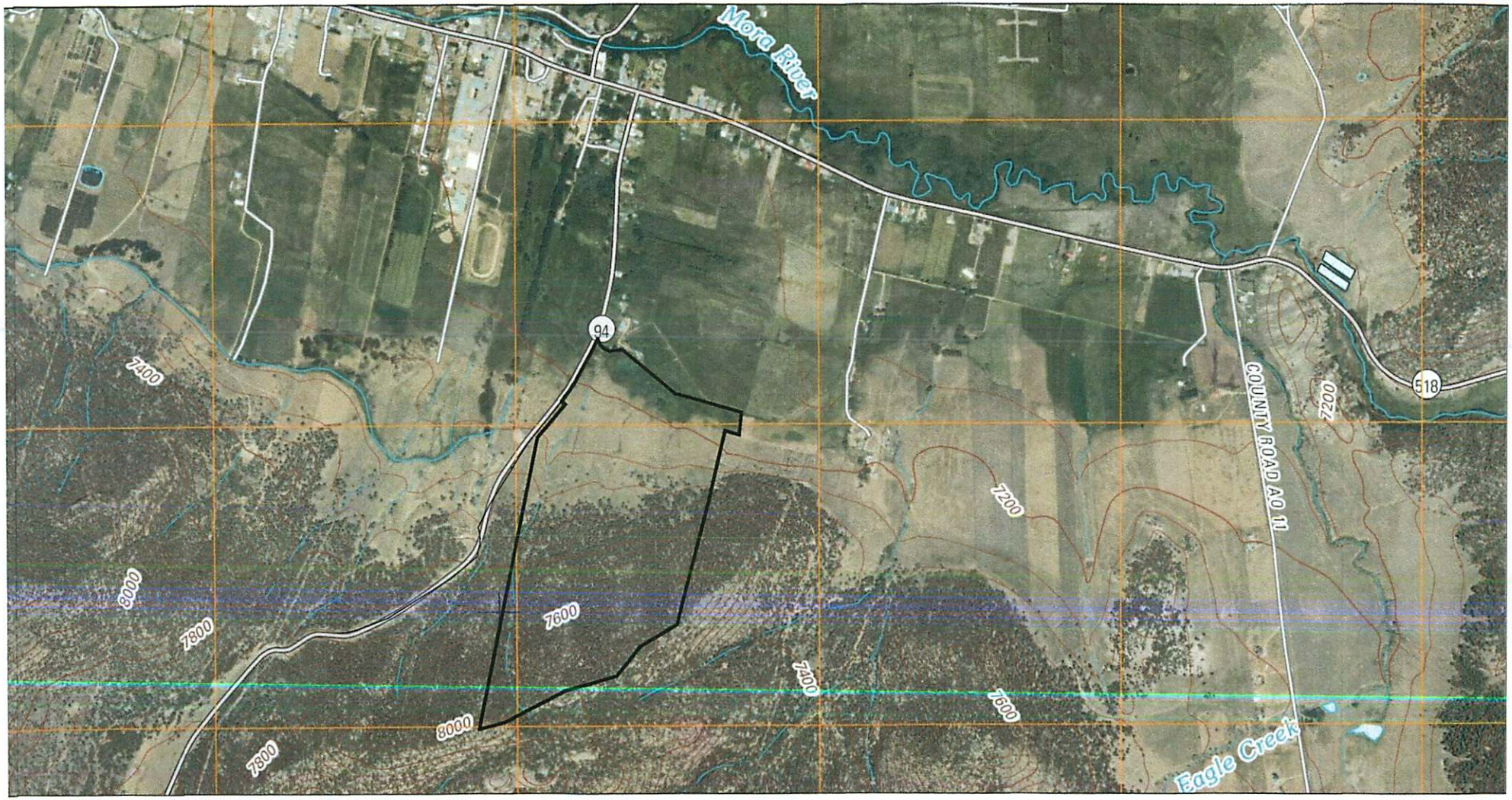

Mora River
94
518
COUNTY ROAD AQ 11
Eagle Creek
7400
7200
7600
8000
7800

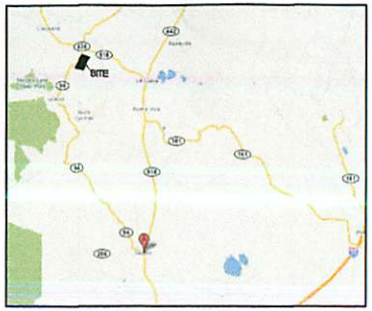
Boundary Survey Plat for

Robert and Anita Valdez

A Parcel situate within Sections 14 & 15, Township 20 North, Range 15 East, NMPM as Projected into the Mora Land Grant

Mora County, New Mexico

September 2011



Location Map

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED LISTED IN REF. DOC. # 7
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT LISTED IN REF. DOC. # 10
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT LISTED IN REF. DOC. # 12
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND REBAR WITH CAP LS "10261" UNLESS OTHERWISE INDICATED
O	SET REBAR WITH CAP "LS 18374"
—— x ——	WIRE FENCE
—— o ——	PIPE AND WIRE FENCE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	164.77'	859.54'	10°59'01"	164.52'	N 33°31'45" E
C2	110.46'	1440.04'	04°23'42"	110.44'	N 26°10'24" E
C3	70.01'	2814.79'	01°25'30"	70.00'	N 39°38'15" E

LINE TABLE		
LINE	LENGTH	BEARING
L1	(248.28') 248.27'	(S 05°25'08" W) S 05°25'08" W
L2	(158.28') 158.43'	(N 73°40'13" W) N 73°40'13" W
L3	59.53'	S 21°41'47" E
L4	(59.00') 59.00'	(S 41°45'28" E) S 42°27'47" E
L5	(78.00') 77.98'	(S 59°29'26" E) S 60°04'55" E
L6	(60.00') 59.78'	(N 77°43'33" E) N 77°14'02" E
L7	(86.00') 86.15'	(N 88°53'33" E) N 88°14'46" E
L8	(89.46') 89.45'	(S 12°33'11" W) S 12°30'51" W
L9	281.27'	S 75°14'38" W
L10	54.62'	N 49°39'01" W
L11	64.91'	N 39°21'16" E
L12	(224.43') 224.37'	(S 72°22'26" W) S 72°18'25" W
L13	(51.73') 51.73'	(S 73°40'25" E) S 73°51'26" E
L14	(115.83') 115.81'	(S 31°54'20" W) S 31°58'35" W
L15	(128.59') 128.38'	(S 51°20'50" W) S 51°17'39" W

Legal Description

A CERTAIN PARCEL OF LAND BEING SITUATE WITHIN SECTIONS 14 AND 15, TOWNSHIP 20 NORTH, RANGE 15 EAST, NMPM, AS PROJECTED INTO THE MORA LAND GRANT, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY REBAR WITH CAP "LS 18374" SET IN A MOUND OF STONES, WHENCE A TIE TO BRASS CAP "CEBOLLA S.P.O." BEARS N 83°33'27" W, A DISTANCE OF 2606.56 FEET;

THENCE, FROM THE POINT OF BEGINNING, N 11°21'59" E, A DISTANCE OF 2633.80 FEET TO AN ANGLE POINT, MARKED BY A 60D NAIL;

THENCE, N 11°21'38" E, A DISTANCE OF 645.39 FEET TO A POINT ON A CURVE OF THE EASTERLY RIGHT OF WAY OF STATE ROAD 94, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT, NON RADIAL TO THE PREVIOUS COURSE, HAVING A RADIUS OF 2814.79 FEET, A DISTANCE OF 70.01 FEET AND A DELTA OF 01°25'30", (CH=N 39°38'15" E, A DISTANCE OF 70.00 FEET) TO A POINT OF TANGENCY, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 40°20'59" E, A DISTANCE OF 400.76 FEET TO AN ANGLE POINT BEING THE END OF SAID STATE ROAD 94 RIGHT OF WAY TAKE, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 49°39'01" W, A DISTANCE OF 54.62 FEET TO A POINT BEING THE CENTERLINE OF STATE ROAD 94;

THENCE, COINCIDING SAID CENTERLINE, N 39°21'16" E, A DISTANCE OF 64.91 FEET TO A POINT OF CURVATURE, REFERENCED BY A REBAR WITH CAP "LS 18374", SET S 50°38'44" E, A DISTANCE OF 25.00 FEET FROM THE TRUE CORNER;

THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 859.54 FEET, A DISTANCE OF 164.77 FEET AND A DELTA OF 10°59'01", (CH=N 33°31'45" E, A DISTANCE OF 164.52 FEET), REFERENCED BY A REBAR WITH CAP "LS 18374", SET S 61°37'45" E, A DISTANCE OF 25.00 FEET FROM THE TRUE CORNER;

THENCE, N 28°22'14" E, A DISTANCE OF 458.71 FEET TO A POINT OF CURVATURE, REFERENCED BY A REBAR WITH CAP "LS 18374", SET S 61°37'46" E, A DISTANCE OF 25.00 FEET FROM THE TRUE CORNER;

THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1440.04 FEET, A DISTANCE OF 110.46 FEET AND A DELTA OF 4°23'42", (CH=N 26°10'24" E, A DISTANCE OF 110.44 FEET), REFERENCED BY A REBAR WITH CAP "LS 18374", SET S 21°41'47" E, A DISTANCE OF 25.00 FEET FROM THE TRUE CORNER, BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED PARCEL;

THENCE, LEAVING SAID CENTERLINE OF STATE ROAD 94, S 21°41'47" E, A DISTANCE OF 59.53 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 10261";

THENCE, S 42°27'47" E, A DISTANCE 59.00 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 10261";

THENCE, S 60°04'55" E, A DISTANCE OF 77.98 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 10261";

THENCE, N 77°14'02" E , A DISTANCE OF 59.78 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 10261";

THENCE, N 88°14'46" E, A DISTANCE OF 86.15 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 10261";

THENCE, S 50°22'57" E, A DISTANCE OF 754.00 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 10261";

THENCE, S 73°38'35" E, A DISTANCE OF 754.33 FEET TO AN ANGLE POINT BEING THE MOST NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 5417";

THENCE, S 05°25'08" W, A DISTANCE OF 248.27 FEET TO AN ANGLE POINT MARKED BY A REBAR WITH CAP "LS 5417";

THENCE, N 73°40'13" W, A DISTANCE OF 158.43 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 5417";

THENCE, S 13°14'11" W, A DISTANCE OF 701.29 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 5417";

THENCE, S 12°30'51" W, A DISTANCE OF 89.45 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 5417";

THENCE, S 14°27'51" W, A DISTANCE OF 1402.71 TO AN AN ANGLE POINT ON THE SUMMIT OF THE MOUNTAIN, BEING THE MOST SOUTHEASTERLY CORNER OF HEREIN DESCRIBED PARCEL MARKED BY A REBAR WITH CAP "LS 18374" SET IN A MOUND OF STONES;

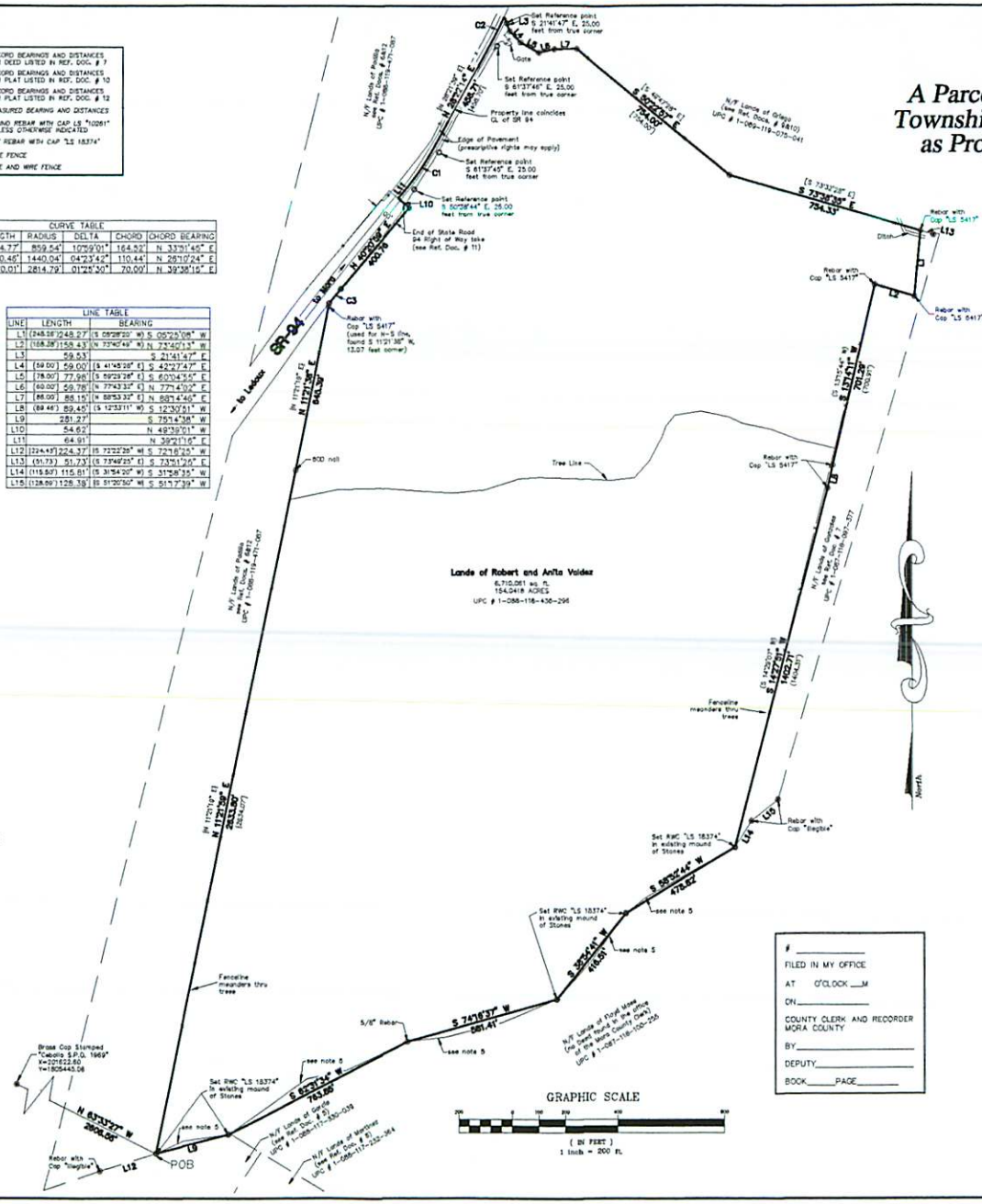
THENCE, COINCIDING SAID SUMMIT, S 58°52'44" W, A DISTANCE OF 478.82 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374" SET IN A MOUND OF STONES;

THENCE, S 38°54'41" W, A DISTANCE OF 416.51 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374" SET IN A MOUND OF STONES;

THENCE, S 74°16'37" W, A DISTANCE OF 581.41 FEET TO AN ANGLE POINT, MARKED BY 5/8" REBAR;

THENCE, S 62°31'34" W, A DISTANCE OF 763.85 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374" SET IN A MOUND OF STONES;

THENCE, S 75°14'38" W, A DISTANCE OF 281.27 FEET TO THE POINT OF BEGINNING, CONTAINING 154.0418 ACRES (6,710,061 SQ. FT.) MORE OR LESS.



FILED IN MY OFFICE

AT O'CLOCK ___M

ON _____

COUNTY CLERK AND RECORDER
MORA COUNTY

BY _____

DEPUTY _____

BOOK _____ PAGE _____

Notes

1. FIELD SURVEY PERFORMED IN SEPTEMBER 2011.
2. ALL DISTANCES ARE GROUND DISTANCES; U.S. SURVEY FOOT.
3. THE BASIS OF BEARING REFERENCES GEODETIC NORTH.
4. SUBJECT PROPERTY IS ACCESSED FROM STATE ROAD 94 THRU GATE SHOWN IN NORTHWEST CORNER.
5. LINE SHOWN ON DRAWING IS APPROXIMATE LOCATION OF "SUMMIT" AS CALLED OUT FOR SOUTH BOUNDARY ON VESTING DEED.

Reference Documents

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING A FILE NO. 18174, AND AN EFFECTIVE DATE OF AUGUST 24, 2011.
2. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE OFFICE OF THE MORA COUNTY CLERK ON JUNE 8, 1993 IN DEED BOOK 60, PAGE 202.
3. BOUNDARY SURVEY PLAT FOR MANUEL MONTANO BY EAST MOUNTAIN SURVEYING CO. FILED IN THE OFFICE OF THE MORA COUNTY CLERK ON NOVEMBER 17, 1999, AS PLAT NO. 494-A.
4. WARRANTY DEED FROM MANUEL MONTANO TO MIKE AND URSULA HURTADO, DANTE AND THERESA VIGIL AND DENNIS ROMO, FILED IN THE OFFICE OF THE MORA COUNTY CLERK ON NOVEMBER 26, 2003 IN MISC. BOOK 90 PAGE 524.
5. WARRANTY DEED FROM DAVID AND RITA GRIEGO TO NARCISO AND KATHY GARCIA, FILED IN THE OFFICE OF THE MORA COUNTY CLERK ON MAY 17, 2010 AS INSTRUMENT # 20100451.
6. WARRANTY DEED FROM SENAIDA CONSUELO MAES TO RAYMOND AND LORETTA PADILLA, FILED IN THE OFFICE OF THE MORA COUNTY CLERK ON JULY 26, 2000 IN DEED BOOK 81 PAGES 235-236.
7. WARRANTY DEED FROM MARY GONZALES TO MARY GONZALES, FILED IN THE OFFICE OF THE MORA COUNTY CLERK ON MARCH 23, 2005 IN MISC. BOOK 94 PAGES 190-191.
8. WARRANTY DEED FROM ERMINO AND CORRINE MARTINEZ TO RODRIGO AND DEBORAH MARTINEZ, FILED IN THE OFFICE OF THE MORA COUNTY CLERK ON JANUARY 13, 1981 IN MISC. BOOK D-33 PAGE 201.
9. WARRANTY DEED FROM JOE GANDERT TO JOSEPH AND CORINA GRIEGO, FILED IN THE OFFICE OF THE MORA COUNTY CLERK ON NOVEMBER 4, 1997 IN DEED BOOK 73 PAGE 323.
10. BOUNDARY SURVEY PLAT FOR JOSEPH GRIEGO BY ARCHULETA'S LAND SURVEYING FILED IN THE OFFICE OF THE MORA COUNTY CLERK ON NOVEMBER 4, 1986, AS PLAT NO. 122-A.
11. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP FOR STATE ROAD 94 HAVING PROJECT NO. SR-94
12. BOUNDARY SURVEY PLAT FOR SENAIDA CONSUELO MAES BY SURVEYS DE SANTA FE FILED IN THE OFFICE OF THE MORA COUNTY CLERK ON MAY 19, 2000, AS PLAT NO. 521-A.

Indexing Information

RECORDED OWNER: ROBERT AND ANITA VALDEZ

SECTIONS 14&15, TOWNSHIP 20 NORTH, RANGE 15 EAST, N.M.P.M. AS PROJECTED INTO THE MORA LAND GRANT

SITUATE WITHIN THE MORA VALLEY

UPC NUMBER 1-088-118-436-296

Surveyor's Certificate

I, BRIAN J. MARTINEZ, NEW MEXICO PROFESSIONAL SURVEYOR NO. 18374, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND 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 THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BRIAN J. MARTINEZ DATE
N.M.R.P.S. No. 18374

BRIAN J. MARTINEZ
NEW MEXICO
No. 18374
REGISTERED PROFESSIONAL SURVEYOR

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

Sheet 1 of 1

111504