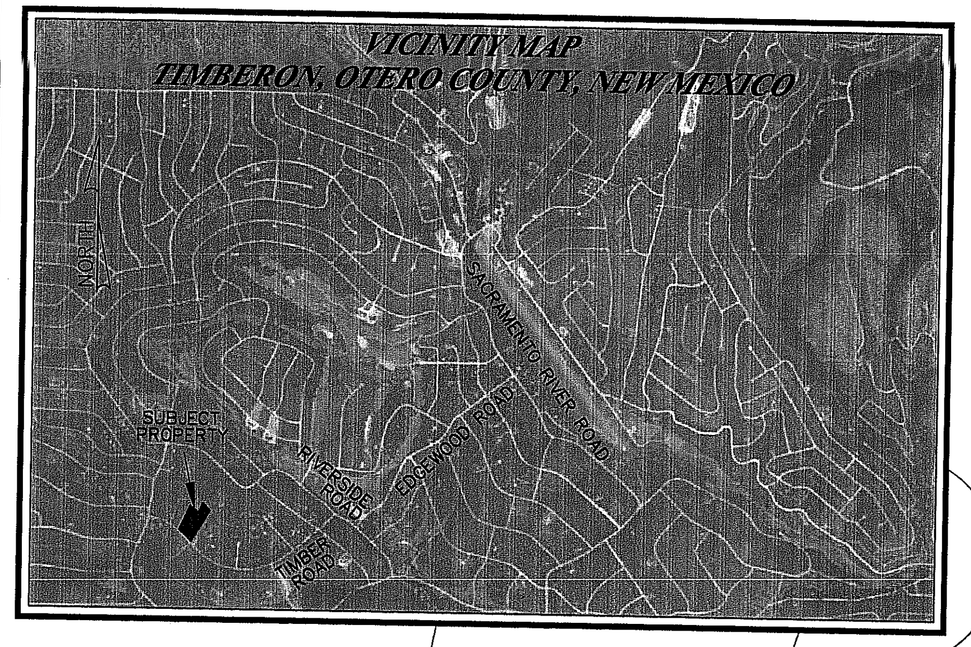
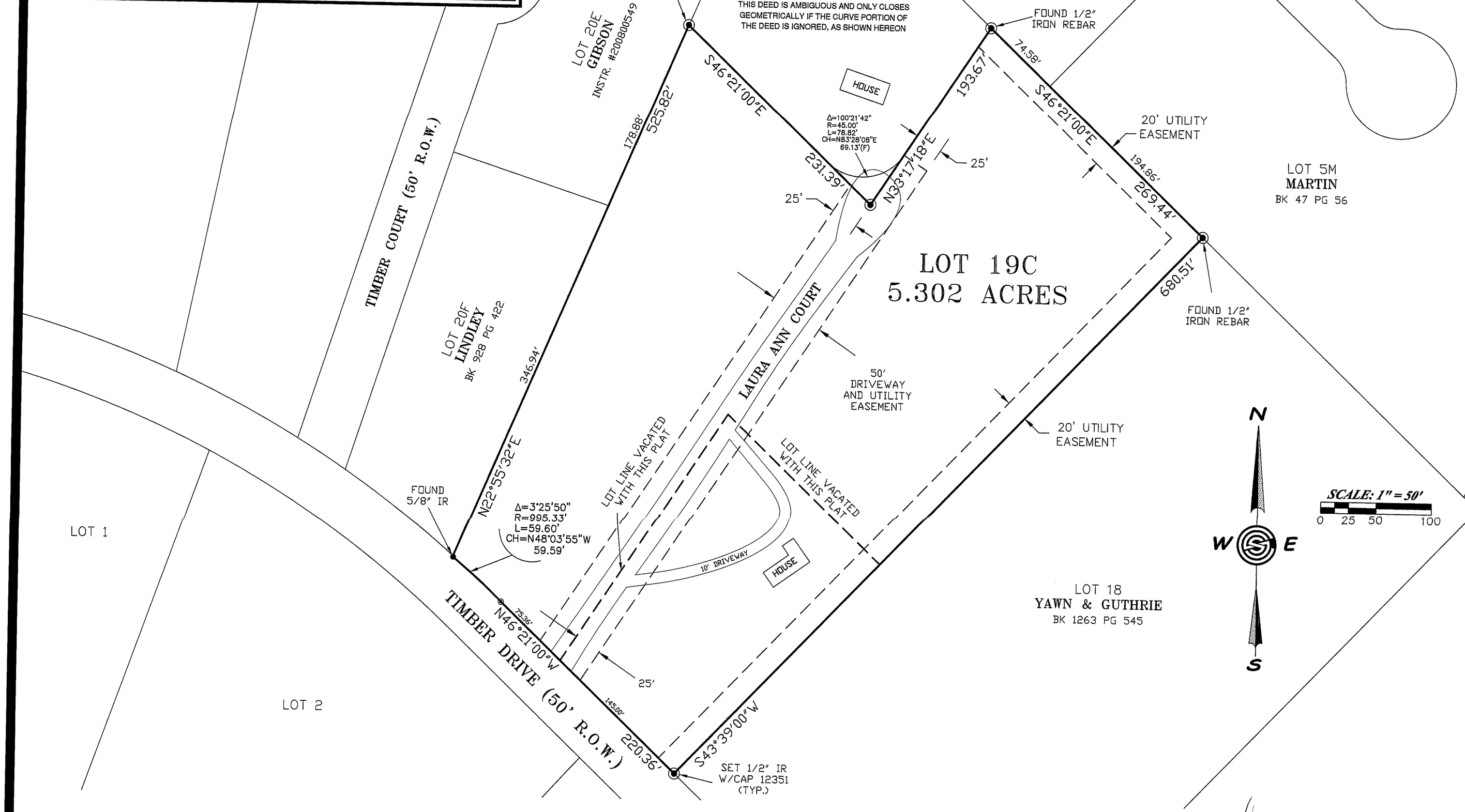
REPLAT C, BLOCK 13,
SACRAMENTO MOUNTAIN RANCHES UNIT 3, BEING A REPLAT OF LOT 19, BLOCK 13, SACRAMENTO MOUNTAIN RANCHES UNIT 3 TIMBERON, OTERO COUNTY, NEW MEXICO
AUGUST 2013





DEDICATION

STATE OF NEW MEXICO)
)SS
COUNTY OF OTERO)

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN R. CARPENTER AND SALLY A. BECKER ARE THE OWNERS AND PROPRIETORS OF LOT 19, BLOCK 13, SACRAMENTO MOUNTAIN RANCHES UNIT 3, SAVE AND EXCEPT THAT PART DESCRIBED IN BOOK 879, PAGE 144, AND THAT PART DESCRIBED IN BOOK 713, PAGE 422, TIMBERON, OTERO COUNTY, NEW MEXICO, AND ARE THE OWNERS AND PROPRIETORS OF THAT PART OF LOT 19, BLOCK 13, SACRAMENTO MOUNTAIN RANCHES UNIT 3, PREVIOUSLY EXCEPTED IN BOOK 713, PAGE 422, TWO PARCELS CURRENTLY GIVEN PARCEL ID'S OF 12–13185 & 12–15395, WHOSE WARRANTY DEEDS ARE RECORDED AS INSTRUMENT #200810944 & INSTRUMENT #201203722, AND SAID OWNERS HEREWITH CERTIFY THAT THIS TRANSACTION INVOLVES:

COE #7– THE DIVISION OF LAND RESULTING ONLY IN THE ALTERATION OF PARCEL BOUNDARIES WHERE PARCELS ARE ALTERED FOR THE PURPOSE OF INCREASING OR REDUCING THE SIZE OF CONTIGUOUS PARCELS AND WHERE THE NUMBER OF PARCELS IS NOT INCREASED.

LEGAL DESCRIPTION – LOT 19C, REPLAT C, BLOCK 13, SACRAMENTO MOUNTAIN RANCHES UNIT 3
A 5.302 ACRE TRACT OF LAND BEING PART OF LOT 19, BLOCK 13, SACRAMENTO MOUNTAIN RANCHES UNIT 3, TIMBERON, OTERO COUNTY, NEW MEXICO, LYING GENERALLY NORTH OF TIMBER ROAD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF TIMBER ROAD AT THE CORNER COMMON TO LOT 19 AND LOT 18, BLOCK 13, SACRAMENTO MOUNTAIN RANCHES UNIT 3, AS FILED FOR RECORD ON NOVEMBER 11, 1989, IN PLAT BOOK 13, PAGES 36-37, FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE, FROM THE POINT OF BEGINNING, ALONG THE NORTH LINE OF TIMBER ROAD, N46°21'00"W, A DISTANCE OF 220.36 FEET TO A POINT OF CURVATURE; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 995.33 FEET, THROUGH A CENTRAL ANGLE OF 3°25'50", AN ARC LENGTH OF 59.60 FEET, AND HAVING A CHORD THAT BEARS, N48°03'55"W, A DISTANCE OF 59.59 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE, LEAVING THE NORTH LINE OF TIMBER ROAD, N22°55'32"E, A DISTANCE OF 525.82 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE, S46°21'00"E, A DISTANCE OF 231.39 FEET; THENCE, N33°17'18"E, A DISTANCE OF 193.67 FEET; THENCE, S46°21'00"E, A DISTANCE OF 269.44 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE, S43°39'00"W, A DISTANCE OF 680.51 FEET TO THE POINT AND PLACE OF BEGINNING, ENCLOSING 5.302 ACRES OF LAND, MORE OR LESS.

SAID OWNERS DO HEREBY UNDIVIDE THE PARCEL AS SHOWN HEREON USING THE CLAIM OF EXEMPTION PROCEDURE OF THE OTERO COUNTY SUBDIVISION REGULATIONS STATED ABOVE AND IN THE RECORDING OF THIS PLAT, SAID OWNERS AND PROPRIETORS HEREBY CAUSE SAID LOTS TO BE VACATED AND REPLATTED AS SHOWN ON THIS PLAT AND DO CAUSE ALL THE ROADS AND EASEMENTS WITHIN THE BOUNDS OF THIS PARCEL TO BE DEDICATED FOR THE PURPOSES SHOWN HEREON. THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND IN WITNESS THEREOF, WE SET

OUR HANDS AND SEALS ON THIS 29 DAY OF August, 2013.

JOHN R. CARPENTER SALLY A. BECKER

ACKNOWLEDGMENT

STATE OF Nebraska)
)SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 29 DAY OF August, 2013, BY JOHN R. CARPENTER AND SALLY A. BECKER.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES June 3, 2017

GENERAL NOTARY-State of Nebraska
MARTHA L GRANADOS
My Comm. Exp. June 3, 2017

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 IS APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT BY UTILITY COMPANIES DOES NOT GUARANTEE UTILITY SERVICES TO THE SUBDIVISION.

OCEC — ELECTRIC/POWER COMPANY
BY: Bruce Wright DATE: 9/25/13

Dell Telephone Coop Inc — TELEPHONE COMPANY
BY: Danelle Ross DATE: 9-3-13

CABLE TELEVISION PROVIDER
BY: _____ DATE: _____

APPROVED BY OTERO COUNTY, AS CLAIM OF EXEMPTION(S) NO(S). 13-EX-55 ON THIS 9TH DAY OF SEPTEMBER, 2013.

Stephanie Hale — PLANNING COORDINATOR

FILING
STATE OF NEW MEXICO)
)SS
COUNTY OF OTERO)

RECORDED IN THE OFFICE OF THE COUNTY CLERK AND EX–OFFICIO RECORDER OF OTERO COUNTY, NEW MEXICO, AT 3:16 O'CLOCK, P.M., THIS 9 DAY OF September, 2013.

Denise Guerra — COUNTY CLERK
BY: Kim Chase

INSTRUMENT NO. _____

REC DATE:9/9/13 REC TIME:3:16:28 PM INSTR#:201307817 CLK: KC
OTERO COUNTY,DENISE GUERRA COUNTY CLERK PAGE 1 OF 1

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 DATE 8/25/13

STEVEN JOHN SANDOVAL NEW MEXICO 12351 REGISTERED PROFESSIONAL SURVEYOR

Construction Surveying Services
PO Box 2295, Alamogordo, NM 88311
(575) 443-6202 FAX (575) 443-1151

CSS Proj. No. 13–644