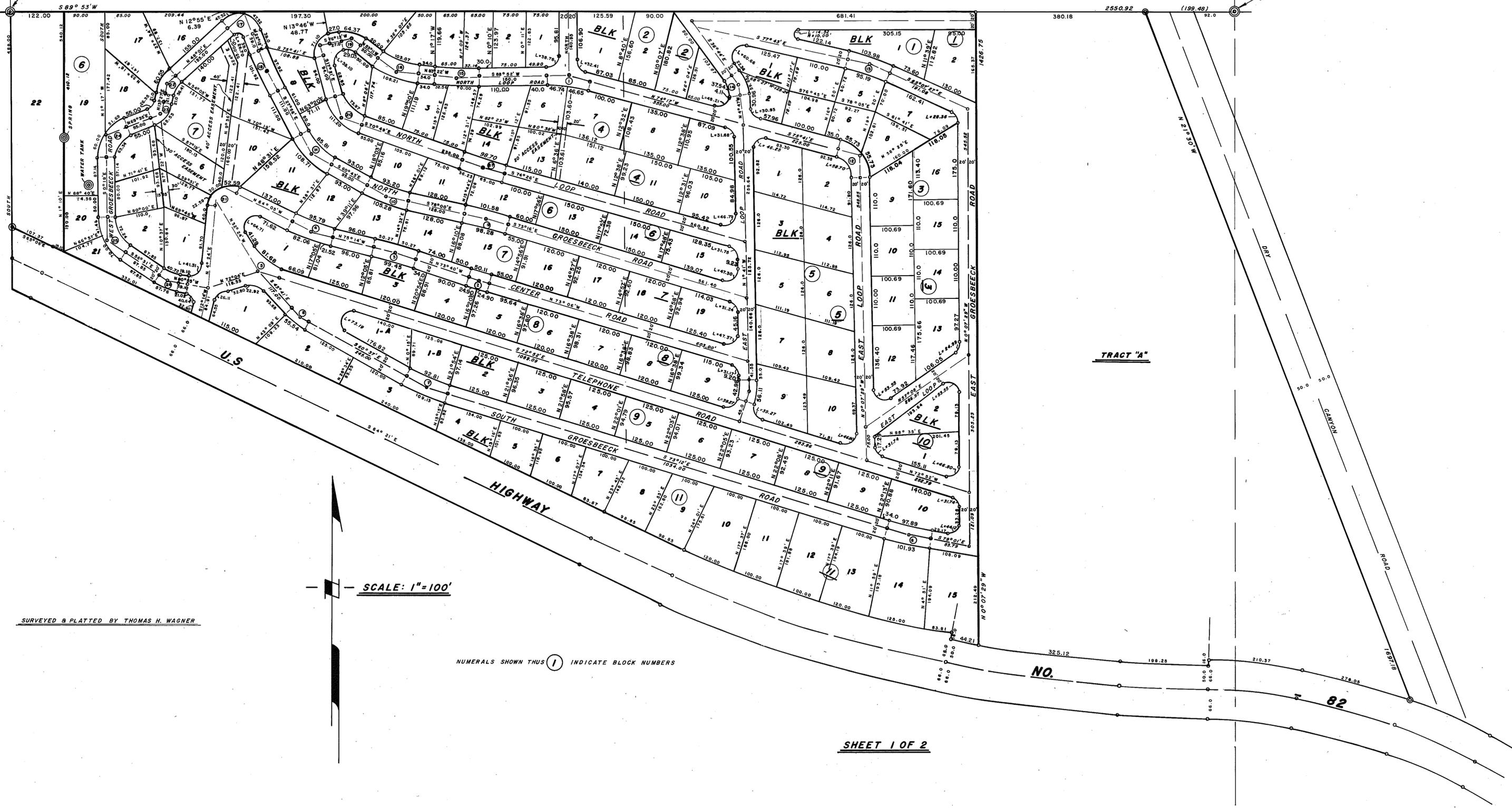


**TWIN FORKS RANCH ESTATES**  
**— UNIT NO. SEVEN —**  
**OTERO COUNTY, NEW MEXICO**

U.S.G.L.O. BRASS CAP  
 MARKED 1/4 SEC. 6, T.  
 16 S., R. 13 E.

U.S.G.L.O. BRASS CAP MARKED  
 S-6/2-5  
 T. 16 S., R. 13 E.



SCALE: 1" = 100'

SURVEYED & PLATTED BY THOMAS H. WAGNER

NUMERALS SHOWN THUS (1) INDICATE BLOCK NUMBERS

SHEET 1 OF 2

**TWIN FORKS RANCH ESTATES**  
**- UNIT NO. SEVEN -**  
**OTERO COUNTY, NEW MEXICO**

**DEDICATION:**

STATE OF NEW MEXICO ) ss  
 COUNTY OF OTERO )

KNOW ALL MEN BY THESE PRESENTS THAT TWIN FORKS RANCH, INC. IS THE OWNER OF A CERTAIN TRACT OF LAND LOCATED IN LOTS 1, 2, 4, 5, 7, & 8 WITHIN SECTION 6, TOWNSHIP 16 SOUTH, RANGE 13 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WITHIN OTERO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS FIELD SURVEY AS FOLLOWS:

BEGINNING at the Northeast corner of the herein described tract of land; from whence the Northwest corner of Section 5, and the Northeast corner of section 6, T. 16 S., R. 13 E., N.M.P.M., being a U.S.G.L.D., Brass Cap found in place, bears N 89° 53' E - 199.48 feet distant, and running thence, from said point of beginning; S 89° 53' W - 2550.92 feet to the Northwest Corner of the herein described tract of land, being a U.S.G.L.D., Brass Cap found in place, marked & Section 6, T. 16 S., Range 13 E., N.M.P.M., and running thence, SOUTH - 488.00 feet to the Southwest Corner of the herein described tract of land, being also a point on the Northerly right-of-way line of U.S. Highway No. 82, and running thence, along said Northerly right-of-way line, S 65° 06' E - 107.37 to an angle point in the above said Northerly right-of-way line, and continuing thence, along said right-of-way line: S 64° 21' E - 1372.10 feet to a point of curve, and running thence along said curve, Southeastery, to the left, having a radius of 5669.58 feet; a arc length of 197.70 feet to a point of tangency, and a point of curvature ahead, and running thence, Southeastery, along a curve to the left having a radius of 2799.00 feet, an arc length of 648.81 feet to a point on said curve, and running thence, radially, Southwestery, 16.00 feet to a point on said curve, having a radius of 2815.00 feet, and running thence, along said curve, Southeastery, to the left, an arc length of 369.33 feet to a point of tangency, and a point of curve-ature ahead, and continuing thence, Southeastery, along a curve to the left, having a radius of 5679.58 feet, an arc length of 198.25 feet to a point of tangency, and a point of curve-ature ahead, and running thence, Southeastery, along a curve to the right, having a radius of 1339.24 feet, an arc length of 210.37 feet to a point of tangency, and a point of curve-ature ahead, and running thence, Southeastery, along a curve to the right, having a radius of 702.67 feet, an arc length of 278.05 feet to the Southeast Corner of the herein described tract of land, being the intersection point of the Northerly right-of-way line of U.S. Highway No. 82, and the Westerly right-of-way line of Dry Canyon Road, and thence leaving said Northerly right-of-way line, and running along said Westerly right-of-way line, N 21° 30' W - 1697.18 feet to the Northeast Corner of the herein described tract of land, and the point of beginning. Containing 72.386 Acres, more or less.

SAID OWNER DOES HEREBY IN ACCORDANCE WITH ITS FREE WILL AND DESIRE, CAUSE SAID TRACT TO BE SUBDIVIDED AND PLATTED INTO A SUBDIVISION KNOWN AS "TWIN FORKS RANCH ESTATES, UNIT NO. SEVEN" AS SHOWN ON THE FOREGOING PLAT, AND DOES DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

IN WITNESS WHEREOF THE PRINCIPALS OF TWIN FORKS RANCH, INC. HAVE SET THEIR HANDS AND SEALS ON THIS 11 DAY OF JANUARY, 1967.

ATTEST: Steve V. Winsatt BY: G. Gordon Winsatt  
 G. GORDON WINSATT PRESIDENT

**CORPORATE ACKNOWLEDGEMENT**

STATE OF NEW MEXICO ) ss  
 COUNTY OF OTERO )

ON THIS 11 DAY OF JANUARY, 1967, BEFORE ME PERSONALLY APPEARED G. GORDON WINSATT, OF TWIN FORKS RANCH, INC., A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED SAID INSTRUMENT AS HIS OWN FREE ACT AND DEED.

WITNESS MY HAND AND SEAL THIS DAY AND YEAR LAST WRITTEN ABOVE, Fred C. Griffin, NOTARY PUBLIC.  
 MY COMMISSION EXPIRES 12-3, 1969

**APPROVAL OF OTERO COUNTY COMMISSION**

STATE OF NEW MEXICO ) ss  
 COUNTY OF OTERO )

THIS PLAT OF TWIN FORKS RANCH ESTATES, UNIT NO. SEVEN, WAS APPROVED BY THE OTERO COUNTY COMMISSION ON THIS 19 DAY OF JANUARY, 1967.

Ralph W. Morgan CHAIRMAN ATTEST: Virginia Yearley  
 COUNTY CLERK

**AFFIDAVIT**

STATE OF NEW MEXICO ) ss  
 COUNTY OF OTERO )

THIS SUBDIVISION DOES NOT LIE WITHIN THE PLANNING OR PLATTING JURISDICTION OF ANY MUNICIPALITY. Thomas H. Wagner  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF JANUARY, 1967. Fred C. Griffin NOTARY PUBLIC  
 COMM. EXPIRES 12-3-69

**CERTIFICATE OF SURVEY:**

STATE OF NEW MEXICO ) ss  
 COUNTY OF OTERO )

I, THOMAS H. WAGNER, A DULY REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF "TWIN FORKS RANCH ESTATES, UNIT NO. SEVEN" WAS PREPARED UNDER MY SUPERVISION FROM ACTUAL FIELD NOTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas H. Wagner  
 Registered New Mexico Land Surveyor No. 3517

STATE OF NEW MEXICO ) ss  
 COUNTY OF OTERO )

RECORDED IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO RECORDER OF OTERO COUNTY, NEW MEXICO, AT 4:00 O'CLOCK, P.M., THIS 18 DAY OF JANUARY, 1967.

Virginia Yearley COUNTY CLERK. BY: Karmon Stephen RECEPTION NO. 59281  
 BOOK 11 PAGE 39-36

I CERTIFY THIS IS A TRUE COPY OF THE ORIGINAL:

\_\_\_\_\_ COUNTY CLERK.

BY: \_\_\_\_\_

**CENTERLINE CURVE DATA:**

- |  |  |
|--|--|
| 1.) Delta - 16° 51'<br>Radius - 337.58<br>Tangent - 50.00      | 15.) Delta - 7° 46'<br>Radius - 736.58<br>Tangent - 50.00      |
| 2.) Delta - 0° 34'<br>Radius - 5,055.48<br>Tangent - 25.00     | 16.) Delta - 30° 11'<br>Radius - 185.42<br>Tangent - 50.00     |
| 3.) Delta - 1° 34'<br>Radius - 3656.95<br>Tangent - 50.00      | 17.) Delta - 109° 47'<br>Radius - 35.15<br>Tangent - 50.00     |
| 4.) Delta - 11° 09'<br>Radius - 512.24<br>Tangent - 50.00      | 18.) Delta - 5° 44'<br>Radius - 998.51<br>Tangent - 50.00      |
| 5.) Delta - 40° 27' 37"<br>Radius - 135.65<br>Tangent - 50.00  | 19.) Delta - 50° 37'<br>Radius - 52.87<br>Tangent - 25.00      |
| 6.) Delta - 5° 47' 33"<br>Radius - 988.34<br>Tangent - 50.00   | 20.) Delta - 53° 28'<br>Radius - 99.27<br>Tangent - 50.00      |
| 7.) Delta - 2° 36' 43"<br>Radius - 219.35<br>Tangent - 50.00   | 21.) Delta - 111° 31' 13"<br>Radius - 34.03<br>Tangent - 50.00 |
| 8.) Delta - 16° 56'<br>Radius - 167.95<br>Tangent - 25.00      | 22.) Delta - 34° 34'<br>Radius - 80.35<br>Tangent - 25.00      |
| 9.) Delta - 4° 43' 52"<br>Radius - 1210.35<br>Tangent - 50.00  | 23.) Delta - 56° 08'<br>Radius - 46.89<br>Tangent - 25.00      |
| 10.) Delta - 17° 17'<br>Radius - 328.99<br>Tangent - 50.00     | 24.) Delta - 69° 15' 31"<br>Radius - 72.40<br>Tangent - 50.00  |
| 11.) Delta - 32° 47'<br>Radius - 169.98<br>Tangent - 50.00     | 25.) Delta - 56° 11'<br>Radius - 93.67<br>Tangent - 50.00      |
| 12.) Delta - 75° 33'<br>Radius - 64.52<br>Tangent - 50.00      | 26.) Delta - 24° 25'<br>Radius - 115.55<br>Tangent - 25.00     |
| 13.) Delta - 12° 35' 33"<br>Radius - 453.18<br>Tangent - 50.00 | 27.) Delta - 3° 37'<br>Radius - 1583.69<br>Tangent - 50.00     |
| 14.) Delta - 31° 57'<br>Radius - 87.33<br>Tangent - 25.00      |  |

**NOTES: Unless otherwise shown:**

- A.) All block corner radii are equal to 25.00 feet.
- B.) All lengths shown along curves, are arc lengths.
- C.) All bearings shown are referred to true North from Solar observations.

NOTE: Above shown curve data is for centerline curves shown and designated on Street centerlines of subdivision plat, sheet 1 of 2 and said curves are shown and designated thus:  $\odot$