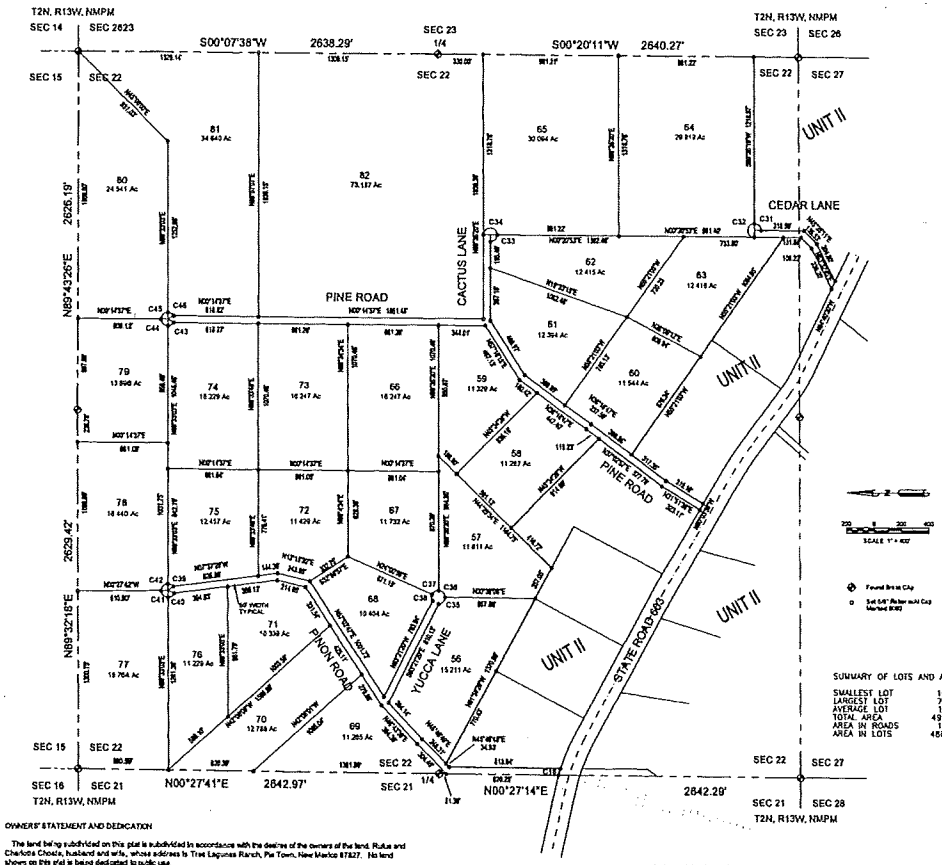
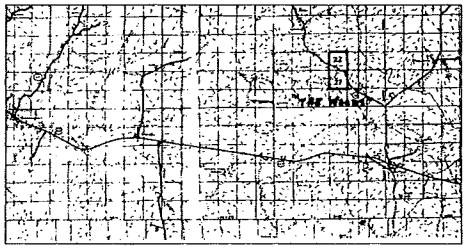
THE WOODS, UNIT III

A TYPE IV SUBDIVISION IN CATRON COUNTY, NEW MEXICO
WITHIN SECTIONS 22 AND 27, T2N, R13W, NMPM, NORTH OF PIE TOWN, NEW MEXICO





VICINITY MAP

CURVE TABLE

CURVE	LOT	DELTA	RADIUS	LENGTH	CHORD BEARING & LENGTH
16	ROAD	01°58'23"	1501.17	51.68	N72°24'06"W 51.68
31	49	90°53'42"	50.00	79.32	N44°53'23"E 71.26
32	64	179°54'39"	50.00	157.01	S82°29'01"W 100.00
33	62	89°14'00"	50.00	77.87	S45°00'09"E 70.24
34	65	178°30'48"	50.00	155.78	N00°23'41"W 99.99
35	56	86°07'32"	50.00	75.09	S42°27'33"E 68.23
36	57	86°08'12"	50.00	75.18	N47°31'32"E 68.30
37	67	65°34'29"	50.00	61.46	N30°46'00"W 57.87
38	68	57°22'12"	50.00	50.06	S85°18'48"W 48.00
39	75	52°49'20"	50.00	46.10	N25°37'48"E 44.48
40	76	67°10'25"	50.00	58.62	S34°02'18"E 55.32
41	77	89°58'15"	50.00	78.53	S44°32'42"W 70.71
42	78	90°00'45"	50.00	78.54	N45°27'15"W 70.72
43	74	58°18'46"	50.00	51.77	S30°06'18"E 49.49
44	79	90°41'30"	50.00	79.14	S44°53'33"W 71.14
45	63	88°18'28"	50.00	77.04	N45°06'15"W 70.08
46	61	60°40'29"	50.00	52.93	N29°53'16"E 50.51

PROPERTY DESCRIPTION - UNIT III

A PARCEL OF LAND WITHIN SECTIONS 22 AND 27, T2N, R13W, NMPM, CATRON COUNTY, NEW MEXICO, LYING NORTH OF STATE ROAD 603, NORTH OF PIE TOWN, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER, WHICH IS THE NE CORNER OF SAID SECTION 22, T2N, R13W, NMPM; THENCE

S00°07'38"W, ALONG THE EAST LINE OF SECTION 22, A DISTANCE OF 2638.29 FEET TO THE EAST 1/4 CORNER OF SECTION 22; THENCE

S00°20'11"W, ALONG SAID SECTION LINE, A DISTANCE OF 2312.43 FEET TO AN ANGLE POINT; THENCE

S89°35'19"W, A DISTANCE OF 1218.87 FEET TO A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 79.32 FEET (D=90°53'42", R=50.00', CH=S44°53'23"W, 71.26 FEET) TO AN ANGLE POINT; THENCE

S00°20'53"W, A DISTANCE OF 318.58 FEET TO AN ANGLE POINT; THENCE

S45°25'11"W, A DISTANCE OF 135.53 FEET TO AN ANGLE POINT; THENCE

S63°32'45"W, A DISTANCE OF 304.80 FEET TO AN ANGLE POINT; THENCE

N64°42'05"W, A DISTANCE OF 83.84 FEET TO AN ANGLE POINT; THENCE

N63°32'45"E, A DISTANCE OF 336.20 FEET TO AN ANGLE POINT; THENCE

N45°25'11"E, A DISTANCE OF 106.82 FEET TO AN ANGLE POINT; THENCE

N00°20'53"E, A DISTANCE OF 131.88 FEET TO AN ANGLE POINT; THENCE

N55°21'03"W, A DISTANCE OF 194.09 FEET TO AN ANGLE POINT; THENCE

S37°02'38"W, A DISTANCE OF 317.35 FEET TO AN ANGLE POINT; THENCE

S31°51'36"W, A DISTANCE OF 318.16 FEET TO AN ANGLE POINT; THENCE

N00°09'36"W, A DISTANCE OF 50.83 FEET TO AN ANGLE POINT; THENCE

N31°51'36"E, A DISTANCE OF 323.11 FEET TO AN ANGLE POINT; THENCE

N37°02'51"E, A DISTANCE OF 577.78 FEET TO AN ANGLE POINT; THENCE

N45°34'28"W, A DISTANCE OF 814.88 FEET TO AN ANGLE POINT; THENCE

S44°25'34"W, A DISTANCE OF 414.72 FEET TO AN ANGLE POINT; THENCE

N11°15'29"W, A DISTANCE OF 1824.04 FEET TO AN ANGLE POINT; THENCE

S45°48'42"W, A DISTANCE OF 34.93 FEET TO AN ANGLE POINT; THENCE

S00°27'14"W, A DISTANCE OF 813.84 FEET TO AN ANGLE POINT; THENCE

ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 52.05 FEET (D=01°58'12", R=1501.17', CH=N73°24'34"W, 52.05 FEET) TO A POINT ON THE WEST LINE OF SECTION 22; THENCE

N00°27'11"E, A DISTANCE OF 871.64 FEET TO THE WEST 1/4 CORNER OF SECTION 22; THENCE

N00°27'41"E, A DISTANCE OF 2642.97 FEET TO THE NW CORNER OF SECTION 22; THENCE

N89°32'18"E, A DISTANCE OF 2629.42 FEET TO THE NORTH 1/4 CORNER OF SECTION 22; THENCE

N89°43'26"E, A DISTANCE OF 2626.19 FEET TO CORNER 1, THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 493.061 ACRES, MORE OR LESS.

PLAT RESTRICTIONS

The Owner's maintenance and construction responsibilities, including all Restrictions, required to be filed with the plat by the commission or its delegate.

The Owner, who is the Subdivider of the land, will construct all roads in Unit III of the Subdivision prior to the sale of any lots in Unit III.

The Subdivider has caused to be incorporated, a New Mexico not-for-profit Corporation named The Woods Land Owners' Association (hereinafter called "the Association") whose members are all owners of lots within the subdivision for the previously subdivided "Unit I". The owners of lots within Unit III shall become members of the Association and fee title to the roads within Unit III shall, at such time as two-thirds of the lots in said Unit III are sold, be conveyed to the Association.

Maintenance of all roads within the respective units of the Subdivision will a performed by the Subdivider until such time as the respective units are two-thirds sold, at which time the Association will assume and perform such obligations.

The Subdivider agrees to post and maintain a sign on the main entrances to the Subdivision from State Road 603, to give notice to the world that these roads are private roads, for the use of the Association and the Subdivider.

Minimum set back requirements - 25 feet on all lot lines.

SUMMARY OF LOTS AND ACREAGES

SMALLEST LOT	10.339 AC
LARGEST LOT	73.187 AC
AVERAGE LOT	17.809 AC
TOTAL AREA	493.061 AC
AREA IN ROADS	12.227 AC
AREA IN LOTS	480.834 AC

OWNER'S STATEMENT AND DEDICATION

The land being subdivided on this plat is subdivided in accordance with the desires of the owners of the land. Rufus and Charlotte Choate, husband and wife, whose address is Tree Lagunas Ranch, Pie Town, New Mexico 87827. No land shown on this plat is being dedicated to public use.

Rufus Choate
Rufus Choate

Charlotte Choate
Charlotte Choate

Acknowledgement for Natural Persons

State of New Mexico)
)ss
County of Catron)

The foregoing instrument was acknowledged before me this 19th day of April, 2008, by Rufus Choate.

Notary Public
My Commission Expires: 7/17/08

Acknowledgement for Natural Persons

State of New Mexico)
)ss
County of Catron)

The foregoing instrument was acknowledged before me this 19th day of April, 2008, by Charlotte Choate.

Notary Public
My Commission Expires: November 2, 2008

SURVEYOR'S CERTIFICATE

I, Don Edgington, New Mexico Professional Surveyor #9080, hereby certify that the above drawing was prepared from field notes of actual ground surveys performed by me during March and April, 1995 and for which I am responsible; that it is true and correct to the best of my knowledge and belief, and that it meets the minimum requirements for surveying in New Mexico.

This plat defines the subdivision and all roads by reference to permanent monuments; accurately describes each lot; numbers each lot in progression; and gives the dimensions of each lot and of all land dedicated. The land shown on this plat lies within the planning and platting jurisdiction of Catron County and no other.

Don Edgington
Don Edgington, PS #9080
Survey 1252

Landmark Professional Services
113 Westerfeld Pl
Clovis, New Mexico 88101
Phone 505-762-2149

DON EDGINGTON NEW MEXICO 9080 LICENSED PROFESSIONAL SURVEYOR

CERTIFICATE OF ACCEPTANCE

This is to certify that the Board of County Commissioners of Catron County, New Mexico, at a regular meeting held on April 18, 2008 did approve this plat of "The Woods" Subdivision, Unit III, a type IV subdivision in the vicinity of Pie Town, New Mexico.

It is understood that no land is dedicated on this plat for public use; that Catron County is not to be responsible for the construction of any of the roads shown hereon, and does not accept, or agree to accept for maintenance, any of the roads shown hereon.

Witness our hands and official seal of Catron County, New Mexico, this 19th day of April 2008.

BOARD OF COUNTY COMMISSIONERS
OF CATRON COUNTY, NEW MEXICO

CHAIRMAN

MEMBER

MEMBER

COUNTY CLERK CATRON COUNTY, NM

CATRON COUNTY-NM
OFFICIAL RECORDS
BOOK 498 PAGE 438
04/21/2008 02:15:04 PM
BY CLERKOFC

ATTEST.
COUNTY CLERK

Sheet 1 of 1	THE WOODS, UNIT III
Scale: 1" = 400'	A Type IV Subdivision, Catron County, NM
Drawn: DE	Within Sections 22 & 27, T2N, R13W, NMPM
Date: 7/1/95	FINAL PLAT
Revised: 4/18/08	Landmark Professional Services
Revised	Clovis, NM 505-762-2149
Revised	

B 498 The Woods Unit III