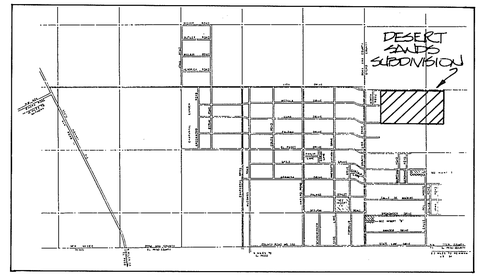
DESERT SANDS SUBDIVISION

LOCATED IN SECTIONS 19 AND 20, T.26S., R.6E., N.M.P.M. OF THE U.S.G.L.O. SURVEYS

CHAPARRAL, OTERO COUNTY, NEW MEXICO

SCALE: 1" = 200' SEPTEMBER 9, 1988

CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING AND DISTANCE
1	25.00'	90°00'00"	39.27'	25.00'	N.44°56'00"E., 35.36'
2	25.00'	90°00'00"	39.27'	25.00'	N.45°04'00"W., 35.36'
3	25.00'	90°00'43"	39.28'	25.01'	N.44°56'22"E., 35.36'
4	25.00'	89°52'26"	39.21'	24.95'	S.45°00'13"E., 35.32'
5	25.00'	90°07'34"	39.32'	25.05'	N.44°59'47"E., 35.39'
6	25.00'	90°00'00"	39.27'	25.00'	S.44°56'00"W., 35.36'
7	25.00'	90°00'00"	39.27'	25.00'	S.45°04'00"E., 35.36'



VICINITY MAP
NO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE FOREGOING SUBDIVISION OF THAT CERTAIN TRACT OF LAND SITUATE AT CHAPARRAL, OTERO COUNTY, NEW MEXICO LYING IN SECTIONS 19 AND 20, T.26S., R.6E., N.M.P.M. OF THE U.S.G.L.O. SURVEYS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A ⅝" IRON ROD SET ON THE NORTH LINE OF SECTION 19 FOR THE NORTHWEST CORNER OF THIS TRACT; WHENCE A ⅝" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SECTION 19, T.26S., R.6E., N.M.P.M. OF THE U.S.G.L.O. SURVEYS BEARS S.89°56'43"W., A DISTANCE OF 1319.89 FEET;
THENCE FROM THE POINT OF BEGINNING ALONG THE NORTH LINE OF SECTION 19 N.89°56'43"E., 3950.57 FEET TO A ⅝" IRON ROD SET FOR THE SECTION CORNER COMMON TO SECTION 17, 18, 19 AND 20 FOR A CORNER OF THIS TRACT;
THENCE ALONG THE NORTH LINE OF SECTION 20 S.89°56'26"E., 1316.80 FEET TO A 1¼" IRON PIPE FOUND FOR THE W 1/16 CORNER OF SECTION 20 FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE LEAVING SAID SECTION LINE S.00°02'15"E., 2663.97 FEET TO A ⅝" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE S.89°56'00"W., 5216.01 FEET TO A ⅝" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE N.00°04'00"W., 2667.70 FEET TO THE POINT OF BEGINNING CONTAINING 322.435 ACRES OF LAND MORE OR LESS,

AS THE SAME APPEARS ON THIS PLAT TO WHICH THIS DEDICATION IS ATTACHED AND MADE A PART HEREOF, AND THE PLAT HAS BEEN SUBMITTED TO AND CHECKED BY THE COUNTY COMMISSION OF OTERO COUNTY, NEW MEXICO AS BY STATUTE PROVIDED FOR AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. THE STREETS, ALLEYS, PUBLIC WAYS, PARKS AND OTHER PUBLIC PROPERTY AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR ITS USE FOREVER. ELECTRIC, TELEPHONE, GAS, WATER, SANITARY AND STORM SEWER, CABLE TELEVISION FACILITIES AND OTHER FRANCHISED PUBLIC UTILITIES WILL BE INSTALLED UNDERGROUND OR OVERHEAD IN OR ALONG STREETS, ALLEYS, UTILITY EASEMENTS, PUBLIC AREAS AND IN LOT OWNER'S FACILITIES. ALL INSTALLATIONS SHALL CONFORM WITH THE NATIONAL ELECTRIC SAFETY CODE AND OTHER APPLICABLE LOCAL CODES IN EFFECT. THE UTILITY EASEMENTS BEING 5 FEET TO EACH SIDE OF ALL LOT LINES UNLESS OTHERWISE NOTED ARE GRANTED FOR UNDERGROUND PIPELINES, OVERHEAD AND UNDERGROUND CABLES, POLES, ANCHORS, CONDUCTORS, CONDUITS, TRANSFORMER INSTALLATIONS, INCLUDING PADMOUNT AND CONVENTIONAL PULLBOXES, MANHOLES, SERVICE FACILITIES AND ALL OTHER NECESARY EQUIPMENT FOR UNDERGROUND OR AERIAL DISTRIBUTION SYSTEMS, TOGETHER WITH THE OVERHANG OF SERVICE WIRES, AND WITH THE RIGHT OF INGRESS AND EGRESS THERETO FOR THE INSTALLATION, OPERATION, INSPECTION, REPAIR, MAINTENANCE, REPLACEMENT RENEWAL AND REMOVAL THEREOF, AND ALSO THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, BUILDINGS AND STRUCTURES OF A PERMANENT NATURE, EXCEPT FENCES, BOUNDARY WALLS, WALKWAYS, AND ROADWAYS WILL BE PROHIBITED FROM BEING BUILT ON OR OVER ANY EASEMENT. EXCEPTIONS TO THE ABOVE MUST BE OBTAINED FROM ALL THE AFFECTED UTILITY COMPANIES. THE SUBDIVISION HEREON SHOWN IS TO BE KNOWN AS DESERT SANDS SUBDIVISION.

IN WITNESS WHEREOF THE UNDERSIGNED OWNER DO HEREBY SET MY HAND THIS 20th DAY OF Jan., 1989.

FORT SELDEN, INC.
SYLVIA C. TURNER, PRESIDENT
301 E. EL PASEO DRIVE
CHAPARRAL, NM 88021

INSTRUMENT OF TITLE:
(STATE OF NEW MEXICO)
(COUNTY OF DOÑA ANA)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF January 1989.
Rosa Quezada (NOTARY PUBLIC)

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF NEW MEXICO AND THAT THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION FROM THE NOTES OF AN ACTUAL FIELD SURVEY THAT MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

KERY W. BREINER NMPLS #9761 8-15-88
(STATE OF NEW MEXICO)
(COUNTY OF OTERO)

I, DIANA DURAN COUNTY CLERK DO HEREBY CERTIFY THAT THE FOREGOING TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL FILED IN MY OFFICE THE 25 DAY OF April, 1989 IN PLAT BOOK 39, PAGE 50-51 WITNESS MY HAND AND SEAL THIS 25 DAY OF April, 1989.
COUNTY CLERK BY: DEPUTY

THIS SUBDIVISION LIES WITHIN THE PLATTING AND PLANNING JURISDICTION OF OTERO COUNTY, AND IS SUBJECT TO THE NEW MEXICO SUBDIVISION ACT.
COUNTY CLERK DEPUTY

THE 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.
DEVELOPER DATE Jan. 20, 1989

THE RESTRICTIVE COVENANTS APPLICABLE TO THIS SUBDIVISION ARE RECORDED IN BOOK _____, PAGE _____ OF THE RECORDS OF OTERO COUNTY.

THE DISCLOSURE STATEMENT AS REQUIRED BY THE NEW MEXICO SUBDIVISION ACT IS RECORDED IN BOOK 468, PAGES 545/51 TO _____ OF THE RECORDS OF OTERO COUNTY.

APPROVED THIS _____ DAY OF _____, 19__.
EXAMINING SURVEYOR 4998 REGISTRATION NUMBER

APPROVED THIS 12th DAY OF April, 19 89.

OTERO COUNTY PLANNING COMMISSION
CHAIRMAN ATTEST: SECRETARY

APPROVED THIS 24 DAY OF Feb, 19 89.
BOARD OF COUNTY COMMISSIONERS
OTERO COUNTY, NEW MEXICO
CHAIRMAN ATTEST: SECRETARY

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE EL PASO ELECTRIC COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND ONLY), (OVERHEAD ONLY), (UNDERGROUND AND/OR OVERHEAD), (UNDERGROUND AND DECLARATION OVERHEAD FEEDER) ELECTRICAL UTILITIES.
BY: John Mauer DATE: 1-12-89

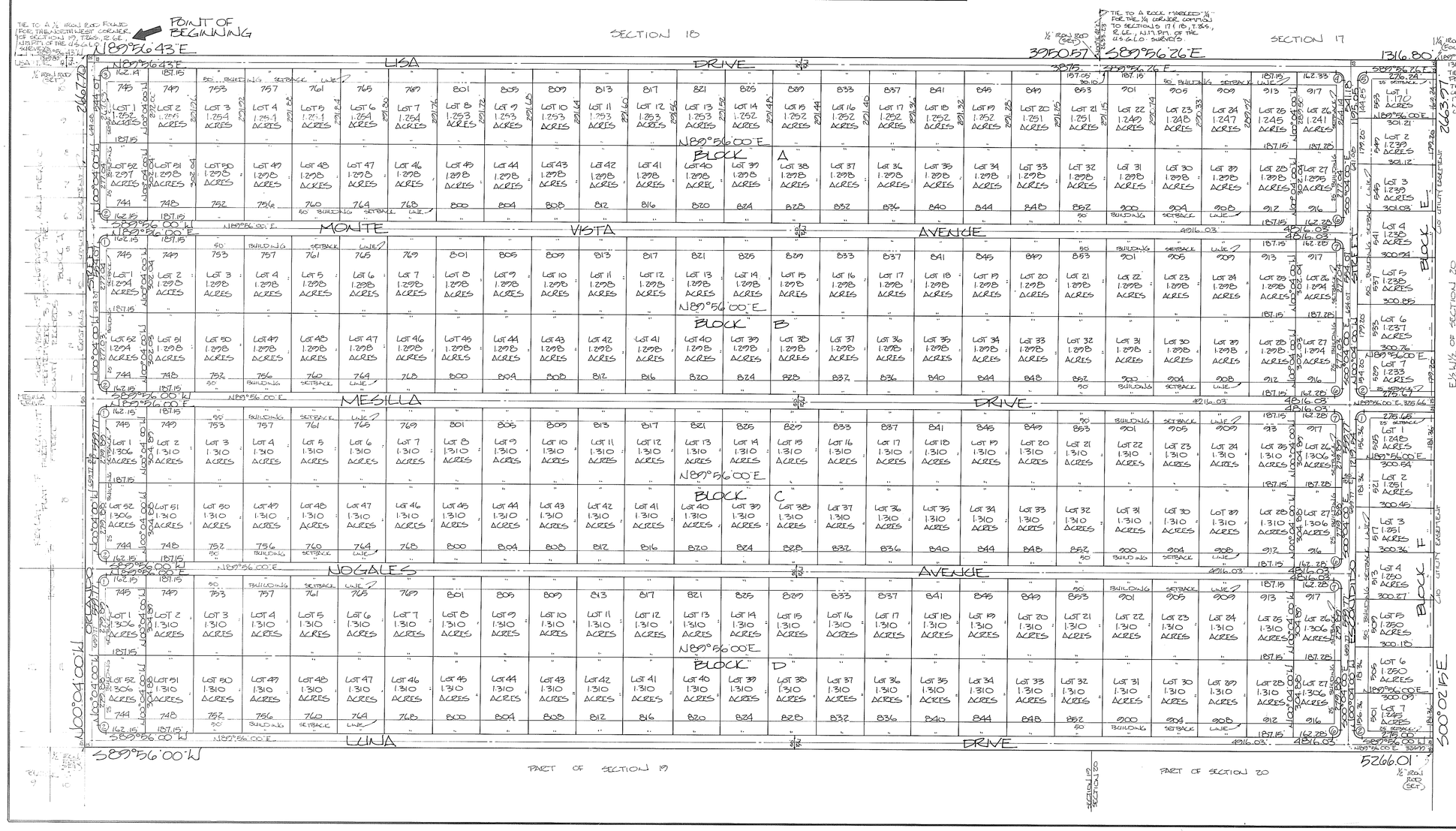
EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE MOUNTAIN BELL TELEPHONE COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND ONLY), (OVERHEAD ONLY), (UNDERGROUND AND/OR OVERHEAD), (UNDERGROUND AND DECLARATION OVERHEAD FEEDER) TELEPHONE UTILITIES.
BY: Joyce H. Cochran DATE: 1-12-89

(STATE OF NEW MEXICO)
(COUNTY OF OTERO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 25th DAY OF April, 1989, AT 12:00P.M., AND DULY RECORDED IN BOOK 39, PAGE 50-51 OF THE RECORDS OF OTERO COUNTY.
COUNTY CLERK DEPUTY

3552

DIAMONDBACK
LAND SURVEYING CO.
755 TELSHOR BLVD., SUITE 11E
LAS CRUCES, NM • 88001
(505) 522-0400



EASE FILE
DESERT SANDS
BK 39 PG 50 -51