

November 5, 2016

DESCRIPTION OF A 0.870 Acre Tract

A tract of land situate within the corporate limits of the City of Las Cruces, Dona Ana County, New Mexico, as generally described as being south of Wofford Drive, East of Espina Street, and abutting to lots 36, 37, and 38 all in Block A of El Encanto Estates Subdivision, as this tract is more particularly described as follows:

BEGINNING at an iron rod found with aluminum cap and a point on the easterly line of South Espina Street;

THENCE N 78°04'58" E., 53.45 feet to a 1/2" iron rod set with plastic cap No. 18619;

THENCE S 25°38'12" E., 30.00 feet to an iron rod found without cap and on the north side of a block wall;

THENCE N 77°51'34" E., 156.24 feet to an iron rod found without cap for the southeast corner of said tract and a point along the westerly line of El Encanto Estates;

THENCE N 29°39'52" W., 179.65 feet to a 1/2" iron rod set with plastic cap No. 18619 on the west side of a block wall;

THENCE continuing along said west side of block wall N 29°12'06" W., 24.10 feet to a 1/2" iron rod set with plastic cap No. 18619;

THENCE continuing along said west side of block wall N 29°18'43" W., 16.78 feet to a 1/2" iron rod set with plastic cap No. 18619;

THENCE S 67°42'18" W., 192.53 feet along the south side of a block wall to a cut cross in a concrete driveway and a point on the easterly line of South Espina Street;

THENCE S 26°58'19" E., 152.12 feet along the easterly line of South Espina Street to the point of beginning; containing 0.870 acres of land, more or less. Subject to any easements, existing taxes, assessments, covenants, conditions, restrictions, right-of-way easements and warranties of record. Field notes by LandCraft, LLC
Description prepared by Michael T. Sanders, PS 18619


Michael T. Sanders, PS 18619

11-5-16
Date



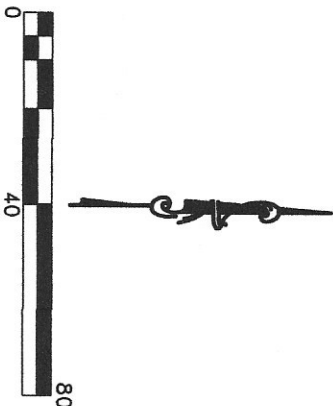
161005-Description

...LANDCRAFT, LLC...

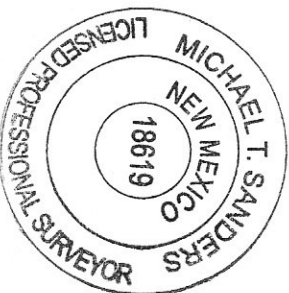
PO BOX 845
FAIRACRES, NM 88033

575-649-4612
THELANDCRAFTGROUP@GMAIL.COM

PLAT OF SURVEY OF 0.852 ACRE TRACT
AS RECORDED AUGUST 4, 2011 UNDER RECEPTION NO. 1118102
OF THE DOÑA ANA COUNTY RECORDS
LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO
SCALE: 1" = 40'
NOVEMBER 5, 2016



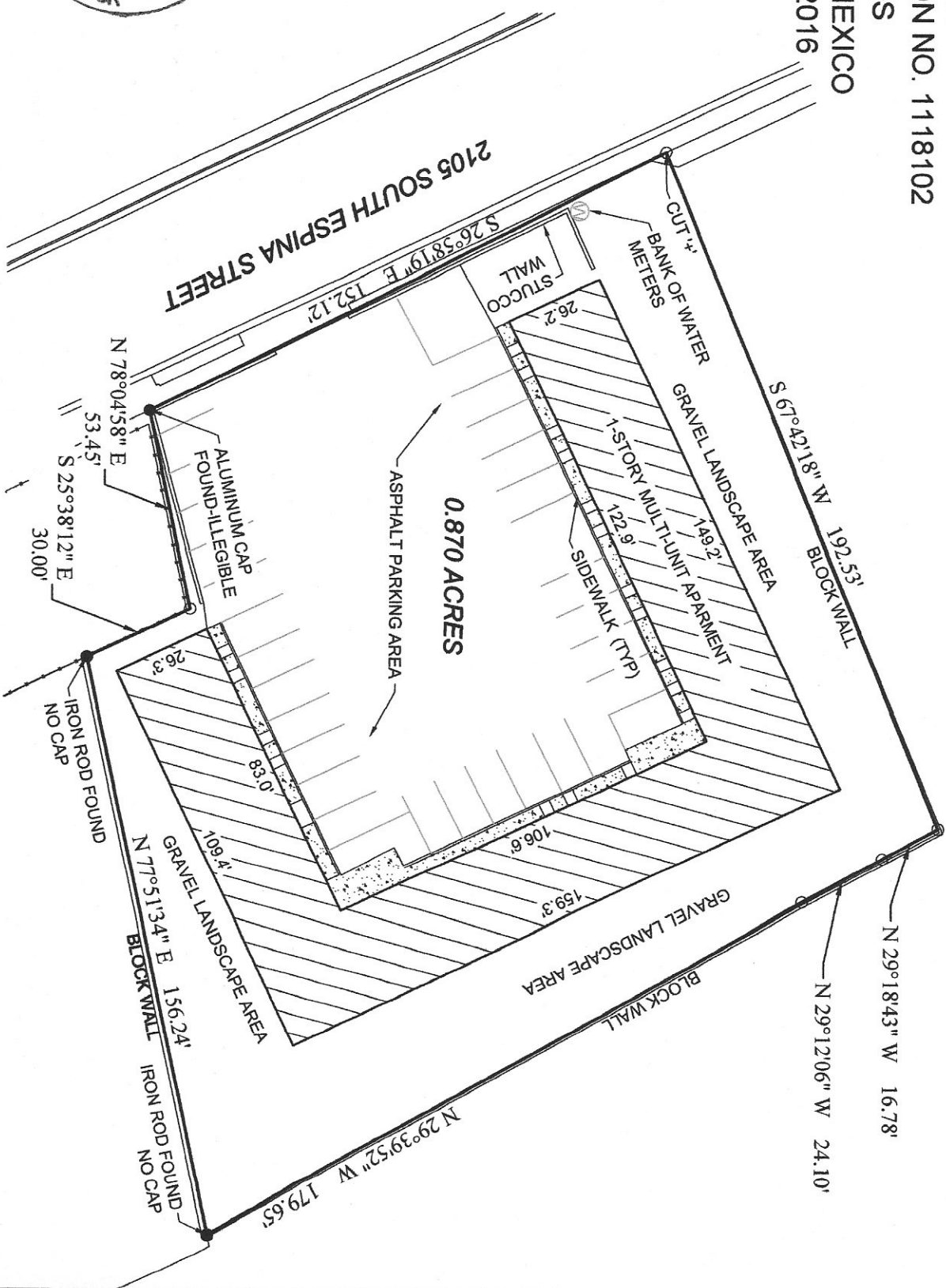
LEGEND	
●	MONUMENT AS DESCRIBED
○	SET 1/2" IRON ROD WITH CAP NO. 18619



THE PARCEL OF LAND IS IN FLOOD ZONE 'X'
OF THE FEDERAL EMERGENCY MANAGEMENT
AGENCY'S FLOOD INSURANCE RATE MAPS.

SURVEYOR'S CERTIFICATION

I, MICHAEL T. SANDERS, A NEW MEXICO 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. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED BY THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.



MICHAEL T. SANDERS, PLS 18619

DATE

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