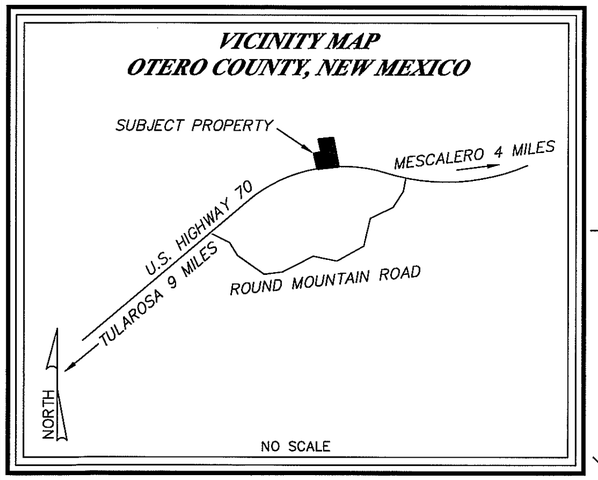
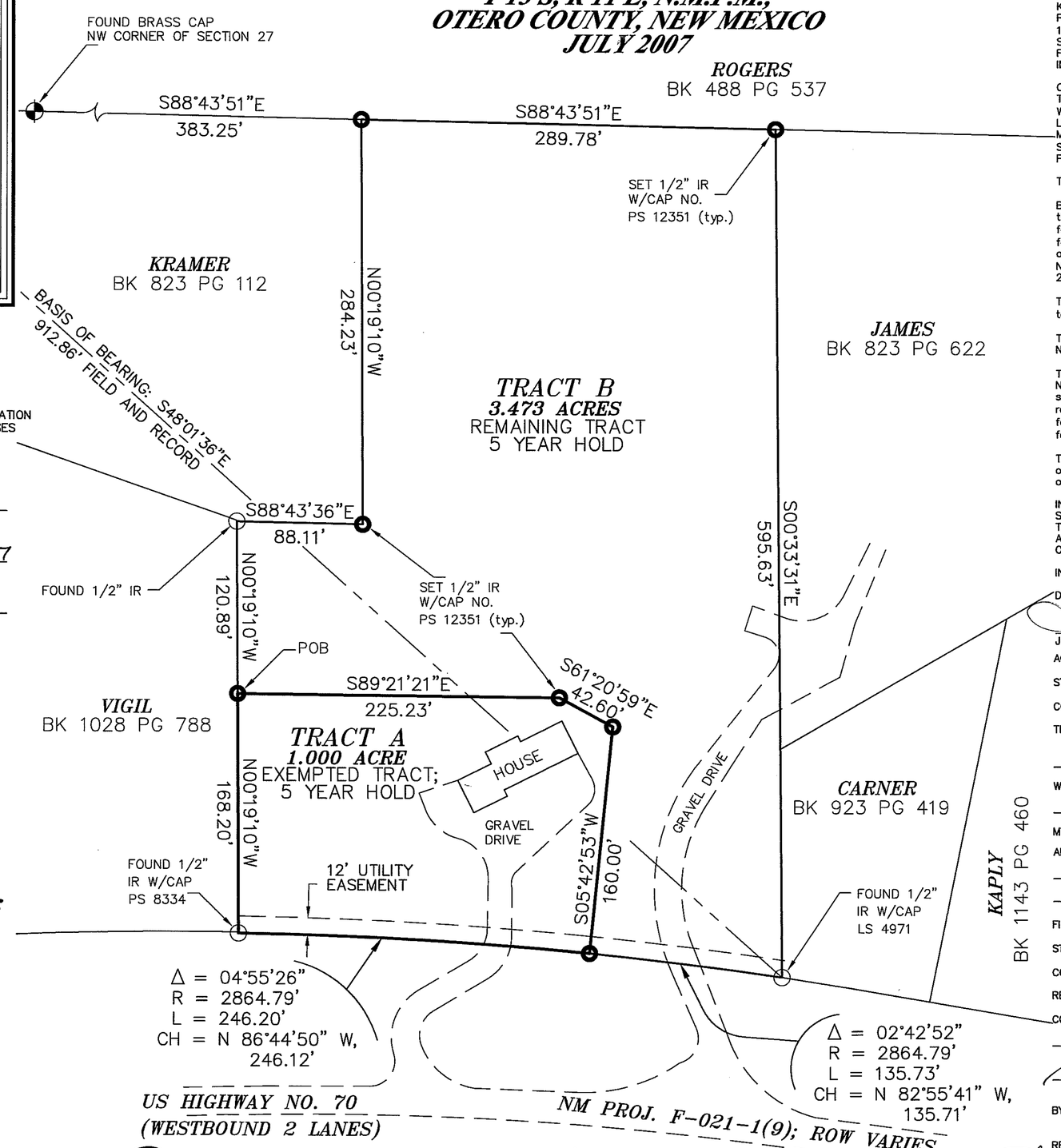
JIMMY JAMES LAND DIVISION
SEC 27 T13S R11E
BK 66 PG 23

JIMMY JAMES LAND DIVISION
IN THE NW1/4 NW1/4 OF SECTION 27
T 13 S, R 11 E, N.M.P.M.,
OTERO COUNTY, NEW MEXICO
JULY 2007





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.

Terry Buttram ELECTRIC/POWER COMPANY

BY: Otero County Electric DATE: 7-18-07

windstream communications TELEPHONE COMPANY

BY: [signature] DATE: 7/17/07

CABLE TELEVISION COMPANY

BY: DATE:

DOCUMENT OF RECORD:

WARRANTY DEED
JIMMY F. JAMES, FILED FOR RECORD ON FEBRUARY 6, 1996, IN BOOK 823, PAGE 111, OTERO COUNTY, NEW MEXICO

PARCEL ID No. 40-00455
(BEFORE C.O.E.)

DEDICATION

STATE OF NEW MEXICO)
SS
COUNTY OF OTERO)

KNOW ALL PEOPLE BY THESE PRESENTS THAT JIMMY JAMES IS THE OWNERS AND PROPRIETOR OF A 4.473 ACRE TRACT OF LAND, AS FILED FOR RECORD ON FEBRUARY 6, 1996 IN BOOK 823, PAGE 111, OTERO COUNTY, NEW MEXICO, IN THE NW1/4 NW1/4 OF SECTION 27, T13S, R11E, N.M.P.M., AND SAID OWNER DOES HEREBY CLAIM AN EXEMPTION FROM THE OTERO COUNTY SUBDIVISION REGULATIONS AND CERTIFIES THIS TRANSACTION INVOLVES:

C.O.E. #11—THE SALE, LEASE, OR OTHER CONVEYANCE OF A SINGLE PARCEL FROM A TRACT OF LAND, EXCEPT FROM A TRACT WITHIN A PREVIOUSLY APPROVED SUBDIVISION, WITHIN ANY FIVE (5) YEAR PERIOD; PROVIDED THAT A SECOND OR SUBSEQUENT SALE, LEASE, OR OTHER CONVEYANCE SHALL BE SUBJECT TO THE PROVISIONS OF THE NEW MEXICO SUBDIVISION ACT AND THESE REGULATIONS; PROVIDED FURTHER THAT A SURVEY SHALL BE FILED WITH THE OTERO COUNTY CLERK INDICATING THE FIVE (5) YEAR HOLD PERIOD FOR BOTH THE ORIGINAL TRACT AND THE NEWLY CREATED TRACT.

THIS EXEMPTED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;

BEGINNING at a set 1/2" iron rebar with cap PS 12351 for the northwest corner of this tract, WHENCE, the northwest corner of Section 27, T.13S., R.11E., NMPM, bears the following four (4) courses and distances: North 00°19'10" West, a distance of 120.89 feet, South 88°43'36" East, a distance of 88.11 feet, North 00°19'10" West, a distance of 284.23 feet to a point on the north line of Section 27, and, along said north line, North 88°43'51" West, a distance of 383.25 feet to said northwest corner of Section 27;

THENCE, from the point of beginning, South 89°21'21" East, a distance of 225.23 feet to a set 1/2" rebar with cap No. 12351;

THENCE, South 61°20'59" East, a distance of 42.60 feet to a set 1/2" rebar with cap No. 12351;

THENCE, South 05°42'53" West, a distance of 160.00 feet to a set 1/2" rebar with cap No. 12351 on the arc of a curve on the north line of US Highway No. 70 for the southeast corner of this tract; THENCE, along the arc of a curve to the left having a radius of 2864.79 feet, through a central angle of 04°55'26", an arc length of 246.20 feet, and having a long chord that bears North 86°44'50" West, a distance of 246.12 feet to a set 1/2" rebar with cap No. 12351 for the southwest corner of this tract;

THENCE, leaving the north line of US Highway No. 70, North 00°19'10" West, a distance of 168.20 feet to the point and place of beginning enclosing 1.000 acre of land, more or less.

IN RECORDING THIS PLAT, SAID OWNERS AND PROPRIETORS DO CAUSE ALL OF THE STREETS AND 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 DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS OF SAID TRACT OF LAND.

IN WITNESS WHEREOF SAID OWNER HAS SET HIS HAND AND SEAL ON THIS 17th DAY OF July, 2007.

[signature]
JIMMY F. JAMES

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
SS
COUNTY OF OTERO)

9/9/10

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17th DAY OF July, 2007, BY JIMMY F. JAMES.

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

[signature] NOTARY PUBLIC

MY COMMISSION EXPIRES 9/9/10

APPROVED BY OTERO COUNTY, AS A CLAIM OF EXEMPTION, NO._____, ON THIS _____ DAY OF _____, 2007.

_____
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 3:49 O'CLOCK, P.M., THIS 20 DAY OF July, 2007.

Robyn Holmes COUNTY CLERK

BY Kris Jensen*

RECEPTION NO. 200707884 BOOK: 66 PAGE: 23

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 7/16/07

STEVEN JOHN SANDOVAL NEW MEXICO 12351 REGISTERED PROFESSIONAL SURVEYOR

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

CSS Proj. No. 07-756

Sheet 1 of 1