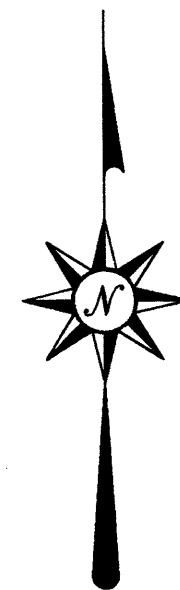


**PLAT SHOWING SPLIT OF LAND OF
JACK J. MILLER, TRACT 1A5A2A,
M.R.G.C.D. PROPERTY MAP NO. 80
LOTS 1, 2, & 3**

Projected Sections 4 & 9, Township 6 North, Range 2 East, N.M.P.M.

VALENCIA COUNTY, NEW MEXICO

157387

**LEGAL DESCRIPTION**

Tract 1A5A2A, Middle Rio Grande Conservancy District Property Map No. 80, as the same is shown and designated on the Plat of LAND OF JACK J. MILLER, filed in the Office of the County Clerk of Valencia County, New Mexico on October 23, 1980 in Book C, Page 4.

OWNER ACKNOWLEDGEMENT

The split of the land herein described is with the free consent and in accordance with the wishes and desires of the undersigned owner.

Jack J. Miller 20 Dec 1996
Owner: Jack J. Miller

State of New Mexico)
County of Valencia)

The foregoing instrument was acknowledged before me on this
20th day of December, 1996.

My Commission expires 2-7-98

Notary Public

SURVEYOR'S CERTIFICATION

I, Jack J. Miller, a duly qualified Registered Professional Engineer and Professional Surveyor, licensed under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, shows all easements existing or proposed, made known to me by the owner, utility companies or other parties expressing an interest and that the boundary of this subdivision has been surveyed, monumented and platted, that it meets the current Standards for Land Surveys in New Mexico, as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors and that this survey and plat meets all the requirements of the Valencia County Subdivision Regulations as amended November 15, 1986 and that this plat is true and correct to the best of my knowledge and belief.

Jack J. Miller 20 Dec 1996
Jack J. Miller, NMPE & LS No. 3569 Date
P. O. Box 3091E, Alb., NM, 87190

NOTES

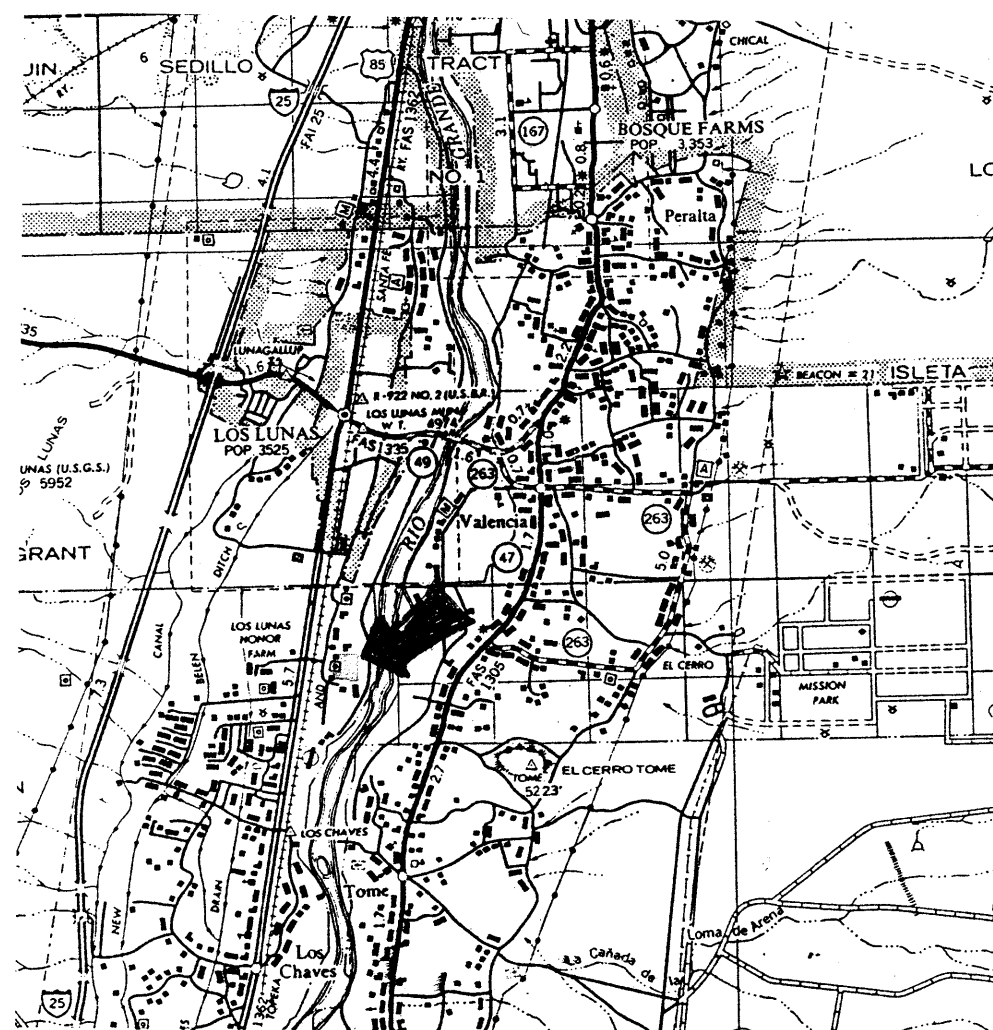
1. Basis of bearings was derived from NMSHD stations "US-85-135" and "US-85-125".
2. Unless otherwise indicated, bearings and/or distances shown in parenthesis are those of record plat. All others are field measurements.
3. All bearings shown are grid, all distances are ground.
4. Subject property area = 881,467 square feet = 20,2357 acres, more or less.
5. Subject property is currently classified as Green Belt, subject to Valencia County and/or New Mexico zoning regulations.
6. Field work, computations and preliminary drafting was done by Ronald E. Tyree, Professional Surveyor No. 3516.

LEGEND

- Property boundary
- Electrical transmission line
- Adjacent unsurveyed property lines
- Center line of road/ditch
- Easement line
- Fence, 4-Barb-wire
- Fence, 5' Chain link
- Fence, T-posts/pole w/4-5' Horse fence, 4' Cattle Panels.

CORNERS

- ▲ - NMSHC brass disc "US-85-135", NMSHC, CZ, 1927: Y = 1,375,604.41' & X = 352,465.65'; Project delta alpha = -000.16°53' & CF = .9996939.
- - Found 2" galvanized iron pipe w/cap "USBR B10-16", Y = 1,369,566.74' (1,369,564.45') & X = 352,734.68' (352,732.74').
- - Found aluminum cap in concrete "MRGCD B10-16-2", Y = 1,372,657.39' (1,372,655.63') & X = 354,237.46' (354,234.39').
- ⊗ - Set 5/8" rebar w/aluminum survey cap "PEGPS 3569".
- - Found 1" iron pipe, attached aluminum tag "PEGPS 3569".
- ⊕ - Found 5" shell casing in concrete, stamped "PE & PS 3569".
- ⊕ - Found 5/8" rebar w/aluminum cap "PE & PS 3569".
- * - Set PK nail and brass disc "PS 3516" in top concrete culvert.
- ⊕ - Found 5/8" rebar w/cap "LYNN LS 7930", attached brass disc "PS 3516".
- ◆ - Property corner in centerline of acequia. No monument set.



VICINITY MAP NO SCALE

A 40' wide access easement is hereby granted through Tract 1A4A1C, as hereon shown for the sole benefit of Lot 2, LAND OF JACK J. MILLER by the undersigned owners of said Tract 1A4A1C.

David W. Turba *Annika M. Turba*
David W. Turba Annika M. Turba

State of New Mexico)
County of Valencia)

The foregoing instrument was acknowledged before me on this
23rd day of December, 1996.

My Commission expires 2-7-98

Notary Public

APPROVALS

VALENCIA COUNTY ZONING DATE

David W. Turba 1-3-97
VALENCIA COUNTY MANAGER DATE

I, THE UNDERSIGNED, CERTIFY THAT A SEARCH OF THE TAX RECORD FOR THE TRACT OF LAND SHOWN HEREON HAS BEEN MADE, AND HAS DETERMINED THAT ALL TAXES DUE AND PAYABLE FOR THE PREVIOUS TEN (10) YEARS HAVE BEEN MADE.

David W. Turba 23rd DECEMBER, 1996
VALENCIA COUNTY, TREASURER

FILED IN THE VALENCIA COUNTY CLERK'S OFFICE THIS 23rd DAY OF December, 1996.
IN BOOK _____ PAGE _____ CABINET 5
PARAGRAPH NO. 131.

BY *David W. Turba* DEPUTY

BY *Randy Cordova* COUNTY CLERK

MATTERS OF RECORD

1. Los Lentes Road easement (40' ROW) by prescriptive right across Tract 9.
2. Record bearings and distances shown are from the Survey and Plat of Tract 9 and Tract 1-A-5 by Ross-Beyer Engineering Office dated December 10-17, 1948; Plat of Land in School District No. 1, Valencia County, New Mexico belonging to Darrow Ice Cream Company.
3. Upper Belen Riverside Drain right-of-way by receipt and conveyance to MRGCD from General American Life Insurance Company for part of Tract 1 (included current Tract 1A5A1) dated January 31, 1935; filed in the office of the County Clerk of Valencia County, New Mexico on March 21, 1935 in Book 3, Page 284.
4. Upper Belen Riverside Drain as surveyed by USBR on November 14, 1955, as shown on the Plat of Lands of Lorine R. Hathaway by Ross-Beyer Engineering Office dated September 21, 1946 and revised February 16, 1956.
5. Public Service Company easement by prescriptive rights for a 3-Phase transmission line across the Western portions of Tracts 9 and 1A5A1.
6. Los Chavez Acequia contract and grant of easement to MRGCD from John L. Miller and Sylvia Corinne Miller across Tract 1-A-5, MRGCD Map No. 80 dated February 14, 1961 and filed in the office of the County Clerk of Valencia County, New Mexico on June 1, 1961 in Volume 6, Folio 4.
7. Private 50' Access easement, Private 10' Utility easement and the two Private 10' ditch easements on each side of Los Chavez Acequia were created by Plat of Land of Jack J. Miller, filed in the office of the County Clerk of Valencia County, New Mexico on October 23, 1980 in Book C, Page 4.
8. The Warranty Deed for Tract 9 and Tract 1-A-5 to John L. and Sylvia C. Miller was executed on December 22, 1948; recorded in the office of the County Clerk of Valencia County, New Mexico on January 17, 1956 in Deed Record Book 11, Page 303.
9. Upper Belen Riverside Drain is shown on Sheet 1-B New Location B-252, M.R.G.C.D. Property Map No. 80, which shows two (2) property lines.
10. The Warranty Deed for a portion of Tract 1-a-5A to Jack Junior Miller and Gale Pattison Miller was executed on June 29, 1962; recorded in the office of the County Clerk of Valencia County, New Mexico on July 3, 1962 in Volume 49, Folio 340.
11. The Quitclaim Deed for Tract 1-a-5-a-2-a to Jack Junior Miller was executed on November 11, 1980; recorded in the office of the County Clerk of Valencia County, New Mexico on November 18, 1980 in Book 263, Page 6451.

**WOOD & SON
AIR - PARK INC. SUBDIVISION
BLOCK ONE**
Filed 12-28-1988, Bk. 14, P. 71

LOT 9A
Fred E. Valdez
WD 9-7-1993
Bk. 245, Pg. 4538

LOT 11A
Meadow Lake
Partnership
Limited WD
8-16-1993
Bk. 295, P. 2776

**TRACT 1A4A1C
MAP 62 (80)**
David W. and
Annika M. Turba.
WD 1-19-1994
Bk. 296, P. 2826

LOT 11
Mark A. and Francis Benson
WD 8-2-1993, Bk. 295, P. 1116

LOT 1
Ted Gibson and Barbara Lewis
REC 2-5-1992, Bk. 265, P. 7707

TRACT 12B, MAP 80
Bernard C. Schmidt, WD 8-31-1992, Bk. 292, PG 1831

TRACT 13, MAP 80
James M. & Dolores G. Hoffman
WD 6-3-1994, Bk. 280, P. 4396

TRACT 17B, MAP 80
James M. & Dolores G. Hoffman
WD 12-09-1993, Bk. 296, PG 4300

LOT 2
149207 SQ. FT.
3.4253 ACRES
Includes 0.2327 acres in
LOS CHAVEZ ACEQUIA Easement

LOT 3
245974 SQ. FT.
5.6468 ACRES
Includes 0.2343 acres in
LOS CHAVEZ ACEQUIA Easement

LOT 1
486285 SQ. FT.
11.1636 ACRES
Includes 0.6717 acres in
LOS CHAVEZ ACEQUIA Easement

LOT 1
Jay Gregory Miller
PRD 10-24-1988
Bk. 283, Pg. 3075

LOT 2
Jeri Gale Miller
10-24-1988, Bk.
283, Pg. 3073

LOT 3
Janel Miller
10-24-1988, Bk.
283, Pg. 3077