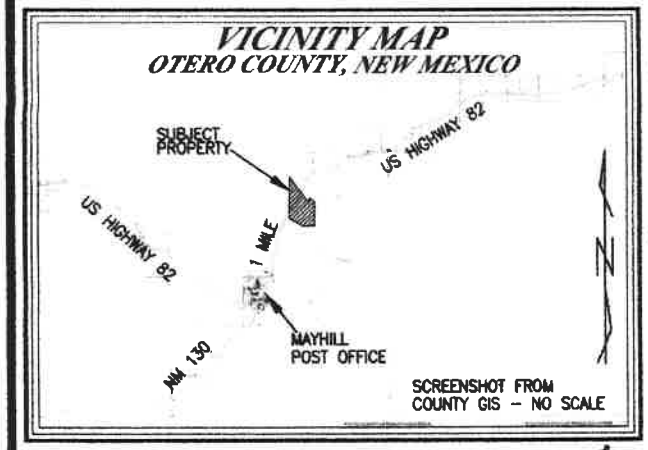
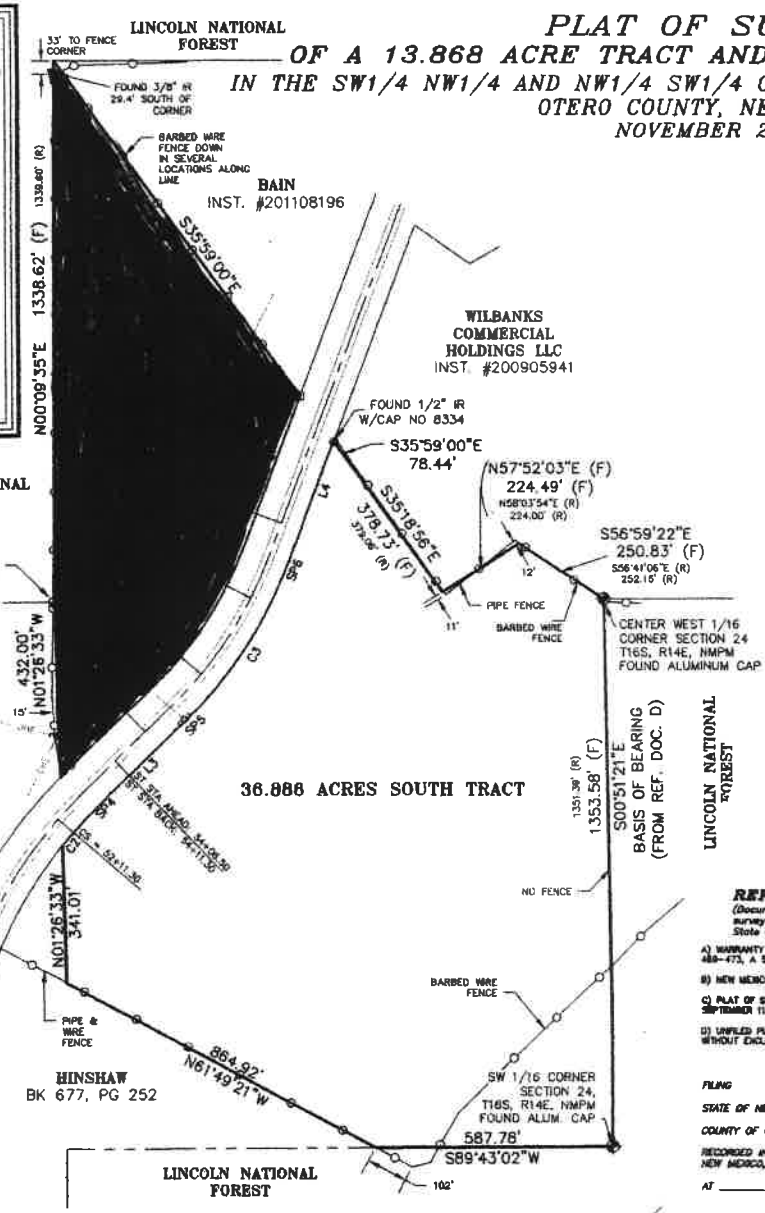
PLAT OF SURVEY

OF A 13.868 ACRE TRACT AND A 36.886 ACRE TRACT

IN THE SW1/4 NW1/4 AND NW1/4 SW1/4 OF SECTION 24, T16S, R14E, NMPM
OTERO COUNTY, NEW MEXICO
NOVEMBER 2017





LINE TABLE		
LINE	BEARING	LENGTH
L1	S20°37'44"W	310.77'
L2	S46°07'44"W	103.50'
L3	N44°07'44"E	103.50'
L4	N20°37'44"E	234.32'

SPIRAL TABLE					
SPIRAL	ROW LENGTH	℄ RADIUS	TOTAL THETA	CHORD BEARING	DISTANCE
SP1	193.08'	954.93'	6°00'00"	S22°35'34"W	193.00'
SP2	193.08'	954.93'	6°00'00"	S44°06'34"W	193.00'
SP3	123.43' (60.0%)	1145.92'	5°00'00"	S48°30'38"W	123.42'
SP4	195.64'	1145.92'	5°00'00"	N44°28'51"E	195.57'
SP5	205.24'	954.93'	6°00'00"	N44°06'13"E	205.14'
SP6	205.24'	954.93'	6°00'00"	N22°38'15"E	205.14'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	888.93'	13°30'00"	209.45'	S33°22'44"W	208.96'
C2	1095.92'	02°12'28"	42.22'	N40°01'31"E	42.22'
C3	1004.93'	13°30'00"	236.78'	N33°22'44"E	236.23'

LEGAL DESCRIPTION - NORTH TRACT

A 13.868 Acre tract in the SW1/4 NW1/4 and the NW1/4 SW1/4 of Section 24, T16S, R14E, NMPM, Otero County, New Mexico, lying generally north of US Highway 82, and being more particularly described as follows:

BEGINNING at a found brass cap for the West 1/4 Corner of Section 24, T16S, R14E, NMPM, THENCE, from the point of beginning, along the west line of Section 24, N00°09'35"E, a distance of 1338.62 feet to a point for the northwestern corner of this tract; THENCE, leaving said west line, S35°59'00"E, a distance of 1826.87 feet to a point on the north right-of-way line of US Highway 82; THENCE, along said north right-of-way, S26°37'44"W, a distance of 310.77 feet to a point of tangent to spiral; THENCE, along the 193.09 foot right-of-way length of spiral to the right whose centerline theta is 06°00'00", whose centerline length of spiral is 200.00 feet, and having a right-of-way chord bearing of S22°35'34"W, a distance of 193.00 feet to a point of spiral to curve; THENCE, along the arc of a curve to the right having a radius of 888.93 feet, a central angle of 13°30'00", an arc length of 209.45 feet, and having a long chord that bears, S33°22'44"W, a distance of 208.96 feet to a point of curve to spiral; THENCE, along the 193.09 foot right-of-way length of spiral to the right whose centerline theta is 06°00'00", whose centerline length of spiral is 200.00 feet, and having a right-of-way chord bearing of S44°06'34"W, a distance of 193.00 feet to a point of spiral to tangent; THENCE, S46°07'44"W, a distance of 182.50 feet to a point of tangent to spiral; THENCE, along the 123.43 foot right-of-way length of a partial spiral to the left whose total centerline theta is 05°30'00", whose centerline total length of spiral is 200.00 feet, and having a right-of-way chord bearing of S48°30'38"W, a distance of 123.42 feet to a point for the southwest corner of this tract; THENCE, leaving the north right-of-way line of US Highway 82, N01°26'33"W, a distance of 432.00 feet to the point and place of beginning, enclosing 13.868 acres of land, more or less.

LEGAL DESCRIPTION - SOUTH TRACT

A 36.886 Acre tract in the SW1/4 NW1/4 and the NW1/4 SW1/4 of Section 24, T16S, R14E, NMPM, Otero County, New Mexico, lying generally south of US Highway 82, and being more particularly described as follows:

BEGINNING at a found aluminum cap for the Southwest 1/16 Corner of Section 24, T16S, R14E, NMPM, THENCE, from the point of beginning, along the south line of the NW1/4 SW1/4 of Section 24, S89°43'02"W, a distance of 587.78 feet to a point; THENCE, leaving said south line, N81°49'21"W, a distance of 864.92 feet to a point for the southwest corner of this tract; THENCE, N01°26'33"W, a distance of 341.01 feet to a point on a curve on the south right-of-way line of US Highway 82; THENCE, along the arc of a curve to the right having a radius of 1095.92 feet, a central angle of 02°12'28", an arc length of 42.22 feet, and having a long chord that bears, N40°01'31"E, a distance of 42.22 feet to a point of curve to spiral; THENCE, along the 195.64 foot right-of-way length of spiral to the right whose centerline theta is 05°00'00", whose centerline length of spiral is 200.00 feet, and having a right-of-way chord bearing of N44°28'51"E, a distance of 195.57 feet to a point of spiral to tangent; THENCE, N46°07'44"E, a distance of 182.50 feet to a point of tangent to spiral; THENCE, along the 205.24 foot right-of-way length of spiral to the left whose centerline theta is 06°00'00", whose centerline length of spiral is 200.00 feet, and having a right-of-way chord bearing of N44°06'13"E, a distance of 205.14 feet to a point of spiral to curve; THENCE, along the arc of a curve to the left having a radius of 1004.93 feet, a central angle of 13°30'00", an arc length of 236.78 feet, and having a long chord that bears, N33°22'44"E, a distance of 236.23 feet to a point of curve to spiral; THENCE, along the 205.24 foot right-of-way length of spiral to the left whose centerline theta is 06°00'00", whose centerline length of spiral is 200.00 feet, and having a right-of-way chord bearing of N22°38'15"E, a distance of 205.14 feet to a point of spiral to tangent; THENCE, N20°37'44"E, a distance of 234.32 feet to a point for the northeast corner of this tract; THENCE, leaving the south right-of-way line of US Highway 82, S35°59'00"E, a distance of 78.44 feet to a point; THENCE, S35°18'56"E, a distance of 378.73 feet; THENCE, N57°52'03"E, a distance of 224.49 feet; THENCE, S56°59'22"E, a distance of 250.83 feet to a found aluminum cap for the Center-West 1/16 Section Corner of Section 24, T16S, R14E, NMPM; THENCE, S00°51'21"E, a distance of 1353.58 feet to the point and place of beginning, enclosing 36.886 acres of land, 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 specified as unified or from other sources.)

A) WARRANTY DEED TO GATES PROPERTIES, LTD, FILED ON SEPTEMBER 6, 1988, IN BOOK 688, PAGES 469-473, A 53.9 ACRE TRACT.

B) NEW MEXICO STATE HIGHWAY RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. FOR 37-A2

C) PLAT OF SURVEY FOR ADJACENT TRACT (BAIN & WILBANKS PARCELS) BY KLAD ZIMMERLE FILED ON SEPTEMBER 11, 2000, IN PLAT BOOK 55, PAGES 32-33

D) UNFILED PLAT OF SURVEY BY GAYLE JENELL FOR THE SUBJECT PROPERTY AS A 53.897 ACRE TRACT WITHOUT EXCLUDING HIGHWAY RIGHT-OF-WAY, DATED MARCH 8, 1976.

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 _____ 2017

_____ COUNTY CLERK

BY _____

INSTRUMENT RECORD NO.: _____

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 *November 11, 2017*

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. 17-896

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