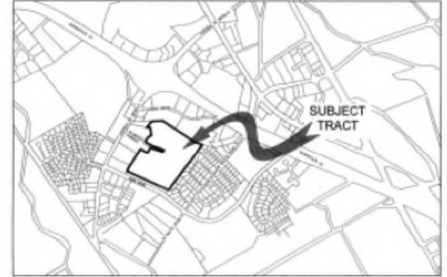


711 ALAMOSA AVE.

BOUNDARY SURVEY

BEING A PART OF U.S.R.S. TRACT 11-40-A1, IN SECTION 25, T23S, R1E,
U.S.R.S. LOCATED IN THE CITY OF LAS CRUCES,
DOÑA ANA COUNTY, NEW MEXICO
SCALE: 1"=200' NOVEMBER 25, 2020



DESCRIPTION OF A 42.191 ACRE TRACT.

BEGINNING AT A POINT WHICH IS AT THE NORTHWEST CORNER OF THIS TRACT WHICH POINT IS MARKED BY A SET STEEL ROD WITH A PLASTIC CAP, SAID POINT IS LOCATED ALONG THE NORTHERLY BOUNDARY OF U.S.R.S. TRACT 11-40-A1, PROPERTY OF TRACT CLARK, INC., WHENCE AN IRON PIPE AT THE NORTHWEST CORNER OF U.S.R.S. TRACT 11-40-A1 BEARS S87°30'00" E, A DISTANCE OF 312.40 FEET AND WHENCE THE NORTHEAST CORNER OF SECTION 25, T23S, R1E, OF THE U.S.R.S. SURVEYS BEARS N87°49'30" E, A DISTANCE OF 1708.36 FEET THIS TRACT OF LAND IS SITUATED IN DOÑA ANA COUNTY, NEW MEXICO, BEING A PART OF U.S.R.S. TRACT 11-40-A1, IN SAID SECTION 25, T23S, R1E, WHICH TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE FROM SAID POINT OF BEGINNING N87°45'25" E, ALONG THE SOUTH BOUNDARY OF A PLATTED COMMERCIAL SUBDIVISION AND PARALLEL, TO AN EXISTING ROCKWALL, A DISTANCE OF 279.23 FEET TO A FOUND IRON ROD FOR A CORNER OF THIS TRACT; THENCE S50°32'27" E, ALONG THE SOUTH BOUNDARY OF A PLATTED COMMERCIAL SUBDIVISION AND PARALLEL, TO AN EXISTING ROCKWALL, A DISTANCE OF 1003.57 FEET TO A SET IRON ROD WITH A PLASTIC CAP SET FOR A CORNER OF THIS TRACT; THENCE S73°15'37" E, ALONG THE SOUTH BOUNDARY OF A PLATTED COMMERCIAL SUBDIVISION AND PARALLEL, TO AN EXISTING ROCKWALL, A DISTANCE OF 204.99 FEET TO A SET IRON ROD WITH A PLASTIC CAP FOR A CORNER OF THIS TRACT; THENCE S33°40'25" W, TO AN ANGLE POINT ALONG THE WEST BOUNDARY OF A PLATTED RESIDENTIAL SUBDIVISION, A DISTANCE OF 22.87 FEET TO A SET IRON ROD WITH PLASTIC CAP FOR A CORNER OF THIS TRACT; THENCE S37°07'20" N, ALONG THE WEST BOUNDARY OF THREE PLATTED RESIDENTIAL SUBDIVISIONS AND FOLLOWING THE CHANUNUK FENCE, A DISTANCE OF 1480.58 FEET TO A SET IRON ROD WITH PLASTIC CAP FOR A CORNER OF THIS TRACT; THENCE N85°31'32" W, FOLLOWING A CHANUNUK FENCE ALONG THE NORTH BOUNDARY OF A MUDOT PARCEL, A DISTANCE OF 1173.54 FEET TO A SET IRON ROD WITH PLASTIC CAP FOR A CORNER OF THIS TRACT; THENCE N24°40'04" E, TO AN ANGLE POINT ALONG THE WEST BOUNDARY OF THIS TRACT, A DISTANCE OF 85.09 FEET TO A SET IRON ROD WITH PLASTIC CAP FOR A CORNER OF THIS TRACT; THENCE N37°40'27" E, ALONG THE EAST BOUNDARY OF THREE COMMERCIAL PARCELS AND PARALLEL, TO A CHANUNUK FENCE, A DISTANCE OF 618.78 FEET TO A SET IRON ROD WITH PLASTIC CAP FOR A CORNER OF THIS TRACT; THENCE S59°36'54" E, ALONG THE SOUTH BOUNDARY OF A RESIDENTIAL PARCEL, A DISTANCE OF 199.58 FEET TO A FOUND IRON ROD WITH PLASTIC CAP FOR A CORNER OF THIS TRACT; THENCE N37°11'51" E, ALONG THE EAST BOUNDARY OF SAID RESIDENTIAL PARCEL, A DISTANCE OF 159.83 FEET TO A FOUND IRON ROD WITH PLASTIC CAP FOR A CORNER OF THIS TRACT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 740.58 FEET, WHOSE LONG CHORD BEARS S69°55'31" E, FOLLOWING THE SOUTH RIGHT OF WAY LINE OF A 60 FOOT STREET, A DISTANCE OF 143.79 FEET TO A SET IRON ROD WITH PLASTIC CAP FOR A CORNER OF THIS TRACT; THENCE S27°51'07" E, ALONG THE SOUTH RIGHT OF WAY LINE OF A 60 FOOT STREET, A DISTANCE OF 103.13 FEET TO A SET IRON ROD WITH PLASTIC CAP FOR A CORNER OF THIS TRACT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 940.31 FEET, WHOSE LONG CHORD BEARS S71°09'37" E, ALONG THE SOUTH RIGHT OF WAY LINE OF A 60 FOOT STREET, A DISTANCE OF 55.22 FEET TO A SET IRON ROD WITH PLASTIC CAP FOR A CORNER OF THIS TRACT; THENCE N27°49'37" E, ALONG THE TURN OF SAID STREET, A DISTANCE OF 60.00 FEET TO A SET IRON ROD WITH PLASTIC CAP FOR A CORNER OF THIS TRACT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1000.31 FEET, WHOSE LONG CHORD BEARS N71°09'37" E, ALONG THE NORTH RIGHT OF WAY LINE OF A 60 FOOT STREET, A DISTANCE OF 101.17 FEET TO A SET IRON ROD WITH PLASTIC CAP FOR A CORNER OF THIS TRACT; THENCE S27°51'07" E, ALONG THE SOUTH RIGHT OF WAY LINE OF A 60 FOOT STREET, A DISTANCE OF 103.13 FEET TO A SET IRON ROD WITH PLASTIC CAP FOR A CORNER OF THIS TRACT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 880.58 FEET, WHOSE LONG CHORD BEARS N48°19'53" E, ALONG THE NORTH RIGHT OF WAY LINE OF SAID STREET, A DISTANCE OF 178.45 FEET TO A SET IRON ROD WITH PLASTIC CAP FOR A CORNER OF THIS TRACT; THENCE N54°47'53" E, ALONG THE NORTH RIGHT OF WAY LINE OF A 60 FOOT STREET, A DISTANCE OF 120.00 FEET TO A FOUND IRON PIPE FOR A CORNER OF THIS TRACT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, WHOSE LONG CHORD BEARS N37°47'03" W, TO AN ANGLE POINT ON THE WEST BOUNDARY, A DISTANCE OF 35.30 FEET TO A FOUND IRON PIPE FOR A CORNER OF THIS TRACT; THENCE N37°46'57" E, ALONG THE EAST BOUNDARY OF A COMMERCIAL TRACT, A DISTANCE OF 80.32 FEET TO A FOUND IRON PIPE FOR A CORNER OF THIS TRACT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 134.41 FEET WHOSE LONG CHORD BEARS N55°37'08" E, ALONG THE WEST BOUNDARY A DISTANCE OF 112.19 FEET TO A FOUND IRON PIPE FOR A CORNER OF THIS TRACT; THENCE N80°34'56" E, ALONG THE EAST BOUNDARY OF A COMMERCIAL TRACT, A DISTANCE OF 11.35 FEET TO A SET IRON ROD WITH PLASTIC CAP FOR A CORNER OF THIS TRACT; THENCE N50°04'56" E, ALONG THE EAST BOUNDARY OF SAID COMMERCIAL TRACT, A DISTANCE OF 216.82 FEET TO A SET IRON ROD WITH PLASTIC CAP FOR A CORNER OF THIS TRACT; THENCE S87°04'57" E, ALONG THE WEST BOUNDARY OF A COMMERCIAL TRACT, A DISTANCE OF 89.15 FEET TO AN IRON PIPE BEING; THENCE N42°28'58" E, ALONG THE EAST BOUNDARY OF A COMMERCIAL TRACT A DISTANCE OF 211.77 FEET BACK TO THE POINT OF BEGINNING.

TOGETHER WITH ALL WATER RIGHTS APPURTINANT TO THIS TRACT, THIS TRACT CONTAINS 42.191 AC. MORE OR LESS OF LAND AND IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

SURVEYOR'S NOTES.

- ALL BOUNDARY CORNERS ARE #5 STEEL RODS SET WITH PLASTIC CAP UNLESS NOTED OTHERWISE.
- BASES OF BEARINGS, DISTANCE MEASUREMENTS, AND ACRES ARE IN THE 1983 NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, ADJUSTED TO GROUND. THERE WERE DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD SURVEY AND THE PLAT OF RECORD. THE FIELD DISTANCES ARE USED.
- SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, AS SHOWN ON FEMA FIRM #200130301G, EFFECTIVE JULY 8, 2006.

SURVEYOR'S CERTIFICATION.

I, LARRY D. UNDERWOOD, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF NEW MEXICO, THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION FROM FIELD NOTES OF AN ACTUAL SURVEY, AND THAT I BELIEVE THE MEASUREMENTS AND CALCULATIONS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT AND SURVEY IS NOT A SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

Larry D. Underwood
LARRY D. UNDERWOOD SURVEYORS, INC. 11-25-20



UNDERWOOD ENGINEERING
1430 W. AMADOR AVENUE
LAS CRUCES, NM 88005
PH: (505) 647-4309
PROJECT: 2020-73

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	DIST.
C1	111°38'32"	740.58	72.24	144.02	588°53'31" E	143.79
C2	5°14'01"	960.31	47.67	85.26	S71°09'37" E	80.22
C3	5°14'01"	1020.31	50.65	101.21	N71°09'37" W	101.17
C4	15°05'58"	680.58	90.00	178.97	N88°19'53" W	178.45
C5	90°00'54"	25.00	25.00	38.28	N37°47'03" W	35.30
C6	49°20'00"	134.41	61.73	115.73	N55°37'08" E	112.19

LINE TABLE

LINE	BEARING	DIST.
L1	S10°40'35" W	22.87
L2	N24°40'04" E	85.09
L3	S73°15'37" E	103.73
L4	N27°49'37" E	80.00
L5	N71°09'37" E	103.73
L6	N37°40'27" E	85.52
L7	N80°34'56" E	11.35
L8	S87°04'57" E	89.15

LEGEND

- BOUNDARY LINES AND CORNERS SHOWN AS NOTED
- F.I.R. FOUND IRON ROD
F.I.P. FOUND IRON PIPE
S.I.R. SET #5 STEEL ROD W/ CAP (U.S. 5883)
- POWER POLE, LINE & ANCHOR
CHAIN-LINK FENCE
ROCKWALL