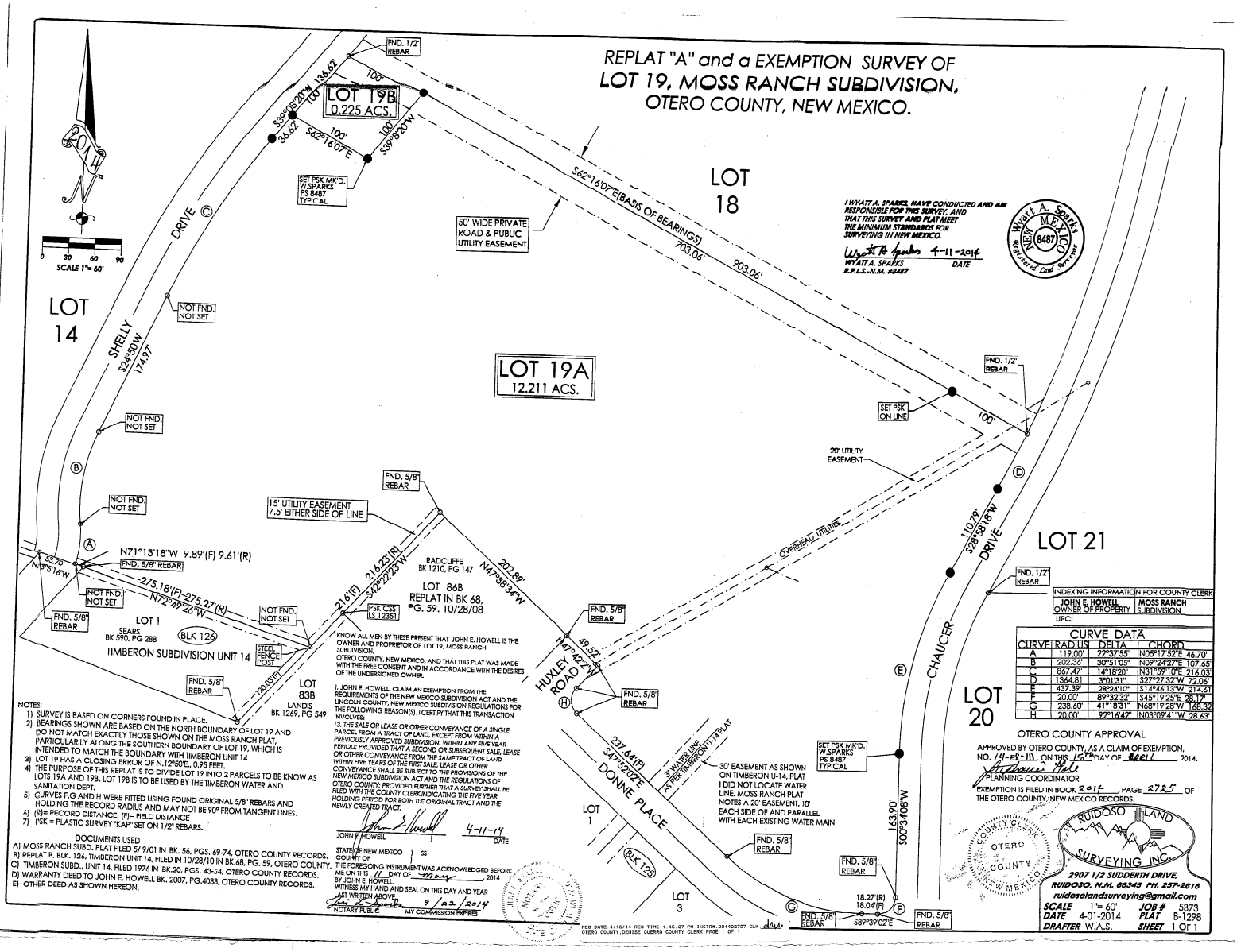
REPLAT "A" and a EXEMPTION SURVEY OF LOT 19, MOSS RANCH SUBDIVISION, OTERO COUNTY, NEW MEXICO.



I WYATT A. SPARKS HAVE CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

Wyatt A. Sparks 4-11-2014
WYATT A. SPARKS DATE
N.P.L.S.-N.M. #8487

Wyatt A. Sparks NEW MEXICO 8487 Professional Land Surveyor

NOTES:
1) SURVEY IS BASED ON CORNERS FOUND IN PLACE.
2) BEARINGS SHOWN ARE BASED ON THE NORTH BOUNDARY OF LOT 19 AND DO NOT MATCH EXACTLY THOSE SHOWN ON THE MOSS RANCH PLAT, PARTICULARILY ALONG THE SOUTHERN BOUNDARY OF LOT 19, WHICH IS INTENDED TO MATCH THE BOUNDARY WITH TIMBERON UNIT 14.
3) LOT 19 HAS A CLOSING ERROR OF N.12"50"E., 0.95 FEET.
4) THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 19 INTO 2 PARCELS TO BE KNOW AS LOTS 19A AND 19B. LOT 19B IS TO BE USED BY THE TIMBERON WATER AND SANITATION DEPT.
5) CURVES F,G AND H WERE FITTED USING FOUND ORIGINAL 5/8" REBARS AND HOLDING THE RECORD RADIUS AND MAY NOT BE 90° FROM TANGENT LINES.
6) (R)= RECORD DISTANCE, (F)= FIELD DISTANCE
7) PSK = PLASTIC SURVEY "KAP" SET ON 1/2" REBARS.

DOCUMENTS USED
A) MOSS RANCH SUBD. PLAT FILED 5/ 9/01 IN BK. 56, PGS. 69-74, OTERO COUNTY RECORDS.
B) REPLAT B, BLK. 126, TIMBERON UNIT 14, FILED IN 10/28/10 IN BK.68, PG. 59, OTERO COUNTY.
C) TIMBERON SUBD., UNIT 14, FILED 1974 IN BK.20, PGS. 43-54, OTERO COUNTY RECORDS.
D) WARRANTY DEED TO JOHN E. HOWELL BK. 2007, PG.4033, OTERO COUNTY RECORDS.
E) OTHER DEED AS SHOWN HEREON.

KNOW ALL MEN BY THESE PRESENT THAT JOHN E. HOWELL IS THE OWNER AND PROPRIETOR OF LOT 19, MOSS RANCH SUBDIVISION,
OTERO COUNTY, NEW MEXICO, AND THAT THIS PLAT WAS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

I, JOHN E. HOWELL, CLAIM AN EXEMPTION FROM THE REQUIREMENTS OF THE NEW MEXICO SUBDIVISION ACT AND THE LINCOLN COUNTY, NEW MEXICO SUBDIVISION REGULATIONS FOR THE FOLLOWING REASON(S). I CERTIFY THAT THIS TRANSACTION INVOLVES:
13. THE SALE OR LEASE OR OTHER CONVEYANCE OF A SINGLE PARCEL FROM A TRACT OF LAND, EXCEPT FROM WITHIN A PREVIOUSLY APPROVED SUBDIVISION, WITHIN ANY FIVE YEAR PERIOD; PROVIDED THAT A SECOND OR SUBSEQUENT SALE, LEASE OR OTHER CONVEYANCE FROM THE SAME TRACT OF LAND WITHIN FIVE YEARS OF THE FIRST SALE, LEASE OR OTHER CONVEYANCE SHALL BE SUBJECT TO THE PROVISIONS OF THE NEW MEXICO SUBDIVISION ACT AND THE REGULATIONS OF OTERO COUNTY: PROVIDED FURTHER THAT A SURVEY SHALL BE FILED WITH THE COUNTY CLERK INDICATING THE FIVE YEAR HOLDING PERIOD FOR BOTH THE ORIGINAL TRACT AND THE NEWLY CREATED TRACT.

JOHN E. HOWELL 4-11-14
DATE

STATE OF NEW MEXICO)
COUNTY OF) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11 DAY OF May 2014
BY JOHN E. HOWELL
WITNESS MY HAND AND SEAL ON THIS DAY AND YEAR LAST WRITTEN ABOVE.
9/22/2014
NOTARY PUBLIC MY COMMISSION EXPIRES

INDEXING INFORMATION FOR COUNTY CLERK

JOHN E. HOWELL OWNER OF PROPERTY	MOSS RANCH SUBDIVISION
UPC:	

CURVE DATA

CURVE	RADIUS	DELTA	CHORD
A	119.00'	22°37'55"	N05°17'52"E 46.70'
B	202.30'	30°51'05"	N09°24'27"E 107.65'
C	867.47'	14°18'20"	N31°59'10"E 216.03'
D	1364.81'	3°01'31"	S27°27'32"W 72.06'
E	437.39'	28°24'10"	S14°46'13"W 214.61'
F	20.00'	89°32'32"	S45°19'25"E 28.17'
G	238.60'	41°18'31"	N68°19'28"W 168.32'
H	20.00'	97°16'42"	N03°09'41"W 28.63'

OTERO COUNTY APPROVAL
APPROVED BY OTERO COUNTY, AS A CLAIM OF EXEMPTION, NO. 14-EX-10 ON THIS 15TH DAY OF April 2014.
PLANNING COORDINATOR
EXEMPTION IS FILED IN BOOK 2014 PAGE 2725 OF THE OTERO COUNTY, NEW MEXICO RECORDS.

OTERO COUNTY CLERK NEW MEXICO

RUIDOSO LAND SURVEYING INC.
2907 1/2 SUDDERTH DRIVE.
RUIDOSO, N.M. 88345 PH. 257-2616
ruidosolandsurveying@gmail.com

SCALE	1"= 60'	JOB #	5373
DATE	4-01-2014	PLAT	B-1298
DRAFTER	W.A.S.	SHEET	1 OF 1

REC DATE 4/15/14 REC TIME 1:40:27 PM INSTRN 201402727 BLK dbs
OTERO COUNTY,DENISE GUERRA COUNTY CLERK PAGE 1 OF 1