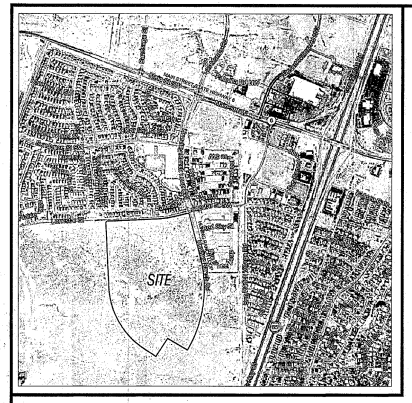
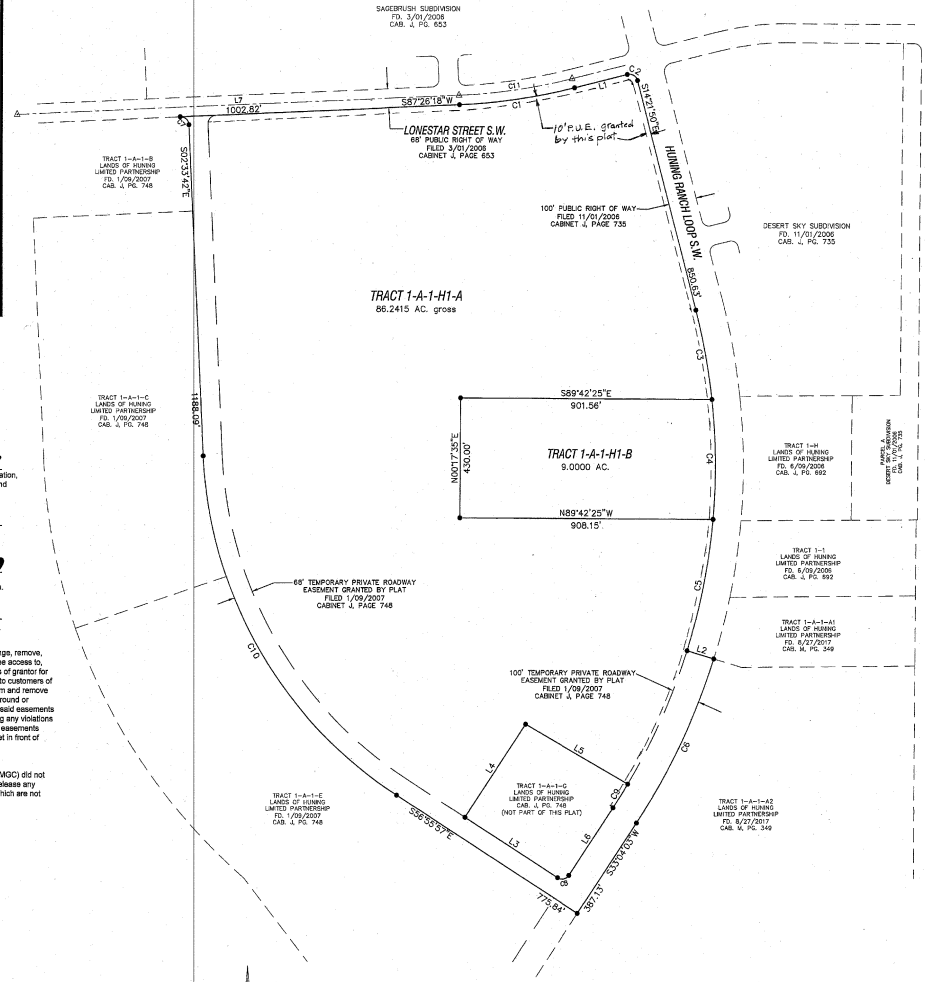


VICINITY MAP



LINE TABLE		
LINE	LENGTH	BEARING
L1	194.64	N75°38'10"E
L2	100.00	S72°59'35"E
L3	366.76	S58°55'27"E
L4	399.47	S33°04'03"W
L5	424.99	S59°36'45"E
L6	289.13	S33°04'03"W
L7	1584.00	S87°26'18"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	418.98	2034.00	11°48'08"	N81°32'14"E	418.24
C2	47.12	30.00	90°00'00"	N59°21'50"W	42.43
C3	325.74	2250.00	8°17'42"	N10°12'50"W	325.46
C4	430.71	2250.00	10°58'04"	N00°26'06"W	430.05
C5	481.37	2250.00	12°15'39"	N11°01'41"E	480.45
C6	652.58	2350.00	15°54'39"	N25°08'44"E	650.48
C7	47.12	30.00	90°00'00"	N47°33'42"W	42.43
C8	47.12	30.00	90°00'00"	N78°04'03"E	42.43
C9	100.24	2250.00	2°33'10"	N31°47'28"E	100.24
C10	1455.69	1534.00	54°22'15"	S28°44'49"E	1401.68
C11	411.98	2000.00	11°48'08"	N81°32'14"E	411.25

UTILITY APPROVALS:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

APPROVED: Right DATE 11/12/19
A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, other equipment and related facilities reasonably necessary to provide electrical services.

APPROVED: [illegible] DATE 11/12/19
B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

APPROVED: DM Durate DATE 11/8/19
C. Qwest Corporation d.b.a. Century Link QC for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services.

APPROVED: [illegible] DATE 11/8/19
D. Comcast Cable for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable tv services.

INCLUDED, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from and over said easements, with the right and privilege of going upon, over and across adjoining lands of grantor for the purposes set forth herein and with the right to utilize the right of way and easment to extend services to customers of grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other stucture shall be erected or constructed on said easements nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER:
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SURVEY NOTES:
1. Distances shown hereon are horizontal ground distances in feet.
2. Bearings are based on the plat of Huning Limited Partnership (Cab M, Pg. 349), as monumented by found centerline monuments.
3. Record measurements are shown in parenthesis (), where record measurements differ from actual measurements.
4. Corners shown thus " ● " are set #4 rebar w/cap stamped "G. Griisko, PS 8686", unless otherwise shown.
5. Points shown thus " △ " are found 3" Aluminum centerline monuments set in top of pavement, stamped by PS 9750.

SURVEYORS CERTIFICATE:
I, Gary E. Griisko, a New Mexico Professional Surveyor, hereby certify that I conducted and am responsible for this survey, that this survey and plat are true and correct to the best of my knowledge and belief, and that this survey and plat meet the Minimum Standards for Surveying in New Mexico.

Gary E. Griisko — August 21, 2019
Gary E. Griisko, NMPS No. 8686 — Date

GARY E. GRIISKO · NEW MEXICO · 8686 · LICENSED PROFESSIONAL SURVEYOR

COUNTY CLERK RECORDING STAMP
201912714 PLAT
12/09/2019 02:12:23 PM Total Pages: 1 Fees: 25.00
Peggy Carabajal, County Clerk, Valencia County, New Mexico

Subdivision Plat of Tract 1-A-1-H1-A & Tract 1-A-1-H1-B, LANDS OF HUNING LIMITED PARTNERSHIP, within the San Clemente Grant, projected Section 30, Township 7 North, Range 2 East, N.M.P.M., Village of Los Lunas, Valencia County, New Mexico

August 2019

PURPOSE OF THIS PLAT:
The purpose of this plat is to divide one (1) existing tract into two (2) new tracts and to grant additional easements as noted.

LEGAL DESCRIPTION:
Tract 1-A-1-H1, as shown and designated on the plat entitled "Subdivision Plat of Tracts 1-A-1-A1, 1-A-1-A2 and 1-A-1-H1, LANDS OF HUNING LIMITED PARTNERSHIP (Being a Replat of Tracts 1-A-1-A an d 1-A-1-H1, Lands of Huning Limited Partnership), situate within the San Clemente Grant in Projected Sections 30 and 31, Township 7 North, Range 2 East, and Projected Sections 25 and 36, Township 7 North, Range 1 East, New Mexico Principal Meridian, Village of Los Lunas, Valencia County, New Mexico, June 2017", filed in the office of the County Clerk of Valencia County, New Mexico on August 22, 2017 in Cabinet M, Page 349.

GROSS SUBDIVISON AREA: 94.2415 AC.

FREE CONSENT AND DEDICATION:
The foregoing subdivision plat is made with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) do hereby grant the easements as shown and noted hereon. The undersigned owner(s) do hereby consent to all the foregoing and do hereby represent that they are authorized to so act.

Nancy Schmierbach, General Partner — Louis F. Huning, General Partner
Huning Limited Partnership, Owner

ACKNOWLEDGEMENT:
State of New Mexico)
County of Valencia) ss

This Instrument was acknowledged before me on November 26, 2019
By: Nancy Schmierbach
By: Louis F. Huning
My Commission expires: 8/27/2021 — Notary Public

VILLAGE OF LOS LUNAS VILLAGE COUNCIL:
Approved this 9 day of December 2019

Gregory D Martinez — Village Administrator — Date 12/9/19
Mayor — Date 11/26/19
Water and Sewer Department — Date 12/6/19
Community Development + Director, Los Lunas — 12/9/19
VCP+Z — 12/09/19

TAX CERTIFICATE:
The undersigned certify that a search of the tax records for the parce of land shown hereon has determined that all taxes due and payable for the previous ten (10) years have been paid.

Title Company representative R220875 — Date 11/18/2019

Parcel No. 1-007-038-245-375-000-000

VALENCIA COUNTY TREASURER CERTIFICATE:
The property taxes for the year 2019, and previous 10 years, are paid in full.

Account#: R220875
Valencia County Treasurer — Date 11/18/2019

VALENCIA COUNTY CLERK CERTIFICATE :
State of New Mexico)
County of Valencia)SS

This instrument was filed for record on December 9, 2019
at 2:10 o'clock P M., recorded in Cabinet M Page 439
of records of said County, as Document No. _____

By: Peggy Carabajal, Clerk and Recorder — Jessica Blanton, Deputy

ALPHA PRO SURVEYING LLC
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
PHONE (505) 892-1076 ALPHAPROSURVEYING.COM
DRAWN BY: GG FILE NO. 19-238

Land Records Corp. SW ALB11160 VL 201912714.001