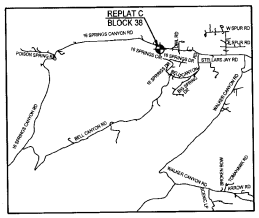
CERTIFICATE OF SURVEY

REPLAT C, BLOCK 38

TWIN FORKS RANCH ESTATES, UNIT 10

OTERO COUNTY, NEW MEXICO



LOCATION MAP
NOT TO SCALE

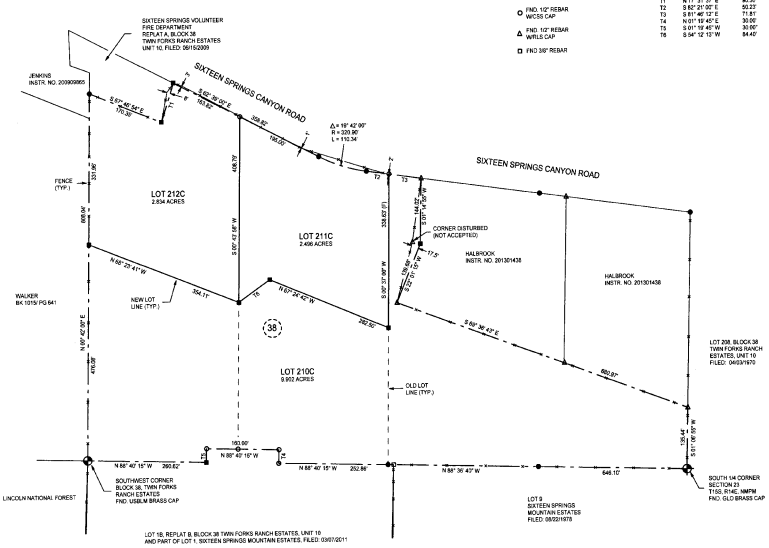
N
W E
S

0 100 200
SCALE: 1" = 100'

- ● FND. 1/2" REBAR
- ▲ FND. 1/2" REBAR W/ALS CAP LS8334
- ■ SET 1/2" REBAR W/ALS CAP LS 20809
- ○ FND. 1/2" REBAR W/CSS CAP
- △ FND. 1/2" REBAR W/RLS CAP
- □ FND 3/8" REBAR

TANGENT DATA

NO.	BEARING	DISTANCE
T1	N 17° 31' 37" E	90.37'
T2	S 82° 21' 00" E	50.23'
T3	S 81° 46' 12" E	71.81'
T4	N 01° 19' 45" E	30.00'
T5	S 01° 19' 45" W	30.00'
T6	S 54° 12' 13" W	84.42'



DOCUMENTS OF RECORD

1) TWIN FORKS RANCH ESTATES, UNIT 10, FILED:04/03/1970
2) WARRANTY DEED FROM MANNHEIMER TO HALBROOK, FILED ON 02/15/2013 AS INSTR. NO. 201301438
3) REPLAT B, BLOCK 38, TWIN FORKS RANCH ESTATES, UNIT 10 AND PART OF LOT 1, SIXTEEN SPRINGS MOUNTAIN ESTATES, FILED 03/07/2011 AS INSTR. NO. 201101820

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.

NOTES:
1) THIS SURVEY IS BASED ON FOUND CORNERS SET BY OTHERS.
2) THE BASIS OF BEARING OF THIS SURVEY IS REPLAT B, BLOCK 38, TWIN FORKS RANCH ESTATES, UNIT 10 AND PART OF LOT 1, SIXTEEN SPRINGS MOUNTAIN ESTATES, FILED 03/07/2011 AS INSTR. NO. 201101820.

ALAMOTERO LAND SURVEYS, P.C.
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ALAMOGORDO, NEW MEXICO
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16-0193
05/12/16

DEDICATION

STATE OF NEW MEXICO)
) SS
COUNTY OF OTERO)

KNOW ALL MEN BY THESE PRESENTS THAT ANN H. DUNHAM IS THE OWNER AND PROPRIETOR OF LOT 211B1B & LOT 212B, REPLAT B, BLOCK 38, TWIN FORKS RANCH ESTATES, UNIT NO. 10, OTERO COUNTY, NEW MEXICO AND A PART OF LOTS 209 AND 210, BLOCK 38, TWIN FORKS RANCH ESTATES, UNIT NO. 10, OTERO COUNTY, NEW MEXICO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF SAID BLOCK 38 AND GOING S88°40'15"E A DISTANCE OF 661.25 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED. THENCE N00°37'00"E A DISTANCE OF 640.82 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SIXTEEN SPRINGS CANYON ROAD. THENCE S81°46'12"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 71.81 FEET. THENCE S01°19'45"W A DISTANCE OF 144.03 FEET. THENCE S22°01'15"W A DISTANCE OF 139.09 FEET. THENCE S59°36'43"E A DISTANCE OF 660.97 FEET. THENCE S01°06'55"W A DISTANCE OF 135.44 FEET. THENCE N88°36'40"W A DISTANCE OF 646.10 FEET. THENCE N88°40'15"W A DISTANCE OF 12.22 FEET TO THE SAID PLACE OF BEGINNING, AND CONTAINING 4.146 ACRES, MORE OR LESS.

SAID OWNER DOES HEREBY CAUSE SAID LOTS TO BE VACATED AND REPLATTED, AS SHOWN HEREIN ON THIS PLAT.

IN WITNESS WHEREOF THE OWNER HAS SET HER HAND AND SEAL ON THE 17th DAY OF May 2016.

Ann H. Dunham
ANN H. DUNHAM

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF OTERO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17th DAY OF May 2016, BY ANN H. DUNHAM.

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

MY COMMISSION EXPIRES 3/28/20

Brandi Zimmerle NOTARY PUBLIC

OFFICIAL SEAL
BRANDI ZIMMERLE
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 3/28/20

CLAIM OF EXEMPTION TO THE OTERO COUNTY SUBDIVISION ORDINANCE GRANTED ON THIS 17th DAY OF May 2016.

_____ OTERO COUNTY PLANNING COORDINATOR COE-EX-16-09

CERTIFICATE

STATE OF NEW MEXICO)
) SS
COUNTY OF OTERO)

I, BRANDEN LANGLEY, 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.

Branden Langley
NEW MEXICO REGISTRATION NO. 20809

BRANDEN LANGLEY
NEW MEXICO
20809
LICENSED PROFESSIONAL SURVEYOR

STATE OF NEW MEXICO)
) SS
COUNTY OF OTERO)

RECORDED IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO RECORDER OF OTHER COUNTY, NEW MEXICO, AT

_____ O'CLOCK, ____ M., THIS _____ DAY OF _____ 2016

_____ COUNTY CLERK, BY: _____

INSTRUMENT NO._____

OTERO COUNTY
NEW MEXICO

REC DATE 01/18/16 REC TIME 11:35:19 OR LIBER 01/18/2016 01 OF 1
OTERO COUNTY,CERTIFIC BRANDON CLERK PAGE 1 OF 1