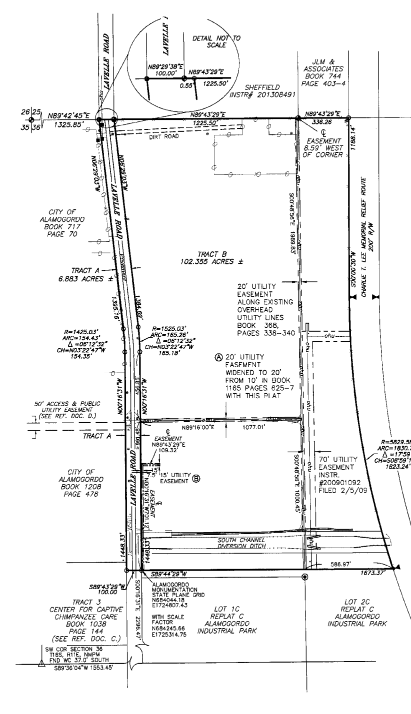


VICINITY MAP
ALAMOGORDO, OTERO COUNTY, NEW MEXICO

PLAT OF SURVEY
OF A 6.883 ACRE TRACT AND A 102.355 ACRE TRACT & TO ESTABLISH/MODIFY TWO EASEMENTS

IN SECTION 36, TOWNSHIP 16 SOUTH, RANGE 9 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN WITHIN THE CITY OF ALAMOGORDO, COUNTY OF OTERO, STATE OF NEW MEXICO.



LEGEND:

- SET NO. 4 REBAR WITH CAP P.S. NO. 12351, BY THIS SURVEY.
- FOUND NO. 4 REBAR WITH CAP (B&A) P.S. NO. 8334.
- FOUND NO. 4 REBAR WITH CAP P.S. NO. 4921.
- FOUND 3/4" IRON PIPE.
- FOUND NEW MEXICO STATE HIGHWAY DEPARTMENT CAP P.S. 9241.
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- TELEPHONE PEDISTAL
- WV WATER VALVE
- UTILITY POLE
- GUY WIRE
- FIBER OPTIC
- WIRE FENCE.
- CHAIN LINK FENCE

BASIS OF BEARING:

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 1994: N 697,617.10
E 1,728,346.24

AUTOCAD DRAWING TRANSLATED FROM N684839.62 E1725287.02 TO N685041.09 E1725794.58 BASED ON AVERAGE SCALE FACTOR, GRID TO GROUND, OF 1.000294192 BUT DRAWING NOT SCALED OR ROTATED

LEGAL DESCRIPTION - EASEMENT A

A 0.495Acre, 20 foot wide, 10 foot either side of the herein described centerline, Utility Easement, in the NW1/4 of Section 36, T16S, R9E, NMPM, within the corporate limits of the City of Alamogordo, Otero County, New Mexico, lying generally east of LaVelle Road, and for which the centerline is more particularly described as follows:

BEGINNING at a point on the east line of LaVelle Road, WHENCE the Southwest Corner of Section 36, T16S, R9E, NMPM, bears, the following two (2) courses and distances: along the east line of LaVelle Road, S00°16'31"E, a distance of 3287.95 feet to the south line of Section 36; THENCE, along the south line of Section 36, S89°36'04"W, a distance of 1553.45 feet to said Southwest Corner of Section 36, T16S, R9E, NMPM; THENCE, from the point of beginning, leaving the east line of LaVelle Road, N89°16'00"E, a distance of 1077.01 feet to the terminus of the centerline of the herein described 20 foot wide Utility Easement, 10 foot either side of the centerline, enclosing 0.495 acres of easement, more or less. The above described easement is to modify the existing easement, as filed in Book 1165, Pages 625-627, from a 10 foot wide easement to a 20 foot wide easement.

LEGAL DESCRIPTION - EASEMENT B

A 0.283Acre, 15 foot wide. 7.5 foot either side of the herein described centerline, Utility Easement, in the SW1/4 and the NW1/4 of Section 36, T16S, R9E, NMPM, within the corporate limits of the City of Alamogordo, Otero County, New Mexico, lying generally east of LaVelle Road, and for which the centerline is more particularly described as follows:

BEGINNING at a point on the north line of Lot 2C, Replat C, Alamogordo Industrial Park, WHENCE the Southwest Corner of Section 36, T16S, R9E, NMPM, bears, the following three (3) courses and distances: S89°44'29"W, a distance of 7.50 feet to a point on the east line of LaVelle Road; THENCE, along the east line of LaVelle Road, S00°16'31"E, a distance of 2296.47 feet to the south line of Section 36; THENCE, along the south line of Section 36, S89°36'04"W, a distance of 1553.45 feet to said Southwest Corner of Section 36, T16S, R9E, NMPM; THENCE, from the point of beginning, leaving the north line of Lot 2C, Replat C, Alamogordo Industrial Park, 7.50 feet east of and parallel to the east line of LaVelle Road, N00°16'31"W, a distance of 701.91 feet; THENCE, N89°43'29"E, a distance of 109.32 feet to the terminus of the centerline of the herein described 15 foot wide Utility Easement, 7.5 foot either side of the centerline, enclosing 0.283 acres of easement, more or less.

GRAPHIC SCALE
300' 200' 100' 0' 300' 600'
Scale 1" = 300'

Construction **S**urveying **S**ervices
PO Box 2295, Alamogordo, NM 88311
(575) 443-6202 FAX (575) 443-1151

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 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 THIS INSTRUMENT IS A BOUNDARY SURVEY OF AN EXISTING TRACT OR TRACTS.

STEVEN J. SANDOVAL NMPS NO. 12351 DATE May 25 , 2016

TRACT A
A 6.883 ACRE, 100 FOOT WIDE STRIP OF LAND, FOR LAVELLE ROAD, IN SECTION 36, TOWNSHIP 16 SOUTH, RANGE 9 EAST, NMPM, WITHIN THE CORPORATE LIMITS OF THE CITY OF ALAMOGORDO, OTERO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THIS TRACT, WHENCE, THE NORTHWEST CORNER OF SECTION 36, T16S, R9E, NMPM, BEARS, S89°42'45"W, A DISTANCE OF 1325.85 FEET; THENCE, FROM THE POINT OF BEGINNING, N89°29'38"E, A DISTANCE OF 100.00 FEET; THENCE, N89°43'29"E, A DISTANCE 0.55 FEET; THENCE, S06°29'03"E, A DISTANCE OF 1384.69 FEET A POINT OF CURVATURE; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1525.03 FEET, THROUGH A CENTRAL ANGLE OF 06°12'32", AN ARC LENGTH OF 165.26 FEET, AND HAVING A LONG CHORD THAT BEARS S03°22'47"E, A DISTANCE OF 165.18 FEET TO A POINT OF TANGENCY; THENCE, S00°16'31"E, A DISTANCE OF 1448.33 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE, S89°43'29"W, A DISTANCE OF 100.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE, N00°16'31"W, A DISTANCE OF 1448.33 FEET TO A POINT OF CURVATURE; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1425.03 FEET, THROUGH A CENTRAL ANGLE OF 06°12'32", AN ARC LENGTH OF 154.43 FEET, AND HAVING A LONG CHORD THAT BEARS, N03°22'47"W, A DISTANCE OF 154.35 FEET TO A POINT OF TANGENCY; THENCE, N06°29'03"W, A DISTANCE OF 1395.16 FEET TO THE POINT AND PLACE OF BEGINNING, ENCLOSING 6.883 ACRES, MORE OR LESS.

TRACT B
A 102.355 ACRE TRACT IN SECTION 36, TOWNSHIP 16 SOUTH, RANGE 9 EAST, NMPM, WITHIN THE CORPORATE LIMITS OF THE CITY OF ALAMOGORDO, OTERO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THIS TRACT, WHENCE, THE NORTHWEST CORNER OF SECTION 36, T16S, R9E, NMPM, BEARS THE FOLLOWING THREE (3) COURSES AND DISTANCES: S89°43'29"W, A DISTANCE OF 0.55 FEET, S89°29'38"W, A DISTANCE OF 100.00 FEET, AND, S89°42'45"W, A DISTANCE OF 1325.85 FEET TO SAID NORTHWEST CORNER OF SECTION 36; THENCE, FROM THE POINT OF BEGINNING, N89°43'29"E, A DISTANCE OF 1561.76 FEET TO A POINT ON THE WEST LINE OF THE CHARLIE T. LEE MEMORIAL RELIEF ROUTE FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE, ALONG SAID WEST LINE, S00°00'30"W, A DISTANCE 1188.14 FEET TO A POINT OF CURVATURE; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5829.58 FEET, THROUGH A CENTRAL ANGLE OF 17°59'37", AN ARC LENGTH OF 1830.76 FEET, AND HAVING A LONG CHORD THAT BEARS S08°59'18"E, A DISTANCE OF 1823.24 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE, LEAVING THE WEST LINE OF THE CHARLIE T. LEE MEMORIAL RELIEF ROUTE, S89°44'29"W, A DISTANCE OF 1673.37 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE, N00°16'31"W, A DISTANCE OF 1448.33 FEET TO A POINT OF CURVATURE; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1525.03 FEET, THROUGH A CENTRAL ANGLE OF 06°12'32", AN ARC LENGTH OF 165.26 FEET, AND HAVING A LONG CHORD THAT BEARS, N03°22'47"W, A DISTANCE OF 165.18 FEET TO A POINT OF TANGENCY; THENCE, N06°29'03"W, A DISTANCE OF 1384.69 FEET TO THE POINT AND PLACE OF BEGINNING, ENCLOSING 102.355 ACRES, MORE OR LESS.

REFERENCE DOCUMENTS:

(Documents used to determine the boundary and to prepare the plat of survey can be found in the Office of County Recorder, County of Otero, State of New Mexico. Unless other wise specified.)

A. QUITCLAIM DEED FROM ALAMOGORDO INDUSTRIAL DEVELOPMENT CORPORATION TO THE CITY OF ALAMOGORDO, FILED DECEMBER 17. 1991, IN BOOK 717, PAGE 70-71.

B. REPLAT C, ALAMOGORDO INDUSTRIAL PARK, SURVEYED BY KLAD ZIMMERLE P.S. # 8334, FILED FOR RECORD ON JULY 15, 2008, IN BOOK 68, PAGES 8-9.

C. A SURVEY OF 4 TRACTS OF LAND IN THE SW/4 OF SECTION 36, T16S, R9E SURVEYED BY KLAD ZIMMERLE P.S. #8334, RECORDED ON SEPTEMBER 12, 2002, IN BOOK 58, PAGES 57-58.

D. SUMMARY REVIEW PLAT "LERNER SUBDIVISION" SURVEYED BY GEORGE LIGHT P.S. # 4621, RECORDED ON MARCH 12, 2002, IN BOOK 57, PAGES 71-74.

E. A PLAT OF SURVEY ENTILED " PLAT OF SURVEY" SURVEYED BY STEVEN J. SANDOVAL, P.S. #12351, RECORDED ON DECEMBER 22, 2009, IN BOOK 70, PAGES 29-30.

E. A PLAT OF SURVEY ENTILED " PLAT OF SURVEY" SURVEYED BY STEVEN J. SANDOVAL, P.S. #12351, RECORDED ON JULY 14, 2009, IN BOOK 69, PAGES 78.

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, ITS INTENT TO ESTABLISH EASEMENT FOR EXISTING OR FUTURE USE.

PNM ELECTRIC/POWER COMPANY
BY: [signature] DATE: 6/3/2016

QWEST CORPORATION D/B/A CENTURYLINK QC ~~TELEPHONE COMPANY~~ QWEST CORPORATION D/B/A
BY: [signature] DATE: 6-9/16

TDS Telecom CABLE COMPANY
BY: [signature] DATE: 6/6/2016

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 2:16 O'CLOCK, P.M., THIS 9th DAY OF June, ~~2015~~ 2016
Denise Guerra COUNTY CLERK
BY Monique Maynez
INSTRUMENT RECORD NO.: 201604403

CSS Proj. No. 15-925