

## LEGAL DESCRIPTION - PARCEL C (DOC STEWART PARK)

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE CANNON AIR FORCE BASE, WITHIN THE SOUTH HALF OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 34 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CURRY COUNTY, NEW MEXICO, BEING IDENTIFIED AS A PORTION OF THE TWO PARCEL OF LAND DESCRIBED IN THE WARRANTY DEEDS FILED FEBRUARY 11, 1972 IN BOOK 146, PAGES 776 AND 777, CURRY COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 277, NM PROJECT NO. S-138(2), WHENCE THE CANNON AFB CONTROL STATION "BL 32" BEARS S 25°50'22" E, 4,826.21 FEET DISTANCE; THENCE,

S 00°33'04" E, 1,202.64 FEET DISTANCE TO A POINT; THENCE,

S 44°26'56" W, 106.37 FEET DISTANCE TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 277, NM PROJECT NO. S-138(2) AND THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 60/84, NM PROJECT NO. F-027-3(2); THENCE,

N 89°03'04" W, 2,096.31 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE,

N 06°17'22" E, 1,091.39 FEET DISTANCE TO THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE,

N 89°59'53" E, 380.72 FEET DISTANCE TO A POINT; THENCE,  
N 00°00'07" W, 47.00 FEET DISTANCE TO A POINT; THENCE,  
N 89°59'53" E, 248.97 FEET DISTANCE TO THE POINT OF CURVATURE; THENCE,

SOUTHEASTERLY, 372.43 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 392.74 FEET, A CENTRAL ANGLE OF 54°20'02" AND A CHORD WHICH BEARS S 62°50'06" E, 358.63 FEET DISTANCE) TO THE POINT OF REVERSE CURVATURE; THENCE,

SOUTHEASTERLY, 323.99 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 341.42 FEET, A CENTRAL ANGLE OF 54°22'15" AND A CHORD WHICH BEARS S 62°51'13" E, 311.97 FEET DISTANCE) TO THE POINT OF TANGENCY; THENCE,

N 89°57'40" E, 173.18 FEET DISTANCE TO A POINT ON CURVE; THENCE,

NORTHEASTERLY, 10.74 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 19.19 FEET, A CENTRAL ANGLE OF 32°04'43" AND A CHORD WHICH BEARS N 16°07'03" E, 10.60 FEET DISTANCE) TO THE POINT OF TANGENCY; THENCE,

N 00°04'42" E, 215.58 FEET DISTANCE TO THE POINT OF CURVATURE; THENCE,

NORTHEASTERLY, 198.47 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 117.34 FEET, A CENTRAL ANGLE OF 96°54'49" AND A CHORD WHICH BEARS N 48°32'06" E, 175.64 FEET DISTANCE) TO THE POINT OF REVERSE CURVATURE; THENCE,

NORTHEASTERLY, 15.13 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 8.87 FEET, A CENTRAL ANGLE OF 97°48'14" AND A CHORD WHICH BEARS N 48°05'24" E, 13.36 FEET DISTANCE) TO THE POINT OF TANGENCY; THENCE,

N 00°48'43" W, 50.44 FEET DISTANCE TO A POINT; THENCE,

N 88°05'46" E, 496.01 FEET DISTANCE TO THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED AND CONTAINING 2,309,698 SQUARE FEET (53.0234 ACRES), MORE OR LESS.