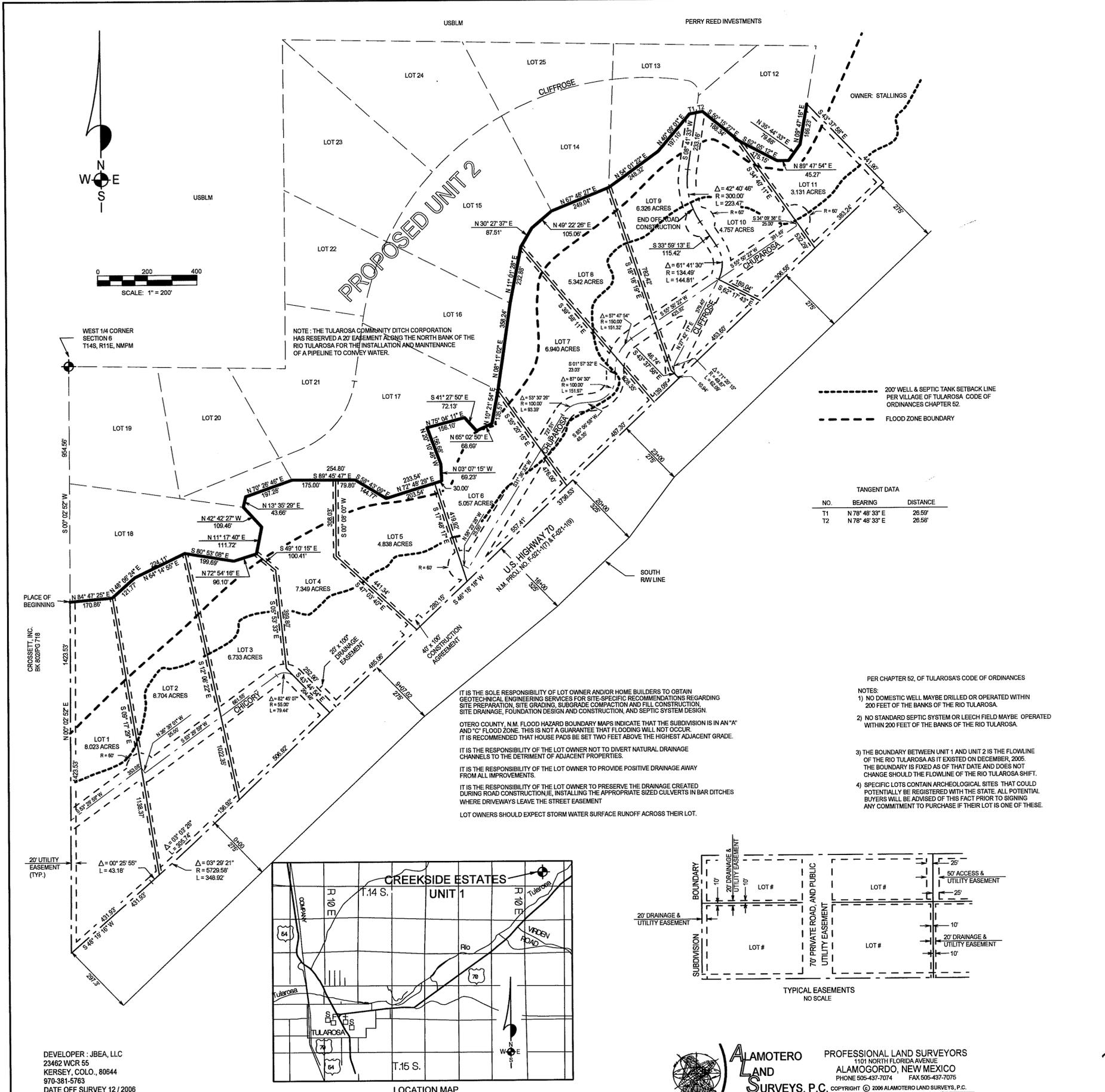


FINAL PLAT OF CREEKSIDE ESTATES, UNIT 1 OTERO COUNTY, NEW MEXICO

KZSUBSCRIBER UNIT



DEDICATION

STATE OF NEW MEXICO)
COUNTY OF OTERO)

KNOW ALL MEN BY THESE PRESENTS THAT JBEA, LLC IS THE OWNER AND PROPRIETOR OF A TRACT OF LAND IN LOTS 7 THROUGH 13 OF SECTION 6, T14S, R11E, NMPM, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

STARTING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 6 AND GOING S00°02'52"W ALONG THE WEST LINE OF SAID SECTION 6 A DISTANCE OF 954.56 FEET TO THE CENTERLINE OF TULAROSA CREEK AND THE PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE N84°47'29"E ALONG SAID CENTERLINE A DISTANCE OF 170.86 FEET; THENCE N48°02'24"E ALONG SAID CENTERLINE A DISTANCE OF 121.17 FEET; THENCE N64°14'55"E ALONG SAID CENTERLINE A DISTANCE OF 224.11 FEET; THENCE S80°53'09"E ALONG SAID CENTERLINE A DISTANCE OF 199.69 FEET; THENCE N72°54'16"E ALONG SAID CENTERLINE A DISTANCE OF 96.10 FEET; THENCE N11°17'40"E ALONG SAID CENTERLINE A DISTANCE OF 111.72 FEET; THENCE N42°42'27"W ALONG SAID CENTERLINE A DISTANCE OF 109.46 FEET; THENCE N19°35'29"E ALONG SAID CENTERLINE A DISTANCE OF 43.66 FEET; THENCE N70°26'46"E ALONG SAID CENTERLINE A DISTANCE OF 167.28 FEET; THENCE S89°46'47"E ALONG SAID CENTERLINE A DISTANCE OF 254.80 FEET; THENCE S58°43'35"E ALONG SAID CENTERLINE A DISTANCE OF 144.77 FEET; THENCE N72°46'29"E ALONG SAID CENTERLINE A DISTANCE OF 233.54 FEET; THENCE N03°07'15"W ALONG SAID CENTERLINE A DISTANCE OF 69.23 FEET; THENCE N20°10'46"W ALONG SAID CENTERLINE A DISTANCE OF 156.68 FEET; THENCE N75°04'11"E ALONG SAID CENTERLINE A DISTANCE OF 156.10 FEET; THENCE S41°27'50"E ALONG SAID CENTERLINE A DISTANCE OF 72.13 FEET; THENCE N85°02'50"E ALONG SAID CENTERLINE A DISTANCE OF 88.89 FEET; THENCE N10°21'54"E ALONG SAID CENTERLINE A DISTANCE OF 187.10 FEET; THENCE N88°11'12"E ALONG SAID CENTERLINE A DISTANCE OF 353.24 FEET; THENCE N11°01'28"E ALONG SAID CENTERLINE A DISTANCE OF 232.88 FEET; THENCE N30°27'37"E ALONG SAID CENTERLINE A DISTANCE OF 67.51 FEET; THENCE N49°22'26"E ALONG SAID CENTERLINE A DISTANCE OF 105.06 FEET; THENCE N87°48'27"E ALONG SAID CENTERLINE A DISTANCE OF 249.04 FEET; THENCE N54°01'22"E ALONG SAID CENTERLINE A DISTANCE OF 248.32 FEET; THENCE N40°09'01"E ALONG SAID CENTERLINE A DISTANCE OF 187.10 FEET; THENCE N67°48'33"E ALONG SAID CENTERLINE A DISTANCE OF 31.17 FEET; THENCE S50°12'27"E ALONG SAID CENTERLINE A DISTANCE OF 168.24 FEET; THENCE S62°05'12"E ALONG SAID CENTERLINE A DISTANCE OF 175.15 FEET; THENCE N89°47'54"E ALONG SAID CENTERLINE A DISTANCE OF 45.27 FEET; THENCE N55°44'33"E ALONG SAID CENTERLINE A DISTANCE OF 79.88 FEET; THENCE N09°47'16"E ALONG SAID CENTERLINE A DISTANCE OF 166.23 FEET; THENCE S43°37'58"E ALONG SAID CENTERLINE A DISTANCE OF 441.30 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 70; THENCE S46°19'18"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 376.53 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 03°29'21" AND WHOSE RADIUS IS 5729.58 FEET AN ARC DISTANCE OF 348.92 FEET; THENCE S48°19'16"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 431.93 FEET; THENCE N00°02'52"E A DISTANCE OF 1423.53 FEET TO THE SAID PLACE OF BEGINNING, AND CONTAINING 67.200 ACRES, MORE OR LESS.

SAID OWNER DOES HEREBY CAUSE THE ABOVE DESCRIBED TRACT OF LAND TO BE SUBDIVIDED AND PLATTED AS SHOWN ON THIS PLAT. THE SUBDIVISION OF LANDS AS SHOWN UPON THIS PLAT SHALL BE DESIGNATED AS "CREEKSIDE ESTATES, UNIT 1", OTERO COUNTY, NEW MEXICO, AND IN RECORDING THIS PLAT, SAID OWNER AND PROPRIETOR DOES CAUSE ALL OF THE EASEMENTS WITHIN THE BOUNDS OF THE ABOVE DESCRIBED TRACT OF LAND TO BE DEDICATED TO THE USES SHOWN. THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND PROPRIETOR OF SAID TRACT OF LAND.

IN WITNESS WHEREOF SAID OWNER HAS SET HIS HAND AND SEAL ON THIS 28th DAY OF June 2007.

JBEA, LLC BY: *William C. Crabbe, Manager*
WILLIAM C. CRABBE, MANAGER



ACKNOWLEDGEMENT

STATE OF *COLO*)
COUNTY OF *OTERO*)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28th DAY OF June 2007, BY THE JBEA, LLC BY WILLIAM C. CRABBE, MANAGER.

WITNESS MY HAND AND SEAL ON THIS DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES *5/4/07* *Robert Holmes* NOTARY PUBLIC

AFFIDAVIT

STATE OF NEW MEXICO)
COUNTY OF OTERO)

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

Klad Zimmerle SURVEYOR

Instrument # *200707456*

THE RESTRICTIVE COVENANTS APPLICABLE TO THIS SUBDIVISION ARE RECORDED IN BOOK *100* PAGES *1-10* OF THE RECORDS OF OTERO COUNTY.

Instrument # *200707457*

DISCLOSURE STATEMENT AS REQUIRED BY THE NEW MEXICO SUBDIVISION ACT IS RECORDED IN BOOK *100* PAGES *1-10* OF THE RECORDS OF OTERO COUNTY.

APPROVALS

STATE OF NEW MEXICO)
COUNTY OF OTERO)

THIS PLAT HAS BEEN SUBMITTED TO, REVIEWED, AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF OTERO COUNTY AND IS HEREBY APPROVED FOR FILING WITH THE OTERO COUNTY CLERK.

Robert Holmes COMMISSIONER CHAIRMAN DATE *6/21/07*
Robert Holmes ATTEST, OTERO COUNTY CLERK DATE *6/25/07*

SURVEYOR CERTIFICATE

I, Klad Zimmerle, A NEW MEXICO LICENSED PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

SIGNATURE *Klad Zimmerle* DATE *6/22/07*
P.L.S. # 8334

STATE OF NEW MEXICO)
COUNTY OF OTERO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 10 DAY OF July 2007, AT 1:53 CLOCK, P.M., AND DULY RECORDED IN BOOK *100* PAGES *1-10* RECEPTION NO. *200707471* OF THE RECORDS OF OTERO COUNTY.

Robert Holmes COUNTY CLERK
BY *Chris Jerski* DEPUTY

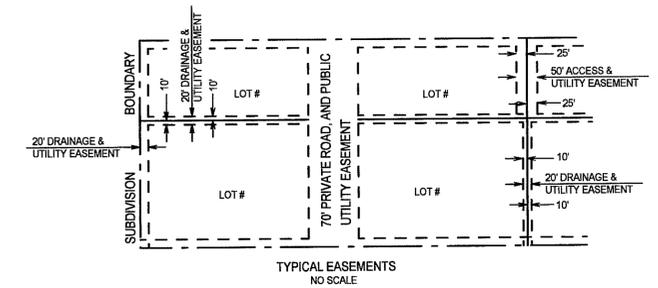
NOTE:
BOOK AND PAGE NUMBERS REFERRED TO ARE OF THE RECORDS OF OTERO COUNTY, NEW MEXICO, OBTAINED FROM THE FILES OF THE OTERO COUNTY ASSESSOR'S OFFICE.

TANGENT DATA

NO.	BEARING	DISTANCE
T1	N 78° 48' 33" E	26.59'
T2	N 78° 48' 33" E	26.58'

PER CHAPTER 52, OF TULAROSA'S CODE OF ORDINANCES

- NOTES:
- 1) NO DOMESTIC WELL MAY BE DRILLED OR OPERATED WITHIN 200 FEET OF THE BANKS OF THE RIO TULAROSA.
 - 2) NO STANDARD SEPTIC SYSTEM OR LEECH FIELD MAY BE OPERATED WITHIN 200 FEET OF THE BANKS OF THE RIO TULAROSA.
 - 3) THE BOUNDARY BETWEEN UNIT 1 AND UNIT 2 IS THE FLOWLINE OF THE RIO TULAROSA AS IT EXISTED ON DECEMBER, 2005. THE BOUNDARY IS FIXED AS OF THAT DATE AND DOES NOT CHANGE SHOULD THE FLOWLINE OF THE RIO TULAROSA SHIFT.
 - 4) SPECIFIC LOTS CONTAIN ARCHEOLOGICAL SITES THAT COULD POTENTIALLY BE REGISTERED WITH THE STATE. ALL POTENTIAL BUYERS WILL BE ADVISED OF THIS FACT PRIOR TO SIGNING ANY COMMITMENT TO PURCHASE IF THEIR LOT IS ONE OF THESE.



IT IS THE SOLE RESPONSIBILITY OF LOT OWNER AND/OR HOME BUILDERS TO OBTAIN GEOTECHNICAL ENGINEERING SERVICES FOR SITE-SPECIFIC RECOMMENDATIONS REGARDING SITE PREPARATION, SITE GRADING, SUBGRADE COMPACTION AND FILL CONSTRUCTION, SITE DRAINAGE, FOUNDATION DESIGN AND CONSTRUCTION, AND SEPTIC SYSTEM DESIGN.

OTERO COUNTY, N.M. FLOOD HAZARD BOUNDARY MAPS INDICATE THAT THE SUBDIVISION IS IN AN "A" AND "C" FLOOD ZONE. THIS IS NOT A GUARANTEE THAT FLOODING WILL NOT OCCUR. IT IS RECOMMENDED THAT HOUSE PADS BE SET TWO FEET ABOVE THE HIGHEST ADJACENT GRADE.

IT IS THE RESPONSIBILITY OF THE LOT OWNER NOT TO DIVERT NATURAL DRAINAGE CHANNELS TO THE DETRIMENT OF ADJACENT PROPERTIES.

IT IS THE RESPONSIBILITY OF THE LOT OWNER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL IMPROVEMENTS.

IT IS THE RESPONSIBILITY OF THE LOT OWNER TO PRESERVE THE DRAINAGE CREATED DURING ROAD CONSTRUCTION, I.E. INSTALLING THE APPROPRIATE SIZED CULVERTS IN BAR DITCHES WHERE DRIVEWAYS LEAVE THE STREET EASEMENT.

LOT OWNERS SHOULD EXPECT STORM WATER SURFACE RUNOFF ACROSS THEIR LOT.

CREEKSIDE ESTATES UNIT 1
BK 66 PG 19-20