TIMBERON GOLF COURSE SUBDIVISION

UNIT 4

CONTAINING 33.296 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 4, 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 metes and bounds as follows:

BEGINNING at the point for centerline intersection of Eldrado Drive (30 foot wide) with Torrey Pines Lane (30 foot wide) in Timberon Golf Course Subdivision Unit 3 in Otero County, New Mexico; Thence North 74°17'00" West along the centerline of Eldrado Drive a distance of 145.00 feet; Thence continuing along the centerline of Eldrado Drive a distance of 204.03 feet along the arc of a curve to the right, whose central angle is 77°43'00", whose radius is 150.42 feet and whose long chord bears North 35°25'30" West a distance of 188.74 feet; Thence North 86°34'00" West across Eldrado Drive a distance of 25.00 feet to the true Point of Beginning of the parcel being described, said true Point of Beginning bears South 55°19'01" East a distance of 3364.82 feet from the corner common to Sections 21, 22, 27 and 28, Township 19 South, Range 12 East, Otero County, New Mexico;

THENCE from said Point of Beginning North 86°34'00" West a distance of 125.00 feet;

THENCE North 03°26'00" East a distance of 103.81 feet to a point lying in the Southerly right of way line of London Hunt Road;

THENCE along the Southwesterly right of way line of London Hunt Road for the following seven calls: A distance of 510.31 feet along the arc of a curve to the right, whose central angle is 31°37'00", whose radius is 924.79 feet and whose long chord bears North 70°45'30" West a distance of 503.86 feet;

THENCE North 54°57'00" West a distance of 275.21 feet;

THENCE a distance of 268.10 feet along the arc of a curve to the right, whose central angle is 09°57'00", whose radius is 1543.78 feet and whose long chord bears North 49°58'30" West a distance of 267.76 feet;

THENCE North 45°00'00" West a distance of 410.17 feet;

THENCE a distance of 136.12 feet along the arc of a curve to the left, whose central angle is 08°08'00", whose radius is 1381.55 feet and whose long chord bears North 49°04'00" West a distance of 135.95 feet;

THENCE North 53°08'00" West a distance of 283.60 feet;

THENCE a distance of 287.14 feet along the arc of a curve to the right, whose central angle is 27°00'00", whose radius is 609.32 feet and whose long chord bears North 39°38'00" West a distance of 284.49 feet;

THENCE South 63°52'00" West a distance of 100.00 feet;

THENCE North 46°03'40" West a distance of 206.81 feet;

THENCE North 00°28'00" East a distance of 273.97 feet;

THENCE North 13°04'00" East a distance of 137.93 feet;

THENCE North 41°57'50" East a distance of 168.12 feet;

THENCE North 12°47'50" East a distance of 176.21 feet;

THENCE North 80°08'00" East a distance of 187.32 feet;

THENCE South 35°56'00" East a distance of 100.00 feet to a point lying in the Northwesterly right of way line of London Hunt Road;

THENCE along the right of way line of London Hunt Road for the following three calls: North 54°04'00" East a distance of 257.14 feet;

THENCE a distance of 235.62 feet along the arc of a curve to the right, whose central angle is 90°00'00", whose radius is 150.00 feet and whose long chord bears South 80°56'00" East a distance of 212.13 feet;

THENCE South 35°56'00" East a distance of 75.00 feet;

THENCE North 54°04'00" East a distance of 157.10 feet;

THENCE South 86°30'00" East a distance of 380.50 feet to a point lying in the Westerly right of way line of Rio Pinar Drive;

THENCE South 14°34'00" West along the Westerly right of way line of Rio Pinar Drive a distance of 125.96 feet;

THENCE a distance of 31.41 feet along the arc of a curve to the right, whose central angle is 90°00'00", whose radius is 20.00 feet and whose long chord bears South 59°34'00" West a distance of 28.28 feet to a point lying in the Northerly right of way line of Eldrado Drive;

THENCE along the right of way line of Eldrado Drive for all the following calls; A distance of 343.08 feet along the arc of a curve to the left, whose central angle is 50°30'00", whose radius is 396.05 feet and whose long chord bears South 79°19'00" West a distance of 332.09 feet;

THENCE South 54°04'00" West a distance of 427.14 feet;

THENCE a distance of 391.64 feet along the arc of a curve to the left, whose central angle is 107°12'00", whose radius is 209.32 feet and whose long chord bears South 00°28'00" West a distance of 336.96 feet;

THENCE South 53°08'00" East a distance of 100.02 feet;

THENCE a distance of 136.03 feet along the arc of a curve to the right, whose central angle is 08°08'00", whose radius is 1280.28 feet and whose long chord bears South 49°04'00" East a distance of 135.87 feet;

THENCE South 45°00'00" East a distance of 648.56 feet;

THENCE a distance of 203.84 feet along the arc of a curve to the left, whose central angle is 09°57'00", whose radius is 1173.78 feet and whose long chord bears South 49°58'30" East a distance of 203.58 feet;

THENCE South 54°57'00" East a distance of 273.21 feet;

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

THENCE South 86°34'00" East a distance of 105.00 feet;

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

THENCE South 03°26'00" West a distance of 533.81 feet to the true Point of Beginning of the parcel being described containing 33.296 Acres more or less.

■ BASIL SMITH ENGINEERING COMPANY ■
EL PASO, TEXAS

Dedication

STATE OF NEW MEXICO)
COUNTY OF OTERO) s.s.

This is to certify that the above Plat of Blocks 9 and 13, Unit 4, 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. Mobley
President, Johnny F. Mobley

Attest: Carl G. Rossi
Assistant Secretary-Treasurer, Carl G. Rossi

Acknowledgement

STATE OF NEW MEXICO)
COUNTY OF OTERO) s.s.

The foregoing instrument was acknowledged to me by Johnny F. Mobley and Carl G. 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 Anna Raidin
My Commission expires 10-8-80

Filing

STATE OF NEW MEXICO)
COUNTY OF OTERO) s.s.

I hereby certify that this instrument was filed for Record on the 26 day of March 1978 at 1:10 o'clock P.M., and duly recorded in Book 24 Page 27-30 of the Records of Otero County.

By: Helen C. Chora
Deputy

Margaret D. Sanchez
County Clerk

Approval

STATE OF NEW MEXICO)
COUNTY OF OTERO) s.s.

This Plat of Blocks 9 and 13, Unit 4, Timberon Golf Course Subdivision was approved by the Otero County Commission on this 5TH day of March 1978.

William F. Meaulin
Chairman

Attest: 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, P.E. and L.S. N.M. Reg Lic. No. 2257

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

By: _____
Deputy

Margaret D. Sanchez
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 25-27 of the Records of Otero County.

Disclosure Statement as required by the New Mexico Subdivision Act is record in Book — Page _____ of the Records of Otero County.

Approved this 11th day of Feb 1978

John E. King
Examining Surveyor

1553
NM Reg. Lic. No.

Approved this 22nd day of March 1978.
OTERO COUNTY PLANNING COMMISSION

Attest: Carl G. Rossi
Secretary

George James
Chairman

Approved this 5TH day of March 1978.
BOARD OF COUNTY COMMISSION

William F. Meaulin
Chairman

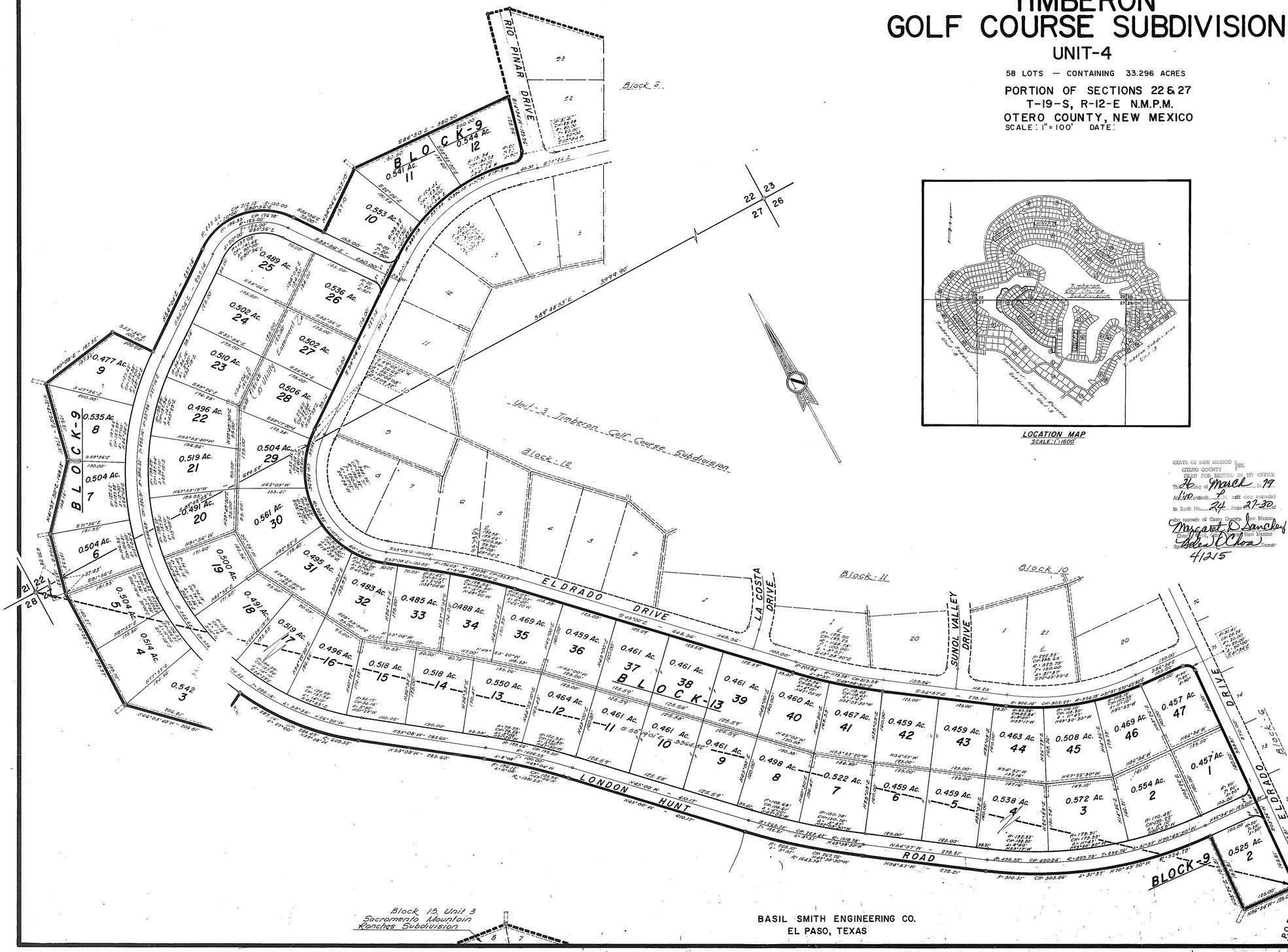
TIMBERON GOLF COURSE UNIT 4
BK 24 PGS 27 – 28
1 OF 2

TIMBERON GOLF COURSE SUBDIVISION

UNIT-4

58 LOTS — CONTAINING 33.296 ACRES

PORTION OF SECTIONS 22 & 27
T-19-S, R-12-E N.M.P.M.
OTERO COUNTY, NEW MEXICO
SCALE: 1" = 100' DATE:



LOCATION MAP
SCALE: 1" = 1600'

STATE OF NEW MEXICO } SS.
OTERO COUNTY }
FILED FOR RECORD IN MY OFFICE
This 26 day of March 19 79
No. 4/10 o'clock 9 and duly recorded
in Book No. 24 Page 27-30
of the records of Otero County, New Mexico
Margaret D. Sanchez
County Clerk, Otero County, New Mexico
By Helen O'Choa Deputy
41215

Dedication

State of New Mexico
County of Otero

This is to certify that the above Plat of Blocks 5 and 13, Unit 4, Timberon Golf Course Subdivision of 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 21st day of MARCH 1978

North American Land Developments Inc.

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

Attest: Carl A. Rossi
Assistant Secretary, Treasurer, Carl A. Rossi

Acknowledgement

State of New Mexico
County of Otero

The foregoing instrument was acknowledged before me by Johnny F. Mobley and Carl A. Rossi, being the Vice 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 Rardin
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 Otero, New Mexico at 1:10 o'clock P.M., this 26 day of March 1979

By: Helen O'Choa
Deputy

Margaret D. Sanchez
County Clerk

Reception No. 41215

Approval

State of Mexico
County of Otero

This Plat of Blocks 5 and 13, Unit 4, Timberon Golf Course Subdivision was approved by the Otero County Commission on this 5th day of MARCH 1978.

William F. Meadow
Chairman

Attest: Margaret D. Sanchez
County Clerk

Engineers 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.P.E., L.S. 2257

"This Subdivision lies within the platting 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, culverts and bridges.

Johnny F. Mobley
Developer"

"Restrictive Covenants applicable to this subdivision are recorded in Book 469 Page 25-27 of the records of Otero County."

Approved this 11th day of FEB. 1979

John E. King 1553
County Surveyor

Approved this _____ day of _____ 1978.

_____
County Sanitarian

Approved this 22nd day of MARCH 1978.

Carl O. Reed George Jones
Chairman, Otero County Planning Commission

BASIL SMITH ENGINEERING CO.
EL PASO, TEXAS

TIMBERON GOLF COURSE UNIT 4
BK 24 PGS 29 - 30
2 OF 2

BK 24 PG 29-30
2 OF 2