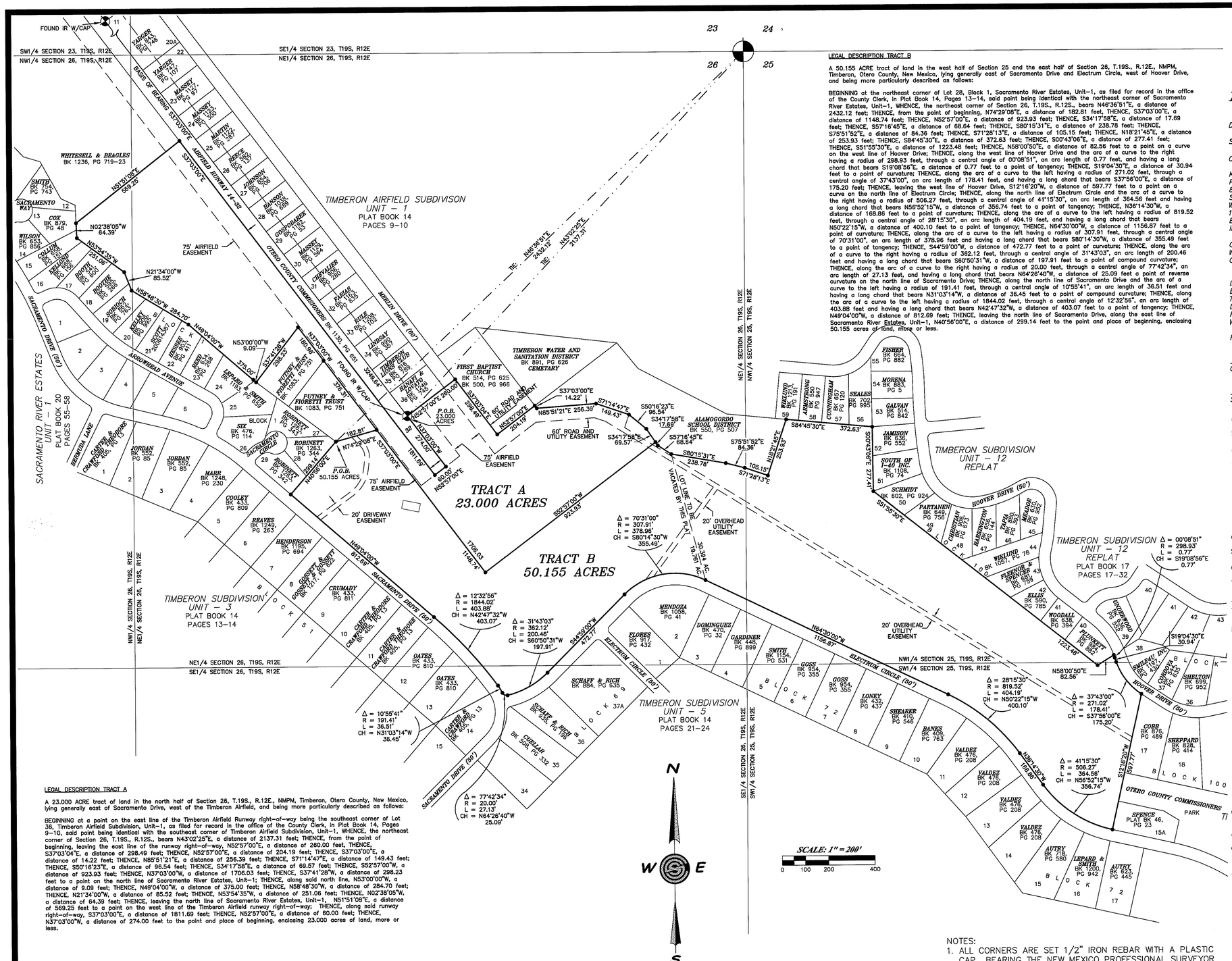
LOT LINE ADJUSTMENT
IN THE W1/2 OF SECTION 25 AND THE E1/2 OF SECTION 26
T 19 S, R 12 E, N.M.P.M., TIMBERON, OTERO COUNTY, NEW MEXICO
AUGUST 2007



LEGAL DESCRIPTION TRACT B

A 50.155 ACRE tract of land in the west half of Section 25 and the east half of Section 26, T.19S., R.12E., NMPM, Timberon, Otero County, New Mexico, lying generally east of Sacramento Drive and Electrum Circle, west of Hoover Drive, and being more particularly described as follows:

BEGINNING at the northeast corner of Lot 28, Block 1, Sacramento River Estates, Unit–1, as filed for record in the office of the County Clerk, in Plat Book 14, Pages 13–14, said point being identical with the northeast corner of Sacramento River Estates, Unit–1, WHENCE, the northeast corner of Section 26, T.19S., R.12S., bears N46°36'51"E, a distance of 2432.12 feet; THENCE, from the point of beginning, N74°29'08"E, a distance of 182.81 feet, THENCE, S37°03'00"E, a distance of 1148.74 feet; THENCE, N52°57'00"E, a distance of 923.93 feet; THENCE, S34°17'58"E, a distance of 17.69 feet; THENCE, S57°16'45"E, a distance of 68.64 feet; THENCE, S80°15'31"E, a distance of 238.78 feet; THENCE, S75°51'52"E, a distance of 84.36 feet; THENCE, S71°28'13"E, a distance of 105.15 feet; THENCE, N18°21'45"E, a distance of 253.93 feet; THENCE, S84°45'30"E, a distance of 372.63 feet; THENCE, S00°43'06"E, a distance of 277.41 feet; THENCE, S81°55'30"E, a distance of 1223.48 feet; THENCE, N58°00'50"E, a distance of 82.56 feet to a point on a curve on the west line of Hoover Drive; THENCE, along the west line of Hoover Drive and the arc of a curve to the right having a radius of 298.93 feet, through a central angle of 00°08'51", an arc length of 0.77 feet, and having a long chord that bears S19°08'56"E, a distance of 0.77 feet to a point of tangency; THENCE, S19°04'30"E, a distance of 30.94 feet to a point of curvature; THENCE, along the arc of a curve to the left having a radius of 271.02 feet, through a central angle of 37°43'00", an arc length of 178.41 feet, and having a long chord that bears S37°56'00"E, a distance of 175.20 feet; THENCE, leaving the west line of Hoover Drive, S12°18'20"W, a distance of 597.77 feet to a point on a curve on the north line of Electrum Circle; THENCE, along the north line of Electrum Circle and the arc of a curve to the right having a radius of 506.27 feet, through a central angle of 41°15'30", an arc length of 364.56 feet and having a long chord that bears N56°52'15"W, a distance of 356.74 feet to a point of tangency; THENCE, N36°14'30"W, a distance of 168.86 feet to a point of curvature; THENCE, along the arc of a curve to the left having a radius of 819.52 feet, through a central angle of 28°15'30", an arc length of 404.19 feet, and having a long chord that bears N50°22'15"W, a distance of 400.10 feet to a point of tangency; THENCE, N64°30'00"W, a distance of 1156.87 feet to a point of curvature; THENCE, along the arc of a curve to the left having a radius of 307.91 feet, through a central angle of 70°31'00", an arc length of 378.96 feet and having a long chord that bears S80°14'30"W, a distance of 355.49 feet to a point of tangency; THENCE, S44°59'00"W, a distance of 472.77 feet to a point of curvature; THENCE, along the arc of a curve to the right having a radius of 392.12 feet, through a central angle of 31°43'03", an arc length of 200.46 feet and having a long chord that bears S60°50'31"W, a distance of 197.91 feet to a point of compound curvature; THENCE, along the arc of a curve to the right having a radius of 20.00 feet, through a central angle of 77°42'34", an arc length of 27.13 feet, and having a long chord that bears N64°26'40"W, a distance of 25.09 feet a point of reverse curvature on the north line of Sacramento Drive; THENCE, along the north line of Sacramento Drive and the arc of a curve to the left having a radius of 191.41 feet, through a central angle of 10°55'41", an arc length of 36.51 feet and having a long chord that bears N31°03'14"W, a distance of 36.45 feet to a point of compound curvature; THENCE, along the arc of a curve to the left having a radius of 1844.02 feet, through a central angle of 12°32'56", an arc length of 403.88 feet and having a long chord that bears N42°47'32"W, a distance of 403.07 feet to a point of tangency; THENCE, N49°04'00"W, a distance of 812.69 feet; THENCE, leaving the north line of Sacramento Drive, along the east line of Sacramento River Estates, Unit–1, N40°56'00"E, a distance of 299.14 feet to the point and place of beginning, enclosing 50.155 acres of land, more or less.

LEGAL DESCRIPTION TRACT A

A 23.000 ACRE tract of land in the north half of Section 26, T.19S., R.12E., NMPM, Timberon, Otero County, New Mexico, lying generally east of Sacramento Drive, west of the Timberon Airfield, and being more particularly described as follows:

BEGINNING at a point on the east line of the Timberon Airfield Runway right–of–way being the southeast corner of Lot 36, Timberon Airfield Subdivision, Unit–1, as filed for record in the office of the County Clerk, in Plat Book 14, Pages 9–10, said point being identical with the southeast corner of Timberon Airfield Subdivision, Unit–1, WHENCE, the northeast corner of Section 26, T.19S., R.12S., bears N43°02'25"E, a distance of 2137.31 feet; THENCE, from the point of beginning, leaving the east line of the runway right–of–way, N52°57'00"E, a distance of 260.00 feet, THENCE, S37°03'04"E, a distance of 298.49 feet; THENCE, N52°57'00"E, a distance of 204.19 feet; THENCE, S37°03'00"E, a distance of 14.22 feet; THENCE, N85°51'21"E, a distance of 256.39 feet; THENCE, S71°14'47"E, a distance of 149.43 feet; THENCE, S50°16'23"E, a distance of 96.54 feet; THENCE, S34°17'58"E, a distance of 69.57 feet; THENCE, S52°57'00"W, a distance of 923.93 feet; THENCE, N37°03'00"W, a distance of 1706.03 feet; THENCE, S37°41'28"W, a distance of 298.23 feet to a point on the north line of Sacramento River Estates, Unit–1; THENCE, along said north line, N53°00'00"W, a distance of 9.09 feet; THENCE, N49°04'00"W, a distance of 375.00 feet; THENCE, N58°48'30"W, a distance of 284.70 feet; THENCE, N21°34'00"W, a distance of 85.52 feet; THENCE, N53°54'35"W, a distance of 251.06 feet; THENCE, N02°38'05"W, a distance of 64.39 feet; THENCE, leaving the north line of Sacramento River Estates, Unit–1, N51°51'08"E, a distance of 569.25 feet to a point on the west line of the Timberon Airfield runway right–of–way; THENCE, along said runway right–of–way, S37°03'00"E, a distance of 1811.69 feet; THENCE, N52°57'00"E, a distance of 60.00 feet; THENCE, N37°03'00"W, a distance of 274.00 feet to the point and place of beginning, enclosing 23.000 acres of land, more or less.

DEDICATION

STATE OF NEW MEXICO)
)SS
COUNTY OF OTERO)

KNOW ALL PEOPLE BY THESE PRESENTS THAT FRANCES R. WHITESELL IS THE OWNER AND PROPRIETOR OF A 42.761 ACRE TRACT OF LAND BY SPECIAL WARRANTY DEED RECORDED IN BOOK 899, PAGE 170–175, HAVING A PARCEL CODE OF 12–11249 AND THAT GORDON R. GREEN AND SHERRY R. GREEN ARE THE OWNERS AND PROPRIETORS OF A 30.394 ACRE TRACT OF LAND BY WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 200704796, HAVING A PARCEL CODE OF 12–17596, TIMBERON, OTERO COUNTY, NEW MEXICO, AND SAID OWNERS DO HEREBY CLAIM AN EXEMPTION FROM THE OTERO COUNTY SUBDIVISION REGULATIONS AND CERTIFY THIS TRANSACTION INVOLVES:

C.O.E. #6–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.

IN RECORDING THIS PLAT, THE OWNERS AND PROPRIETORS DO CAUSE ALL OF THE STREETS AND EASEMENTS WITHIN THE BOUNDS OF THE ABOVE DESCRIBED TRACTS 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 TRACTS OF LAND WHO HEREBY CAUSE SAID LOTS TO BE VACATED AND REPLATTED AS SHOWN ON THIS PLAT. IN WITNESS THEREOF SAID OWNERS

HAVE SET THEIR HANDS AND SEAL ON THIS 19th DAY OF September, 2007.

GORDON R. GREEN — FRANCES R. WHITESELL

SHERRY R. GREEN

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)SS
COUNTY OF OTERO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 16TH DAY OF August, 2007, BY GORDON R. GREEN AND SHERRY R. GREEN. WITNESS MY HAND AND SEAL ON THIS DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES 1-6-11 — NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)SS
COUNTY OF OTERO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 19th DAY OF September, 2007, BY FRANCES R. WHITESELL. WITNESS MY HAND AND SEAL ON THIS DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES 1-6-11 — NOTARY PUBLIC

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.

_____ ELECTRIC/POWER COMPANY

BY:_____ DATE:_____

_____ TELEPHONE COMPANY

BY:_____ DATE:_____

APPROVAL BY OTERO COUNTY

APPROVED BY OTERO COUNTY, AS A CLAIM OF EXEMPTION, NO._____,

ON THIS _____ DAY OF _____, 2007.

_____
PLANNING COORDINATOR

NOTES:
1. ALL CORNERS ARE SET 1/2" IRON REBAR WITH A PLASTIC CAP BEARING THE NEW MEXICO PROFESSIONAL SURVEYOR LICENSE NUMBER 12351, UNLESS OTHERWISE NOTED.
2. DOCUMENTS OF RECORD INCLUDE ALL SURROUNDING SUBDIVISION PLATS AND THE ADJACENT DEEDS SHOWN ON THIS PLAT AND THE WARRANTY DEEDS OF THE OWNERS AS DESCRIBED IN THE DEDICATION.

FILING

STATE OF NEW MEXICO)
)SS
COUNTY OF OTERO)

RECORDED IN THE OFFICE OF THE COUNTY CLERK AND EX–OFFICO RECORDER OF OTERO COUNTY, NEW MEXICO, AT 3:58 O'CLOCK, P.M., THIS 19 DAY OF September, 2007.

_____ COUNTY CLERK

BY _____

RECEPTION NO 200710340 BOOK: 616 PAGE: 41-42

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 8/11/07

STEVEN J. 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. 07–787

Sheet 1 of 1

SEC 25,26 T19 R12
BK 66 PG 41-42