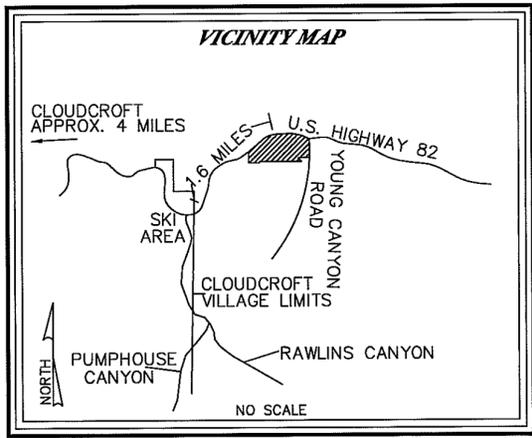


**FINAL PLAT**  
**ELK SPRINGS ESTATES**  
 A 115.415 ACRE TRACT OF LAND  
 IN SECTION 32 & 33, T15S, R13E, AND  
 IN SECTION 2, T16S, R12E, NMPM  
 OTERO COUNTY, NEW MEXICO  
 FEBRUARY 2008



**UTILITY COMPANY REVIEW**

COPIES OF THIS PLAT HAVE BEEN SUBMITTED TO THE FOLLOWING UTILITY COMPANIES AND ARE SATISFACTORY TO MEET THE NEEDS OF THE INSTALLATION OF AVAILABLE UTILITIES. THIS PLAT AS APPROVED FOR EASEMENT PURPOSE ONLY. THE SIGNING OF THIS PLAT BY UTILITY COMPANIES DOES NOT NOT GUARANTEE UTILITY SERVICES TO THE SUBDIVISION.

<u>Paul Man</u> OTERO COUNTY ELECTRIC COOPERATIVE	<u>3-5-08</u> DATE
<u>Mitch Hillard</u> PVT (TELEPHONE)	<u>3/3/08</u> DATE
<u>Mitch Hillard</u> PVT (CABLE)	<u>3/3/08</u> DATE
_____ (WATER)	_____ DATE

**OWNER/SUBDIVIDER**

TKG DEVELOPMENT, LLC  
 THOMAS W. AUSTIN-AGENT  
 935 HORNER ROAD  
 LAS CRUCES, NEW MEXICO 88007  
 (505) 649-8407

**DEDICATION**

STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF OTERO )

Know all people by these presents that TKG Development LLC, is the owner of a 115.415 acre tract of land in Sections 32 & 33, T15S, R13E, and Section 2, T16S, R12E, NMPM, approximately 1.6 miles east of Cloudcroft, Otero County, New Mexico, lying generally south of US Highway No. 82, west of Young Canyon Road, and being more particularly described as follows:

BEGINNING at a point on the south right-of-way of US Highway No. 82 for the northwest corner of this tract, WHENCE the East 1/16 Corner of Section 32, T.15S., R.13E., bears the following two (2) courses and distances: S 00° 05' 39" E, a distance of 537.71 feet to the south line of Section 32, and, S 89° 39' 00" W, a distance of 99.96 feet to said E 1/16 Corner;

THENCE, from the point of beginning, along the south right-of-way of US Highway No. 82, N 50° 05' 44" E, a distance of 1129.68 feet to a point of tangent to spiral;

THENCE, along the length of a spiral to the right having a theta angle of 5° 00' 00", a spiral length of 194.24 feet, and having a chord that bears N 51° 44' 15" E, a distance of 194.18 feet to a point of spiral to curve;

THENCE, along the arc of a curve to the right having a radius of 1079.92 feet, through a central angle of 26° 06' 00", an arc length of 491.93 feet and having a chord that bears N 68° 08' 44" E, a distance of 487.69 feet to a point of curve to spiral;

THENCE, along the length of a spiral to the right having a theta angle of 5° 00' 00", a spiral length of 194.24 feet, and having a chord that bears N 84° 33' 14" E, a distance of 194.18 feet to a point of spiral to tangent;

THENCE, N 86° 11' 44" E, a distance of 519.35 feet to a point of curvature;

THENCE, along the arc of a curve to the right having a radius of 3753.36 feet, through a central angle of 5° 02' 00", an arc length of 329.73 feet and having a chord that bears N 88° 42' 44" E, a distance of 329.62 feet to a point of compound curvature;

THENCE, along the arc of a curve to the right having a radius of 1843.95 feet, through a central angle of 10° 30' 00", an arc length of 337.92 feet and having a chord that bears S 83° 31' 16" E, a distance of 337.45 feet to a point of compound curvature;

THENCE, along the arc of a curve to the right, having a radius of 11394.20 feet, through a central angle of 2° 58' 00", an arc length of 589.97 feet and having a chord that bears S 76° 47' 16" E, a distance of 589.90 feet to a point of tangency;

THENCE, S 75° 40' 41" E, a distance of 125.00 feet to a point of tangent to spiral;

THENCE, along the partial length of a spiral to the left having a total theta angle of 6° 45' 00", a total spiral length of 157.78 feet, for a spiral length of 20.98 feet, and having a chord that bears S 75° 43' 17" E, a distance of 20.98 feet to a point for the northeast corner of this tract;

THENCE, leaving the south right-of-way of US Highway No. 82, S 14° 25' 01" W, a distance of 194.65 feet;

THENCE, S 76° 14' 22" E, a distance of 219.76 feet to the east side of a fifty foot (50') wide road and utility easement, Young Canyon Road;

THENCE, along the east side of Young Canyon Road, S 00° 06' 47" E, a distance of 708.03 feet;

THENCE, leaving the east side of Young Canyon Road, S 89° 53' 13" W, a distance of 25.00 feet to the centerline of said fifty foot (50') wide road and utility easement;

THENCE, along said centerline and the arc of a curve to the right having a radius of 371.11 feet, through a central angle of 35° 01' 04", an arc length of 226.81 feet, and having a chord that bears S 17° 23' 45" W, a distance of 223.30 feet to a point of tangency;

THENCE, S 34° 54' 17" W, a distance of 39.65 feet;

THENCE, leaving the centerline of Young Canyon Road, N 89° 38' 52" W, a distance of 384.96 feet;  
 THENCE, S 06° 08' 07" E, a distance of 25.10 feet to a point on the centerline of a fifty foot (50') wide road and utility easement, Young Canyon Road;

THENCE, along said centerline, S 83° 17' 35" W, a distance of 120.22 feet to a point of curvature;

THENCE, along the arc of a curve to the left having a radius of 37.48 feet, through a central angle of 126° 53' 32", an arc length of 83.01 feet and having a chord that bears S 19° 50' 49" W, a distance of 67.05 feet to a point of tangency;

THENCE, S 43° 35' 57" E, a distance of 157.37 feet;

THENCE, leaving the centerline of Young Canyon Road, S 89° 45' 33" W, a distance of 134.71 feet;

THENCE, S 89° 45' 33" W, a distance of 1124.46 feet;

THENCE, N 00° 09' 49" E, a distance of 2.34 feet to the south line of Section 33, T.15S., R.13E., at the Closing Corner of the N 1/4 Corner Section 2, T.16S., R.12E., NMPM;

THENCE, along the south line of Section 33, N 89° 46' 47" W, a distance of 748.13 feet to the south Section Corner common to Sections 32 & 33, T.15S., R.13E., NMPM;

THENCE, along the south line of Section 32, S 89° 39' 00" W, a distance of 546.95 feet to the Closing Corner of Lots 3 & 4, Section 2, T.16S., R.12E.;

THENCE, leaving the south line of Section 32, S 00° 07' 34" W, a distance of 77.45 feet;

THENCE, S 89° 40' 59" W, a distance of 644.42 feet;

THENCE, N 00° 05' 39" W, a distance of 614.79 feet to the point and place of beginning, enclosing 115.415 acres of land, more or less.

**SURVEYOR'S CERTIFICATE**

I, STEVEN J. SANDOVAL, A NEW MEXICO REGISTERED 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 MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

STEVEN J. SANDOVAL NMPS NO. 12351

Said owners do hereby cause the above describe tract of land to be subdivided and platted as shown on the foregoing plat, the subdivision of lands shown upon this plat shall be designated as "Elk Springs Estates", Otero County, New Mexico, and in the recording this plat, said owners and proprietors do cause all the streets and easements within the bounds of the above described tract of land to be dedicated as 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 owners have set their hands and seals on this 11<sup>th</sup> day of

March 2008  
 TKG Development, LLC By [Signature]

**ACKNOWLEDGEMENT**

State of New Mexico )  
 ) SS  
 County of Otero )

The foregoing instrument was acknowledged by me this 11<sup>th</sup> day of March 2008, by Tom Austin, General Partner, TKG Development LLC

Witness my hand and seal on this day and year last written, Jessica Barton  
 Notary Public

My Commission Expires: 9-20-10

**VILLAGE OF CLOUDCROFT APPROVAL**

THIS PLAT HAS BEEN SUBMITTED TO, REVIEWED, AND APPROVED BY THE VILLAGE OF CLOUDCROFT.

[Signature] 11 March 2008  
 MAYOR OF CLOUDCROFT DATE OF APPROVAL  
[Signature] 3-11-08  
 ATTEST: VILLAGE OF CLOUDCROFT CLERK DATE

**BOARD OF COUNTY COMMISSIONERS APPROVAL**

THIS PLAT HAS BEEN SUBMITTED TO, REVIEWED, AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF OTERO COUNTY.

[Signature] 3-20-08  
 COMMISSION CHAIRMAN DATE OF APPROVAL  
[Signature] 4-3-08  
 ATTEST: OTERO COUNTY CLERK DATE

State of New Mexico )  
 ) SS  
 County of Otero )

I hereby certify that this instrument was filed on record at 10:32 O'Clock, A.M., on this 3<sup>rd</sup> day of April, 2008 and duly recorded in the records of Otero County.

[Signature] County Clerk

By: [Signature] Deputy

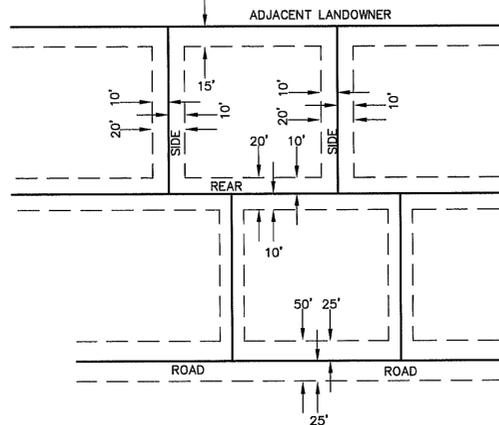
Reception No. 200803139 Book 67 Page 49-51



DATE 2/29/08



**UTILITY AND ROAD EASEMENT DETAIL**



EASEMENTS ARE FOR THE INSTALLATION AND MAINTENANCE OF ELECTRIC LINES, TELEPHONE LINES, WATER LINES AND FOR ALL OTHER UTILITIES, BOTH PUBLIC AND PRIVATE. THE EASEMENTS SHALL CONSIST OF A 10' STRIP ALONG THE REAR LOT LINE, A 10' STRIP ALONG EACH SIDE OF EACH LOT, A 15' STRIP ALONG THE REAR OF LOTS ADJACENT TO THE BOUNDARY OF ELK SPRINGS, AND A 25' ROAD AND UTILITY EASEMENT ALONG THE FRONT OF EVERY PROPERTY.

NOTE: ANCHOR EASEMENTS AS NEEDED.

**FINAL PLAT  
ELK SPRINGS ESTATES**

**A 115.415 ACRE TRACT OF LAND  
IN SECTION 32 & 33, T15S, R13E, AND  
IN SECTION 2, T16S, R12E, NMPM  
OTERO COUNTY, NEW MEXICO  
FEBRUARY 2008**

**BOUNDARY LINE DATA**

CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD
C1	26°06'00"	1079.92'	491.93'	N68°08'44"E	487.69'
C2	05°02'00"	3753.36'	329.73'	N88°42'44"E	329.62'
C3	10°30'00"	1843.95'	337.92'	S83°31'16"E	337.45'
C4	02°58'00"	11394.20'	589.97'	S76°47'16"E	589.90'
C5	35°01'04"	371.11'	226.81'	S17°23'45"W	223.30'
C6	126°53'32"	37.48'	83.01'	S19°50'49"W	67.05'

**BOUNDARY LINE DATA**

LINE	LENGTH	BEARING
L1	519.35'	N86°11'44"E
L2	125.00'	S75°40'41"E
L3	194.65'	S14°25'01"W
L4	219.76'	S76°14'22"E
L5	25.00'	S89°53'13"W
L6	39.65'	S34°54'17"W
L7	384.96'	N89°38'52"W
L8	25.10'	S06°08'07"E
L9	120.22'	S83°17'35"W
L10	157.37'	S43°35'57"E
L11	77.45'	S00°07'34"W

**ROAD EASEMENTS CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	DIRECTION	CHORD
C7	44.89	100.00	25°43'22"	S16°17'53"E	44.52
C8	103.70	100.00	59°25'01"	S58°52'04"E	99.12
C9	159.99	895.73	10°14'02"	N78°30'53"W	159.78
C10	19.89	284.81	4°00'08"	S75°23'55"E	19.89
C11	113.07	284.81	22°44'45"	S88°46'22"E	112.33
C12	140.28	300.00	26°47'30"	N86°44'59"W	139.01
C13	27.15	200.00	7°46'37"	N69°27'58"W	27.13
C14	50.05	192.38	14°54'25"	N58°07'25"W	49.91
C15	169.76	192.38	50°33'56"	N26°27'24"E	164.31
C16	34.70	192.38	10°20'09"	N08°03'28"E	34.66
C17	30.91	192.38	9°12'16"	N14°49'40"E	30.87
C18	7.03	50.00	8°03'20"	S18°41'11"W	7.02
C19	48.25	50.00	55°17'08"	S12°59'03"E	46.40
C20	22.52	250.00	5°09'37"	N35°34'16"W	22.51
C21	267.97	250.00	61°24'54"	N02°17'01"W	255.33
C22	42.66	50.00	48°53'02"	N52°51'57"E	41.38
C23	112.33	50.00	128°42'59"	S38°20'03"E	90.15
C24	70.62	50.00	80°55'23"	N14°26'15"W	64.89
C25	28.47	50.00	32°37'31"	N71°12'42"W	28.09
C26	103.83	100.00	59°29'28"	S57°46'43"E	99.23
C27	12.50	50.00	1°41'25"	N35°11'42"W	12.47
C28	27.83	50.00	31°53'23"	N58°18'06"W	27.47
C29	76.49	500.00	8°45'56"	N78°37'45"W	76.42
C30	217.42	500.00	24°54'50"	S84°31'51"W	215.71
C31	20.51	500.00	2°21'00"	S70°53'56"W	20.51
C32	4.75	100.00	2°43'14"	S68°21'50"W	4.75
C33	6.55	100.00	3°45'06"	S65°07'40"W	6.55
C34	69.00	50.00	79°04'11"	S23°43'01"W	63.65
C35	6.93	50.00	7°56'27"	N60°22'36"W	6.92
C36	31.38	100.00	17°58'41"	N73°20'10"W	31.25
C37	78.34	100.00	44°52'58"	S59°53'02"E	76.35
C38	31.54	100.00	18°04'23"	N46°28'44"W	31.41
C39	10.69	100.00	6°07'34"	N58°34'43"W	10.69
C40	8.60	100.00	4°55'33"	N64°06'16"W	8.59
C41	6.22	50.00	7°07'38"	N70°07'51"W	6.22
C42	58.84	50.00	67°11'54"	S72°42'23"W	55.34
C43	67.82	100.00	38°51'36"	N70°37'42"W	66.53
C44	79.69	200.00	22°49'50"	N39°43'29"W	79.17
C45	90.52	500.00	10°22'22"	S33°29'44"E	90.40
C46	46.77	500.00	5°21'32"	S41°21'42"E	46.75
C47	73.40	50.00	84°06'36"	S86°05'46"E	66.98
C48	40.50	100.00	23°12'08"	S48°41'52"W	40.22
C49	70.97	200.00	20°19'58"	S70°27'54"W	70.60
C50	17.44	200.00	4°59'48"	S83°07'47"W	17.44
C51	132.32	200.00	37°54'26"	N75°25'06"W	129.92
C52	42.32	300.00	8°04'57"	N52°25'25"W	42.28
C53	124.09	300.00	23°42'00"	N36°31'56"W	123.21

Lot	Net Acres	Gross Acres
1	4.234	4.739
2	4.890	5.187
3	5.013	5.151
4	4.069	4.179
5	3.593	4.145
6	3.402	3.663
7	1.179	1.420
8	1.289	1.568
9	1.018	1.139
10	1.034	1.150
11	0.781	1.539
12	1.016	1.180
13	1.022	1.208
14	0.971	1.258
15	0.785	0.886
16	0.858	1.016
17	0.871	1.010
18	0.907	0.952
19	1.217	1.326
20	1.049	1.192
21	0.786	0.992
22	0.753	1.210
23	1.036	1.209
24	0.898	1.041
25	0.829	0.959
26	0.871	1.051
27	0.750	1.195
28	1.216	1.411
29	1.184	1.282
30	0.776	0.943
31	1.394	2.280
32	0.764	0.883
33	1.009	1.114
34	0.897	0.922
35	0.833	0.979
36	0.900	1.036
37	1.315	1.406
38	0.925	1.060
39	0.779	0.981
40	0.957	1.004
41	0.981	1.003
42	1.262	1.285

0s = 5°00'00"  
Ls = 194.24'  
CH = N51°44'15"E,  
194.18'

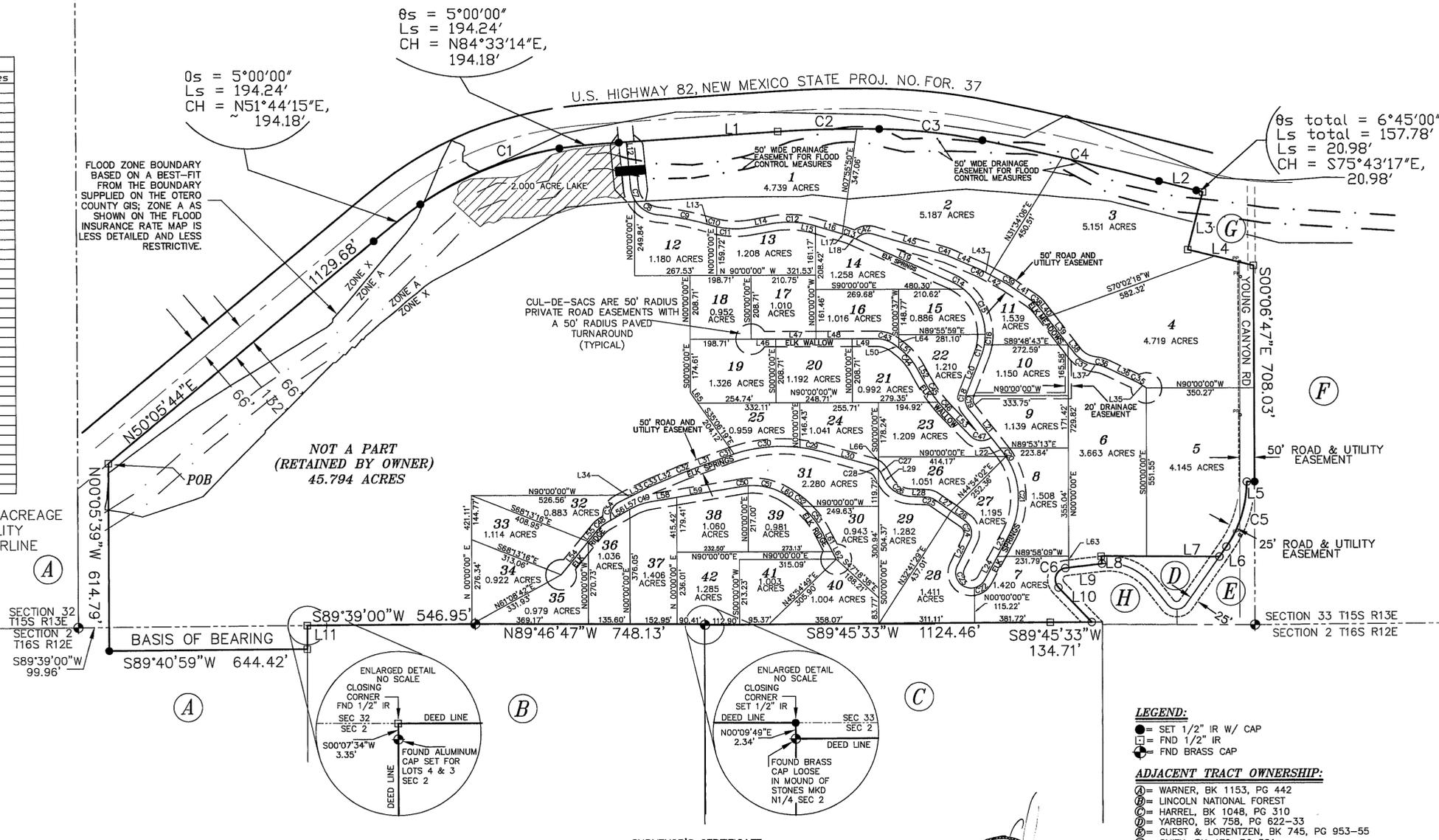
0s = 5°00'00"  
Ls = 194.24'  
CH = N84°33'14"E,  
194.18'

0s total = 6°45'00"  
Ls total = 157.78'  
Ls = 20.98'  
CH = S75°43'17"E,  
20.98'

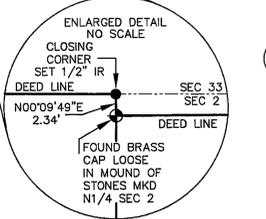
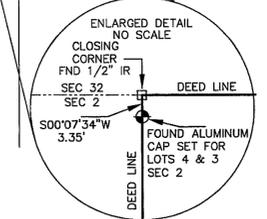
**ROAD/LOT EASMENT LINE TABLE**

LINE	LENGTH	BEARING
L12	145.71	S05°08'36"E
L13	7.16	S73°23'52"E
L14	69.73	N79°51'15"E
L15	1.89	S73°21'14"E
L16	91.28	S73°21'14"E
L17	8.13	S73°21'14"E
L18	11.92	S65°34'37"E
L19	336.53	S65°34'37"E
L20	139.63	S21°25'38"W
L21	161.06	S38°09'04"E
L22	12.12	S38°09'04"E
L23	81.32	S28°25'26"W
L24	88.26	S28°25'26"W
L25	95.74	N26°01'27"E
L26	54.98	N54°53'56"W
L27	64.41	N54°53'56"W
L28	52.24	N87°31'27"W
L29	28.55	N28°01'59"W
L30	163.63	N74°14'47"W
L31	159.21	S69°43'27"W
L32	103.29	S67°00'13"W
L33	60.26	S63°15'07"W
L34	52.84	S63°15'07"W
L35	28.50	S66°24'23"W
L36	112.97	N64°20'50"W
L37	7.93	N82°19'31"W
L38	31.84	N37°26'33"W
L39	115.13	N37°26'33"W
L40	40.15	N37°26'33"W
L41	92.44	N55°30'56"W
L42	57.11	N61°38'30"W
L43	33.50	N61°38'30"W
L44	112.76	N66°34'02"W
L45	246.60	N73°41'40"W
L46	80.00	N90°00'00"E
L47	130.75	N90°00'00"E
L48	117.96	N90°00'00"E
L49	78.16	N90°00'00"E
L50	13.85	S51°08'24"E
L51	10.82	S51°08'24"E
L52	39.55	S28°18'34"E
L53	106.13	S44°02'28"E
L54	140.89	N39°11'44"E
L55	43.76	N39°11'44"E
L56	89.48	N60°17'56"E
L57	2.61	N60°17'56"E
L58	85.28	N80°37'53"E
L59	218.10	N80°37'53"E
L60	18.42	S56°27'53"E
L61	55.38	S27°02'48"E
L62	28.07	S27°02'48"E
L63	37.78	S00°00'37"W
L64	43.52	S00°00'37"W
L65	41.68	S35°06'19"E
L66	42.11	S00°00'00"E

NOTE: NET ACREAGE IS GROSS ACREAGE MINUS THE 25' ROAD AND UTILITY EASEMENT ALONG ROAD CENTERLINE

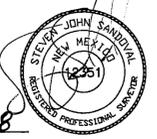


NOT A PART  
(RETAINED BY OWNER)  
45.794 ACRES



**SURVEYOR'S CERTIFICATE**

I, STEVEN J. SANDOVAL, A NEW MEXICO REGISTERED 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 MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.  
STEVEN J. SANDOVAL NMPMS NO. 12351 DATE 2/29/08



**LEGEND:**

- = SET 1/2" IR W/ CAP
- = FND 1/2" IR
- = FND BRASS CAP

**ADJACENT TRACT OWNERSHIP:**

- (A) = WARNER, BK 1153, PG 442
- (B) = LINCOLN NATIONAL FOREST
- (C) = HARREL, BK 1048, PG 310
- (D) = YARBRO, BK 758, PG 822-33
- (E) = GUEST & LORENTZEN, BK 745, PG 953-55
- (F) = SMITH, BK 470, PG 381
- (G) = COOK, BK 1079, PG 365
- (H) = GALTHER, BK 830, PG 38

NOTE: ALL COURSES ARE BOTH FIELD (F) AND RECORD (R) UNLESS OTHERWISE STATED.

**Construction Surveying Services**  
1015 Oregon Alamogordo, NM 88310  
(505) 443-6202 FAX (505) 443-1151