

TIMBERON GOLF COURSE SUBDIVISION

UNIT 5

CONTAINING 83.818 ACRES

PORTION OF SECTIONS 21, 22, 27 & 28

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 Golf Course Subdivision Unit 5, lying in and being a portion of Sections 21, 22, 27 and 28, Township 19 South, Range 12 East, New Mexico Principal Meridian, Otero County, New Mexico, and being more particularly described by metes and bounds as follows:

BEGINNING at the corner common to Sections 21, 22, 27 and 28 in Township 19 South, Range 12 East, New Mexico Principal Meridian, Otero County, New Mexico; thence North 59°35' West a distance of 166.10 feet to a point, said point being the Point of Beginning of the parcel of land being described;

THENCE South 25°44'00" East a distance of 354.35 feet to a point;

THENCE South 37°23'35" East a distance of 226.24 feet to a point;

THENCE South 44°04'50" East a distance of 167.44 feet to a point;

THENCE South 11°34'00" West a distance of 100.00 feet to a point lying in the Northernly right of way line of Rio Pinar Drive (50 foot wide);

THENCE South 78°06'00" East along the Northernly right of way line of Rio Pinar Drive a distance of 30.00 feet to a point;

THENCE continuing along the Northernly right of way line of Rio Pinar Drive a distance of 206.40 feet along the arc of a curve to the right whose central angle is 15°56'00", whose radius is 616.76 feet and whose long chord bears South 63°38'00" East a distance of 202.50 feet to a point;

THENCE South 53°10'00" East along the Southeasterly right of way line of Rio Pinar Drive a distance of 376.21 feet to a point;

THENCE along the Northernly right of way line of the Cul-de-sac of said Drive a distance of 24.35 feet along the arc of a curve to the left whose central angle is 16°34'00", whose radius is 30.00 feet and whose long chord bears South 82°27'02" East a distance of 23.72 feet to a point;

THENCE continuing along the right of way line of the Cul-de-sac of said Drive a distance of 119.17 feet along the arc of a curve to the right whose central angle is 136°34'00", whose radius is 50.00 feet and whose long chord bears South 37°14'00" East a distance of 28.20 feet to a point lying in the Easterly right of way line of the Cul-de-sac of Rio Pinar Drive;

THENCE South 53°10'00" East a distance of 218.76 feet to a point;

THENCE South 30°50'00" West a distance of 78.50 feet to a point;

THENCE North 85°04'00" West a distance of 205.80 feet to a point lying in the Westerly right of way line of Pioneer Drive (50 foot wide);

THENCE South 11°54'00" West along the Westerly right of way line of Pioneer Drive a distance of 28.16 feet to a point;

THENCE continuing along the Westerly right of way line of Pioneer Drive a distance of 202.00 feet along the arc of a curve to the left whose central angle is 04°52'00", whose radius is 2378.21 feet and whose long chord bears South 03°23'00" West a distance of 201.24 feet to a point;

THENCE South 07°02'00" West along the Westerly right of way line of Pioneer Drive a distance of 237.35 feet to a point;

THENCE continuing along the Westerly right of way line of Pioneer Drive a distance of 132.29 feet along the arc of a curve to the left whose central angle is 02°06'00", whose radius is 5763.61 feet and whose long chord bears South 05°35'00" West a distance of 128.20 feet to a point;

THENCE a distance of 31.41 feet along the arc of a curve to the right whose central angle is 30°00'00", whose radius is 20.00 feet and whose long chord bears South 49°26'00" West a distance of 28.28 feet to a point lying in the Northernly right of way line of Riverside Road (30 foot wide);

THENCE North 85°04'00" West along the Northernly right of way line of Riverside Road a distance of 308.62 feet to a point;

THENCE along the Northeasterly right of way line of Riverside Road a distance of 137.25 feet along the arc of a curve to the right whose central angle is 48°31'00", whose radius is 125.32 feet and whose long chord bears North 60°43'30" West a distance of 122.27 feet to a point;

THENCE continuing along the Southeasterly right of way line of Riverside Road a distance of 1301.61 feet to a point;

THENCE along the Easterly right of way line of Riverside Road a distance of 1035.04 feet along the arc of a curve to the right whose central angle is 76°15'00", whose radius is 777.75 feet and whose long chord bears North 01°40'30" East a distance of 962.33 feet to a point;

THENCE North 39°48'00" East a distance of 530.33 feet to a point lying in the Northeasterly right of way line of Riverside Road;

THENCE North 50°12'00" West across Riverside Road (30 foot wide) a distance of 50.00 feet to a point lying in the Southwestesterly right of way line of said Road;

THENCE North 39°48'00" East along the Southwestesterly right of way line of Riverside Road a distance of 37.19 feet to a point;

THENCE continuing along the southwestesterly right of way line of Riverside Road a distance of 217.14 feet along the arc of a curve to the right whose central angle is 23°25'00", whose radius is 606.35 feet and whose long chord bears North 53°30'30" East a distance of 203.26 feet to a point;

THENCE North 79°13'00" East continuing along the said right of way line of Riverside Road a distance of 625.00 feet to a point;

THENCE South 10°47'00" East a distance of 374.50 feet to a point;

THENCE South 74°19'00" West a distance of 175.64 feet to a point;

THENCE South 67°43'30" West a distance of 175.63 feet to a point;

THENCE South 79°13'00" West a distance of 125.00 feet to a point;

THENCE South 25°12'40" West a distance of 174.45 feet to the Point of Beginning of the parcel of land being described and containing 83.818 acres of ground more or less.

Dedication

STATE OF NEW MEXICO ) ss.  
COUNTY OF OTERO )

This is to certify that the above Plot of Blocks 2, 14 and 15, Unit 5, Timberon Golf Course 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 Plot do hereby dedicate to the Public Public Use Roadways, Parking Areas, Parks and Utility Easements shown hereon.

In witness whereof said owners and proprietors have set their hands and seals this 21<sup>st</sup> day of MARCH 1978.

By: John F. Mobley President, John F. Mobley  
Carl A. Rossi Assistant Secretary-Treasurer, Carl A. Rossi

Acknowledgement

STATE OF NEW MEXICO ) ss.  
COUNTY OF OTERO )

The foregoing instrument was acknowledged to me by John F. Mobley and Carl A. Rossi, being the President and Assistant Secretary-Treasurer, respectively of North American Land Development's Inc., in behalf of said Inc., this 21<sup>st</sup> day of March 1978.

Notary Public Debra L. Smith  
My Commission expires 10-8-80

Filing

STATE OF NEW MEXICO ) ss.  
COUNTY OF OTERO )

I hereby certify that this instrument was filed for record on the 26<sup>th</sup> day of March 1978 at 11:00 o'clock A.M. and duly recorded in Book 44 Page 31-34 of the records of Otero County.

By: Debra L. Smith Deputy  
Margaret D. Sanchez County Clerk

Approval

STATE OF NEW MEXICO ) ss.  
COUNTY OF OTERO )

This Plot of Blocks 2, 14 and 15, Unit 5, Timberon Golf Course Subdivision, was approved by the Otero County Commission on this 5<sup>th</sup> day of March 1978.

William F. Meschen Chairman  
Margaret D. Sanchez County Clerk

Engineers Certificate

I, Basil R. Smith, Registered Professional Civil Engineer and Land Surveyor, certify this to be a true Plot 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  
Basil R. Smith, P.E. and L.S. N.M. Reg. Lic. No. 2257.

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

By: Margaret D. Sanchez Deputy  
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, culverts and bridges.

John F. Mobley  
Developer

The Restrictive Covenants applicable to this Subdivision are recorded in Book 469 Page 28-30 of the records of Otero County.

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

Approved this 11<sup>th</sup> day of Feb 1978.  
John F. King 1553  
Expanding Surveyor N.M. Reg. Lic. No.  
Approved this 22<sup>nd</sup> day of March 1978.  
OTERO COUNTY PLANNING COMMISSION

Attest: George Janice Secretary  
George Janice Chairman

Approved this 5<sup>th</sup> day of March 1978.  
BOARD OF COUNTY COMMISSIONERS  
OTERO COUNTY, NEW MEXICO

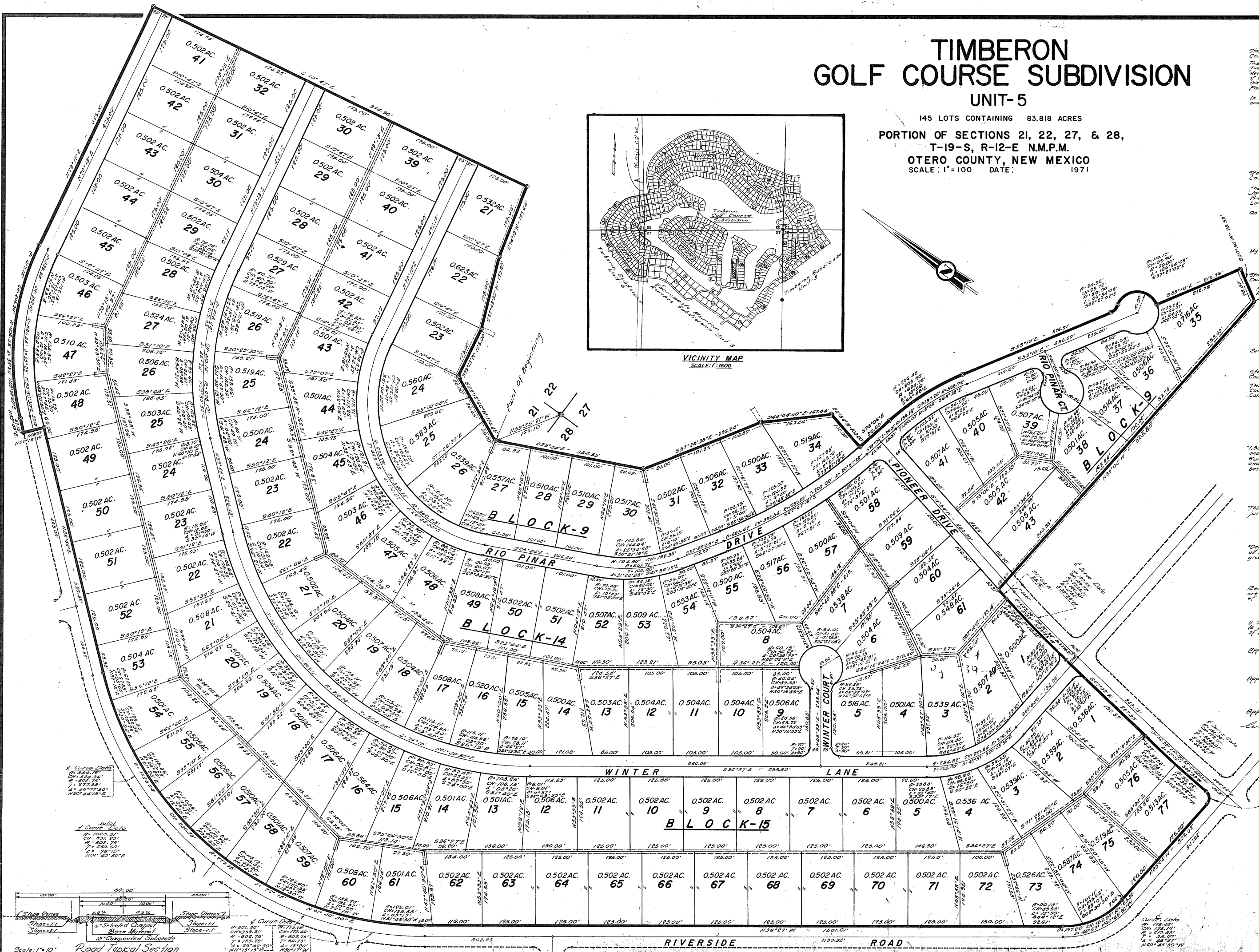
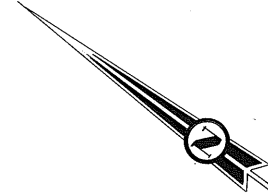
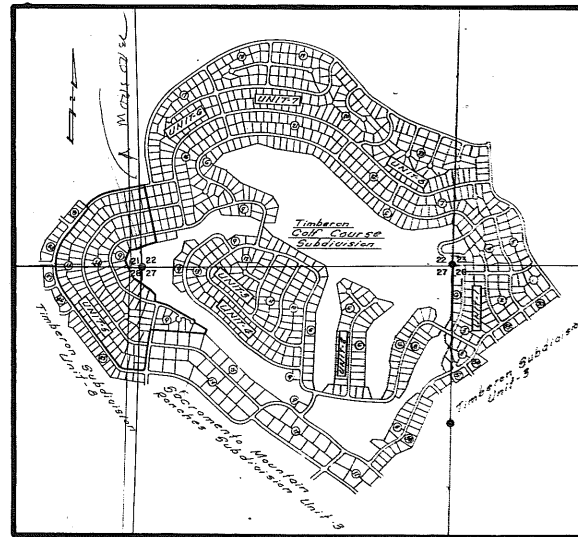
Attest: Margaret D. Sanchez County Clerk  
William F. Meschen Chairman

BASIL SMITH ENGINEERING CO.  
EL PASO, TEXAS

TIMBERON GOLF COURSE UNIT 5  
BK 24 PGS 31 - 34  
1 OF 2

# TIMBERON GOLF COURSE SUBDIVISION UNIT-5

145 LOTS CONTAINING 83.818 ACRES  
PORTION OF SECTIONS 21, 22, 27, & 28,  
T-19-S, R-12-E N.M.P.M.  
OTERO COUNTY, NEW MEXICO  
SCALE: 1" = 100' DATE: 1978



**Dedication**  
State of New Mexico  
County of Otero  
This is to certify that the above Plat of Blocks 9, 14 & 15 Unit-5 Timberon Golf Course Subdivision, a Subdivision in Otero County, New Mexico, is made with the free consent and in accordance with the terms of the underground 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 21st day of March 1978  
North American Land Developments Inc.

By: John F. Mobley  
Chairman  
Carl E. Ross  
Assistant Secretary-Treasurer, Carl E. Ross

**Acknowledgement**  
State of New Mexico  
County of Otero  
The foregoing instrument was acknowledged before me by John F. Mobley and Carl E. Ross, having the Personal Knowledge of said parties, respectively, of North American Land Developments Inc., in behalf of said Inc.  
on this 21st day of March 1978

Anita Rennie  
Notary Public  
My Commission expires 10-8-80

**Filing**  
State of New Mexico  
County of Otero  
Filed for Record in the office of the County Clerk and Recorder of the County of New Mexico, at the City of Alamogordo, N.M. this 21st day of March 1978

By: Robert O'Neil  
Deputy  
Margaret D. Sanchez  
County Clerk  
Reception No. 41216

**Approval**  
State of New Mexico  
County of Otero  
This Plat of Blocks 9, 14, & 15 Unit 5, Timberon Golf Course Subdivision was approved by the Otero County Commission on this 21st day of March 1978

William T. Menden  
Chairman  
Margaret D. Sanchez  
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  
Basil R. Smith, R.E., P.E., L.S.  
N.M. No. 2437

"This Subdivision lies within the planning and planning jurisdiction of governmental Unit \_\_\_\_\_  
Land Surveyor \_\_\_\_\_

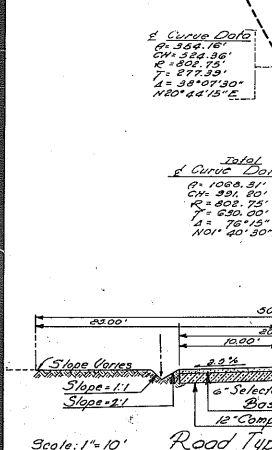
Developer hereby agrees to construct at his own expense, all roads in this subdivision including, but not limited to, grading, drainage, base course, curbs and bridges.  
John F. Mobley  
Developer

Restrictive Covenants applicable to this subdivision are recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ of the records of Otero County.

A Statement of Development for Roads and Utilities is recorded on page \_\_\_\_\_ of the records of Otero County.  
approved this 11th day of Feb 1978  
John E. King  
County Surveyor

Approves this \_\_\_\_\_ day of \_\_\_\_\_ 1978

County Sanitation  
approved this 22nd day of March 1978  
Paul O. Reed  
Chairman, Otero County Planning Commission



TIMBERON GOLF COURSE UNIT 5  
BK 24 PGS 31 - 34  
2 OF 2