

BOUNDARY & TOPOGRAPHIC SURVEY PLAT

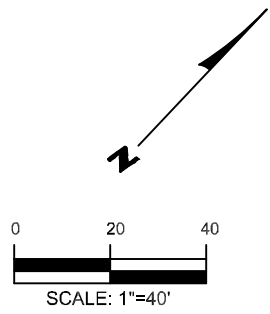
SHOWING IMPROVEMENTS ON A 3.315 ACRE TRACT OF LAND SITUATE IN SECTION 31, T22S., R2E., N.M.P.M., OF THE U.S.R.S. SURVEYS, BEING PART OF HIGHLAND PARK ADDITION, WITHIN THE DONA ANA COUNTY BEND COLONY GRANT, WITHIN THE CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO.

DATE OF SURVEY: JUNE 22, 2026

LEGEND

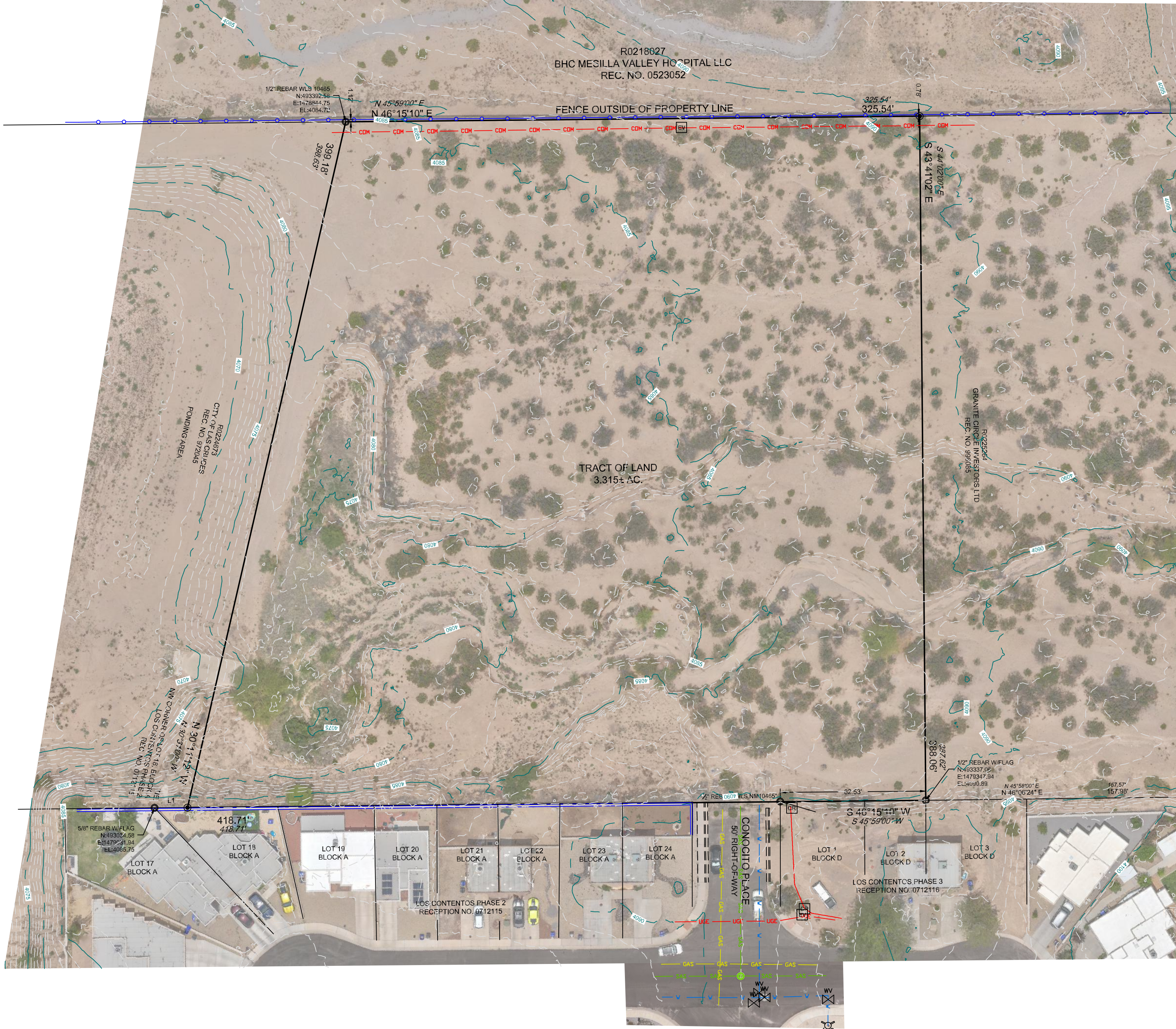
- INDICATES 1/2" REBAR WIRED PLASTIC CAP "GEM SURV NM10465"
- INDICATES FOUND MONUMENT
- INDICATES UTILITY POLE
- OVERHEAD LINES
- FENCE LINES
- EASEMENT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 46° 15' 10" W	19.73



TOPOGRAPHIC LEGEND

- NATURAL GAS — GAS — GAS — GAS
- WATERLINE — W — W — W
- COMM. LINES — COM — COM — COM
- OVERHEAD ELEC. — OHU — OHU — OHU
- SANITARY SEWER — SAS — SAS — SAS
- STORM DRAIN — SD — SD — SD
- MAJOR CONTOUR — — — — —
- MINOR CONTOUR — — — — —
- SANITARY MANHOLE
- ☆ STREET LIGHT
- CM COMMUNICATIONS RISER
- ET ELECTRIC TRANSFORMER
- IV ELECTRIC VAULT
- GM NAT. GAS METER
- NAT. GAS SHUT OFF
- W WATER VALVE
- EXISTING FIRE HYDRANT
- INDICATES CONTROL POINT/MONUMENT
- STORM DRAIN MANHOLE



NOTES:

- RECORD MEASUREMENTS IN ITALICS. ALL UNIDENTIFIED AND ACCEPTED MONUMENTS HAVE BEEN TAGGED WITH MY REGISTRATION NUMBER.
- USE DRAWING SCALE TO DETERMINE MEASUREMENTS WHEN NOT LABELLED.
- PROPERTY SHOWN TO BE IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING) PER FEMA MAP 35013C1082G, EFFECTIVE JULY 18, 2016.
- ORTHORECTIFIED AERIAL IMAGERY CAPTURED ON JUNE 22, 2026, AND DEPICTED HEREIN IS USEFUL FOR THE LOCATION OF IMPROVEMENTS TO AN ACCURACY OF 0.5' AT GROUND LEVEL. IMPROVEMENTS NOT LABELED ARE CONSIDERED TO BE SELF EVIDENT.
- BASE OF BEARINGS IS NAD83 DATUM. GRID NORTH IN GROUND DISTANCES BASED ON GPS OBSERVATIONS. NM CENTRAL 3002 ZONE PROJECTION WITH THE POINT OF ORIGIN AT 32°19'N, 106°43'W. GRID TO GROUND SCALE OF 1.00028182 FROM THE ORIGIN POINT. NAD83, GEOID 18, ALL COORDINATES SHOWN, IF ANY, ARE LOCAL ONLY.
- PLAT CERTIFIED TO: MCALLISTER, STEPHEN, AND LAROCHELLE, FRANCE C.
- INSTRUMENT OF OWNERSHIP, INSTRUMENT NO. 2413736, FILED JULY 1, 2024.



GEM SURVEYING, PO BOX 183, ORGAN, NM 88052
TEL: 575-635-6116, FAX: 505-203-5851 WWW.GEMSURVEYING.COM

SURVEYORS CERTIFICATION

I, VIRGINIA H. BECK, NEW MEXICO PROFESSIONAL SURVEYOR, ON BEHALF OF GEM SURVEYING, LLC, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL GROUND SURVEY UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO. I FURTHER CERTIFY THAT THIS IS A SURVEY OF AN EXISTING TRACT OF LAND AND IS NOT A SUBDIVISION AS DEFINED BY THE NEW MEXICO SUBDIVISION ACT. ALL MONUMENTS SET OR ACCEPTED HAVE BEEN MARKED WITH MY REGISTRATION NUMBER.

Virginia Beck
VIRGINIA H. BECK, N.M.S. #10465

7-2-26
DATE