

TIMBERON GOLF COURSE SUBDIVISION

UNIT 7

CONTAINING 99.378 ACRES

PORTION OF SECTION 22
T-19-S, R-12-E, N.M. P.M.
OTERO COUNTY, NEW MEXICO

Property

BEING the description of a parcel of land to be known hereafter as Timberon Golf Course Subdivision, Unit 7, lying in and being a portion of Section 22, Township 19 South, Range 12 East of the New Mexico Principal Meridian in Otero County, New Mexico, and being more particularly described by metes and bounds as follows:

BEGINNING at the corner common to Sections 22, 23, 26 and 27 in Township 19 South, Range 12 East of the New Mexico Principal Meridian in Otero County, New Mexico; thence N62°54'34" West a distance of 3996.71 feet to a point, said point being the True Point of BEGINNING of the Parcel of Land being described;

THENCE North 15°47'00" West a distance of 296.65 feet to a point lying in the Southerly right of way line of Paradise Valley Drive (50 foot wide);

THENCE North 74°13'00" East a distance of 14.00' feet to a point lying in the Southerly right of way line of Paradise Valley Drive;

THENCE North 15°47'00" West across Paradise Valley Drive a distance of 5000 feet to a point lying in the Northerly right of way line of Paradise Valley Drive and said point being the P.C. of a curve return to the right;

THENCE a distance of 3141 feet along the arc of a curve to the right, whose central angle is 20°00'00", whose radius is 2000 feet and whose long chord bears North 00°41'00" West a distance of 28.28 feet to a point lying in the Easterly right of way line of Mohopac Drive;

THENCE North 15°47'00" West along the Easterly right of way line of Mohopac Drive a distance of 310.00 feet to the P.C. of a curve return to the right;

THENCE a distance of 3141 feet along the arc of a curve to the right, whose central angle is 20°00'00", whose radius is 2000 feet and whose long chord bears North 23°13'00" East a distance of 28.28 feet to a point lying in the Southerly right of way line of Oakmont Drive (50 foot wide);

THENCE North 15°47'00" West across Oakmont Drive a distance of 50.00 feet to a point lying in the Northerly right of way line of Oakmont Drive and said point being the P.C. of a curve return to the right;

THENCE a distance of 3141 feet along the arc of a curve to the right, whose central angle is 20°00'00", whose radius is 2000 feet and whose long chord bears North 00°41'00" West a distance of 28.28 feet to a point lying in the Easterly right of way line of Mohopac Drive;

THENCE North 15°47'00" West along the Easterly right of way line of Mohopac Drive a distance of 310.00 feet to the P.C. of a curve return to the right;

THENCE a distance of 3141 feet along the arc of a curve to the right, whose central angle is 20°00'00", whose radius is 2000 feet and whose long chord bears North 23°13'00" East a distance of 28.28 feet to a point lying in the Southerly right of way line of Noyac Drive (50 foot wide);

THENCE North 15°47'00" West across Noyac Drive a distance of 50.00 feet to a point lying in the Northerly right of way line of Noyac Drive and said point being the P.C. of a curve to the right;

THENCE a distance of 3141 feet along the arc of a curve to the right, whose central angle is 20°00'00", whose radius is 2000 feet and whose long chord bears North 00°41'00" West a distance of 28.28 feet to a point lying in the Easterly right of way line of Mohopac Drive;

THENCE North 15°47'00" West along the Easterly right of way line of Mohopac Drive a distance of 310.00 feet to the P.C. of a curve to the left;

THENCE continuing along the Easterly right of way line of Mohopac Drive a distance of 282.59 feet along the arc of a curve to the left, whose central angle is 13°03'00", whose radius is 828.24 feet and whose long chord bears North 22°21'30" West a distance of 261.43 feet;

THENCE North 33°56'00" West along the Easterly right of way line of Mohopac Drive a distance of 55.00 feet to the P.C. of a curve return to the right;

THENCE a distance of 3141 feet along the arc of a curve to the right, whose central angle is 20°00'00", whose radius is 2000 feet and whose long chord bears North 11°04'00" East a distance of 28.28 feet to a point lying in the Southerly right of way line of Pawhuska Drive;

THENCE North 56°04'00" East along the Southerly right of way line of Pawhuska Drive a distance of 124.30 feet to the P.C. of a curve to the right;

THENCE continuing along the Southerly right of way line of Pawhuska Drive a distance of 1962.39 feet along the arc of a curve to the right, whose central angle is 63°21'00", whose radius is 1781.18 feet and whose long chord bears North 87°44'30" East a distance of 1870.60 feet to the P.C. of a compound curve to the right;

(Cont'd)

Description

THENCE continuing along the Southerly right of way line of Pawhuska Drive a distance of 283.37 feet along the arc of a curve to the right, whose central angle is 2°17'00", whose radius is 704.41 feet and whose long chord bears South 49°56'30" East a distance of 282.34 feet;

THENCE South 33°18'00" East along the Southerly right of way line of Pawhuska Drive a distance of 604.59 feet to the P.C. of a curve to the left;

THENCE continuing along the Southerly right of way line of Pawhuska Drive a distance of 205.63 feet along the arc of a curve to the left, whose central angle is 12°32'00", whose radius is 113.28 feet and whose long chord bears South 47°34'00" East a distance of 202.11 feet;

THENCE South 55°50'00" East along the Southerly right of way line of Pawhuska Drive a distance of 311.77 feet to a point lying in the Southerly right of way line of Pawhuska Drive and said point being the P.C. of a curve return to the left along the Easterly right of way line of Noyac Loop;

THENCE a distance of 3141 feet along the arc of a curve to the left, whose central angle is 20°00'00", whose radius is 2000 feet and whose long chord bears South 79°10'00" West a distance of 28.28 feet to the P.C. of a compound curve to the left;

THENCE continuing along the Easterly right of way line of Noyac Loop a distance of 10138 feet along the arc of a curve to the left, whose central angle is 81°13'00", whose radius is 84.28 feet and whose long chord bears South 00°17'42" East a distance of 35.38 feet to the P.C. of a reverse curve to the right;

THENCE continuing along the Easterly right of way line of Noyac Loop a distance of 374.39 feet along the arc of a curve to the right, whose central angle is 81°13'00", whose radius is 84.28 feet and whose long chord bears South 05°51'07" West a distance of 343.81 feet to the P.C. of a compound curve to the right;

THENCE continuing along the Easterly right of way line of Noyac Loop a distance of 590.76 feet along the arc of a curve to the right, whose central angle is 81°13'00", whose radius is 84.28 feet and whose long chord bears South 80°16'07" West a distance of 362.29 feet to the P.C. of a reverse curve to the left;

THENCE continuing along the Easterly right of way line of Noyac Loop a distance of 33.35 feet along the arc of a curve to the left, whose central angle is 70°36'34", whose radius is 80.26 feet and whose long chord bears South 78°36'19" West a distance of 33.15 feet to the P.C. of a curve return to the left;

THENCE a distance of 3141 feet along the arc of a curve to the left, whose central angle is 20°00'00", whose radius is 2000 feet and whose long chord bears South 01°52'00" East a distance of 28.28 feet to a point lying in the Northerly right of way line of Oakmont Drive (50 foot wide road);

THENCE South 43°08'00" West across Oakmont Drive a distance of 50.00 feet to a point lying in the Southerly right of way line of Oakmont Drive;

THENCE North 46°52'00" West along the Southerly right of way line of Oakmont Drive a distance of 161.77 feet to the P.C. of a curve return to the left;

THENCE a distance of 3141 feet along the arc of a curve to the left, whose central angle is 20°00'00", whose radius is 2000 feet and whose long chord bears South 03°08'00" West a distance of 28.28 feet to a point lying in the Easterly right of way line of Saugahatchee Way;

THENCE South 23°08'00" West along the Easterly right of way line of Saugahatchee Way a distance of 310.00 feet to the P.C. of a curve return to the left;

THENCE a distance of 3141 feet along the arc of a curve to the left, whose central angle is 20°00'00", whose radius is 2000 feet and whose long chord bears South 01°52'00" East a distance of 28.28 feet to a point lying in the Northerly right of way line of Paradise Valley Drive (50.00 foot wide);

THENCE South 43°08'00" West across Paradise Valley Drive a distance of 30.00 feet to a point lying in the Southerly right of way line of Paradise Valley Drive;

THENCE North 46°52'00" West along the Southerly right of way line of Paradise Valley Drive a distance of 10.00 feet to a point lying in the Southerly right of way line of Paradise Valley Drive;

THENCE South 43°08'00" West a distance of 258.38 feet to a point;

THENCE North 57°49'05" West a distance of 390.29 feet to a point;

THENCE North 79°49'00" West a distance of 149.68 feet to a point;

THENCE South 78°35'00" West a distance of 134.03 feet to a point;

THENCE North 64°40'03" West a distance of 570.84 feet to a point;

THENCE South 74°13'00" West a distance of 134.53 feet to a point;

THENCE South 43°08'00" West a distance of 150.16 feet to a point;

THENCE South 79°27'00" West a distance of 96.77 feet to the True Point of Beginning of the Parcel of Land being described and containing 99.378 acres more or less.

Basil Smith Engineering Company
El Paso, Texas

Dedication

State of New Mexico
County of Otero

This is to certify that the above Plat of Blocks 6, 18, 20 and 21, Unit 7, 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 Plat do hereby dedicate to the use of the Public the Roadways, Parking Areas, Parks and Utility Easements shown hereon.

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. Mabley
President, John F. Mabley

(Witness: Carl B. Rossi
Assistant Secretary-Treasurer, Carl B. Rossi)

Acknowledgement

State Of New Mexico
County Of Otero

The foregoing instrument was acknowledged before me by Johnny F. Mabley and Carl B. Rossi being the President and Assistant Secretary-Treasurer respectively of North American Land Developments Inc. in behalf of said Inc. on this 21st day of March 1978.

Notary Public Anne Rader
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 Otero, New Mexico at 11:00 o'clock P.M. this 26 day of March 1978

By: John Olvera Deputy
Margaret Sanchez County Clerk

Reception No. 4128

Approval

State Of New Mexico
County Of Otero

This Plat of Blocks 6, 18, 20 and 21, Unit 7, Timberon Golf Course Subdivision was approved by the Otero County Commission on this 27th day of March 1978.

William F. Messham Chairman
Margaret 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.

BK 24
Pg 39-42
Basil R. Smith
Basil R. Smith, R.P.E. & L.S. Lic. No. N.M. 2257

"This Subdivision lies within the Plotting 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, base course, culverts and bridges."

John F. Mabley
Developer

"Statement of Development for Roads and Utilities is Recorded in Book _____ Page _____ of the Records of Otero County."

"Restrictive Covenants applicable to this Subdivision is Recorded in Book 409 Page 35-37 of the Records of Otero County."

Approved this 11th day of Feb 1978

John F. King 1553
Examining Surveyor, N.M. Lic. No.

Approved this _____ day of _____ 1978

County Sanitarian

Approved this 22nd day of MARCH 1978

George R. Jones
Chairman, Otero County Planning Commission

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TIMBERON GOLF COURSE SUBDIVISION

UNIT - 7

160 LOTS CONTAINING 99.378 ACRES
PORTION OF SECTION 22, T-19-S, R-12-E, N.M.P.M.
OTERO COUNTY, NEW MEXICO

SCALE: 1"=100'

DATE:

"DEDICATION"

State of New Mexico
County of Otero
This is to certify that the above Plat of Blocks 6, 19, 20 and 21, Unit 7, 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 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 11th day of March, 1978.

By: John F. Mobley
President, North American Land Developments, Inc.

Attest: Carl J. Rossi
Assistant Secretary-Treasurer, North American Land Developments, Inc.

"ACKNOWLEDGEMENT"

State of New Mexico
County of Otero
The foregoing instrument was acknowledged before me by Johnny F. Mobley and Carl J. Rossi, being the President and Assistant Secretary-Treasurer, respectively of North American Land Developments, Inc., in behalf of said Inc.

On this 21st day of March, 1978.

Anna Rader
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 Otero County, New Mexico, at 1:00 o'clock P.M., this 22nd day of March, 1978.

By: John Alton Apparicio D. Soley
Deputy County Clerk

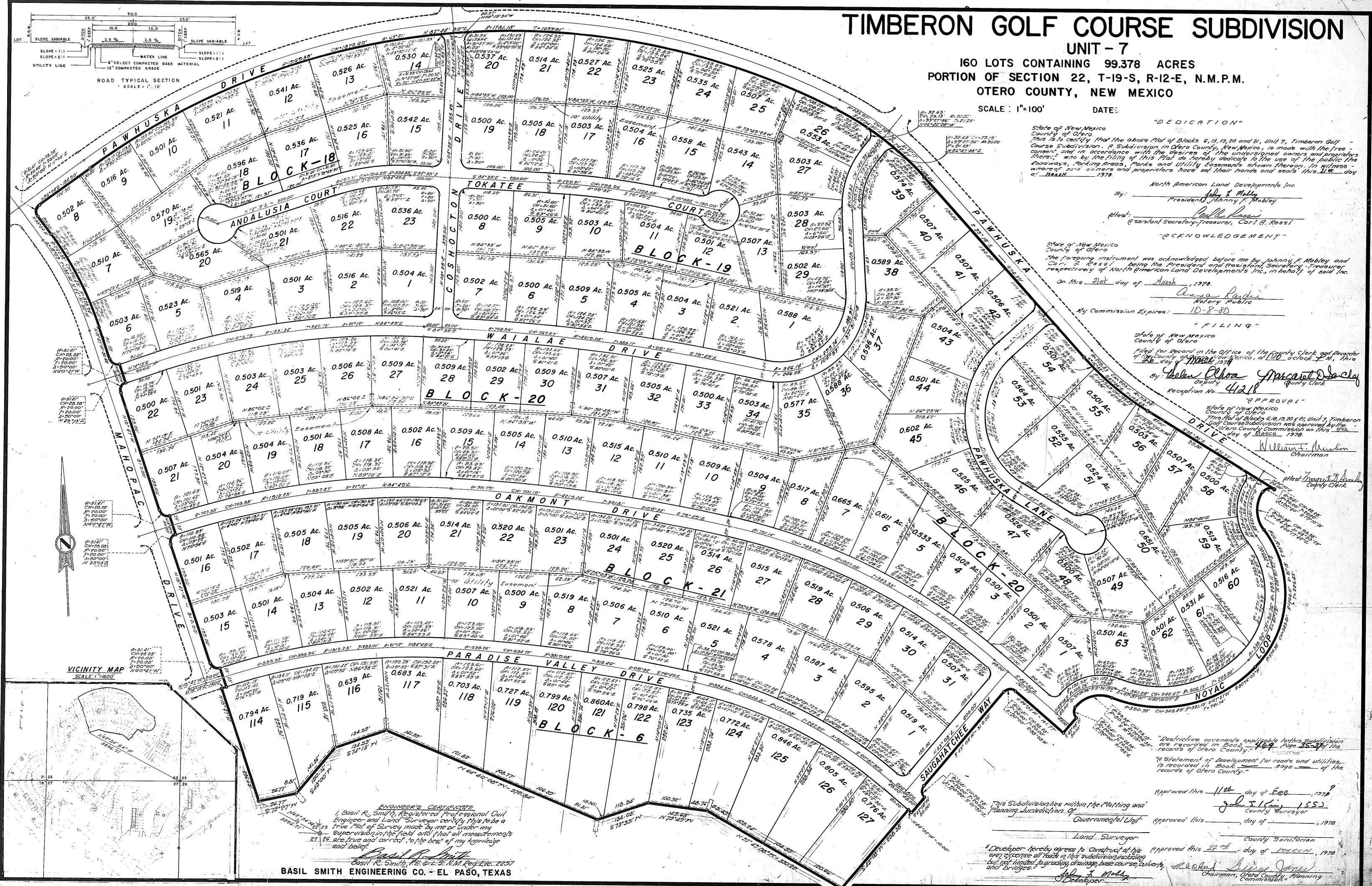
Reception No. 41218

"APPROVAL"

State of New Mexico
County of Otero
This Plat of Blocks 6, 19, 20 & 21, Unit 7, Timberon Golf Course Subdivision was approved by the Otero County Commission on this 22nd day of March, 1978.

William H. Mendenhall
Chairman

Attest: James H. ...
County Clerk



ENGINEER'S CERTIFICATE
I, Basil R. Smith, Registered Professional Civil Engineer and Land Surveyor, hereby certify that this is 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, P.E. & L.S., N.M. Reg. Lic. 2257
BASIL SMITH ENGINEERING CO. - EL PASO, TEXAS

This Subdivision lies within the Planning and Zoning Jurisdiction of _____
Governmental Unit
approved this _____ day of _____, 1978
County Surveyor
County Sanitarian
County Commissioner
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

TIMBERON GOLF COURSE UNIT 7
BK 24 PGS 39 - 42
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