

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 23
T 7 S., R 19 W., N.M.P.M.
CATRON COUNTY, NEW MEXICO

All of that portion of that certain parcel of land described, as Parcel and Easement and recorded in Bk. 26, Pg. 132-133 by the Office of the Catron County Recorder, New Mexico.

Sold parcel also being a tract of land in Section 23, Township 7 South, Range 19 West, N.M.P.M., County of Catron, State of New Mexico:

Beginning at a BLM brass cop monument at the NE corner of Section 23, T-7-S, R-19-W;

Thence, N.85°04'24"W., a distance of 234.73 feet; to The True Point of Beginning;

Thence, N.86.04.24 W., a distance of 1059.43 feet;
Thence, N.21°42'29"E., a distance 605.44 feet;
Thence, S.81°11'51"E., a distance 775.30 feet;
Thence, S.45°28'09"E., a distance 146.00 feet;

Thence, S.50°58'W., a distance of 415.63 feet, to The True Point of Beginning.

TOGETHER WITH: A twenty foot (20.00') wide ingress/egress & utility easement lying on each side of the following described centerline

beginning at NW corner of Section 23, T-7-S, R-19-W;
Thence, N.76°00'47"-W., a distance of 16.39 feet to the True Point of Beginning;
Thence, S.16°45'32"E., a distance of 22.60 feet;

Thence, S.60°10'14"W., a distance of 53.68 feet;
Thence, N.74°33'11"W., a distance of 83.09 feet;
Thence, N.81°06'11"W., a distance of 59.07 feet;
Thence, S.63°51'26"W., a distance of 74.34 feet;

Thence, S.33°30' 10"W.,	a distance of 120.34 feet;
Thence, S.25°33' 42"W.,	a distance of 113.92 feet;
Thence, S.32°41' 00"W.,	a distance of 82.09 feet;
Thence, S. 01°58' 00"W.,	a distance of 4.33 feet;

Thence, S.41°00'03"W., a distance of 137.88 feet;
Thence, S.29°55'14"W., a distance of 48.35 feet;
Thence, S.40°55'16"W., a distance of 90.42 feet;
Thence, S.48°03'25"W., a distance of 112.97 feet.

Thence, S.55°30'43"W., a distance of 28.85 feet; to A POINT OF TERMINUS in the north line of said 12.00 acre parcel. This NW. corner of said parcel bearing N.81°11'11"W., a distance 392.00 feet;

Surveyors Notes:

This survey has been prepared to delineate the twelve (12.00) acre parcel shown herein. The parcel and New 30' wide ingress/egress and utility easements are the subject of this survey. This survey was prepared without benefit of a title report. The client for this survey is Lawrence Wilson.

An existing Survey of Record prepared for a 68.30 acre parcel (B-410, File 16-23-04, Citrus County Clerk) served as a reference record for the preparation of this survey. The Record of Survey was performed by Larry Kay Whitener R.P.L.S. 8498, New Mexico.

Information from The Catron County Assessor/Recorder was used to delineate adjacent ownership. The Dependent Resurvey accepted/approved by The Department of The Interior, General Land Office.

January 1, 1936, was also used as a reference.
The Death Record for this survey (Vol. 26 of Death Page 232-233, Catron County Clerk) was used additionally.

the section corner (Sec. 14/13; 23/24) and the 1/15th (N 1/15th S23/24) corner shown by the existing survey were field verified. They were used as the best reference tie points for the replacement of a missing corner and establishment of the new (32 acre) parcel corners. The NE corner of the record

the North-South line (calculated) between Section 23 and 24 is the basis of bearing for the Legal description prepared for and shown by this survey.

All distances for this survey are published as ground distances and were obtained by GPS survey method.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY SHOWN HEREON WAS PERFORMED BY ME IN MAY 2013. THE PLAT AND SURVEY MEET MINIMUM STANDARDS FOR SURVEYS IN NEW MEXICO.



TLM

CAYTON COUNTY-MM
MILWAUKEE
201308816
R000 RYOB
CET
NW 24160108 43187/4570
K9J30 AN
20

LAND AND LEGAL CONSULTING LLC

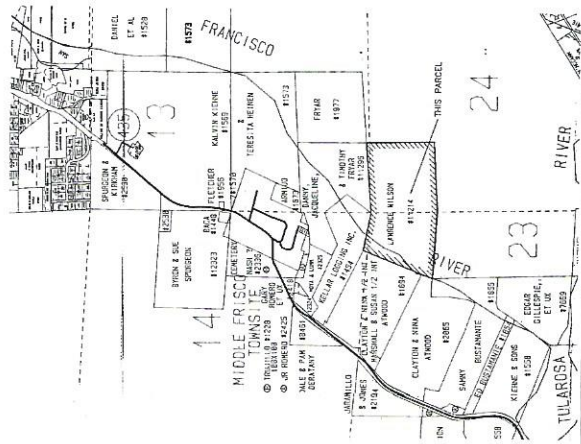
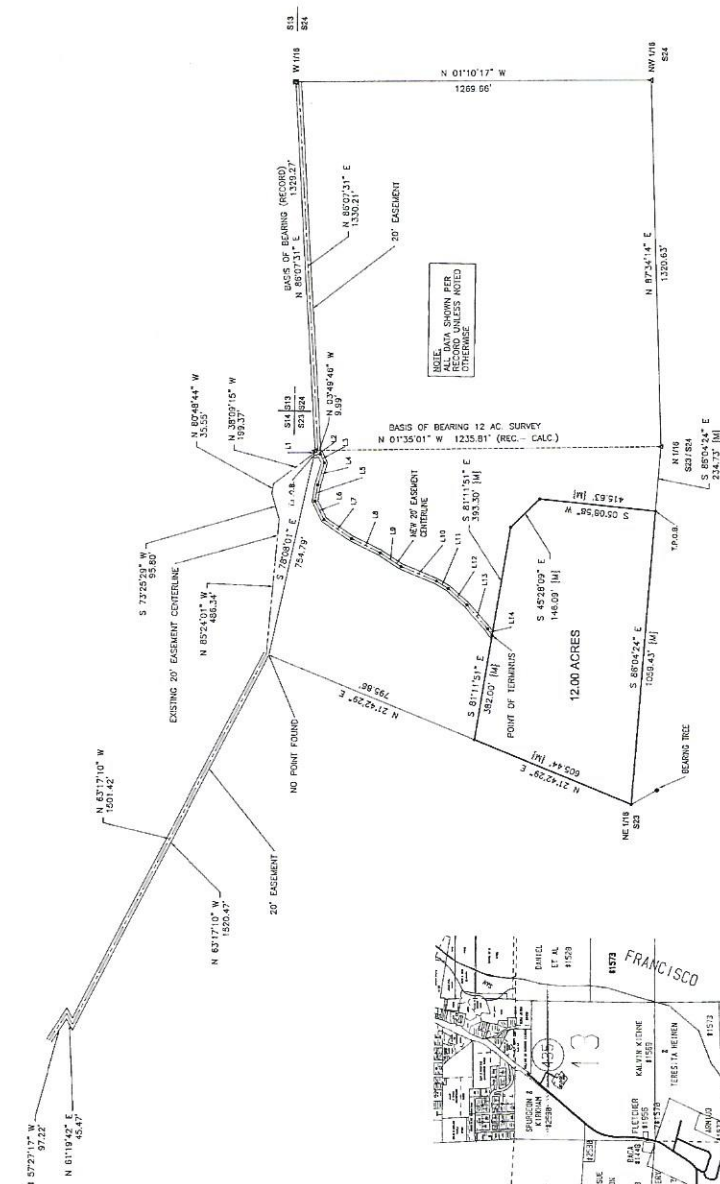
394 N. DAYSTAR MTN.DR. TUC.AZ. 85745

(520) 622-3800



LINE	BEATING	CRASHES
1	76 08 43	16 19
2	05 45 52	21 60
3	5 43 18	3 88
4	74 53 11	21 05
5	21 08 13	5 07
6	5 31 28	5 07
7	33 50 32	74 34
8	25 33 47	120 43
9	33 23 42	11 52
10	24 41 30	89 02
11	21 56 05	12 86
12	29 55 11	48 35
13	48 05 18	93 42
14	5 48 05 18	11 97

LEGEND:



Legal Description

56.3 acre parcel

All of that portion of that certain parcel of land described, as Parcel and Easement and recorded in Bk. 26, Pg. 132-133 by the Office of the Catron County Recorder, New Mexico, USA.

Said parcel also being a tract of land in Section 24 and Section 23, Township 7 South, Range 19 West, N.M.P.M., County of Catron, State of New Mexico:

Beginning at NW corner of Section 24 and also being the NE corner of Section 23; T-7-S, R-19-W, being a BLM brass cap monument, said point being The True Point of Beginning :

Thence, N.86°07' 31"E., a distance of 1329.27 feet to a BLM brass cap monument (Mkd W1/16th S13/24):

Thence, S.01°10' 17"E., a distance of 1269.66 feet to a BLM brass cap monument (Mkd W1/16th S24);

Thence, S.87°34' 14"W., a distance of 1320.63 feet to a BLM brass cap monument (Mkd N1/16th S23/24);

Thence, N.86°04' 24"W., a distance of 234.73 feet;

Thence, N.5°08'58"E., a distance of 415.63 feet;

Thence, N.45°28'09"W., a distance of 146.09 feet;

Thence, N.81°11'51"W., a distance of 775.30 feet;

Thence, N.21°42'29"E., a distance of 795.86 feet;

Thence, S.78°08'01"E., a distance of 754.79 feet to The True Point of Beginning;

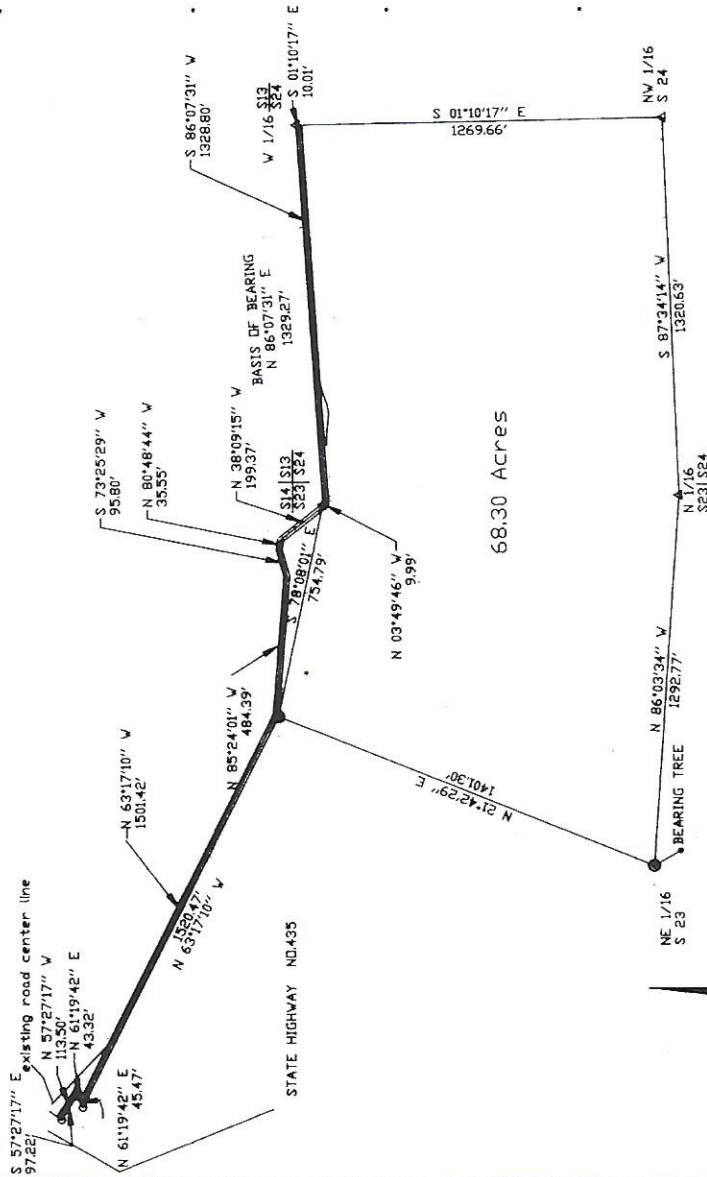
Said parcel containing 56.3 acres

TOGETHER WITH: The easement described for said certain parcel in Bk. 26, Pg. 132-133.
SUBJECT TO: The easement described for a 20' X 20' parcel in Bk. 26, Pg. 132-133.

PLAT OF SURVEY

ON

NW 1/4 OF THE NW1/4 SECTION 24, Part of the
the NE 1/4 OF THE NE 1/4 OF SECTION 23
AND PART OF THE SE 1/4 OF SECTION 14, T 7 S., R. 19 W., N.M.P.M.
CATRON COUNTY, NEW MEXICO



68.30 Acres

Legend

- o-Found pin believe set by L.S.745
- Δ-Found BLM Brass Cap (1937).
- ⊙-Set pin and cap L.S.8498

NOTE: THIS SURVEY IS BASED ON A SURVEY BY L.S.745 IN MARCH 1982 FOR EARL BAKER. For record data see plat by L.S.745 in 1982 and BLM Plat in 1937.

NOTE: ARTICLE 20(XI) EXEMPTS THIS FROM THE DEFINITION OF A SUBDIVISION- the sale, lease or other conveyance of any parcel that is thirty-five acres in area or larger in size within any twelve-month period, provided that the land has been used primarily and continuously for agricultural purposes, in accordance with Section 7-36-20 NMSA 1978, for the preceding three years.

INDEX INFORMATION FOR COUNTY CLERK

Earl Baker
Reserve, NM
PART OF SECTIONS 23,24 & 14 T.7S.R.19 W.
N.M.P.M.

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY THEREON WERE MADE IN ACCORDANCE WITH THE STANDARDS FOR SURVEYS IN NEW MEXICO.



Larry Kay Whitmer
P.O. Box 8
Luna, N.M. 87824

B-410

FILED IN MY OFFICE

6-23-04 8:50 A.M.

County Clerk, Catron County, N.M.

By *Susan Amigo* Deputy



Scale 1" = 300'

011758

WARRANTY DEED

WILLUS D. BAKER and NANCY BAKER, husband and wife; DAVID LEE BAKER and CINDY BAKER, husband and wife; and EARL D. BAKER and SYLVIA BAKER, husband and wife, for consideration paid grant to LAWRENCE R. WILSON, a single man, whose address is P. O. Box 681, Reserve, NEW MEXICO 87830, the following described real estate in CATRON COUNTY, New Mexico:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A, CONSISTING OF ONE (1) PAGE.

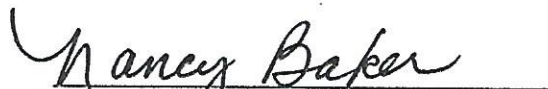
TOGETHER WITH all improvements thereon;

SUBJECT TO easements, reservations in patent and prior deeds, restrictive covenants, zoning regulations, tax and other assessments for the year 2004 and thereafter;

with warranty covenants.

WITNESS our hands and seals this 12th day of March, 2004.


WILLUS D. BAKER


NANCY BAKER


DAVID LEE BAKER


CINDY BAKER

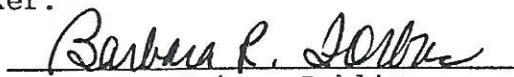

EARL D. BAKER


SYLVIA BAKER

ACKNOWLEDGMENT FOR NATURAL PERSON

STATE OF NEW MEXICO)
) SS.
COUNTY OF SOCORRO)

This instrument was acknowledged before me this 12th day of March, 2004 by Willus D. Baker, Nancy Baker, David Lee Baker, Cindy Baker, Earl D. Baker and Sylvia Baker.


Notary Public

My Commission expires:

May 19, 2004

STATE OF NEW MEXICO }
CATRON COUNTY, } ss

Exhibit "A"

Description of Parcel and Easement

A parcel of land in Catron County, New Mexico, located in Sections 14, 23 and 24, T 7 S, R 19 W of the N.M.P. M., Catron County, ~~Arizona~~. More particularly described as follows:

NEW MEXICO

Commencing at the Northeast corner of section 23 and the Point of Beginning;

Thence N 86° 07' 31" E, along the Section line of sections 13 and 24 a distance of 1328.80 feet to the W 1/16 corner a BLM brass cap, thence S 01° 10' 17" E a distance of 1269.66 feet, to the NW 1/16 corner of section 24 a BLM brass cap, thence S 87° 34' 14" W a distance of 1320.63 feet to N 1/16 corner of sections 23 and 24, a BLM brass cap, thence N 86° 03' 34" W a distance of 1292.77 feet to the NE 1/16 corner of section 23 a pin and cap, thence N 21° 42' 29" E a distance of 1401.30 feet to a pin and cap, thence S 78° 08' 01" E a distance of 754.79 feet to the section corner and the point of beginning.

The land herein described consists of 68.30 acres.

RESERVING a 20'X20' access easement at the northeast corner for access to U.S. Forest lands.

Subject to all existing easements of record.

Together with a 20 foot easement for access purposes over, under and across. The center line of said easement is described as follows:

Starting at the W 1/16 corner of section 13 and 24, T 7 S., R.19 W. which is a BLM brass cap. Thence S 01° 10' 17" E a distance of 10.01 feet to the point of beginning. Thence S 86° 07' 31" W a distance of 1328.80 feet to a point, thence N 38° 09' 15" W a distance of 199.37 feet to a point, thence N 80° 48' 44" W a distance of 35.55 feet to a point, thence S 73° 25' 29" W a distance of 95.80 feet to a point, thence N 85° 24' 01" W a distance of 486.34 feet to a point, thence N 63° 17' 10" W a distance of 1501.42 feet to a point, thence N 61° 19' 42" E a distance of 43.32 feet to a point, thence N 57° 27' 17" W a distance of 113.50 feet to a point on the right of way line of state highway number 435 and the end of this easement.

This description was created from a field survey in Jan. 2004 by L.S.8498.



Larry Kay Whitmer