

PLAT OF SURVEY

(TRACT 1)

A 2.0432 ACRE TRACT OF LAND,
(TRACT 2)

AND A 12.7869 ACRE TRACT OF LAND,
BEING LOT 5B, SPEEDLINE ACRES
RADIUM SPRINGS,
DONA ANA COUNTY, NEW MEXICO.
SEPTEMBER 9, 2016

LEGEND

- DENOTES 1/2" IRON ROD NMPS 9433 SET (Unless otherwise stated)
- DENOTES 1/2" IRON ROD FOUND (Unless otherwise stated)

NOTES:

THE BASIS OF BEARING IS THE NORTH BOUNDARY.

ALL EASEMENTS SHOWN HEREON ARE PER FILED INSTRUMENT OF RECORD AS NOTED HEREON.

BEARINGS AND DISTANCES MATCH THAT OF RECORD, UNLESS OTHERWISE NOTED.

1/2" IRON RODS WITH YELLOW PLASTIC CAP LABELED NMPS 9433 SET AT PROPERTY CORNERS OR AS NOTED HEREON.

PROPERTY IS IN AN "X" DESIGNATED ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 35013C0875 G, EFFECTIVE JULY 6, 2016.

"INDEXING INFORMATION FOR COUNTY CLERK"

PROPERTY OWNER

SIDCO CORPORATION

UPC NUMBER

3-001-122-507-394

PARCEL NUMBER

03-24188

PROPERTY LOCATION

SECTION 11&12, T.21S., R.1W., N.M.P.M. OF
THE U.S.R.S. SURVEYS
FORT SELDEN
DONA ANA COUNTY
NEW MEXICO

INSTRUMENT OF RECORD:

WARRANTY DEED FILED

Instrument #1314108

OF THE DONA ANA COUNTY RECORDS

DRAWN BY: S. Peale

FIELD BY: E.R. & C.S.

JOB NO.: LINDBECK-COE

DATE: September 9, 2016



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT, MEETING THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

September 9, 2016

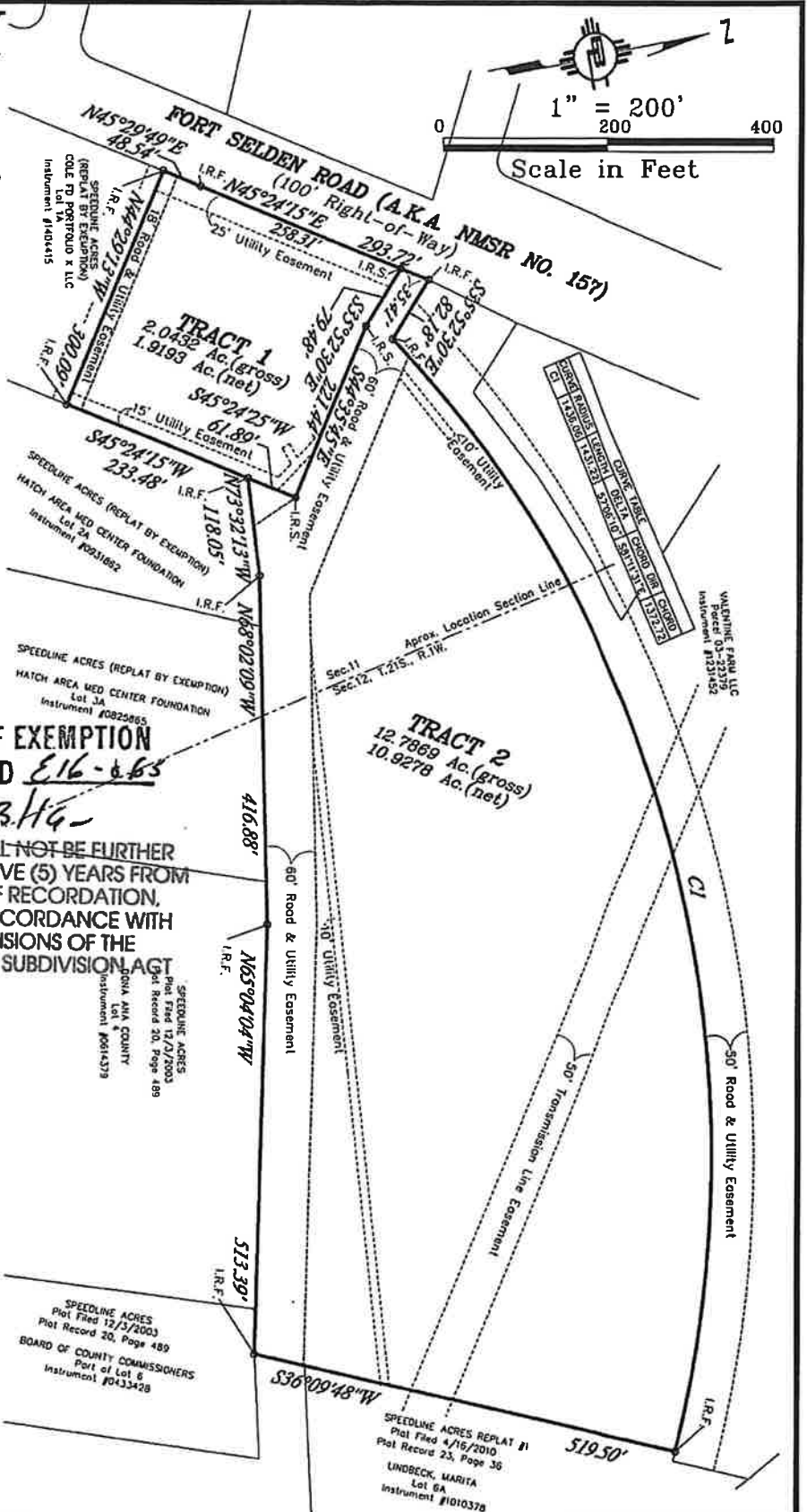
DATE OF SURVEY

TER G. SCANLON - PS NO. 9433

2990 N. MAIN STREET, STE. 3C, LAS CRUCES, NEW MEXICO 88001

CLAIM OF EXEMPTION
APPROVED E16-465
11/23/16

PARCEL SHALL NOT BE FURTHER
DIVIDED FOR FIVE (5) YEARS FROM
THE DATE OF RECORDATION,
UNLESS IN ACCORDANCE WITH
THE PROVISIONS OF THE
NEW MEXICO SUBDIVISION ACT



"THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS OF LAND. IT IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT."

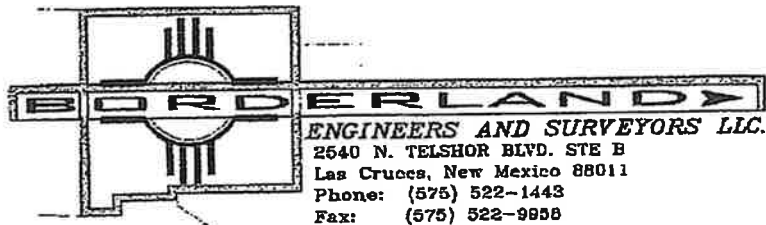
BORDERLAND ENGINEERS AND SURVEYORS LLC

2990 N. MAIN STREET, STE. 3C

Las Cruces, New Mexico 88001

Phone: (575) 622-1443

Fax: (575) 622-9858



September 9, 2016

DESCRIPTION OF A 2.0432 ACRE TRACT (Tract 1)

A 2.0432 acre Tract of land situate in Radium Springs, Dona Ana County, New Mexico. Located in Section 11, T.21S., R.1W., N.M.P.M. of the U.S.G.L.O. Surveys, being part of Lot 5B of Speedline Acres, and being more particularly described as follows to wit;

BEGINNING at a ½" iron rod found along the South line of Fort Selden Road (a.k.a. NMSR No. 157) for the Northwest corner of the Tract herein described, **WHENCE**, the Northwest corner of Speedline Acres, filed December 3, 2003, in plat book 20, page 489 bears, S.45°29'49"W, 260.24 feet,

THENCE, from the point of beginning, along Fort Selden Road, N.45°29'49"E., a distance of 48.54 feet to a ½" iron rod found for an angle point of this tract;

THENCE, continuing along the South line of Fort Selden Road, N.45°24'15"E., a distance of 258.31 feet to a ½" iron rod set for the Northeast corner of this tract;

THENCE, leaving Fort Selden Road, S.35°52'30"E., a distance of 79.48 feet to a ½" iron rod set for an angle point of this tract;

THENCE, S.44°35'45"E., a distance of 221.44 feet to a ½" iron rod set for the Southeast corner of this tract;

THENCE, S.45°24'15"W., a distance of 233.48 feet to a ½" iron rod found for the Southwest corner of this tract;

THENCE, N.44°29'13"W., a distance of 300.09 feet to the point of beginning, enclosing 2.0432 acres of land, more or less. Subject to a 15 foot Utility Easement affecting the East area of this tract, subject to a 18' foot wide Road & Utility Easement North of and adjacent to the Southermost boundary, subject to a 25 foot Utility Easement along the Fort Selden Road frontage boundary, also, Subject to all easements, patents, restrictions and reservations of record.

A plat was prepared under Job No. Lindbeck COE. Field Notes by BORDERLAND ENGINEERS & SURVEYORS LLC., License No. 9433.

Ted G. Scanlon, PS No. 9433

CLAIM OF EXEMPTION

APPROVED E16-065
11/23/16

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