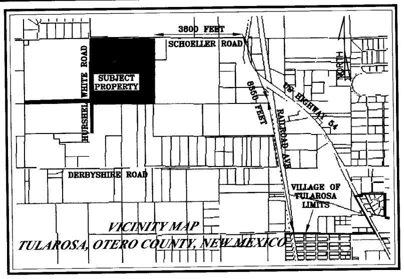
DENNISON AND DODGEN LOT LINE ADJUSTMENT

A 9.506 ACRE TRACT, A 9.734 ACRE TRACT, AND A 153.411 ACRE TRACT IN SECTION 14 AND SECTION 15, T14S, R9E, NMPM WITHIN THE 3-MILE EXTRATERRITORIAL PLATTING JURISDICTION OF THE VILLAGE OF TULAROSA, OTERO COUNTY, NEW MEXICO

JUNE 2016



REVISED LEGAL DESCRIPTIONS

TRACT A
A 9.506 ACRE TRACT IN THE NE1/4 OF SECTION 15, THE NW1/4 OF SECTION 14, AND THE SW1/4 OF SECTION 14, T14S, R9E, NMPM, WITHIN THE 3-MILE EXTRATERRITORIAL PLATTING JURISDICTION OF THE VILLAGE OF TULAROSA, OTERO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

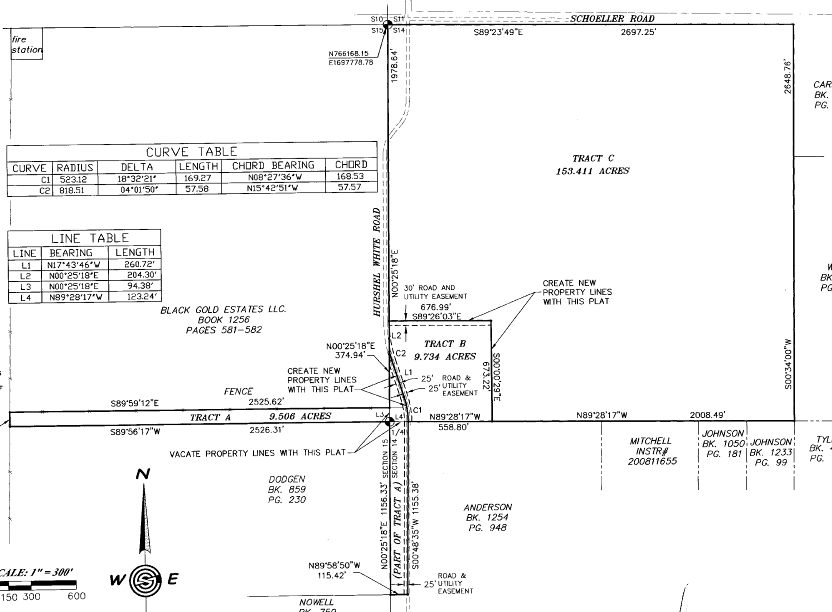
BEGINNING AT THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 15 (WEST 1/4 CORNER SECTION 14), T14S, R9E, NMPM; THENCE, FROM THE POINT OF BEGINNING, S89°56'17"W, A DISTANCE OF 2526.31 FEET; THENCE, N00°48'37"E, A DISTANCE 97.71 FEET; THENCE, S89°59'12"E, A DISTANCE OF 2525.62 FEET; THENCE, N00°25'18"E, A DISTANCE 374.94 FEET TO A POINT ON A CURVE ON THE CENTERLINE OF HURSHEL WHITE ROAD; THENCE, ALONG SAID CENTERLINE AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 818.51 FEET, THROUGH A CENTRAL ANGLE OF 04°01'50", AN ARC LENGTH OF 57.58 FEET, AND HAVING A LONG CHORD THAT BEARS S15°42'51"E, A DISTANCE OF 57.57 FEET TO A POINT OF TANGENCY; THENCE, S17°43'46"E, A DISTANCE OF 260.72 FEET TO A POINT OF CURVATURE; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 523.12 FEET, THROUGH A CENTRAL ANGLE OF 18°32'21", AN ARC LENGTH OF 169.27 FEET, AND HAVING A LONG CHORD THAT BEARS S08°27'36"E, A DISTANCE OF 168.53 FEET TO A POINT OF TANGENCY; THENCE, S00°48'35"W, A DISTANCE OF 1155.38 FEET; THENCE, LEAVING THE CENTERLINE OF HURSHEL WHITE ROAD, N89°58'50"W, A DISTANCE OF 115.42 FEET; THENCE, N00°25'18"E, A DISTANCE OF 1156.33 FEET TO THE POINT AND PLACE OF BEGINNING, ENCLOSING 9.506 ACRES, MORE OR LESS.

TRACT B
A 9.734 ACRE TRACT IN THE NW1/4 OF SECTION 14, T14S, R9E, NMPM, WITHIN THE 3-MILE EXTRATERRITORIAL PLATTING JURISDICTION OF THE VILLAGE OF TULAROSA, OTERO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SECTION 14, WHENCE, THE NORTHWEST CORNER OF SECTION 14, BEARS, N00°25'18"E, A DISTANCE 1978.64 FEET; THENCE, FROM THE POINT OF BEGINNING, LEAVING THE WEST LINE OF SECTION 14, S89°26'03"E, A DISTANCE OF 676.99 FEET; THENCE, S00°00'29"E, A DISTANCE 673.22 FEET; THENCE, N89°28'17"W, A DISTANCE OF 558.80 FEET TO A POINT ON A CURVE ON THE CENTERLINE OF HURSHEL WHITE ROAD; THENCE, ALONG SAID CENTERLINE AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 523.12 FEET, THROUGH A CENTRAL ANGLE OF 18°32'21", AN ARC LENGTH OF 169.27 FEET, AND HAVING A LONG CHORD THAT BEARS N08°27'36"W, A DISTANCE OF 168.53 FEET TO A POINT OF TANGENCY; THENCE, N17°43'46"W, A DISTANCE OF 260.72 FEET TO A POINT OF CURVATURE; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 818.51 FEET, THROUGH A CENTRAL ANGLE OF 04°01'50", AN ARC LENGTH OF 57.58 FEET, AND HAVING A LONG CHORD THAT BEARS N15°42'51"W, A DISTANCE OF 57.57 FEET TO A POINT ON THE WEST LINE OF SECTION 14; THENCE, LEAVING THE CENTERLINE OF HURSHEL WHITE ROAD, ALONG SAID WEST LINE, N00°25'18"E, A DISTANCE OF 204.30 FEET TO THE POINT AND PLACE OF BEGINNING, ENCLOSING 9.734 ACRES, MORE OR LESS.

TRACT C
A 153.411 ACRE TRACT IN THE NW1/4 OF SECTION 14, T14S, R9E, NMPM, WITHIN THE 3-MILE EXTRATERRITORIAL PLATTING JURISDICTION OF THE VILLAGE OF TULAROSA, OTERO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 14, T14S, R9E, NMPM, FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE, FROM THE POINT OF BEGINNING, ALONG THE NORTH LINE OF SECTION 14, S89°23'49"E, A DISTANCE OF 2697.25 FEET; THENCE, S00°34'00"W, A DISTANCE 2648.76 FEET; THENCE, N89°28'17"W, A DISTANCE OF 2008.49 FEET; THENCE, N00°00'29"W, A DISTANCE OF 673.22 FEET; THENCE, N89°26'03"W, A DISTANCE OF 676.99 FEET TO A POINT ON THE WEST LINE OF SECTION 14; THENCE, ALONG SAID WEST LINE, N00°25'18"E, A DISTANCE OF 1978.64 FEET TO THE POINT AND PLACE OF BEGINNING, ENCLOSING 153.411 ACRES, MORE OR LESS.



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	523.12	18°32'21"	169.27	N08°27'36"W	168.53
C2	818.51	04°01'50"	57.58	N15°42'51"W	57.57

LINE TABLE		
LINE	BEARING	LENGTH
L1	N17°43'46"W	260.72'
L2	N00°25'18"E	204.30'
L3	N00°25'18"E	94.38'
L4	N89°28'17"W	123.24'

REFERENCE DOCUMENTS:
NOTICE OF REAL ESTATE CONTRACT FROM ROBERT TORRES AND CLARA TORRES TO ALICE C. DENNISON FILED ON JUNE 29, 2015, AS INSTRUMENT #201504521

QUITCLAIM DEED FROM BLACK GOLD ESTATES, LLC, TO DAVID W. DODGEN AND JUDITH E. DODGEN FILED ON JUNE 3, 2016, AS INSTRUMENT #201604225

QUITCLAIM DEED FROM LEWELLYN S. DAUGHERTY AND STEPHANIE S. DAUGHERTY TO DAVID W. DODGEN AND JUDITH E. DODGEN FILED ON MAY 2, 2016, AS INSTRUMENT #201603395

BASIS OF BEARING:
GRID NORTH USING TOPCON HIPER Ga SURVEYING EQUIPMENT WITH THE BASE SET AT LATITUDE 33°06'21.64"N AND LONGITUDE 106°03'44.49"W, FURTHER, AN OPUS FAST STATIC SOLUTION AT THIS POINT RESULTS FOR THIS POINT STATE PLANE COORDINATES OF N766148.27 E1697873.65 ZONE 3002 NM C ELEVATION 4377.63 NAVD88

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

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 6/30/16

STEVEN JOHN SANDOVAL NEW MEXICO 12351 REGISTERED PROFESSIONAL SURVEYOR

DEDICATION

STATE OF NEW MEXICO) SS
COUNTY OF OTERO)

KNOW ALL PEOPLE BY THESE PRESENTS THAT ALICE C. DENNISON IS THE OWNER AND PROPRIETOR OF A 163.915 ACRE TRACT, BEING THE NW1/4 SECTION 14, T14S, R9E, AS DESCRIBED IN THE NOTICE OF REAL ESTATE CONTRACT FILED ON JUNE 29, 2015, AS INSTRUMENT #201504521, AND, DAVID W. DODGEN AND JUDITH E. DODGEN ARE THE OWNERS AND PROPRIETORS OF A 5.569 ACRE TRACT, IN THE NE1/4 SECTION 15, T14S, R9E, AS DESCRIBED IN THE QUITCLAIM DEED FILED FOR RECORD ON JUNE 3, 2016, AS INSTRUMENT #201604225, AND, A 3.166 ACRE TRACT IN THE SW1/4 SECTION 14, T14S, R9E, AS DESCRIBED IN THE QUITCLAIM DEED FILED ON MAY 2, 2016, AS INSTRUMENT #201603395, OTERO COUNTY, NEW MEXICO, AND SAID OWNERS HEREWITH CLAIM AN EXEMPTION FROM THE SUBDIVISION REGULATIONS AND CERTIFY THAT THIS TRANSACTION INVOLVES:

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 THE NUMBER OF PARCELS IS NOT INCREASED;

SAID OWNERS DO HEREBY DIVIDE THE PARCEL AS SHOWN HEREON USING THE EXEMPTED SUBDIVISION PROCEDURE OF VILLAGE OF TULAROSA AND OTERO COUNTY SUBDIVISION REGULATIONS 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 THE ABOVE DESCRIBED TRACT OF LAND 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 OF SAID TRACTS OF LAND.

IN WITNESS THEREOF, SAID OWNERS AND PROPRIETORS HAVE SET THEIR HANDS AND SEALS ON THIS 15th DAY OF June, 2016.

David W. Dodgen — DAVID W. DODGEN
Judith E. Dodgen — JUDITH E. DODGEN
Alice C. Dennison — ALICE C. DENNISON

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)SS
COUNTY OF OTERO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27th DAY OF June, 2016, BY DAVID W. DODGEN AND ~~JUDITH E. DODGEN. WITNESS MY HAND~~ AND SEAL ON THIS DAY AND YEAR LAST WRITTEN ABOVE.

________ NOTARY PUBLIC

OFFICIAL SEAL Cheryl Sandenaw NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 9/9/18

MY COMMISSION EXPIRES 9/9/18

ACKNOWLEDGMENT
STATE OF Texas)
)SS
COUNTY OF Nueces)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 18th DAY OF June, 2016, BY ALICE C. DENNISON. WITNESS MY HAND AND SEAL ON THIS DAY AND YEAR LAST WRITTEN ABOVE.

________ NOTARY PUBLIC

LETICIA TREVINO Notary Public STATE OF TEXAS My Comm. Exp. 07/06/2019

MY COMMISSION EXPIRES 7-6-2019

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: ________ DATE: 6/27/17

TBTC TELEPHONE COMPANY
BY: ________ DATE: 6/27/16

________ CABLE TELEVISION PROVIDER
BY: ________ DATE: ________

ACCEPTANCE OF THE VILLAGE OF TULAROSA
THIS PLAT OF THE DENNISON AND DODGEN LOT LINE ADJUSTMENT, WITHIN THE 3-MILE EXTRATERRITORIAL PLATTING JURISDICTION OF THE VILLAGE OF TULAROSA, OTERO COUNTY, NEW MEXICO, IS ON THIS 27th DAY OF June 2016 SUBMITTED AND APPROVED.

Ray S Cordova VILLAGE MAYOR
ATTEST ________ CLERK

APPROVED BY OTERO COUNTY, AS CLAIM OF EXEMPTION(S) NO(S). 16-35 ON THIS 5 DAY OF July, 2016

________ 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 3:09 O'CLOCK, P.M., THIS 21st DAY OF July, 2016

Denise Guerra COUNTY CLERK
BY Monique Marquez
INSTRUMENT NO. 201605623

REC DATE:7/21/16 REC TIME:3:09:08 PM INSTR#:201605623 OTERO COUNTY,DENISE GUERRA COUNTY CLERK PAGE 1 OF 1

CSS Proj. No. 16-952

Sheet 1 of 1