



LEGAL DESCRIPTION OF RECORD – W.D. BOOK 674, PAGE 445:

A PART OF A TRACT LYING WITHIN LOT THIRTY-NINE (39) AND PART OF A VACATED STREET IN MILITARY HEIGHTS, A SUBDIVISION IN THE CITY OF ROSWELL, COUNTY OF CHAVES AND STATE OF NEW MEXICO, AS SHOWN ON THE OFFICIAL PLAT FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON APRIL 26, 1900 AND RECORDED IN BOOK A OF PLAT RECORDS, CHAVES COUNTY, NEW MEXICO, AT PAGE 38 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT WHERE THE EAST RIGHT-OF-WAY LINE OF GARDEN AVENUE INTERSECTS THE NORTHWEST RIGHT-OF-WAY LINE OF THE AT&SF RAILROAD; THENCE NORTH 283.8 FEET; THENCE EAST 105 FEET; THENCE NORTH 240 FEET; THENCE EAST 368.2 FEET TO THE NORTHWEST RIGHT-OF-WAY LINE OF THE AT&SF RAILROAD; THENCE SOUTHWESTERLY ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF THE AT&SF RAILROAD, A DISTANCE OF 634 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE EAST LINE OF GARDEN AVENUE AND THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

A PART OF LOT 39 AND ADJACENT VACATED STREET OF SAID MILITARY HEIGHTS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF GARDEN AVENUE IN ROSWELL WHICH IS 170 FEET NORTH OF THE POINT OF INTERSECTION OF THE EAST LINE OF GARDEN AVENUE AND THE NORTHWEST RIGHT-OF-WAY LINE OF THE AT&SF RAILROAD; THENCE NORTH ALONG THE EAST LINE OF GARDEN AVENUE, A DISTANCE OF 113.8 FEET; THENCE EAST 105 FEET; THENCE SOUTH 113.8 FEET; THENCE WEST 105 FEET TO THE POINT OF BEGINNING.

METES AND BOUNDS LEGAL DESCRIPTION – PER THIS SURVEY AND PLAT:

A CERTAIN TRACT OF LAND BEING A PORTION OF LOT 39 AND PART OF THE VACATED ROAD RIGHT-OF-WAY ADJACENT TO SAID LOT 39 OF MILITARY HEIGHTS, A SUBDIVISION IN THE CITY OF ROSWELL, COUNTY OF CHAVES AND STATE OF NEW MEXICO, AS SHOWN ON THE OFFICIAL PLAT THEREOF FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON APRIL 26, 1900 AND RECORDED IN PLAT BOOK A, AT PAGE 38 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORTH GARDEN AVENUE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON, NORTHERN AND SANTA FE RAILROAD RIGHT-OF-WAY FROM WHICH THE WEST-NORTHWEST CORNER OF TRACT A1 OF THE DODSON LUMBER SUMMARY PLAT BEARS S. 00°02'34" E. A DISTANCE OF 149.24 FEET; THENCE, FROM SAID POINT OF BEGINNING, N. 00°02'34" W., ALONG THE EAST RIGHT-OF-WAY LINE OF GARDEN AVENUE, A DISTANCE OF 170.00 FEET; THENCE S. 89°50'01" E. A DISTANCE OF 105.00 FEET; THENCE N. 00°02'34" W. A DISTANCE OF 354.07 FEET; THENCE S. 89°50'01" E. A DISTANCE OF 366.75 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE S. 42°02'37" W., ALONG SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 703.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.984 ACRES, MORE OR LESS.