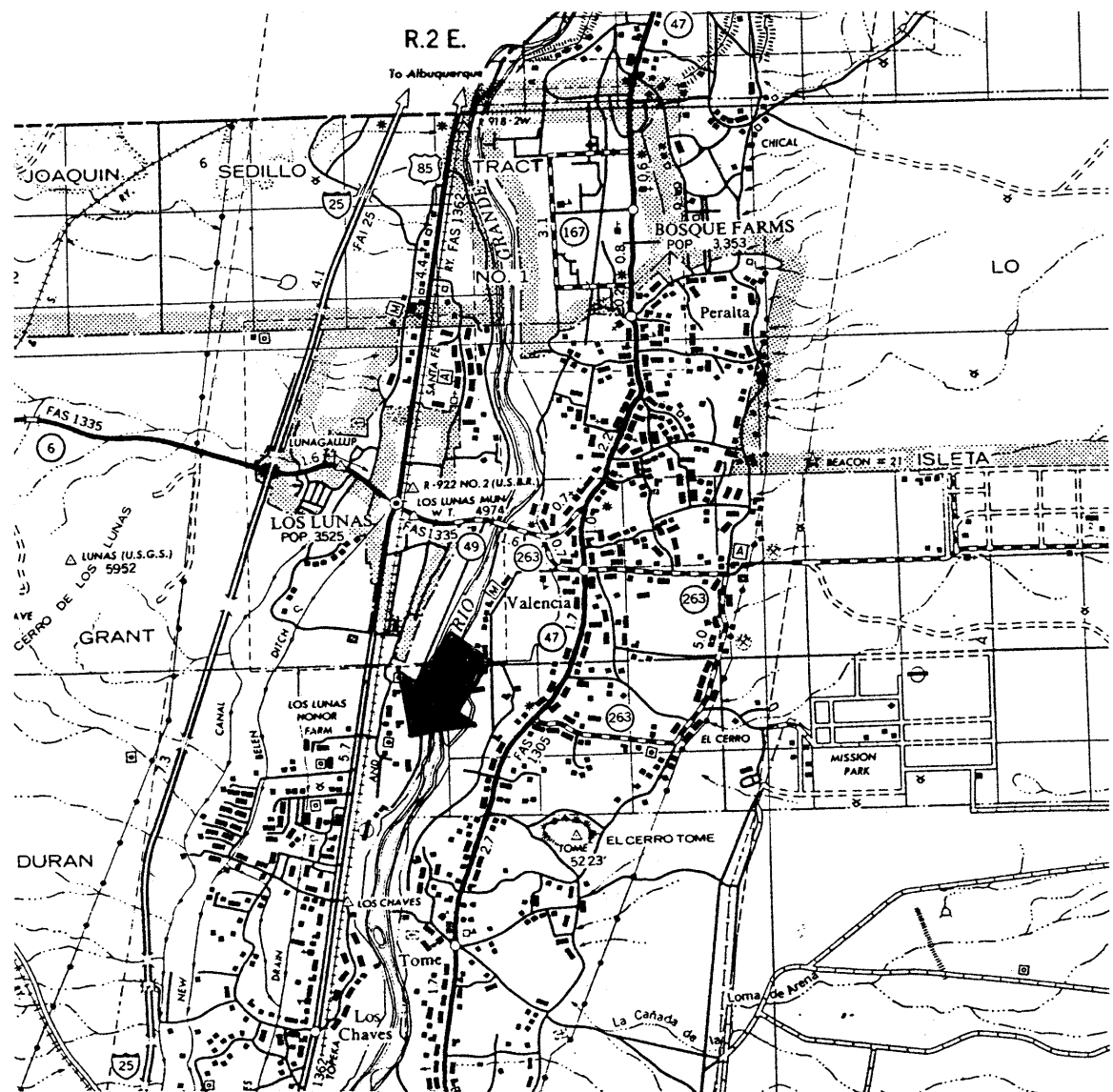
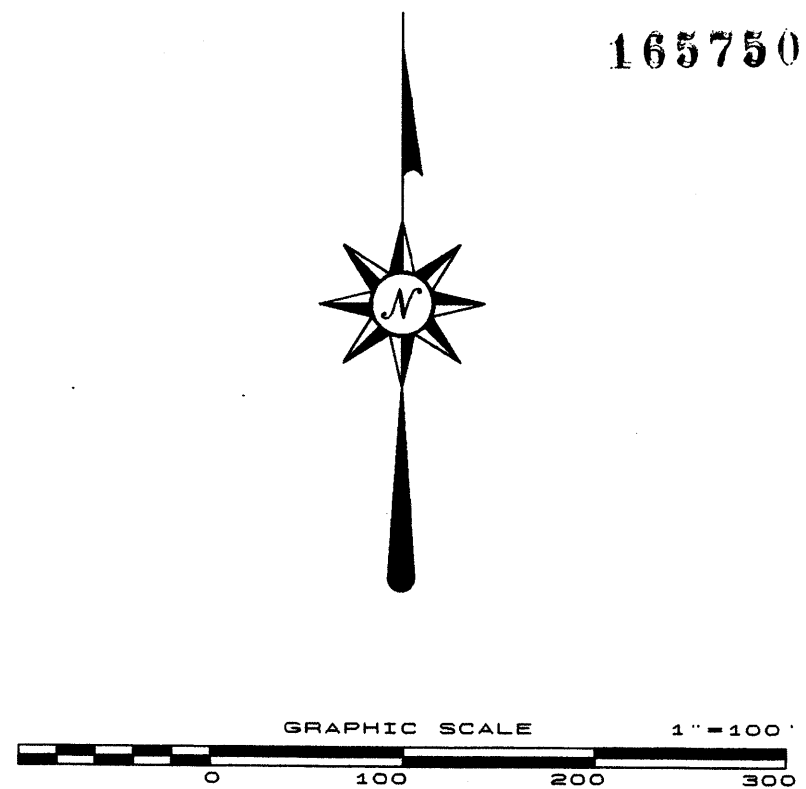


PLAT SHOWING SPLIT OF
LANDS OF MILLER, SYLVIA C., aka PATTISON
TRACTS 9 & 1A5A1, M. R. G. C. D. MAP NO. 80
LOTS 1 & 2

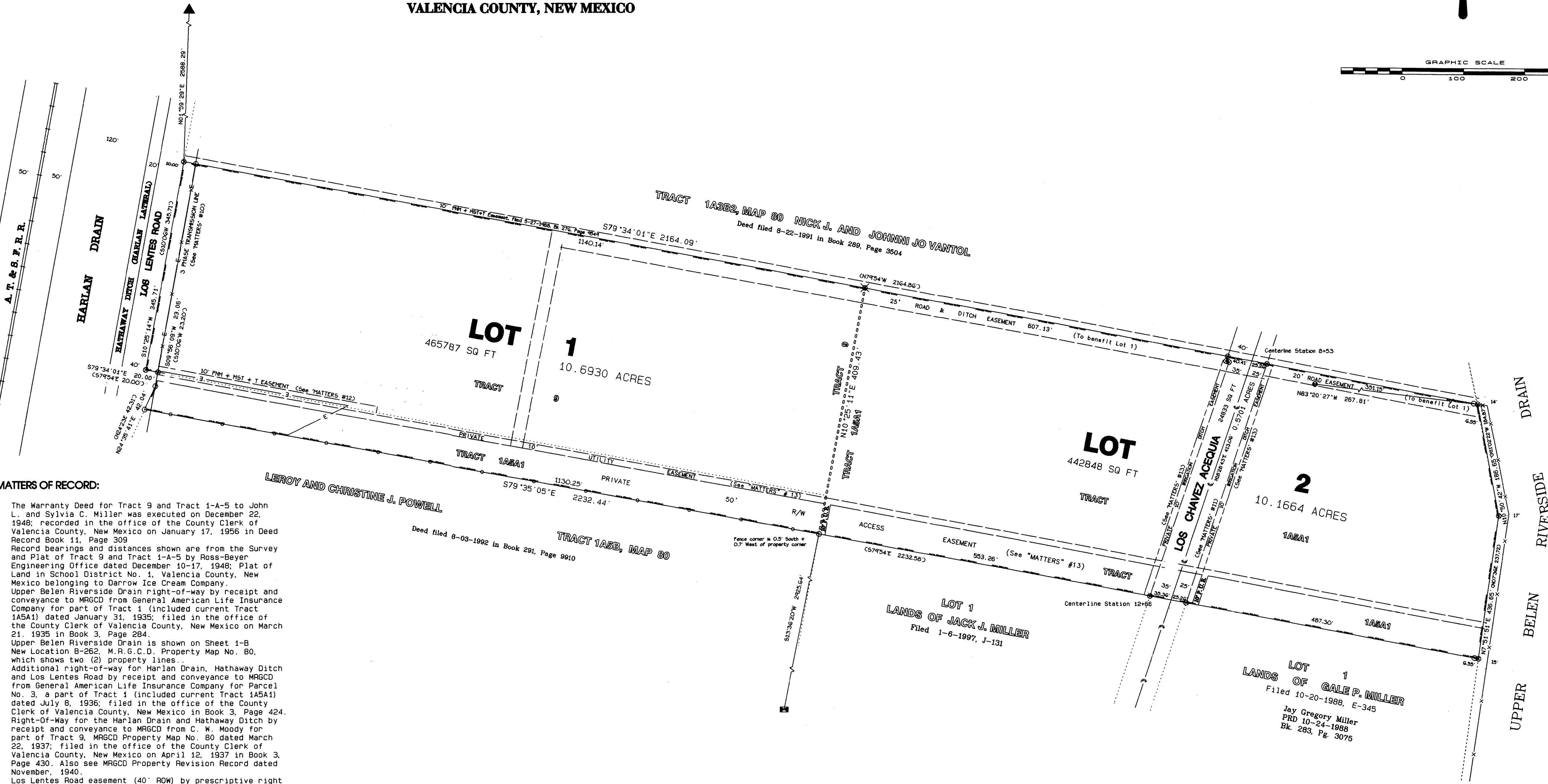
Projected Section 4 & 9, Township 5 North, Range 2 East, N.M.P.M.
VALENCIA COUNTY, NEW MEXICO



VICINITY MAP NO SCALE



NM HIGHWAY NO. 314 (U.S. HIGHWAY NO. 80)



MATTERS OF RECORD:

- The Warranty Deed for Tract 9 and Tract 1-A-5 to John L. Miller 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 309.
- 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.
- 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.
- Upper Belen Riverside Drain is shown on Sheet 1-B, New Location B-262, M.R.G.C.D. Property Map No. 80, which shows two (2) property lines.
- Additional right-of-way for Harlan Drain, Hathaway Ditch and Los Lentes Road by receipt and conveyance to MRGCD from General American Life Insurance Company for Parcel No. 3, a part of Tract 1 (included current Tract 1A5A1) dated July 8, 1936; filed in the office of the County Clerk of Valencia County, New Mexico in Book 3, Page 424.
- Right-Of-Way for the Harlan Drain and Hathaway Ditch by receipt and conveyance to MRGCD from C. W. Woody for part of Tract 9, MRGCD Property Map No. 80 dated March 22, 1937; filed in the office of the County Clerk of Valencia County, New Mexico on April 12, 1937 in Book 3, Page 430. Also see MRGCD Property Revision Record dated November, 1940.
- Los Lentes Road easement (40' ROW) by prescriptive right across Tract 9.
- Additional Right-of-way for the Upper Belen Riverside Drain along the Northeast boundary by receipt and conveyance to MRGCD from John L. Miller/Sylvia C. Miller and Earl B. Darrow/May Darrow for part of Tract 1-A-5, dated May 23, 1952; filed in the office of the County Clerk of Valencia County, New Mexico in Book 93, Page 169.
- 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.
- Public Service Company easement by prescriptive rights for a 3-Phase transmission line across the Westerly portion of Tract 9. The PNM easement across the Westerly portion of Tract 1A5A1, was granted by General American Life Insurance Company on March 9, 1939 and recorded on March 31, 1939 in Volume A-32, Folio 579, County of Valencia, New Mexico.
- 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 1.
- Ten (10') feet Easement to PNM & MSTGT granted by Mrs. C. E. Pattison dated February 2, 1966; filed in the office of the County Clerk of Valencia County, New Mexico on March 25, 1966 in Book 8, Page 118.
- 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.
- The Warranty Deed for a portion of Tract 1-a-5-a to Jack Junior Miller and Gale Pattison Miller was executed on June 28, 1982; recorded in the office of the County Clerk of Valencia County, New Mexico on July 3, 1982 in Volume 49, Folio 340.
- 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 6461.
- Survey of LANDS OF MILLER, SYLVIA C., aka PATTISON, filed in the office of the County Clerk of Valencia County, New Mexico on June 24, 1994 in Cabinet H, Paragraph 157.

NOTES:

- Basis of bearings was derived from NMSHD stations "US-85-135" and "US-85-125".
- Unless otherwise indicated, bearings and/or distances shown in parenthesis are those of record plat. All others are field measurements.
- All bearings shown are grid, all distances are ground.
- Subject property area = 307,549 square feet = 20.8345 acres, more or less. LESS Los Chavez Acequia right-of-way of 24,835 square feet = 0.5701 acres for a net area of 882,714 square feet = 20.2644 acres, more or less.
- Subject property is currently classified as Green Belt, subject to Valencia County and/or New Mexico zoning regulations.
- Field work, computations and preliminary drafting was done by RONALD E. TYREE, PROFESSIONAL SURVEYOR No. 3516.

CORNERS:

- NMSHC brass disc "US-85-135", NMSPC, CZ, 1927: Y = 1,375,604.41' & X = 352,465.65'. Project delta alpha = -000.16'53" & CP = .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 "PE&PS 3569".
- Found 1" iron pipe, attached aluminum tag "PE&PS 3569".
- Found 5" shell casing in concrete, stamped "PE & PS 3569".
- Found 5/8" rebar w/aluminum cap "PE & PS 3569".

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, 1996 and that this plat is true and correct to the best of my knowledge and belief.

Jack J. Miller Mar 4, 1997
Date
JACK J. MILLER, NMPE & PS No. 3569
P. O. Box 30912, Albu., NM. 87190



- EXTERIOR SUBDIVISION BOUNDARY
- 5' CHAIN LINK FENCE
- 5-BM FENCE
- BOUNDARY LINE BETWEEN LOTS 1 & 2.

DISCLOSURE STATEMENT:

The split of the land herein described is for the purpose of dividing the land into two parcels for final disposition by the Valencia County, New Mexico Probate Court to the two heirs of Sylvia C. Miller, aka Pattison.

Jack J. Miller Mar 4, 1997
Date
Jack J. Miller, Personal Representative for the
Estate of Sylvia C. Miller, aka Pattison.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on 4th day of March, 1997 by Jack J. Miller, Personal Representative for the Estate of Sylvia C. Miller, aka Pattison.

Notary Public
My commission expires 8-9-97

APPROVALS:

VALENCIA COUNTY MANAGER DATE

TAX CERTIFICATION:

I, the undersigned, certify that a search of the Tax record for the tracts of land shown hereon has been made, and has determined that all taxes due and payable for the previous ten (10) years have been paid.

James J. Serrano
VALENCIA COUNTY TREASURER DATE

FILED IN THE VALENCIA COUNTY CLERK'S OFFICE:

THIS 11th DAY OF March, 1997 IN BOOK
PAGE 156, CABINET H, PARAGRAPH NO. 156, 165750

BY Hansen, DEPUTY

BY Randy Cordova, COUNTY CLERK