

**TIMBERON GOLF COURSE  
SUBDIVISION**

UNIT - 3  
CONTAINING 59.752 ACRES  
PORTION OF SECTIONS 22 & 27  
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 3, lying in and being a portion of Sections 22 and 27, Township 19 South, Range 12 East, New Mexico Principal Meridian, Otero County, New Mexico, and being more particularly described by notes and bounds as follows:

BEGINNING at a point lying in the Northeastly Right of Way Line of River Side Road (50 foot wide), said point bears North 49° 39' 00" East along the center line of River Side Road a distance of 67.09 feet to a point; thence continuing along the centerline of River Side Road a distance of 274.06 feet along the arc of a curve to the right whose central angle is 58° 24' 00" whose radius is 268.88 feet and whose long chord bears North 78° 51' 00" East a distance of 262.35 feet to a point; thence continuing along the centerline of River Side Road a distance of 295.71 feet along the arc of a curve to right whose central angle is 23° 43' 00", whose radius is 714.38 feet and whose long chord bears South 60° 05' 30" East a distance of 293.60 feet to a point; thence North 41° 46' 00" East across River Side Road a distance of 25.00 feet from the point of centerline intersection of River Side Road with Winter Lane (50.00 foot wide) of Sacramento Mountain Ranches Subdivision Unit 3 in Otero County, New Mexico.

THENCE from said point of beginning and along the Northeastly right of way line of River Side Road a distance of 40.86 feet along the arc of a curve to the left whose central angle is 3° 10' 00", whose radius is 739.38 feet and whose chord bears North 49° 49' 00" West a distance of 40.86 feet to a point;

THENCE North 40° 00' 00" East a distance of 160.00 feet to a point;

THENCE South 60° 31' 22" East a distance of 162.94 feet to a point lying in the West right of way line of Torrey Pines Lane (50 foot wide).

THENCE along the west right of way line of Torrey Pines Lane a distance of 225.79 feet along the arc of a curve to the left whose central angle is 16° 03' 00", whose radius is 806.03 feet and whose chord bears North 23° 44' 30" East a distance of 225.05 feet to a point;

THENCE a distance of 31.41 feet along the arc of a curve to the left whose central angle is 90° 00' 00", whose radius is 20.00 feet and whose long chord bears North 29° 17' 00" West a distance of 28.28 feet to a point lying in the southerly right of way line of Eldrado Drive (50 foot wide); the following calls being along the right of way line of Eldrado Drive unless otherwise specified;

THENCE North 74° 17' 00" West a distance of 100.00 feet to a point;

THENCE a distance of 237.94 feet along the arc of a curve to the right whose central angle is 77° 43' 00", whose radius is 175.42 feet and whose long chord bears North 35° 25' 30" West a distance of 220.12 feet to a point;

THENCE North 3° 26' 00" East a distance of 533.81 feet to a point;

THENCE a distance of 31.41 feet along the arc of a curve to the left whose central angle is 90° 00' 00", whose radius is 20.00 feet and whose long chord bears North 41° 34' 00" West a distance of 28.28 feet to a point;

THENCE North 86° 34' 00" West a distance of 105.00 feet to a point;

THENCE a distance of 306.14 feet along the arc of a curve to the right whose central angle is 31° 37' 00", whose radius is 554.79 feet and whose long chord bears North 70° 45' 30" West a distance of 302.27 feet to a point;

THENCE North 54° 57' 00" West a distance of 278.21 feet to a point;

THENCE a distance of 203.84 feet along the arc of the curve to the right whose central angle is 9° 57' 00", whose radius is 1173.78 feet and whose long chord bears North 49° 58' 30" West a distance of 203.58 feet to a point;

THENCE North 45° 00' 00" West a distance of 648.56 feet to a point;

THENCE a distance of 196.03 feet along the arc of a curve to the left whose central angle is 8° 08' 00", whose radius is 1380.98 feet and whose long chord bears North 49° 04' 00" West a distance of 195.87 feet to a point;

THENCE North 53° 08' 00" West a distance of 100.02 feet to a point;

THENCE a distance of 391.64 feet along the arc of a curve to the right whose central angle is 107° 12' 00", whose radius is 209.32 feet and whose long chord bears North 0° 28' 00" East a distance of 336.96 feet to a point;

THENCE North 54° 04' 00" East a distance of 427.14 feet to a point;

THENCE a distance of 349.08 feet along the arc of a curve to the right whose central angle is 50° 30' 00", whose radius is 396.05 feet and whose long chord bears North 79° 19' 00" East a distance of 537.89 feet to a point;

THENCE a distance of 31.41 feet along the arc of a curve to the left whose central angle is 90° 00' 00", whose radius is 20.00 feet and whose long chord bears North 59° 34' 00" East a distance of 28.28 feet to a point lying in the westerly right of way line of Rio Pinar Drive (50 foot wide);

THENCE North 14° 34' 00" East along the westerly right of way line of Rio Pinar Drive a distance of 316.41 feet to a point;

THENCE South 75° 26' 00" East across Rio Pinar Drive a distance of 50.00 feet to a point lying in the easterly right of way line of Rio Pinar Drive;

THENCE South 44° 24' 50" East a distance of 219.12 feet to a point;

THENCE South 70° 36' 20" East a distance of 108.17 feet to a point;

THENCE South 58° 41' 00" East a distance of 368.57 feet to a point;

THENCE South 61° 45' 00" East a distance of 530.87 feet to a point;

THENCE South 14° 13' 37" East a distance of 195.73 feet to a point;

THENCE South 20° 13' 00" West a distance of 506.05 feet to a point;

THENCE South 15° 19' 57" West a distance of 122.68 feet to a point;

THENCE South 1° 45' 00" East a distance of 276.72 feet to a point;

THENCE South 3° 26' 00" West a distance of 875.00 feet to a point;

THENCE South 11° 40' 00" East a distance of 153.13 feet to a point lying in the northerly right of way line of Eldrado Drive;

THENCE South 74° 17' 00" East along the northerly right of way line of Eldrado Drive a distance of 126.13 feet to a point;

THENCE South 15° 43' 00" West across Eldrado Drive a distance of 50.00 feet to a point lying in the southerly right of way line of Eldrado Drive;

THENCE North 74° 17' 00" West along the southerly right of way line of Eldrado Drive a distance of 55.00 feet to a point;

THENCE a distance of 31.41 feet along the arc of a curve to the left whose central angle is 90° 00' 00", whose radius is 20.00 feet and whose long chord bears South 60° 43' 00" West a distance of 28.28 feet to a point lying in the easterly right of way line of Torrey Pines Lane (50 foot wide);

THENCE along the easterly right of way line of Torrey Pines Lane a distance of 389.20 feet along the arc of a curve to the right whose central angle is 26° 03' 00", whose radius is 865.03 feet and whose long chord bears South 28° 44' 30" West a distance of 385.86 feet to a point;

THENCE South 41° 46' 00" West continuing along the easterly right of way line of Torrey Pines Lane a distance of 33.51 feet to a point;

THENCE a distance of 31.41 feet along the arc of a curve to the left whose central angle is 90° 00' 00", whose radius is 20.00 feet and whose long chord bears South 3° 14' 00" East a distance of 28.28 feet to a point lying in the northeasterly right of way line of River Side Road;

THENCE North 48° 14' 00" West along the northeasterly right of way line of River Side Road a distance of 195.67 feet to the Point of Beginning of the parcel being described and containing 59.752 acres more or less.

DEDICATION

STATE OF NEW MEXICO  
COUNTY OF OTERO

This is to certify that the above Plat of Blocks 6, 9, 10, 11 and 12, Unit 3, 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 Utility Easements shown thereon.

In witness whereof said owners and proprietors have set their hands and seals this 16th day of JUNE 1972.

North American Land Developments Inc.

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

Attest: Richard A. Parsons  
Assistant Secretary-Treasurer, Richard A. Parsons

ACKNOWLEDGEMENT

STATE OF NEW MEXICO  
COUNTY OF OTERO

The foregoing instrument was acknowledged before me by Johnny F. Mobley and Richard A. Parsons, being the Vice President and Assistant Secretary-Treasurer respectively of North American Land Developments Inc., in behalf of said Inc., on this 16th day of June 1972.

Richard A. Parsons  
Notary Public  
My commission expires 1-26-76

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 9:30 o'clock A.M. this 25th day of July 1972.

By: Elizabeth Stout  
Deputy

Ruth Roberts  
County Clerk  
Reception No. 89976  
Book 15 Page 27-30

APPROVAL

STATE OF NEW MEXICO  
COUNTY OF OTERO

This Plat of Blocks 6, 9, 10, 11 and 12, Unit 3, Timberon Golf Course Subdivision was approved by the Otero County Commission on this 10 day of July 1972.

Clinton B. McDonald  
Chairman  
Attest: Ruth Roberts  
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, P.E.

This Subdivision lies within the Platting and Planning jurisdiction of

Governmental Unit

Basil R. Smith  
Land Surveyor

Developer hereby agrees to construct of his own expense, all roads in this subdivision including, but not limited to, grading, drainage, base course, culverts and bridges.

John F. Mobley  
Developer

Restrictive Covenants applicable to this subdivision are recorded in Book 392 Page 177-80 of the records of Otero County.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 1972. \_\_\_\_\_  
County Surveyor

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 1972. \_\_\_\_\_  
County Sanitarian

Approved this 27 day of June 1972. Robert R. Bell  
Chairman, Otero County Planning Commission

"STATE OF NEW MEXICO )  
COUNTY OF OTERO ) ss.  
I, Ruth Roberts, County Clerk do hereby certify the foregoing to be a true and correct copy of the original filed in my office the 25th day of July, 1972 in Plat Book 15 Page 27-30.  
WITNESS my hand and the seal of my said office this 25th day of July, 1972.

Ruth Roberts  
County Clerk  
By: Elizabeth Stout  
Deputy

TIMBERON GOLF COURSE #3  
BK 15 PG 27-30  
PG 27-28-1 OF 2

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# TIMBERON GOLF COURSE SUBDIVISION

UNIT-3

94 LOTS - CONTAINING 59.752 ACRES

PORTION OF SECTIONS 22 & 27, T-19-S, R-12-E  
N.M.P.M.

OTERO COUNTY, NEW MEXICO  
SCALE: 1"=100' DATE: JUNE 14, 1972

### Dedication

State of New Mexico  
County of Otero

This is to certify that the above Plot of Blocks 2, 3, 10, 11 & 12, Unit 3, 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 Plan do hereby dedicate to the use of the Public the Roads, Parking Areas, Parks and Utility easements shown thereon.

In witness whereof said owners and proprietors have set their hands and seals this 16th day of June, 1972.

North American Land Developments Inc.

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

Attest: Richard A. Parsons  
Assistant Secretary-Treasurer, Richard A. Parsons

### Acknowledgement

State of New Mexico  
County of Otero

The foregoing instrument was acknowledged before me by Johnny F. Mobley and Richard A. Parsons, being the Vice President and Assistant Secretary-Treasurer respectively of North American Land Developments Inc, on behalf of said Inc. On this 16th day of June, 1972.

Stuart J. Parnis  
Notary Public  
My Commission expires 1-26-73

### 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 2:00 P.M., this 25th day of July, 1972.

By: Elizabeth Vint  
Deputy

Reception No. 84976 Book 15 Page 27-30

### Approval

State of New Mexico  
County of Otero

This Plot of Blocks 2, 3, 10, 11 & 12, Unit 3, Timberon Golf Course Subdivision was approved by the Otero County Commission on this 10th day of August, 1972.

Clifton A. McDonald  
Chairman

Attest: Paul Roberts  
County Clerk

### Engineer's Certificate

I, Basil R. Smith, Registered Professional Civil Engineer and Land Surveyor licensed of the State of New Mexico, certify this to be a true and correct copy of the original Survey made by me 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

This subdivision is within the planning and zoning jurisdiction of \_\_\_\_\_ governmental unit.

Developer: \_\_\_\_\_

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

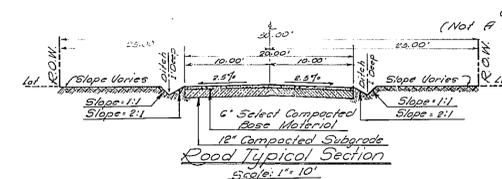
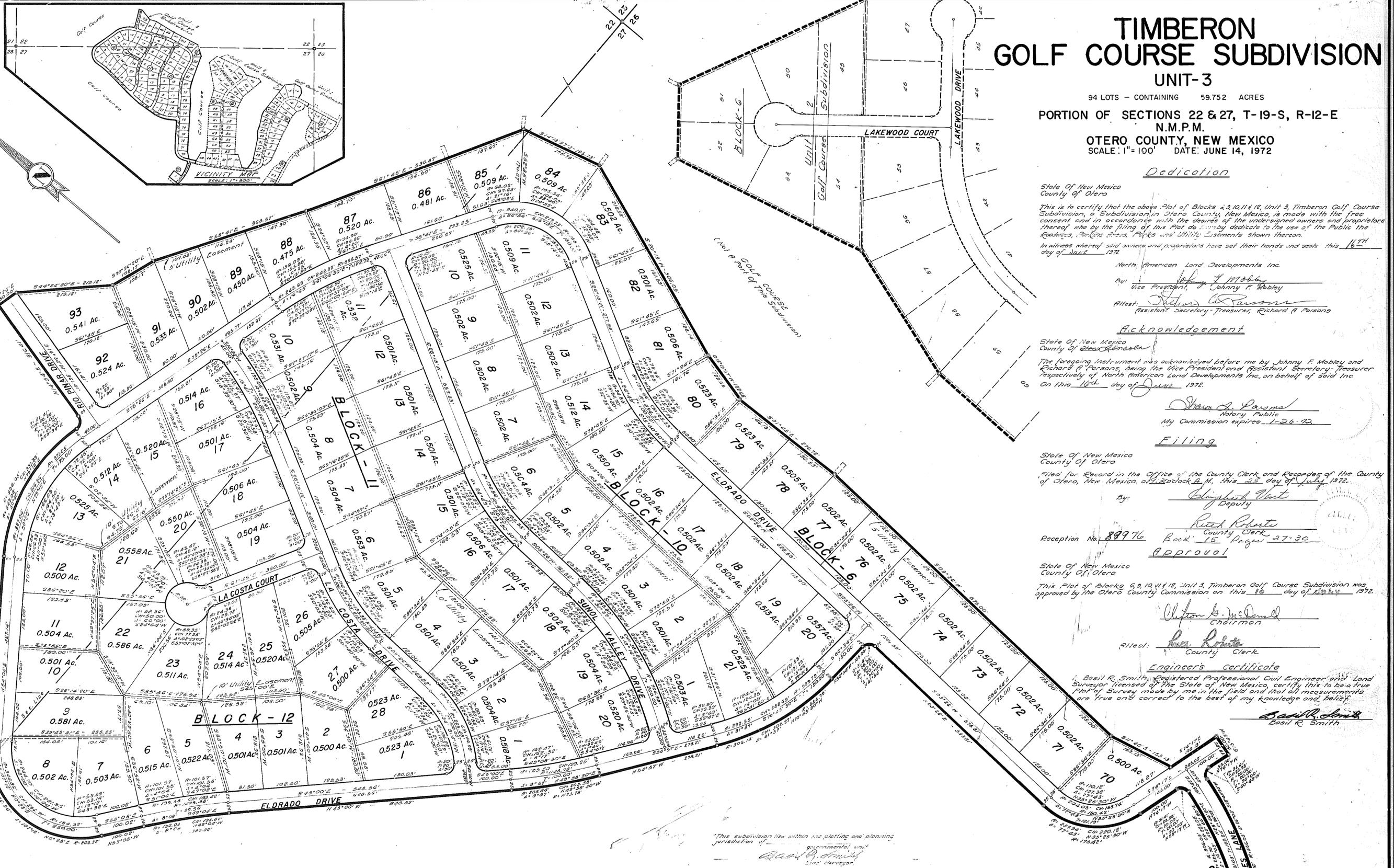
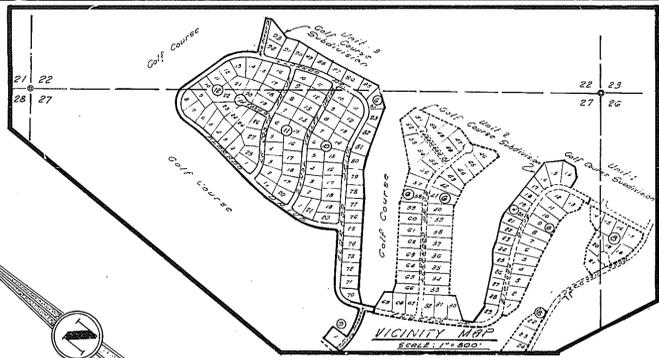
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 1972.

Approved this 27 day of June, 1972.

Robert A. Bell  
Chairman, Otero County Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 1972.

County Sanitarian



BASIL SMITH ENGINEERING CO.  
El Paso, Texas

"STATE OF NEW MEXICO  
COUNTY OF OTERO  
I, Paul Roberts, County Clerk do hereby certify the foregoing to be a true and correct copy of the original filed in my office this 25th day of July, 1972. Page 27-30. WITNESS my hand and the seal of my said office this 25th day of July, 1972."  
Paul Roberts  
County Clerk  
By: Elizabeth Vint  
Deputy

TIMBERON GOLF COURSE #3  
BK 15 PG 29-30  
2 OF 2