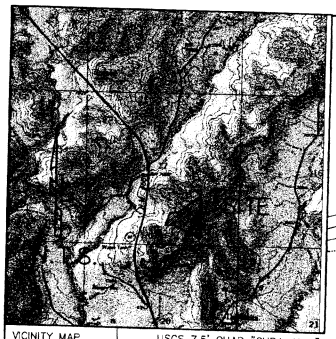
CLAIM OF EXEMPTION--SALE OF A SINGLE CONVEYANCE PLAT
TRACTS 4-A & 4-B, LANDS OF SYLVIA WARNER & ZSOMBOR GYOKOSSY
AND CLAIM OF EXEMPTION -- LOT LINE ADJUSTMENT PLAT
TRACTS 4-B & 5-A, LANDS OF SYLVIA WARNER & ZSOMBOR GYOKOSSY
AN ADJUSTMENT OF THE BOUNDARY BETWEEN TRACT 4 & 5

PORTIONS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER & LOT 4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 1 WEST, N.M.P.M.
VICINITY OF CUBA, SANDOVAL COUNTY, NEW MEXICO

JANUARY 2014



VICINITY MAP

USGS 7.5' QUAD "CUBA, N.M."

SANDOVAL COUNTY CLERK'S CERTIFICATE

FILED IN THE OFFICE OF THE SANDOVAL COUNTY CLERK THIS 22 DAY OF April 2014, AT 11 O'CLOCK A M., RECORDED IN VOL. 3 OF RECORDS OF SAID COUNTY, FOLIO 3701

EILEEN BARBAGNI, COUNTY CLERK AND RECORDER

BY Michelle Narvaez DEPUTY

SANDOVAL COUNTY DEPARTMENT OF DEVELOPMENT

THIS PLAT IS HEREBY APPROVED THIS 16TH DAY OF Apr., 2014, BY THE SANDOVAL COUNTY PLANNING AND ZONING DEPARTMENT.

PLANNING AND ZONING ADMINISTRATOR

CLAIM OF EXEMPTION--SALE OF A SINGLE CONVEYANCE

ARTICLE 3.1.5, NO. 12 OF THE SANDOVAL COUNTY LAND SUBDIVISION REGULATIONS PROVIDES AN EXEMPTION TO THE COUNTY SUBDIVISION REGULATIONS FOR THE:

"SALE, LEASE OR OTHER CONVEYANCE OF A SINGLE PARCEL FROM A TRACT OF LAND, EXCEPT FROM A TRACT WITHIN A PREVIOUSLY APPROVED SUBDIVISION, PROVIDED THAT A SECOND OR SUBSEQUENT SALE, LEASE OR OTHER CONVEYANCE FROM THE SAME TRACT OF LAND SHALL BE SUBJECT TO THE PROVISIONS OF THE NEW MEXICO SUBDIVISION ACT."

AND IS BOUND BY ALL LIMITATIONS AND REGULATIONS ACCORDING TO SANDOVAL COUNTY LAND SUBDIVISION REGULATIONS, FILED JULY 21, 2003, IN VOLUME 406, FOLIO 115985 - 116109.

CLAIM OF EXEMPTION--LOT LINE ADJUSTMENT PLAT:

ARTICLE 3.1.5, NO. 6, OF THE SANDOVAL COUNTY LAND SUBDIVISION REGULATIONS PROVIDES AN EXEMPTION TO THE COUNTY SUBDIVISION REGULATIONS FOR THE:

"DIVISION OF LAND RESULTING ONLY IN THE ALTERATION OF PARCEL BOUNDARIES WHERE NO NEW PARCELS ARE ALTERED FOR THE PURPOSE OF INCREASING OR REDUCING THE SIZE OF CONTIGUOUS PARCEL AND WHERE THE NUMBER OF PARCELS IS NOT INCREASED..."

AND IS BOUND BY ALL LIMITATIONS AND REGULATIONS ACCORDING TO SANDOVAL COUNTY LAND SUBDIVISION REGULATIONS, FILED JULY 21, 2003, IN VOLUME 406, FOLIO 115985 - 116109.

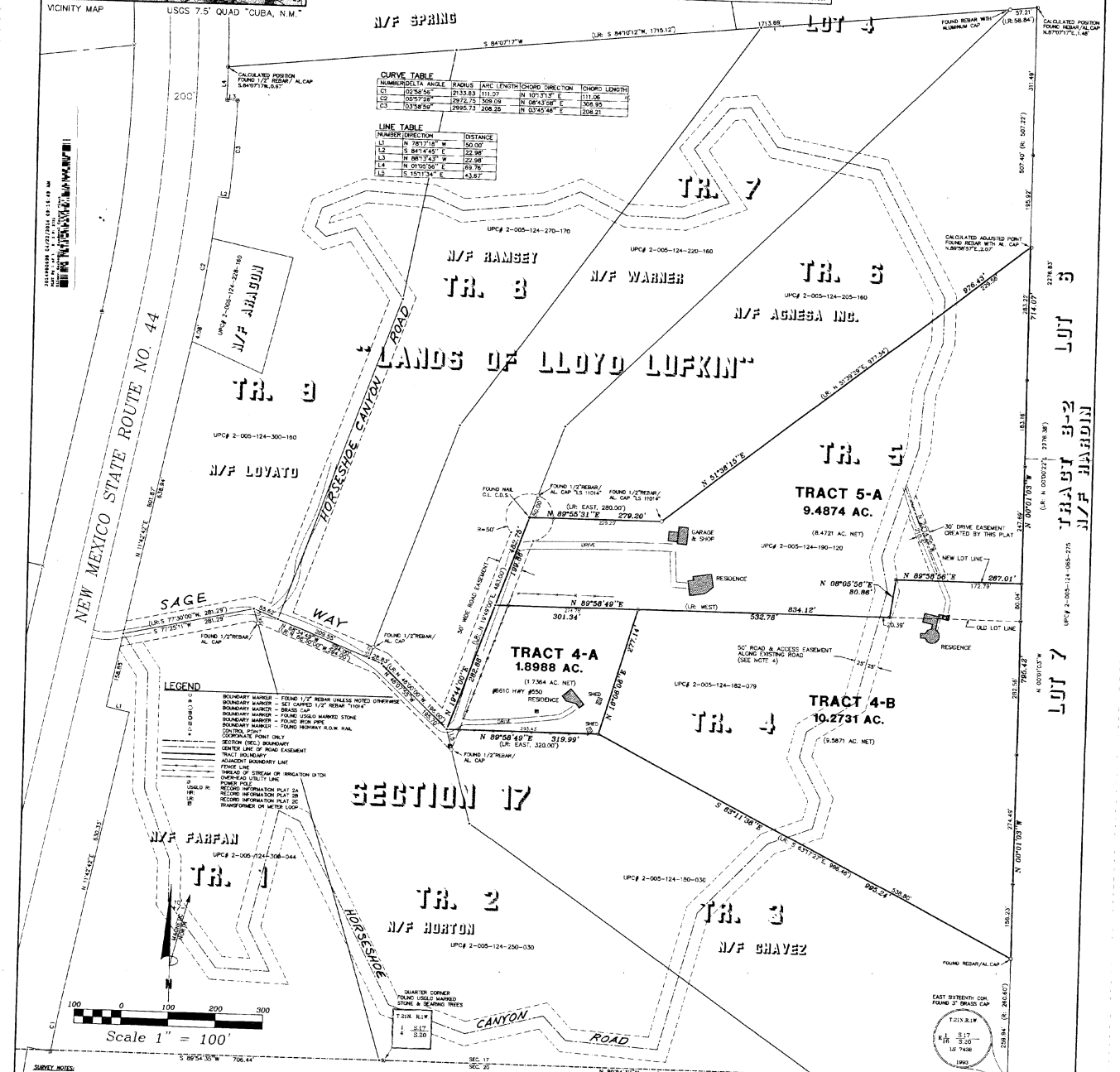
21.6593 AC. TOTAL

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	02°58'56"	2133.83	111.27	N 10°37'13" E	111.06
C2	05°57'28"	2972.75	309.09	N 08°43'58" E	308.95
C3	03°58'59"	2995.73	208.25	N 03°45'46" E	208.21

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 78°17'18" W	50.00'
L2	S 84°14'45" E	22.98'
L3	N 88°13'43" W	22.98'
L4	N 01°05'56" E	69.76'
L5	S 15°11'34" E	43.67'



SURVEY NOTES:

1. THE BEARINGS SHOWN HEREON ARE LOCAL GRID BEARINGS BASED ON A MERIDIAN DETERMINED BY A SOLAR OBSERVATION. ROTATION TO MERIDIAN DETERMINED BY A TRIMBLE GPS UNIT LOCATED AT 36°03'19.97413N, 106°57'36.41121W, IS CLOCKWISE 0°06'50.8".

2. THIS SURVEY IS BASED UPON THE FOLLOWING SOURCES:

A) UNITED STATES GENERAL LAND OFFICE PLAT OF TOWNSHIP 21 NORTH, RANGE 1 WEST, N.M.P.M., ACCEPTED ON MARCH 7, 1912.
B) SURVEY PLAT ENTITLED " RETRACEMENT SURVEY; SUBDIVISION AND MONUMENTATION OF SECTION 20, TOWNSHIP 21 NORTH, RANGE 1 WEST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, BEING A PORTION OF THE SANTA FE NATIONAL FOREST PROPERTY LINE, IN THE VICINITY OF CUBA, SANDOVAL COUNTY, NEW MEXICO" PREPARED BY RONALD HANSON, N.M.P.L.S. NO. 7438, AND FILED IN THE COUNTY CLERK'S OFFICE OF SANDOVAL COUNTY, NEW MEXICO ON FEBRUARY 15, 1994.
C) UNFILED PLATS OF PARCELS CREATED IN THE 1980'S IN SECTION 17, AND PREPARED FOR H. LLOYD LUFKIN.
D) WARRANTY DEED FROM ZSOMBOR GYOKOSSY TO SYLVIA WARNER FILED 8/28/1996, BK. DR 221, PG. 485. [TRACT 5]
E) WARRANTY DEED FROM ZSOMBOR GYOKOSSY TO SYLVIA WARNER FILED 11/13/2013, BK. 416, PG. 39947. [TRACT 4]
F) WARRANTY DEED FROM AGNESA, INC. TO SYLVIA WARNER & ZSOMBOR GYOKOSSY FILED 1/23/1987, BK. DR 160, PG. 81. [TRACT 5]
G) WARRANTY DEED FROM AGNESA, INC. TO SYLVIA WARNER FILED ____, BK. ____, PG. ____. [TRACT 4]

3. THE EAST LINE OF THE "LANDS OF LLOYD LUFKIN" HAS BEEN ADJUSTED TO THE WEST IN CONFORMANCE WITH THE WESTABLISHED NORTH-SOUTH 1/16 DIVISION LINE.

4. THE 50 FEET WIDE ROAD EASEMENT FOR THE UPPER ROAD WHICH CIRCLES THROUGH EVEN' LOT IS SHOWN IN ITS APPROXIMATE POSITION. THE ALIGNMENT SHOWN WAS APPARENTLY SCALED FROM AN AERIAL PHOTOGRAPH. THE ALIGNMENT OF THE EXISTING DIRT ROAD DEFINES THE EASEMENT. ALL EASEMENTS CREATED BY DEED.

5. THESE PARCELS ARE SUBJECT TO EASEMENTS AS SHOWN HEREON AND OTHER EASEMENTS OF RECORD OR OF FACT, NO SEARCH OF THE RECORDS WAS PERFORMED FOR THIS SURVEY. THIS SURVEY IS BASED SOLELY UPON THE ABOVE CITED SOURCES. ANY OTHER MATTER WHICH MIGHT BE REVEALED BY A COMPLETE AND ACCURATE TITLE SEARCH IS NOT COVERED BY THIS SURVEY.

FREE CONSENT:

THE FOREGOING PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. THE UNDERSIGNED HEREBY GRANT ALL EASEMENTS AS SHOWN AND NOTED HEREON. THE UNDERSIGNED HEREBY REPRESENT THEMSELVES AS AUTHORIZED TO SO ACT.

Sylvia Warner
SYLVIA WARNER, OWNER TRACT 5 & JOINT OWNER TRACT 4

Zsombor Gyokossy
ZSOMBOR GYOKOSSY, JOINT OWNER TRACT 4

STATE OF NEW MEXICO)
COUNTY OF SANDOVAL) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF February, 2014, BY SYLVIA WARNER & ZSOMBOR GYOKOSSY

My commission expires: 5-4-14 DATE

Pat Vallejo NOTARY PUBLIC

VILLAGE OF CUBA, NEW MEXICO

THIS PLAT IS HEREBY APPROVED FOR FILING BY THE VILLAGE OF CUBA, NEW MEXICO.

FOR THE VILLAGE OF CUBA, NEW MEXICO — 2-4-14 DATE

SANDOVAL COUNTY TREASURER CERTIFICATE

THE FIRST HALF / SECOND HALF OF 2014 PROPERTY TAXES FOR THIS PROPERTY SHOWN HEREON ARE PAID IN FULL

ACCT # 1205697; R130823

SANDOVAL COUNTY TREASURER — DATE

STATEMENT OF JURISDICTION:

THIS TRACT OF LAND FALLS WITHIN THE JOINT PLANNING AND ZONING JURISDICTION OF THE VILLAGE OF CUBA, NEW MEXICO, AND THE COUNTY OF SANDOVAL, NEW MEXICO.

FLOOD CERTIFICATION: THE PROPERTY DESCRIBED ABOVE FALLS IN ZONE "X" — "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD" — AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35043C0350 D, SANDOVAL COUNTY, NEW MEXICO, COMMUNITY PANEL NOS. 350053 0350 D, DATED MARCH 18, 2008.

SURVEYOR'S CERTIFICATE

I, KEITH STICKFORD, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, CERTIFICATE NO. 11014, DO HEREBY CERTIFY THAT THIS PLAT IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, ON JANUARY 1, 2014, AND WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO" AS ESTABLISHED AND ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS ON MAY 1, 2007.

KEITH L. STICKFORD

KEITH L. STICKFORD, N.M.P.L.S. NO. 11014, CERTIFIED FEDERAL SURVEYOR NO. 1508 — 2/14/2014 DATE

NORTH STAR LAND SURVEYING
P.O. BOX 66 (575) 289-9111
LA JARA, NEW MEXICO 87027-0066