

TIMBERON SUBDIVISION

UNIT 9

CONTAINING 492.891 Ac.

PORTION OF SECTIONS 21 & 22, T-19-S, R-12-E, N.M.P.M.

OTERO COUNTY, NEW MEXICO

Property Description

BEING the description of a parcel of land to be known hereafter as Timberon Subdivision Unit 9 lying in and being a portion of Sections 21 and 22, Township 19 South, Range 12 East, N.M.P.M., in Otero County, New Mexico, and being more particularly described by metes and bounds as follows:

BEGINNING at a point said point being common to Sections 16, 15, 21 and 22, Township 19 South, Range 12 East, N.M.P.M. in Otero County, New Mexico, said point being the Point of BEGINNING of the parcel of land being described;

THENCE along the North Boundary line of Section 22 South 89°50'00" East a distance of 523.14 feet to a point;

THENCE due South a distance of 260.65 feet to a point in the Northerly R.O.W. line of Wishita Drive;

THENCE along the Northerly R.O.W. line of Wishita Drive due West a distance of 45.00 feet to a point;

THENCE due South a distance of 50.00 feet to a point in the Southerly R.O.W. line of Wishita Drive;

THENCE 31.42 feet along the arc of a curve to the right whose radius is 2000 feet whose angle of intersection is 30°00'00" and whose chord bears South 43°00'00" East a distance of 28.28 feet to a point in the Westerly R.O.W. line of Masco Drive;

THE next 3 courses are along the Westerly R.O.W. line of Masco Drive;

THENCE due South a distance of 231.02 feet to a point;

THENCE 186.48 feet along the arc of a curve to the right whose radius is 442.12 feet, whose angle of intersection is 24°10'00", and whose chord bears South 12°25'00" West a distance of 185.10 feet to a point;

THENCE South 24°10'00" West a distance of 602.29 feet to a point;

THENCE 561.49 feet along the arc of a curve to the left whose radius is 482.21 feet, whose angle of intersection is 65°40'00", and whose chord bears South 08°40'00" East a distance of 331.26 feet to a point;

THENCE South 41°30'00" East a distance of 343.27 feet to a point;

THENCE 30.73 feet along the arc of a curve to the right whose radius is 2000 feet, whose angle of intersection is 88°02'30", and whose chord bears South 02°31'15" West a distance of 27.80 feet to a point in the Westerly R.O.W. line of Panfusko Drive;

THENCE along the Westerly R.O.W. line of Panfusko Drive, 1228.38 feet along the arc of a curve to the left whose radius is 1297.72 feet, whose angle of intersection is 57°02'30", and whose chord bears South 17°52'45" West a distance of 1244.90 feet to a point;

THENCE continuing along the Westerly R.O.W. line of Panfusko Drive South 10°47'00" East a distance of 350.00 feet to a point;

THENCE 31.42 feet along the arc of a curve to the right whose radius is 1000 feet whose angle of intersection is 20°00'00", and whose chord bears South 34°13'00" West a distance of 28.28 feet to a point in the Northerly R.O.W. line of Riverside Road;

THENCE along the Northerly R.O.W. line of Riverside Road South 79°13'00" West a distance of 725.00 feet to a point;

THENCE continuing along the Northerly R.O.W. line of Riverside Road 411.14 feet along the arc of a curve to the left whose radius is 606.35 feet whose angle of intersection is 33°25'00", and whose chord bears South 59°30'30" West a distance of 298.76 feet to a point;

THENCE continuing along the Northerly R.O.W. line of Riverside Road South 39°48'00" West a distance of 37.15 feet to a point;

THENCE North 50°12'00" West a distance of 350.00 feet to a point in the Southeastly R.O.W. line of Dixwood Drive;

THENCE along the Southeastly R.O.W. line of Dixwood Drive North 39°48'00" East a distance of 22.00 feet to a point;

THENCE North 50°12'00" West a distance of 50.00 feet to a point in the Northwesterly R.O.W. line of Dixwood Drive;

THENCE 31.42 feet along the arc of a curve to the right whose radius is 2000 feet, whose angle of intersection is 20°00'00", and whose chord bears North 04°48'00" East a distance of 28.28 feet to a point in the Northerly R.O.W. line of Santa Fe Drive;

THE next 3 courses are along the Northerly R.O.W. line of Santa Fe Drive;

THENCE North 50°12'00" West a distance of 472.37 feet to a point;

THENCE 302.76 feet along the arc of a curve to the left whose radius is 484.83 feet whose angle of intersection is 36°08'00", and whose chord bears North 68°00'00" West a distance of 302.71 feet to a point;

THENCE North 86°20'00" West a distance of 1128.71 feet to a point;

THENCE 562.60 feet along the arc of a curve to the left whose radius is 1320.04 feet whose angle of intersection is 19°40'00", and whose chord bears South 83°50'00" West a distance of 558.84 feet to a point;

THENCE 215.91 feet along the arc of a curve to the left whose radius is 349.80 feet whose angle of intersection is 35°22'30", and whose chord bears South 56°18'45" West a distance of 212.56 feet to a point;

THENCE 30.97 feet along the arc of a curve to the right whose radius is 2000 feet whose angle of intersection is 88°48'46" and whose chord bears South 82°58'23" West a distance of 27.97 feet to a point in the Northerly R.O.W. line of Gito Drive;

THE next 3 courses are along the Northerly R.O.W. line of Gito Drive;

THENCE 363.43 feet along the arc of a curve to the left whose radius is 1382.62 feet, and whose angle of intersection is 10°30'16", and whose chord bears North 57°54'52" West a distance of 362.98 feet to a point;

THENCE 751.34 feet along the arc of a curve to the left whose radius is 1643.38 feet, and whose angle of intersection is 26°06'00", and whose chord bears North 76°13'00" West a distance of 744.86 feet to a point;

THENCE North 83°16'00" West a distance of 338.31 feet to a point;

THENCE 31.42 feet along the arc of a curve to the right whose radius is 2000 feet, and whose angle of intersection is 30°00'00", and whose chord bears North 44°16'00" West a distance of 28.28 feet to a point in the Easterly R.O.W. line of Carson Drive;

THENCE North 83°16'00" West a distance of 50.00 feet to a point in the Westerly R.O.W. line of Carson Drive;

THENCE along the Westerly R.O.W. line of Carson Drive South 00°44'00" West a distance of 27.18 feet to a point;

THENCE North 83°16'00" West a distance of 125.75 feet to a point in the Westerly boundary line of Section 21, Township 19 South, Range 12 East, N.M.P.M. in Otero County, New Mexico;

THENCE along the said Westerly boundary line of Section 21, North 01°11'00" East a distance of 3478.80 feet to a point, said point being the common Section Corner of Sections 16, 17, 20 and 21;

THENCE along the Northerly boundary line of Section 21 South 88°41'13" East a distance of 2636.31 feet to a quarter corner of said Section 21;

THENCE continuing along the Northerly boundary line of Section 21 South 80°13'41" East a distance of 2649.01 feet to the POINT OF BEGINNING of the parcel of land being described and containing 492.891 acres of land more or less.

Dedication

STATE OF NEW MEXICO } ss
COUNTY OF OTERO

This is to certify that the Plot of Blocks 37, 38, 112, 125 through 161 (inclusive) Unit 9, Timberon Subdivision, (a Subdivision in Otero County, New Mexico, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof, who by the filing of this Plat do hereby dedicate to the use of the Public the Roadways, Parking Areas, Parks and Utility Easements shown thereon.

In witness whereof said owners and proprietors have set their hands and seals this 3rd day of JULY 1980

North American Land Developments, Inc.

By: John F. Mobley, President, Johnny F. Mobley

Attest: N.S. Henry, Assistant Secretary-Treasurer, N.S. Henry

Acknowledgement

STATE OF NEW MEXICO } ss
COUNTY OF OTERO

The foregoing instrument was acknowledged to me by Johnny F. Mobley and N.S. Henry being the President and Assistant Secretary-Treasurer respectively of North American Land Developments, Inc., in behalf of said Inc., on this 3rd day of July 1980



Filing

STATE OF NEW MEXICO } ss
COUNTY OF OTERO

I hereby certify that this instrument was filed for record on the 17th day of Sept 1980, at 4:15 o'clock P.M., and duly recorded in Book 26, Page 41-52 of the records of Otero County.

By: Aileen Ochoa, Deputy

Margaret D. Janelle, County Clerk

Approval

STATE OF NEW MEXICO } ss
COUNTY OF OTERO

This Plat of Blocks 37, 38, 112, 125 through 161 (inclusive) Unit 9, Timberon Subdivision was approved by the Otero County Commission on this 6th day of Sept 1980

William T. Menden, Chairman

Margaret D. Janelle, County Clerk

Engineer's Certificate

I, Basil R. Smith, Registered Professional Civil Engineer and Land Surveyor certify this to be a true Plat of Survey made by me or under my supervision in the field and that all measurements are true and correct to the best of my knowledge and belief.

Basil R. Smith, P.E. #15, Lic. No. N.M. 2257

This Subdivision lies within the planning and planning jurisdiction of Otero County, and is subject to the New Mexico Subdivision Act.

By: Deputy

Margaret D. Janelle, County Clerk

The Developer hereby agrees to construct at his own expense all roads in this Subdivision including but not limited to grading, drainage, base course, curbs, sidewalks and bridges.

John F. Mobley, Developer

The restrictive Covenants applicable to this Subdivision are recorded in Book 487, Page 167-94 of the records of Otero County.

Disclosure Statement as required by the New Mexico Subdivision Act is recorded in Book _____ of the records of Otero County.

Approved this _____ day of _____ 1980

Examining Surveyor N.M. Reg. No. _____

Approved this 27 day of Feb 1980
OTERO COUNTY PLANNING COMMISSION

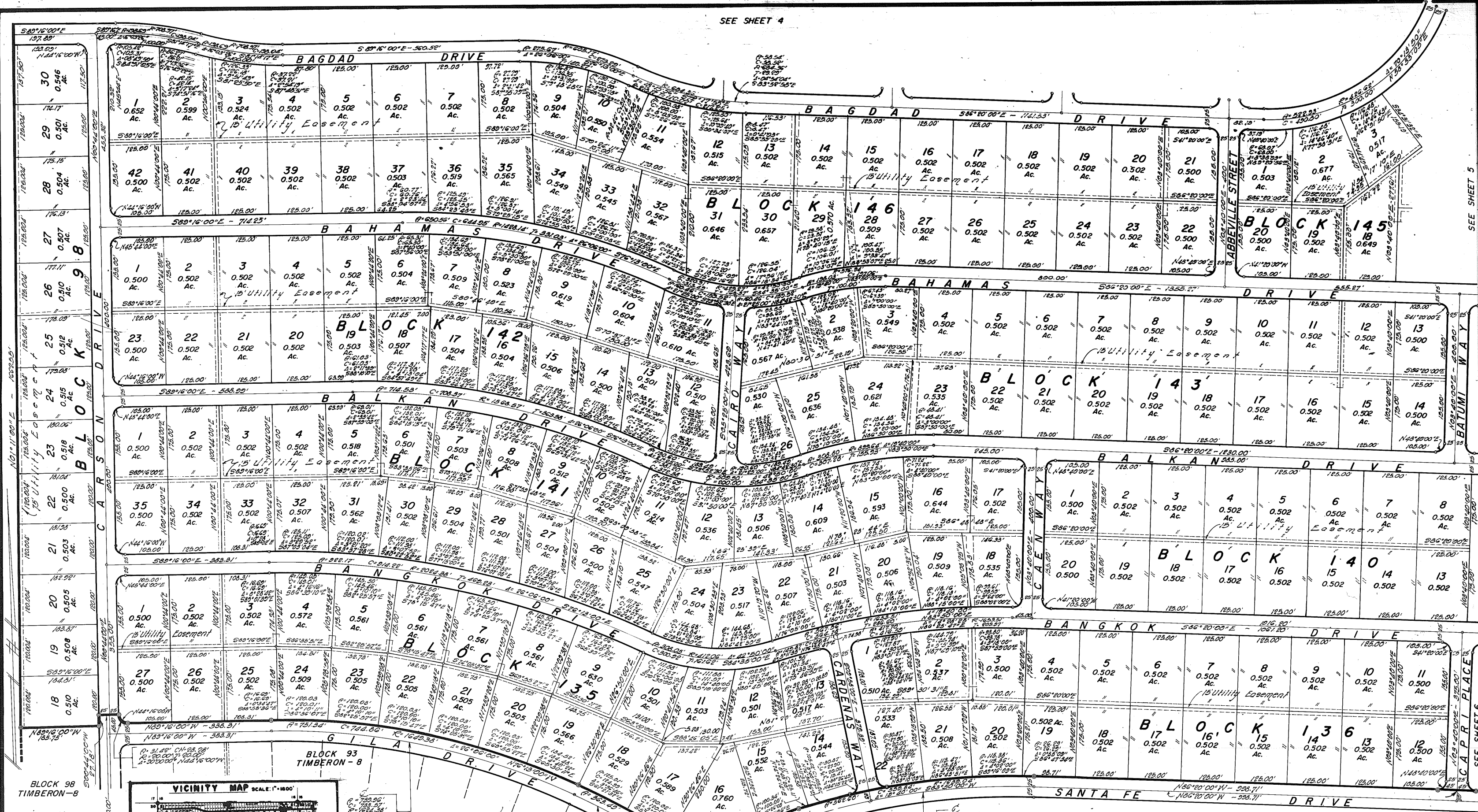
Approved this 8th day of Sept 1980
BOARD OF COUNTY COMMISSIONERS

Attest: Robert B. Bell, Secretary

William T. Menden, Chairman

TIMBERON SUBDIVISION UNIT 9
BK 26 PG 43-44
20F6

SEE SHEET 4



SEE SHEET 5

SEE SHEET 6

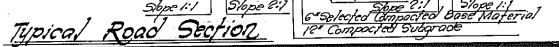
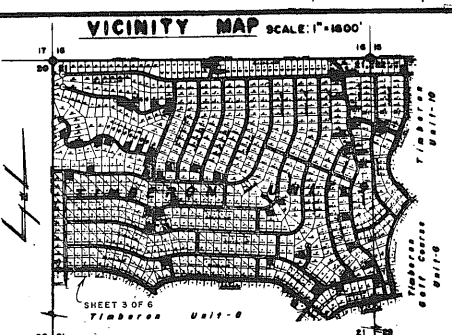
TIMBERON SUBDIVISION UNIT 9

BK 26 PG 45-46

30FG

Block 98
TIMBERON-8

Typical 90°
Curve Return
C = 31.21'
R = 20.00'
L = 20.00'
A = 30°00'
Bearing (See Plat)



TIMBERON SUBDIVISION

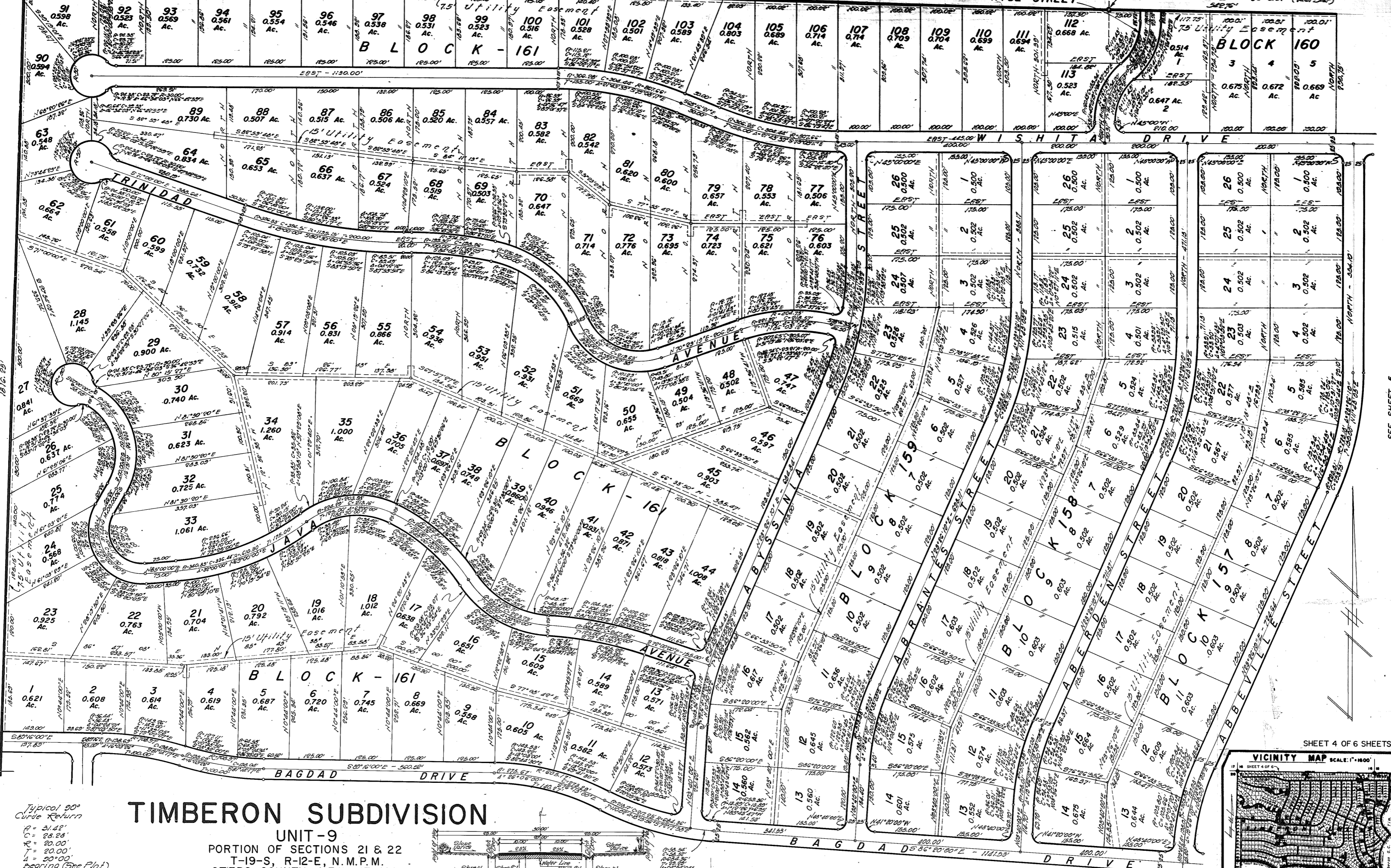
UNIT-9
 PORTION OF SECTIONS 21 & 22
 T-19-S, R-12-E, N.M.P.M.
 OTERO COUNTY, NEW MEXICO
 SCALE: 1" = 100'
 FEBRUARY 1980
 BASIL SMITH ENGINEERING CO. EL PASO, TEXAS

SHEET 3 OF 6 SHEETS

S 85° 47' 13" E - 2636.31'

HYDE STREET

1/4 Corner S 82° 13' 41" E - 2643.01' (Rebld Dist) 54276'

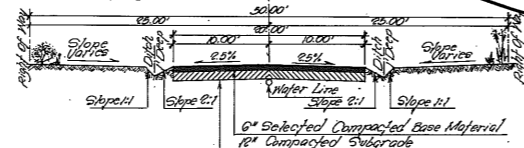


Typical 90° Curve Return
 R = 31.42'
 C = 28.28'
 L = 20.00'
 T = 20.00'
 bearing (See Plot)

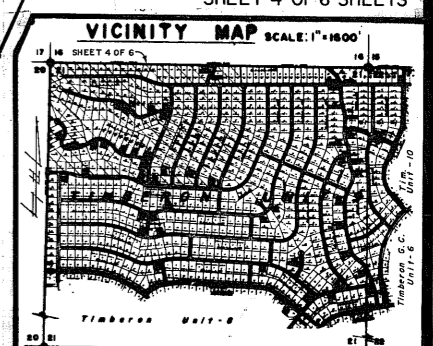
TIMBERON SUBDIVISION

UNIT - 9
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BASIL SMITH ENGINEERING CO. EL PASO, TEXAS

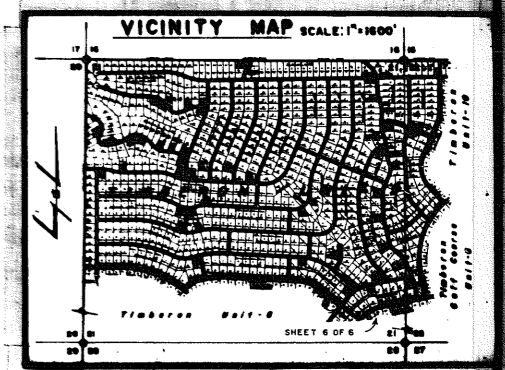
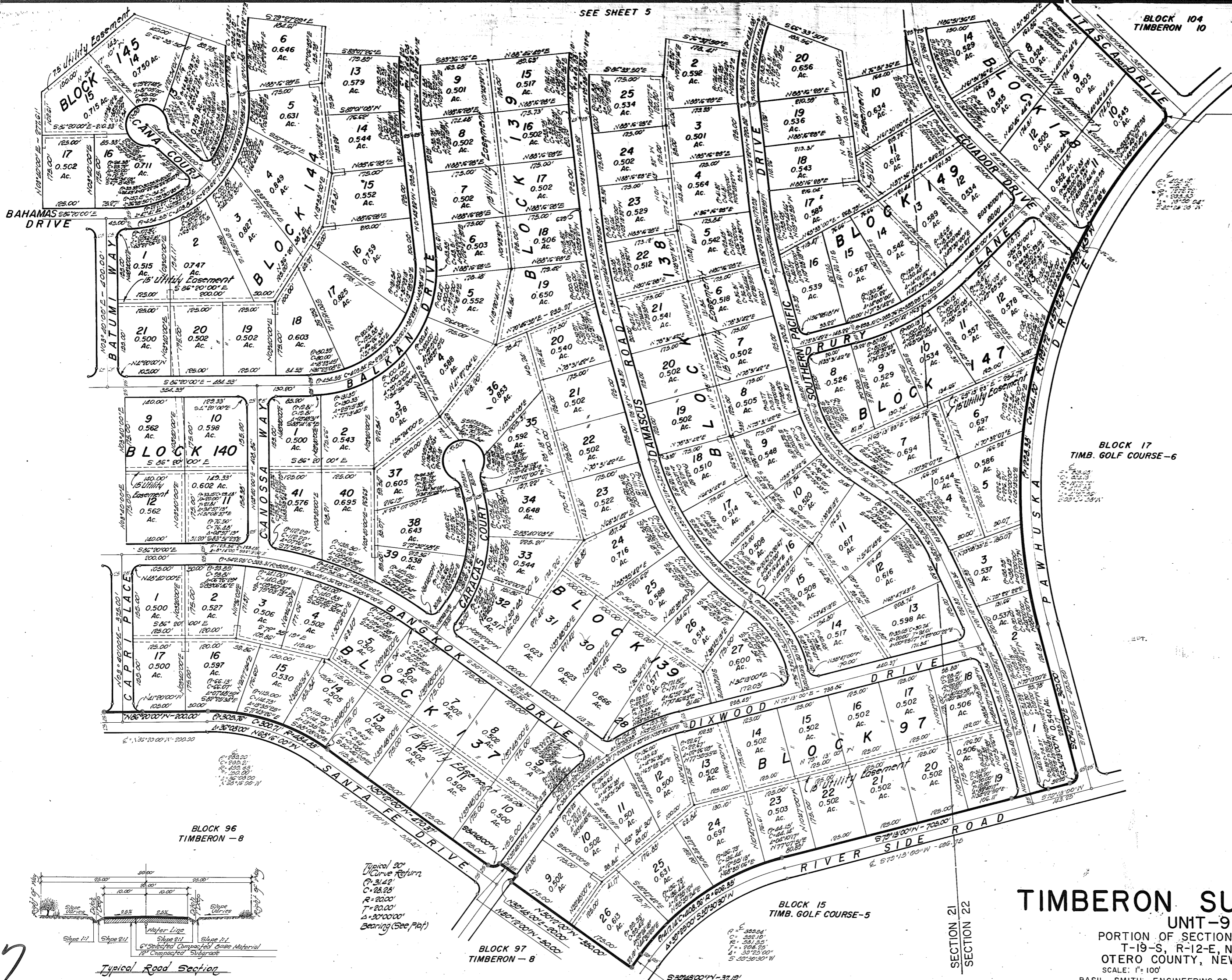


SEE SHEET 3



SEE SHEET 5

TIMBERON SUBDIVISION UNIT 9
 BK 26 PG 47-48
 40F6



BLOCK 17
TIMB. GOLF COURSE-6

BLOCK 15
TIMB. GOLF COURSE-5

BLOCK 96
TIMBERON - 8

BLOCK 97
TIMBERON - 8

TIMBERON SUBDIVISION

UNIT-9

PORTION OF SECTIONS 21 & 22
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OTERO COUNTY, NEW MEXICO
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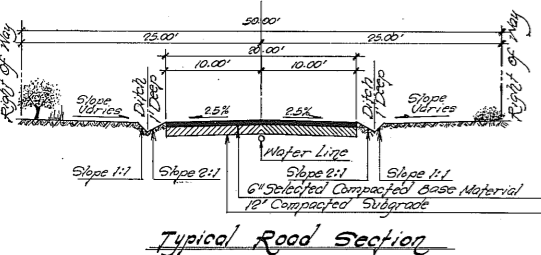
BASIL SMITH ENGINEERING CO., EL PASO, TEXAS

SHEET 6 OF 6 SHEETS

STATE OF NEW MEXICO
OTERO COUNTY
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the records of said County, and that the same is a true and correct copy of the original as the same appears in the records of said County.

Margaret D. Sanchez
Deputy County Clerk

56218



SEE SHEET 3

TIMBERON SUBDIVISION UNIT 9
BK 26 PG 51-52
60F6

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