

TEE PEE RANCH

SURVEY PLAT - SHEET 1 OF 2

J 87-68
COMP. FILE # 87087PA.000

LEGAL DESCRIPTION - SUBDIVISION AREA

A TRACT OF LAND LYING IN PORTIONS OF SECTIONS 20, 28, 29, T.35., R.12W., N.M.P.M., CATRON COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING AT A SECTION CORNER BRASS CAP COMMON TO SECTIONS 20, 21, 28 AND 29, AND RUNNING S 89°49'27"E, 357.93'; THENCE CLOCKWISE ALONG A CURVE, R = 150.00', DELTA = 85°49'26", LONG CHORD BEARS S 46°54'35"E, 204.26'; THENCE S 03°59'52"E, 228.76'; THENCE S 19°11'36"W, 50.90'; THENCE S 35°10'36"W, 371.59'; THENCE S 12°30'40"E, 287.00'; THENCE S 20°51'16"W, 898.89'; THENCE S 51°50'34"W, 387.31'; THENCE S 31°55'55"E, 580.08'; THENCE S 18°35'36"E, 82.28'; THENCE S 38°57'00"E, 52.21'; THENCE S 57°39'11"E, 1091.59'; THENCE S 27°13'26"W, 85.03'; THENCE N 89°19'48"W, 301.03'; THENCE SOUTH 507.79'; THENCE N 89°13'20"W, 794.89'; THENCE S 06°52'16"W, 1281.18'; THENCE N 89°57'08"W, 2629.84'; THENCE S 89°52'54"W, 2619.57'; THENCE N 03°18'54"E, 1311.78'; THENCE N 05°46'28"W, 80.75'; THENCE N 31°16'20"E, 50.00'; THENCE N 01°34'19"E, 351.26'; THENCE S 76°35'12"E, 452.73'; THENCE N 21°26'05"E, 725.16'; THENCE N 38°04'36"E, 997.22'; THENCE N 60°02'47"E, 680.96'; THENCE N 47°31'34"E, 962.60'; THENCE S 89°50'50"E, 228.71'; THENCE N 29°51'42"E, 627.99'; THENCE N 42°00'00"W, 574.37'; THENCE N 46°24'21"W, 50.00'; THENCE N 43°35'39"E, 1460.64'; THENCE N 18°18'10"E, 578.41'; THENCE CLOCKWISE ALONG A CURVE, R = 100.00', DELTA = 106°35'59", LONG CHORD BEARS N 71°36'09"E, 160.35'; THENCE S 55°05'51"E, 176.41'; THENCE N 84°20'17"E, 552.79'; THENCE S 61°24'09"E, 70.57'; THENCE COUNTER CLOCKWISE ALONG A CURVE, R = 50.00', DELTA = 52°48'16", LONG CHORD BEARS S 42°41'16"E, 44.47'; THENCE S 69°05'24"E, 531.73'; THENCE CLOCKWISE ALONG A CURVE, R = 150.00', DELTA = 71°15'03", LONG CHORD BEARS S 33°27'53"E, 174.74'; THENCE S 02°09'41"W, 1224.56' TO THE POINT OF BEGINNING, CONTAINING 592.16 ACRES, MORE OR LESS.

OWNER'S STATEMENT AND DEDICATION

THE LAND BEING SUBDIVIDED ON THIS PLAT IS SUBDIVIDED IN ACCORDANCE WITH THE DESIRES OF THE OWNER OF THE LAND, TEE PEE RANCH, LTD., A LIMITED PARTNERSHIP, BANNISTER PROPERTIES, INC., GENERAL PARTNER, AN ARIZONA CORPORATION LICENSED TO DO BUSINESS IN NEW MEXICO.

BY: William R. Bannister
WILLIAM R. BANNISTER, PRESIDENT

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO)
COUNTY OF CATRON) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF August, 1988, BY WILLIAM R. BANNISTER, PRESIDENT.

Marion Armijo
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-21-89

LINE TABLE

LINE	BEARING	DIST.
1.	N 49°31'33"	255.14'
2.	N 78°15'12"	287.65'
3.	S 45°00'00"	154.77'
4.	S 20°39'00"	340.22'
5.	S 47°05'57"	344.40'
6.	N 59°44'37"	143.74'
7.	N 28°39'54"	183.12'
8.	S 89°50'50"	228.71'
9.	S 69°08'18"	340.79'
10.	S 51°50'34"	298.23'
11.	N 12°30'40"	287.00'
12.	N 03°59'52"	233.15'
13.	N 19°11'36"	228.76'
14.	N 49°31'33"	283.43'
15.	N 78°15'12"	280.72'
16.	N 39°51'16"	69.53'
17.	S 55°05'51"	176.41'
18.	N 55°05'51"	146.66'
19.	N 46°24'21"	175.01'
20.	N 43°35'39"	207.91'
21.	N 18°18'10"	212.70'
22.	N 18°18'10"	97.92'
23.	N 18°18'10"	47.40'
24.	N 20°39'00"	139.50'
25.	N 20°39'00"	365.24'
26.	N 46°41'16"	51.03'
27.	N 47°31'34"	49.54'
28.	N 47°31'34"	70.57'
29.	N 19°11'36"	50.90'
30.	N 46°24'21"	50.00'

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 BUILD ALL OF THE ROADS WITHIN THE SUBDIVISION, AS SPECIFIED IN THE "TERRAIN MANAGEMENT PLAN", STATED IN THE "DISCLOSURE STATEMENT", AND IN FULL COMPLIANCE WITH THE "CATRON COUNTY LAND SUBDIVISION REGULATIONS".

THE SUBDIVIDER WILL CAUSE TO BE INCORPORATED, A NEW MEXICO NOT-FOR-PROFIT CORPORATION, NAMED "TEE PEE RANCH LAND OWNERS' ASSOCIATION" (HEREAFTER CALLED THE ASSOCIATION), WHOSE MEMBERS ARE LOT OWNERS WITHIN THE SUBDIVISION, AND SHALL CONVEY TO THE ASSOCIATION, THE FEE TITLE TO THE ROADS AND THE SANITARY LANDFILL SITE, SUBJECT TO THE RIGHTS OF THE SUBDIVIDER AND IT'S ASSIGNS TO ALSO USE SAID ROADS FOR ACCESS AND OTHER UTILITIES.

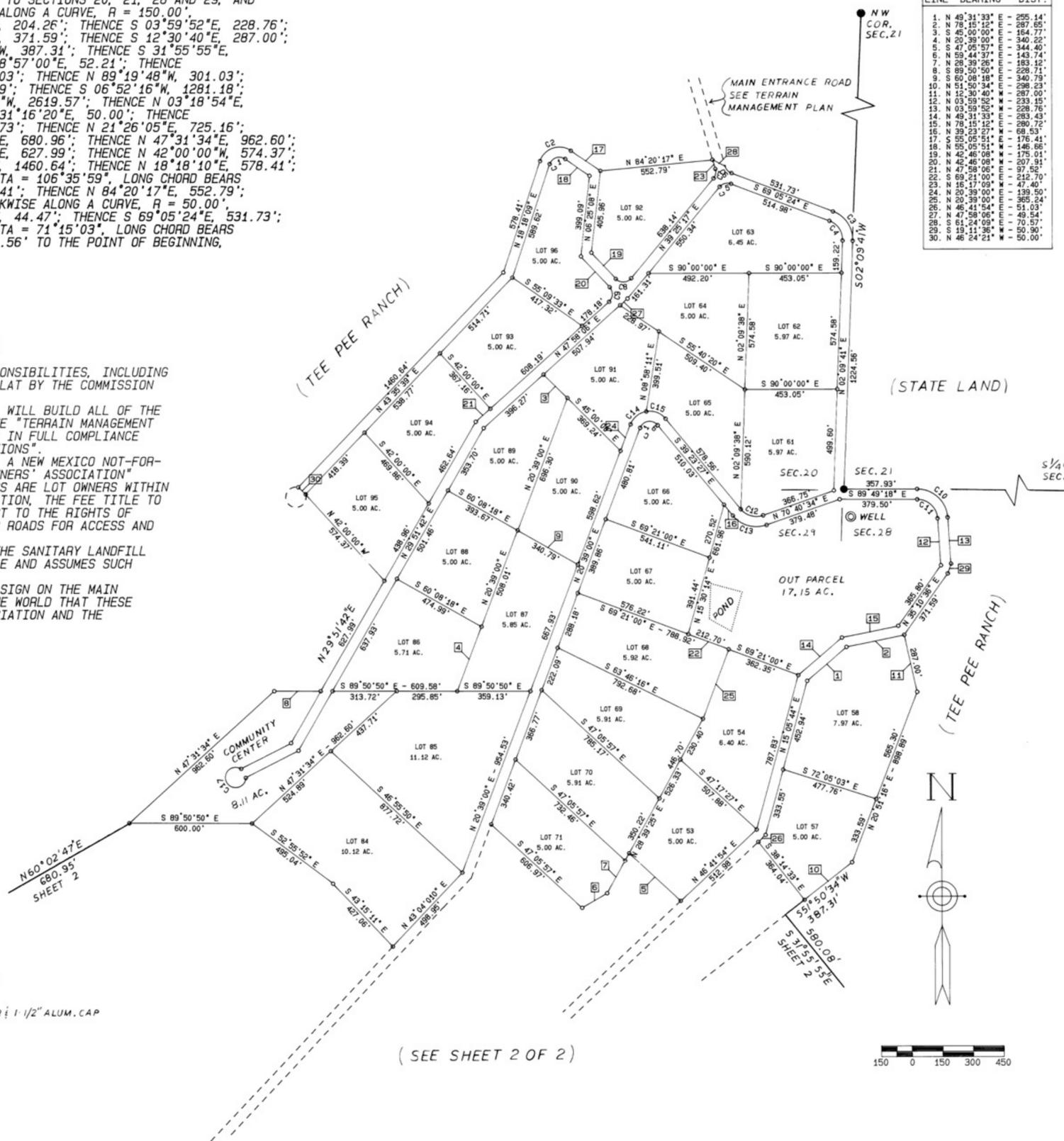
THE SUBDIVIDER SHALL MAINTAIN ALL ROADS AND THE SANITARY LANDFILL SITE UNTIL SUCH TIME AS THE ASSOCIATION IS VIABLE AND ASSUMES SUCH OBLIGATIONS.

THE SUBDIVIDER AGREES TO POST AND MAINTAIN A SIGN ON THE MAIN ENTRANCE TO THE SUBDIVISION TO GIVE NOTICE TO THE WORLD THAT THESE ROADS ARE PRIVATE ROADS FOR THE USE OF THE ASSOCIATION AND THE SUBDIVIDER.

ARC	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1.	4-106°35'59"	R=50.00'	A=93.03'	CB=N 71°36'09"	C=160.19'
2.	4-106°35'59"	R=100.00'	A=186.05'	CB=N 71°36'09"	C=320.38'
3.	4-71°15'03"	R=150.00'	A=186.53'	CB=S 33°27'53"	C=174.74'
4.	4-71°15'03"	R=100.00'	A=124.36'	CB=S 33°27'53"	C=116.50'
5.	4-71°15'03"	R=50.00'	A=62.18'	CB=N 79°09'56"	C=58.25'
6.	4-52°48'16"	R=50.00'	A=46.08'	CB=S 42°41'16"	C=44.47'
7.	4-52°48'16"	R=50.00'	A=46.08'	CB=N 11°34'04"	C=46.72'
8.	4-97°48'36"	R=50.00'	A=95.36'	CB=N 89°19'48"	C=75.36'
9.	4-90°44'14"	R=50.00'	A=79.18'	CB=N 02°35'59"	C=71.15'
10.	4-89°49'26"	R=150.00'	A=224.69'	CB=S 46°54'35"	C=204.26'
11.	4-89°49'26"	R=100.00'	A=149.79'	CB=S 46°54'35"	C=136.17'
12.	4-69°55'59"	R=100.00'	A=122.06'	CB=S 74°21'27"	C=114.62'
13.	4-69°55'59"	R=150.00'	A=183.08'	CB=S 74°21'27"	C=171.93'
14.	4-69°55'47"	R=100.00'	A=104.68'	CB=N 59°38'24"	C=99.97'
15.	4-69°55'46"	R=100.00'	A=104.68'	CB=N 69°22'50"	C=99.97'
16.	4-119°57'33"	R=50.00'	A=104.68'	CB=N 80°37'47"	C=86.58'
17.	4-300°00'01"	R=50.00'	A=261.80'	CB=S 27°21'00"	C=50.00'

LEGEND:

- BRASS CAP FOUND
- PIN SET, 1/2" REBAR & 1-1/2" ALUM. CAP
- ⊖ SEE LINE TABLE
- C4 SEE CURVE TABLE



(SEE SHEET 2 OF 2)

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS OF CATRON COUNTY, NEW MEXICO, AT A MEETING HELD 1988, DID APPROVE THESE PLATS (SHEETS 1 AND 2) OF THE "TEE PEE RANCH" SUBDIVISION, A TYPE II SUBDIVISION IN THE VICINITY OF DATIL, CATRON COUNTY, 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 THE OFFICIAL SEAL OF CATRON COUNTY, NEW MEXICO, THIS 16 DAY OF August, 1988.

BOARD OF COUNTY COMMISSIONERS OF CATRON COUNTY, NEW MEXICO

CHAIRMAN
Phillip W. Lupp
MEMBER
Phillip W. Lupp
MEMBER

ATTEST:

Marion Armijo
COUNTY CLERK

RECORDED IN BOOK OF _____ NO. Plat - A

DATE August 16, 1988 PAGE 273

TIME: 3:00 pm

SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW MEXICO; THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE UNDER MY DIRECTION; THAT THIS PLAT DEFINES THE SUBDIVISION AND ALL ROADS BY REFERENCE TO PERMANENT MONUMENTS; THAT THIS PLAT ALSO ACCURATELY DESCRIBES EACH PARCEL NUMBERS EACH PARCEL IN PROGRESSION, AND GIVES ITS DIMENSIONS AND THE DIMENSIONS OF ALL LAND DEDICATED; ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Jack G. Horne
JACK G. HORNE
P.E. & L.S. # 889

TEE PEE RANCH			
A TYPE II SUBDIVISION			
CATRON COUNTY, NEW MEXICO			
VICINITY OF DATIL, NEW MEXICO			
DATE	10 JULY 88	CATRON COUNTY ENGINEERS & SURVEYORS, RESERVE, N.M.	
APPROVED BY		[505] 533-6727	
SCALE	1" = 300'	SHEET 1 OF 2	PROJECT NO. 87087PA.000

TEE PEE RANCH

SURVEY PLAT - SHEET 2 OF 2

J 87 - 68
COMP FILE # 678193.000

PLAT RESTRICTIONS

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LEGAL DESCRIPTION - SUBDIVISION AREA

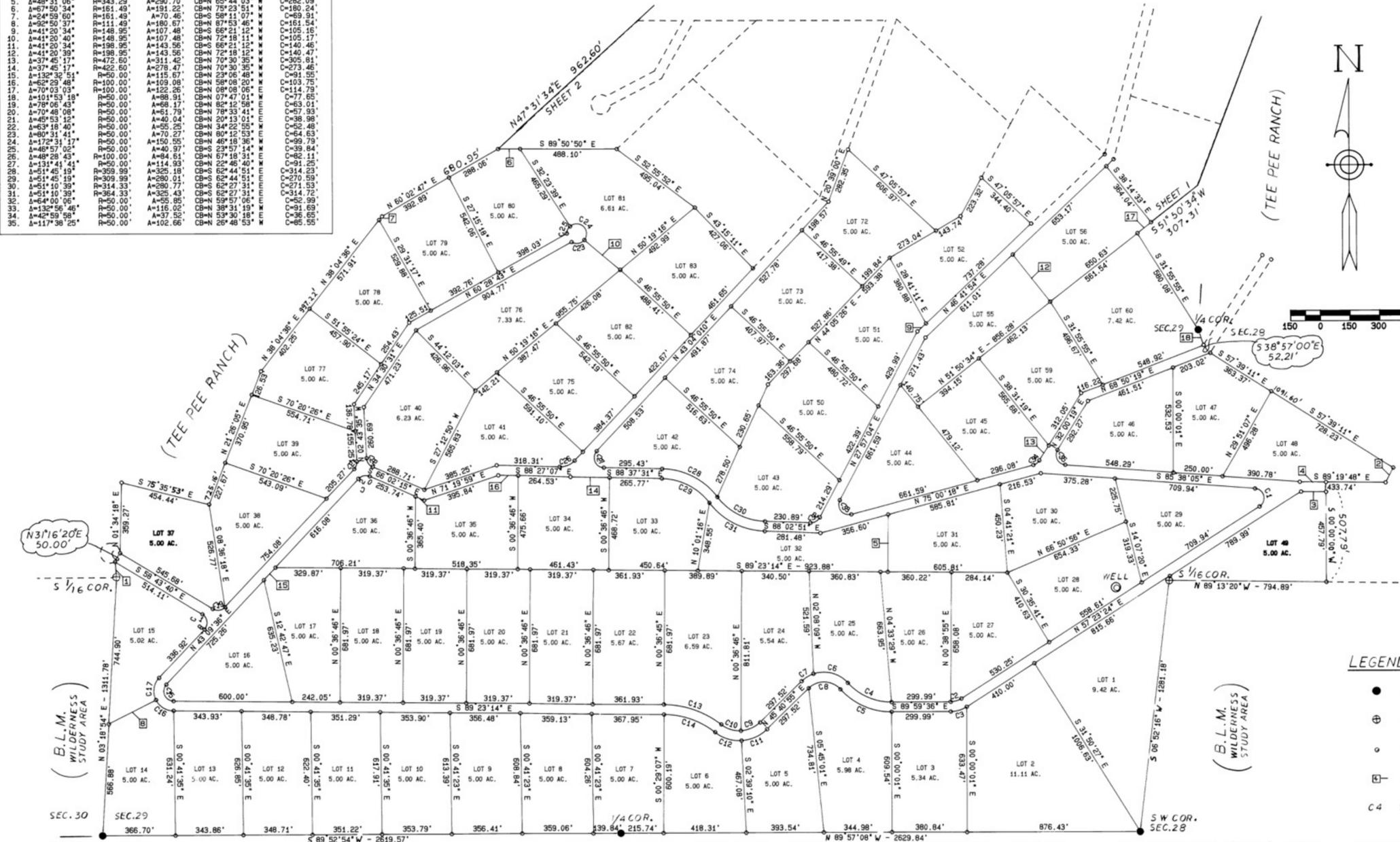
A TRACT OF LAND LYING IN PORTIONS OF SECTIONS 20, 28, 29, T.3S., R.12W., N.M.P.M., CATRON COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING AT A SECTION CORNER BRASS CAP COMMON TO SECTIONS 20, 21, 28 AND 29, AND RUNNING S 89°49'27"E, 357.93'; THENCE CLOCKWISE ALONG A CURVE, R = 150.00', DELTA = 85°49'26", LONG CHORD BEARS S 46°54'35"E, 204.26'; THENCE S 03°59'52"E, 228.76'; THENCE S 19°11'36"W, 50.90'; THENCE S 35°10'36"W, 371.59'; THENCE S 12°30'40"E, 287.00'; THENCE S 20°51'16"W, 898.89'; THENCE S 51°50'34"W, 387.31'; THENCE S 31°55'55"E, 580.08'; THENCE S 18°35'36"E, 82.28'; THENCE S 38°57'00"E, 52.21'; THENCE S 57°39'11"E, 1091.59'; THENCE S 27°13'26"W, 85.03'; THENCE N 89°19'48"W, 301.03'; THENCE SOUTH 507.79'; THENCE N 89°13'20"W, 794.89'; THENCE S 06°52'16"W, 1281.18'; THENCE N 89°57'08"W, 2629.84'; THENCE S 89°52'54"W, 2619.57'; THENCE N 03°18'54"E, 1311.78'; THENCE N 05°46'28"W, 80.75'; THENCE N 31°16'20"E, 50.00'; THENCE N 01°34'18"E, 359.27'; THENCE S 75°35'53"E, 454.44'; THENCE N 21°26'05"E, 725.16'; THENCE N 38°04'36"E, 997.22'; THENCE N 60°02'47"E, 680.96'; THENCE N 47°31'34"E, 962.60'; THENCE S 89°50'50"E, 228.71'; THENCE N 29°51'42"E, 627.99'; THENCE N 42°00'00"W, 574.37'; THENCE N 46°24'21"W, 50.00'; THENCE N 43°35'39"E, 1460.64'; THENCE N 18°18'10"E, 578.41'; THENCE CLOCKWISE ALONG A CURVE, R = 100.00', DELTA = 106°35'59", LONG CHORD BEARS N 71°36'09"E, 160.35'; THENCE S 55°05'51"E, 176.41'; THENCE N 84°20'17"E, 552.79'; THENCE S 61°24'09"E, 70.57'; THENCE COUNTER CLOCKWISE ALONG A CURVE, R = 50.00', DELTA = 52°48'16", LONG CHORD BEARS S 42°41'16"E, 44.47'; THENCE S 69°05'24"E, 531.73'; THENCE CLOCKWISE ALONG A CURVE, R = 150.00', DELTA = 71°15'03", LONG CHORD BEARS S 33°27'53"E, 174.74'; THENCE S 02°09'41"W, 1224.56' TO THE POINT OF BEGINNING, CONTAINING 592.16 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DIST.
1.	N 05°46'28"E	80.75'
2.	N 01°34'18"E	359.27'
3.	S 75°35'53"E	454.44'
4.	N 21°26'05"E	725.16'
5.	N 38°04'36"E	997.22'
6.	N 47°31'34"E	962.60'
7.	S 89°50'50"E	228.71'
8.	N 29°51'42"E	627.99'
9.	N 42°00'00"W	574.37'
10.	N 46°24'21"W	50.00'
11.	N 43°35'39"E	1460.64'
12.	N 18°18'10"E	578.41'
13.	S 69°05'24"E	531.73'
14.	S 42°41'16"E	44.47'
15.	S 61°24'09"E	70.57'
16.	N 84°20'17"E	552.79'
17.	S 55°05'51"E	176.41'
18.	N 71°36'09"E	160.35'
19.	S 06°52'16"W	1281.18'
20.	N 89°13'20"W	794.89'
21.	S 507.79'	
22.	N 89°19'48"W	301.03'
23.	S 27°13'26"W	85.03'
24.	S 57°39'11"E	1091.59'
25.	S 38°57'00"E	52.21'
26.	S 18°35'36"E	82.28'
27.	S 31°55'55"E	580.08'
28.	S 51°50'34"W	387.31'
29.	S 20°51'16"W	898.89'
30.	S 35°10'36"W	371.59'
31.	S 12°30'40"E	287.00'
32.	S 19°11'36"W	50.90'
33.	S 46°54'35"E	204.26'
34.	S 03°59'52"E	228.76'
35.	N 05°46'28"E	80.75'

CURVE TABLE			
ARC	DELTA ANGLE	RADIUS	CHORD LENGTH
1.	A=143°01'30"	R=50.00'	C=94.84'
2.	A=32°36'00"	R=100.00'	C=65.16'
3.	A=32°36'00"	R=150.00'	C=84.24'
4.	A=48°31'06"	R=239.29'	C=241.01'
5.	A=48°31'06"	R=343.29'	C=350.09'
6.	A=67°50'34"	R=161.49'	C=180.24'
7.	A=24°59'00"	R=181.49'	C=99.91'
8.	A=32°36'00"	R=111.49'	C=65.16'
9.	A=41°20'34"	R=148.95'	C=105.16'
10.	A=41°20'34"	R=218.95'	C=165.17'
11.	A=41°20'34"	R=318.95'	C=240.47'
12.	A=41°20'34"	R=418.95'	C=315.77'
13.	A=37°45'17"	R=172.60'	C=95.81'
14.	A=37°45'17"	R=262.60'	C=140.46'
15.	A=32°36'00"	R=150.00'	C=65.16'
16.	A=62°29'48"	R=100.00'	C=103.75'
17.	A=70°03'03"	R=100.00'	C=114.79'
18.	A=101°13'18"	R=50.00'	C=71.52'
19.	A=78°06'43"	R=50.00'	C=63.01'
20.	A=70°48'08"	R=50.00'	C=57.93'
21.	A=65°53'12"	R=50.00'	C=53.86'
22.	A=63°18'40"	R=50.00'	C=52.48'
23.	A=60°31'41"	R=50.00'	C=51.11'
24.	A=57°59'11"	R=50.00'	C=49.74'
25.	A=55'57'02"	R=50.00'	C=48.37'
26.	A=53'28'43"	R=50.00'	C=47.00'
27.	A=51'14'14"	R=50.00'	C=45.63'
28.	A=49'19'19"	R=50.00'	C=44.26'
29.	A=47'33'33"	R=50.00'	C=42.89'
30.	A=45'56'56"	R=50.00'	C=41.52'
31.	A=44'29'29"	R=50.00'	C=40.15'
32.	A=42'52'02"	R=50.00'	C=38.78'
33.	A=41'34'35"	R=50.00'	C=37.41'
34.	A=40'26'08"	R=50.00'	C=36.04'
35.	A=39'27'41"	R=50.00'	C=34.67'

(SEE SHEET 1 OF 2)



OWNER'S STATEMENT AND DEDICATION

THE LAND BEING SUBDIVIDED ON THIS PLAT IS SUBDIVIDED IN ACCORDANCE WITH THE DESIRES OF THE OWNER OF THE LAND, TEE PEE RANCH, LTD., A LIMITED PARTNERSHIP, BANNISTER PROPERTIES, INC., GENERAL PARTNER, AN ARIZONA CORPORATION LICENSED TO DO BUSINESS IN NEW MEXICO. NO LAND IS BEING DEDICATED FOR PUBLIC USE IN THIS PLAN.

BY: William R. Bannister
WILLIAM R. BANNISTER, PRESIDENT

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO)
COUNTY OF CATRON) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF August, 1988, BY WILLIAM R. BANNISTER, PRESIDENT.

Sharon Armijo
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-21-89

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS OF CATRON COUNTY, NEW MEXICO, AT A MEETING HELD 1988, DID APPROVE THESE PLATS (SHEETS 1 AND 2) OF THE "TEE PEE RANCH" SUBDIVISION, A TYPE II SUBDIVISION IN THE VICINITY OF DATIL, CATRON COUNTY, NEW MEXICO.

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WITNESS OUR HANDS AND THE OFFICIAL SEAL OF CATRON COUNTY, NEW MEXICO, THIS 16 DAY OF August, 1988.

BOARD OF COUNTY COMMISSIONERS OF CATRON COUNTY, NEW MEXICO

CHAIRMAN
MEMBER
MEMBER

ATTEST:

Sharon Armijo
COUNTY CLERK

RECORDED IN BOOK OF _____ NO. Plat - 1
DATE August 16, 1988 PAGE Slide 273
TIME: 3:00 pm

SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW MEXICO; THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE UNDER MY DIRECTION; THAT THIS PLAT DEFINES THE SUBDIVISION AND ALL ROADS BY REFERENCE TO PERMANENT MONUMENTS; THAT THIS PLAT ALSO ACCURATELY DESCRIBES EACH PARCEL, NUMBERS EACH PARCEL IN PROGRESSION, AND GIVES ITS DIMENSIONS AND THE DIMENSIONS OF ALL LAND DEDICATED; ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Jack G. Horne
JACK G. HORNE
P.E. & L.S. # 889

LEGEND:

- GRASS CAP FND.
- ⊕ ALIQUOT SECTION DIVISION POINT
- PIN SET, 1/2" REBAR & 1-1/2" ALUM. CAP
- ⊞ SEE LINE TABLE
- C4 SEE CURVE TABLE

TEE PEE RANCH			
A TYPE II SUBDIVISION			
VICINITY OF DATIL, NEW MEXICO			
DRAWN BY	DATE	CATRON COUNTY ENGINEERS & SURVEYORS, RESERVE, N.M.	
APPROVED BY	DATE	[505] 533-6727	
SCALE	SHEET	SHEET	PROJECT NO.
1" = 300'	2	OF 2	678193.000

TEE PEE RANCH - PHASE II

A TYPE II SUBDIVISION, CATRON COUNTY, NEW MEXICO
IN PORTIONS OF SECTIONS 28 & 29, T.3 S., R.12 W., N.M.P.M.
(SHEET 1 OF 2)

J 89-14
COMP. FILE 8768TPC.1K

PLAT RESTRICTIONS

THE OWNER'S MAINTENANCE AND CONSTRUCTION RESPONSIBILITIES, INCLUDING ALL RESTRICTIONS REQUIRED TO BE FILED WITH THE PLAT BY THE COMMISSIONER OR IT'S DELEGATE:

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THE SUBDIVIDER SHALL CAUSE TO BE INCORPORATED, A NEW MEXICO NOT-FOR-PROFIT CORPORATION, NAMED THE "TEE PEE RANCH LAND OWNER'S ASSOCIATION" (HEREAFTER CALLED THE ASSOCIATION), WHOSE MEMBERS ARE LOT OWNERS WITHIN THE SUBDIVISION, AND SHALL CONVEY TO THE ASSOCIATION THE FEE TITLE TO THE ROADS AND THE SANITARY LANDFILL SITE, SUBJECT TO THE RIGHTS OF THE SUBDIVIDER AND IT'S ASSIGNS TO ALSO USE SAID ROADS FOR ACCESS AND UTILITIES.

THE SUBDIVIDER SHALL MAINTAIN ALL ROADS WITHIN THE SUBDIVISION AND THE SANITARY LANDFILL SITE UNTIL SUCH TIME AS THE ASSOCIATION IS VIABLE AND ASSUMES SUCH OBLIGATIONS.

THE SUBDIVIDER AGREES TO POST AND MAINTAIN A SIGN ON THE MAIN ENTRANCE ROAD TO THE SUBDIVISION TO GIVE NOTICE TO THE WORLD THAT THESE ROADS ARE PRIVATE ROADS FOR THE USE OF THE ASSOCIATION AND THE SUBDIVIDER.

(TEE PEE RANCH-PHASE II)
SHEET 2 OF 2

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN PORTIONS OF SECTIONS 28 AND 29, T.3 S., R.12 W., N.M.P.M., CATRON COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT, WHICH IS THE SECTION CORNER BRASS CAP COMMON TO SECTIONS 21, 22, 27, AND 28, AND RUNNING S 00°58'55"E, 2659.47' TO THE EAST 1/4 CORNER BRASS CAP OF SECTION 28; THENCE S 06°59'08"W, 1250.82' TO THE SOUTHWEST CORNER OF THE TRACT; THENCE N 89°12'04"W, 2732.66'; THENCE N 89°13'20"W, 1747.90' TO THE SOUTHWEST CORNER OF THE TRACT; THENCE FOLLOWING THE EASTERN BOUNDARY OF THE TEE PEE RANCH SUBDIVISION - PHASE I, AND RUNNING N 00°00'01"W, 457.79'; THENCE N 00°00'01"W, 50.00'; THENCE S 89°19'48"E, 301.03'; THENCE N 27°13'26"E, 85.03'; THENCE N 57°39'14"W, 1091.59'; THENCE N 38°57'00"W, 52.54'; THENCE N 18°35'36"W, 82.28'; THENCE N 31°55'55"W, 580.08'; THENCE N 51°50'34"E, 387.31'; THENCE N 20°51'16"E, 898.89'; THENCE N 12°30'40"W, 287.00'; THENCE N 35°10'36"E, 372.76'; THENCE N 18°26'50"E, 50.56'; THENCE N 03°59'52"W, 227.91'; THENCE COUNTERCLOCKWISE ALONG A CURVE, R = 150.00', DELTA = 85°49'26", LONG CHORD BEARS N 46°54'35"W, 204.26' TO A POINT ON THE NORTHERN SECTION LINE OF SECTION 28; THENCE S 89°49'16"E, 2277.16'; THENCE S 89°49'18"E, 2629.81' TO THE POINT OF BEGINNING, CONTAINING 440.22 ACRES, MORE OR LESS.

- NOTES:
1. THE BASIS OF BEARING IS THE LINE BETWEEN THE NW SECTION CORNER BRASS CAP AND THE WEST 1/4 CORNER BRASS CAP OF SECTION 28, WHICH IS S 00°49'00"E.
 2. PHASE II OF THE TEE PEE RANCH IS COMPRISED OF TWO NON CONTIGUOUS PORTIONS; REFER TO SHEET 2 OF 2 OF THE TEE PEE RANCH-PHASE II.

OWNER'S STATEMENT AND DEDICATION

THE LAND BEING SUBDIVIDED ON THIS PLAT IS SUBDIVIDED IN ACCORDANCE WITH THE DESIRES OF THE OWNER OF THE LAND, TEE PEE RANCH, LTD., A LIMITED PARTNERSHIP, BANNISTER PROPERTIES, INC., GENERAL PARTNER, AN ARIZONA CORPORATION LICENSED TO DO BUSINESS IN NEW MEXICO.

William R. Bannister
BY WILLIAM R. BANNISTER, PRESIDENT

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO }
COUNTY OF CATRON } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF February 1980, BY WILLIAM R. BANNISTER, PRESIDENT.

OFFICIAL SEAL
ELIZABETH S. FISHER
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Paid 1980 Secretary of State
My Commission Expires 2/15/93

Elizabeth S. Fisher
NOTARY PUBLIC

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS OF CATRON COUNTY, NEW MEXICO, AT A MEETING HELD ON 02 February 1980, DID APPROVE THIS PLAT OF "TEE PEE RANCH - PHASE II" SUBDIVISION, A TYPE II SUBDIVISION IN THE VICINITY OF DATIL, CATRON COUNTY, 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 THE OFFICIAL SEAL OF CATRON COUNTY, NEW MEXICO, THIS 20 DAY OF February 1980.

W. R. Bannister
CHAIRMAN
R. H. Choate
MEMBER
Phillip St. Swapp
MEMBER



ATTEST:

J. W. Blance
COUNTY CLERK
RECORDED IN PLATS B SLIDE 028
DATE 2-21-80 2:30 P.M.

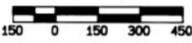
SURVEYOR'S CERTIFICATE

I AM A LICENSED SURVEYOR IN THE STATE OF NEW MEXICO. THIS PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE UNDER MY DIRECTION. THIS PLAT DEFINES THE SUBDIVISION AND ALL ROADS BY REFERENCE TO PERMANENT MONUMENTS, ACCURATELY DESCRIBES EACH PARCEL; NUMBERS EACH PARCEL IN PROGRESSION; AND GIVES THE DIMENSION OF EACH PARCEL AND OF ALL LAND DEDICATED. THE LAND DEDICATED FALLS WITHIN THE PLATTING JURISDICTION OF CATRON COUNTY AND NO OTHER. THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARD PRACTICE SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jack G. ...
JACK G. ...
L.S. #889

LEGEND

- GOVT. BRASS CAP FOUND
- PIN FOUND - TEE PEE RANCH - PHASE I
- PIN SET - 1/2" REBAR & ALUM. CAP
- C 4 SEE CURVE TABLE
- SEE LINE TABLE
- SUBDIVISION BOUNDARY
- ← DRAINAGE



LINE TABLE

LINE	BEARING	DIST.
1.	N 00°00'01"W	50.00'
2.	S 89°19'48"E	301.03'
3.	N 27°13'26"E	85.03'
4.	N 57°39'14"W	1091.59'
5.	N 38°57'00"W	52.54'
6.	N 18°35'36"W	82.28'
7.	N 31°55'55"W	580.08'
8.	N 51°50'34"E	387.31'
9.	N 20°51'16"E	898.89'
10.	N 12°30'40"W	287.00'
11.	N 35°10'36"E	372.76'
12.	N 18°26'50"E	50.56'
13.	N 03°59'52"W	227.91'
14.	N 46°54'35"W	204.26'
15.	S 89°49'16"E	2277.16'
16.	S 89°49'18"E	2629.81'
17.	S 00°00'01"W	457.79'
18.	N 00°00'01"W	50.00'
19.	S 89°19'48"E	301.03'
20.	N 27°13'26"E	85.03'
21.	N 57°39'14"W	1091.59'
22.	N 38°57'00"W	52.54'
23.	N 18°35'36"W	82.28'
24.	N 31°55'55"W	580.08'
25.	N 51°50'34"E	387.31'
26.	N 20°51'16"E	898.89'
27.	N 12°30'40"W	287.00'
28.	N 35°10'36"E	372.76'
29.	N 18°26'50"E	50.56'
30.	N 03°59'52"W	227.91'
31.	N 46°54'35"W	204.26'
32.	S 89°49'16"E	2277.16'
33.	S 89°49'18"E	2629.81'
34.	S 00°00'01"W	457.79'
35.	N 00°00'01"W	50.00'
36.	S 89°19'48"E	301.03'
37.	N 27°13'26"E	85.03'
38.	N 57°39'14"W	1091.59'
39.	N 38°57'00"W	52.54'
40.	N 18°35'36"W	82.28'
41.	N 31°55'55"W	580.08'
42.	N 51°50'34"E	387.31'
43.	N 20°51'16"E	898.89'
44.	N 12°30'40"W	287.00'
45.	N 35°10'36"E	372.76'
46.	N 18°26'50"E	50.56'
47.	N 03°59'52"W	227.91'
48.	N 46°54'35"W	204.26'
49.	S 89°49'16"E	2277.16'
50.	S 89°49'18"E	2629.81'
51.	S 00°00'01"W	457.79'
52.	N 00°00'01"W	50.00'
53.	S 89°19'48"E	301.03'
54.	N 27°13'26"E	85.03'
55.	N 57°39'14"W	1091.59'
56.	N 38°57'00"W	52.54'
57.	N 18°35'36"W	82.28'
58.	N 31°55'55"W	580.08'
59.	N 51°50'34"E	387.31'
60.	N 20°51'16"E	898.89'
61.	N 12°30'40"W	287.00'
62.	N 35°10'36"E	372.76'
63.	N 18°26'50"E	50.56'
64.	N 03°59'52"W	227.91'
65.	N 46°54'35"W	204.26'
66.	S 89°49'16"E	2277.16'
67.	S 89°49'18"E	2629.81'
68.	S 00°00'01"W	457.79'
69.	N 00°00'01"W	50.00'
70.	S 89°19'48"E	301.03'
71.	N 27°13'26"E	85.03'
72.	N 57°39'14"W	1091.59'
73.	N 38°57'00"W	52.54'
74.	N 18°35'36"W	82.28'
75.	N 31°55'55"W	580.08'
76.	N 51°50'34"E	387.31'
77.	N 20°51'16"E	898.89'
78.	N 12°30'40"W	287.00'
79.	N 35°10'36"E	372.76'
80.	N 18°26'50"E	50.56'
81.	N 03°59'52"W	227.91'
82.	N 46°54'35"W	204.26'
83.	S 89°49'16"E	2277.16'
84.	S 89°49'18"E	2629.81'
85.	S 00°00'01"W	457.79'
86.	N 00°00'01"W	50.00'
87.	S 89°19'48"E	301.03'
88.	N 27°13'26"E	85.03'
89.	N 57°39'14"W	1091.59'
90.	N 38°57'00"W	52.54'
91.	N 18°35'36"W	82.28'
92.	N 31°55'55"W	580.08'
93.	N 51°50'34"E	387.31'
94.	N 20°51'16"E	898.89'
95.	N 12°30'40"W	287.00'
96.	N 35°10'36"E	372.76'
97.	N 18°26'50"E	50.56'
98.	N 03°59'52"W	227.91'
99.	N 46°54'35"W	204.26'
100.	S 89°49'16"E	2277.16'
101.	S 89°49'18"E	2629.81'
102.	S 00°00'01"W	457.79'
103.	N 00°00'01"W	50.00'
104.	S 89°19'48"E	301.03'
105.	N 27°13'26"E	85.03'
106.	N 57°39'14"W	1091.59'
107.	N 38°57'00"W	52.54'
108.	N 18°35'36"W	82.28'
109.	N 31°55'55"W	580.08'
110.	N 51°50'34"E	387.31'
111.	N 20°51'16"E	898.89'
112.	N 12°30'40"W	287.00'
113.	N 35°10'36"E	372.76'
114.	N 18°26'50"E	50.56'
115.	N 03°59'52"W	227.91'
116.	N 46°54'35"W	204.26'
117.	S 89°49'16"E	2277.16'
118.	S 89°49'18"E	2629.81'
119.	S 00°00'01"W	457.79'
120.	N 00°00'01"W	50.00'
121.	S 89°19'48"E	301.03'
122.	N 27°13'26"E	85.03'
123.	N 57°39'14"W	1091.59'
124.	N 38°57'00"W	52.54'
125.	N 18°35'36"W	82.28'
126.	N 31°55'55"W	580.08'
127.	N 51°50'34"E	387.31'
128.	N 20°51'16"E	898.89'
129.	N 12°30'40"W	287.00'
130.	N 35°10'36"E	372.76'
131.	N 18°26'50"E	50.56'
132.	N 03°59'52"W	227.91'
133.	N 46°54'35"W	204.26'
134.	S 89°49'16"E	2277.16'
135.	S 89°49'18"E	2629.81'
136.	S 00°00'01"W	457.79'
137.	N 00°00'01"W	50.00'
138.	S 89°19'48"E	301.03'
139.	N 27°13'26"E	85.03'
140.	N 57°39'14"W	1091.59'
141.	N 38°57'00"W	52.54'
142.	N 18°35'36"W	82.28'
143.	N 31°55'55"W	580.08'
144.	N 51°50'34"E	387.31'
145.	N 20°51'16"E	898.89'
146.	N 12°30'40"W	287.00'
147.	N 35°10'36"E	372.76'
148.	N 18°26'50"E	50.56'
149.	N 03°59'52"W	227.91'
150.	N 46°54'35"W	204.26'
151.	S 89°49'16"E	2277.16'
152.	S 89°49'18"E	2629.81'
153.	S 00°00'01"W	457.79'
154.	N 00°00'01"W	50.00'
155.	S 89°19'48"E	301.03'
156.	N 27°13'26"E	85.03'
157.	N 57°39'14"W	1091.59'
158.	N 38°57'00"W	52.54'
159.	N 18°35'36"W	82.28'
160.	N 31°55'55"W	580.08'
161.	N 51°50'34"E	387.31'
162.	N 20°51'16"E	898.89'
163.	N 12°30'40"W	287.00'
164.	N 35°10'36"E	372.76'
165.	N 18°26'50"E	50.56'
166.	N 03°59'52"W	227.91'
167.	N 46°54'35"W	204.26'
168.	S 89°49'16"E	2277.16'
169.	S 89°49'18"E	2629.81'
170.	S 00°00'01"W	457.79'
171.	N 00°00'01"W	50.00'
172.	S 89°19'48"E	301.03'
173.	N 27°13'26"E	85.03'
174.	N 57°39'14"W	1091.59'
175.	N 38°57'00"W	52.54'
176.	N 18°35'36"W	82.28'
177.	N 31°55'55"W	580.08'
178.	N 51°50'34"E	387.31'
179.	N 20°51'16"E	898.89'
180.	N 12°30'40"W	287.00'
181.	N 35°10'36"E	372.76'
182.	N 18°26'50"E	50.56'
183.	N 03°59'52"W	227.91'
184.	N 46°54'35"W	204.26'
185.	S 89°49'16"E	2277.16'
186.	S 89°49'18"E	2629.81'
187.	S 00°00'01"W	457.79'
188.	N 00°00'01"W	50.00'
189.	S 89°19'48"E	301.03'
190.	N 27°13'26"E	85.03'
191.	N 57°39'14"W	1091.59'
192.	N 38°57'00"W	52.54'
193.	N 18°35'36"W	82.28'
194.	N 31°55'55"W	580.08'
195.	N 51°50'34"E	387.31'
196.	N 20°51'16"E	898.89'
197.	N 12°30'40"W	287.00'
198.	N 35°10'36"E	372.76'
199.	N 18°26'50"E	50.56'
200.	N 03°59'52"W	227.91'
201.	N 46°54'35"W	204.26'
202.	S 89°49'16"E	2277.16'
203.	S 89°49'18"E	2629.81'
204.	S 00°00'01"W	457.79'
205.	N 00°00'01"W	50.00'
206.	S 89°19'48"E	301.03'
207.	N 27°13'26"E	85.03'
208.	N 57°39'14"W	1091.59'
209.	N 38°57'00"W	52.54'
210.	N 18°35'36"W	82.28'
211.	N 31°55'55"W	580.08'
212.	N 51°50'34"E	387.31'
213.	N 20°51'16"E	898.89'
214.	N 12°30'40"W	287.00'
215.	N 35°10'36"E	372.76'
216.	N 18°26'50"E	50.56'
217.	N 03°59'52"W	227.91'
218.	N 46°54'35"W	204.26'
219.	S 89°49'16"E	2277.16'
220.	S 89°49'18"E	2629.81'
221.	S 00°00'01"W	457.79'
222.	N 00°00'01"W	50.00'
223.	S 89°19'48"E	301.03'
224.	N 27°13'26"E	85.03'
225.	N 57°39'14"W	1091.59'
226.	N 38°57'00"W	52.54'
227.	N 18°35'36"W	82.28'
228.		

TEE PEE RANCH - PHASE II

A TYPE II SUBDIVISION, CATRON COUNTY, NEW MEXICO
IN PORTIONS OF SECTION 20, T.3 S., R.12 W., N.M.P.M.
(SHEET 2 OF 2)

J 89 - 14

COMP. FILE 8914TP0.1K

PLAT RESTRICTIONS

THE OWNER'S MAINTENANCE AND CONSTRUCTION RESPONSIBILITIES, INCLUDING ALL RESTRICTIONS, REQUIRED TO BE FILED WITH THE PLAT BY THE COMMISSION OR IT'S DELEGATE:

THE OWNER, WHO IS THE SUBDIVIDER OF THE LAND, WILL BUILD ALL OF THE ROADS WITHIN THE SUBDIVISION, AS SPECIFIED IN THE "TERRAIN MANAGEMENT PLAN", STATED IN THE DISCLOSURE STATEMENT, AND IN FULL COMPLIANCE WITH THE "CATRON COUNTY LAND SUBDIVISION REGULATIONS".

THE SUBDIVIDER SHALL CAUSE TO BE INCORPORATED, A NEW MEXICO NOT-FOR-PROFIT CORPORATION, NAMED THE "TEE PEE RANCH LAND OWNER'S ASSOCIATION" (HEREAFTER CALLED THE ASSOCIATION), WHOSE MEMBERS ARE LOT OWNERS WITHIN THE SUBDIVISION AND SHALL CONVEY TO THE ASSOCIATION THE FEE TITLE TO THE ROADS AND THE SANITARY LANDFILL SITE, SUBJECT TO THE RIGHTS OF THE SUBDIVIDER AND IT'S ASSIGNS TO ALSO USE SAID ROADS FOR ACCESS AND UTILITIES.

THE SUBDIVIDER SHALL MAINTAIN ALL ROADS WITHIN THE SUBDIVISION AND THE SANITARY LANDFILL SITE UNTIL SUCH TIME AS THE ASSOCIATION IS VIABLE AND ASSUMES SUCH OBLIGATIONS.

THE SUBDIVIDER AGREES TO POST AND MAINTAIN A SIGN ON THE MAIN ENTRANCE ROAD TO THE SUBDIVISION TO GIVE NOTICE TO THE WORLD THAT THESE ROADS ARE PRIVATE ROADS FOR THE USE OF THE ASSOCIATION AND THE SUBDIVIDER.

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN PORTIONS OF THE EAST 1/2 OF SECTION 20, T.3 S., R.12 W., N.M.P.M., CATRON COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT, WHICH IS THE NORTHEAST SECTION CORNER BRASS CAP OF SECTION 20, AND RUNNING ALONG THE EASTERN SECTION LINE OF SEC. 20, 500'17"00" N, 2649.87', TO THE EAST 1/4 CORNER BRASS CAP OF SECTION 20; THENCE S 02°09'35" W, 1387.40' TO THE SOUTHWEST CORNER OF THE TRACT; THENCE LEAVING THE SECTION LINE AND FOLLOWING THE NORTHERN BOUNDARY OF THE TEE PEE RANCH - PHASE I SUBDIVISION, RUNNING COUNTERCLOCKWISE ALONG A CURVE, DELTA = 71°15'03", RADIUS = 150.00', LONG CHORD BEARS N 33°27'53" W, 174.74'; THENCE N 69°05'24" W, 531.73'; THENCE N 42°41'16" W, 44.47'; THENCE N 61°24'09" W, 70.57'; THENCE S 84°20'17" W, 952.79'; THENCE LEAVING THE TEE PEE RANCH - PHASE I BOUNDARY AND RUNNING N 11°36'29" W, 957.48'; THENCE N 00°17'00" E, 1850.00'; THENCE N 20°00'00" W, 50.00'; THENCE N 00°00'01" W, 859.82' TO A POINT ON THE NORTHERN SECTION LINE OF SECTION 20; THENCE ALONG THE SECTION LINE RUNNING S 89°46'29" E, 1501.28' TO THE POINT OF BEGINNING, CONTAINING 124.80 ACRES, MORE OR LESS.

NOTES:

1. THE BASIS OF BEARING IS THE LINE BETWEEN THE EASTERN 1/4 COR AND THE NORTHEAST SECTION CORNER OF SECTION 20, WHICH IS N00°17'00"E.
2. PHASE II OF THE "TEE PEE RANCH SUBDIVISION" IS COMPRISED OF TWO NON-CONTIGUOUS PORTIONS; REFER TO SHEET 1 OF 2 OF THE TEE PEE RANCH - PHASE II.

LINE TABLE		
QUADRANT	BEARING	DIST.
1.	N 20°00'00" W	50.00'
2.	S 89°30'00" E	106.17'
3.	S 89°30'00" E	106.38'
4.	N 00°17'00" E	44.48'
5.	N 42°41'16" W	44.47'
6.	N 61°24'09" W	70.57'

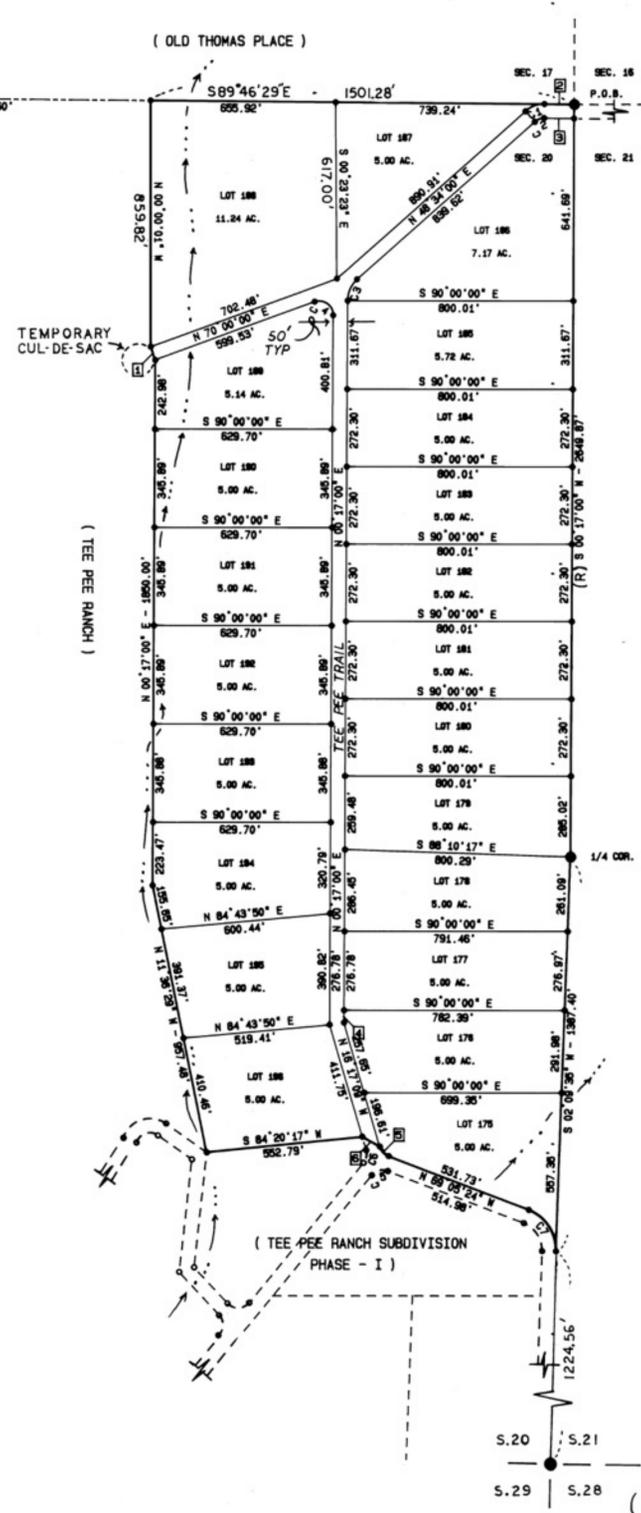
LEGEND

- GOVT. BRASS CAP FOUND
- PIN FOUND - T.P. SUBD. PHASE I
- PIN SET - 1/2" REBAR & ALUM. CAP
- ⊠- SEE LINE TABLE
- C4 SEE CURVE TABLE
- SUBDIVISION BOUNDARY
- DRAINAGE



CURVE TABLE

ARC	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1.	Δ=41°56'00"	R=100.00'	A=73.19'	CB=N 89°32'00" W	C=71.57'
2.	Δ=41°56'00"	R=50.00'	A=36.59'	CB=N 89°31'59" W	C=36.78'
3.	Δ=48°16'00"	R=100.00'	A=84.27'	CB=N 24°25'30" W	C=81.80'
4.	Δ=110°17'00"	R=50.00'	A=96.24'	CB=S 54°51'30" W	C=82.06'
5.	Δ=71°28'19"	R=50.00'	A=52.39'	CB=N 75°09'56" W	C=48.42'
6.	Δ=59°42'26"	R=50.00'	A=46.81'	CB=S 11°34'04" W	C=46.72'
7.	Δ=71°15'03"	R=150.00'	A=196.53'	CB=N 33°27'53" W	C=174.74'



OWNER'S STATEMENT AND DEDICATION

THE LAND BEING SUBDIVIDED ON THIS PLAT IS SUBDIVIDED IN ACCORDANCE WITH THE DESIRES OF THE OWNER OF THE LAND, TEE PEE RANCH, LTD. A LIMITED PARTNERSHIP BANNISTER PROPERTIES, INC., GENERAL PARTNER, AN ARIZONA CORPORATION LICENSED TO DO BUSINESS IN NEW MEXICO.

William R. Bannister
BY: WILLIAM R. BANNISTER, PRESIDENT

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO } SS
COUNTY OF CATRON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF February 1990, BY WILLIAM R. BANNISTER, PRESIDENT.

OFFICIAL SEAL
ELIZABETH S. FISHER
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed With Secretary of State
My Commission Expires 2/15/93

Elizabeth S. Fisher
NOTARY PUBLIC

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS OF CATRON COUNTY, NEW MEXICO, AT A MEETING HELD ON 20 February 1990, DID APPROVE THIS PLAT OF THE "TEE PEE RANCH - PHASE II" SUBDIVISION, A TYPE II SUBDIVISION IN THE VICINITY OF DATIL, CATRON COUNTY, 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 THE OFFICIAL SEAL OF CATRON COUNTY, NEW MEXICO, THIS 20 DAY OF February 1990.



Alvin
CHAIRMAN
Rufus Choate
MEMBER
Phillip H. Swapp
MEMBER

ATTEST:

J. W. Blaney
COUNTY CLERK

RECORDED IN PLATS B SLIDE 029
DATE 2-21-90 8:34 A.M.

SURVEYOR'S CERTIFICATE

I AM A LICENSED SURVEYOR IN THE STATE OF NEW MEXICO. THIS PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE UNDER MY DIRECTION. THIS PLAT DEFINES THE SUBDIVISION AND ALL ROADS BY REFERENCE TO PERMANENT MONUMENTS, ACCURATELY DESCRIBES EACH PARCEL, NUMBERS EACH PARCEL IN PROGRESSION, AND GIVES THE DIMENSION OF EACH PARCEL AND OF ALL LAND DEDICATED. THE LAND DEDICATED FALLS WITHIN THE PLATTING JURISDICTION OF CATRON COUNTY AND NO OTHER. THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jack G. Harpe
JACK G. HARPE, S.S., P.E., S. #889
LAND PROFESSIONAL ENGINEER

TEE PEE RANCH - PHASE II			
A TYPE II SUBDIVISION, CATRON COUNTY, NEW MEXICO IN PORTIONS OF SEC. 20, T.3 S., R.12 W., N.M.P.M.			
VICINITY OF DATIL, NEW MEXICO			
DRAWN	DATE	CATRON COUNTY ENGINEERS AND SURVEYORS, RESERVE, NEW MEX.	
R.S.S.	4/10/90	[505] 533 - 6727	
APPROVED	DATE		
J.G.H.			
SCALE	SHEET	SHEET	PROJECT NO.
1" = 300'	2	OF 2	8914TP0.000

TEE PEE RANCH - PHASE III

A TYPE II SUBDIVISION, CATRON COUNTY, NEW MEXICO
IN PORTIONS OF SECTIONS 20 AND 29, T.3 S., R.12 W., N.M.P.M.
(SHEET 1 OF 2)

PLAT RESTRICTIONS

THE OWNER'S MAINTENANCE AND CONSTRUCTION RESPONSIBILITIES, INCLUDING ALL RESTRICTIONS, REQUIRED TO BE FILED WITH THE PLAT BY THE COMMISSION OR IT'S DELEGATE:

THE OWNER, WHO IS THE SUBDIVIDER OF THE LAND, WILL BUILD ALL OF THE ROADS IN THE SUBDIVISION, AS SPECIFIED IN THE "TERRAIN MANAGEMENT PLAN" STATED IN THE "DISCLOSURE STATEMENT", AND IN FULL COMPLIANCE WITH THE "CATRON COUNTY LAND SUBDIVISION REGULATIONS".

THE SUBDIVIDER SHALL CAUSE TO BE INCORPORATED, A NEW MEXICO NOT-FOR-PROFIT CORPORATION, NAMED THE "TEE PEE RANCH LAND OWNERS ASSOCIATION" (HEREAFTER CALLED THE ASSOCIATION), WHOSE MEMBERS ARE LOT OWNERS WITHIN THE SUBDIVISION, AND SHALL CONVEY TO THE ASSOCIATION THE FEE TITLE TO THE ROADS AND SANITARY LANDFILL SITE, SUBJECT TO THE RIGHTS OF THE SUBDIVIDER AND IT'S ASSIGNS TO ALSO USE SAID ROADS FOR ACCESS AND UTILITIES.

THE SUBDIVIDER SHALL MAINTAIN ALL ROADS WITHIN THE SUBDIVISION AND THE SANITARY LANDFILL SITE UNTIL SUCH TIME AS THE ASSOCIATION IS VIABLE AND ASSUMES SUCH OBLIGATIONS.

THE SUBDIVIDER AGREES TO POST AND MAINTAIN A SIGN ON THE MAIN ACCESS ROAD TO THE SUBDIVISION TO GIVE NOTICE TO THE WORLD THAT THESE ROADS ARE PRIVATE ROADS FOR THE USE OF THE ASSOCIATION AND THE SUBDIVIDER.

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN PORTIONS OF SECTIONS 20 & 29, T.3 S., R.12 W., N.M.P.M., CATRON COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT, WHICH IS THE SECTION CORNER BRASS CAP COMMON TO SECTIONS 17, 18, 19, & 20; AND RUNNING N 89°47'56"E, 2647.79' TO THE NORTH 1/4 COR. BRASS CAP OF SEC. 20; THENCE S 89°30'00"E, 1145.60' TO THE NORTHEAST CORNER OF THE TRACT; THENCE S 00°00'01"E, 867.02'; THENCE S 20°00'00"E, 50.00'; THENCE S 00°17'00"W, 1850.00'; THENCE S 11°36'29"E, 957.48'; THENCE N 55°05'51"W, 176.41'; THENCE COUNTERCLOCKWISE ALONG A CURVE, RADIUS=100.00', DELTA=106°38'59", LONG CHORD BEARS S 71°36'09"W, 160.35'; THENCE S 18°18'10"W, 578.41'; THENCE S 43°35'39"W, 1460.64'; THENCE S 42°21'42"E, 608.39'; THENCE S 16°10'08"W, 86.89'; THENCE S 42°14'49"W, 424.47'; THENCE S 15°59'28"W, 164.96'; THENCE N 89°50'50"W, 175.76'; THENCE S 47°31'34"W, 962.60'; THENCE S 60°02'47"W, 680.96'; THENCE S 38°04'36"W, 997.82'; THENCE S 21°26'05"W, 725.16'; THENCE N 76°35'12"W, 452.73'; THENCE S 01°34'19"W, 353.63'; THENCE S 51°16'20"W, 50.00'; THENCE N 58°43'40"W, 29.04'; THENCE N 01°34'18"E, 383.63'; THENCE N 09°10'46"E, 490.10'; THENCE N 03°18'54"E, 347.44'; TO THE WEST 1/4 COR. BRASS CAP OF SEC. 29; THENCE N 03°13'00"E, 2621.85' TO THE NORTHEAST SECTION CORNER BRASS CAP OF SEC. 29; THENCE N 00°21'31"E, 2576.41' TO THE WEST 1/4 COR. BRASS CAP OF SECTION 20; THENCE N 00°28'24"E, 2580.19' TO THE POINT OF BEGINNING, CONTAINING 576.16 ACRES, MORE OR LESS.

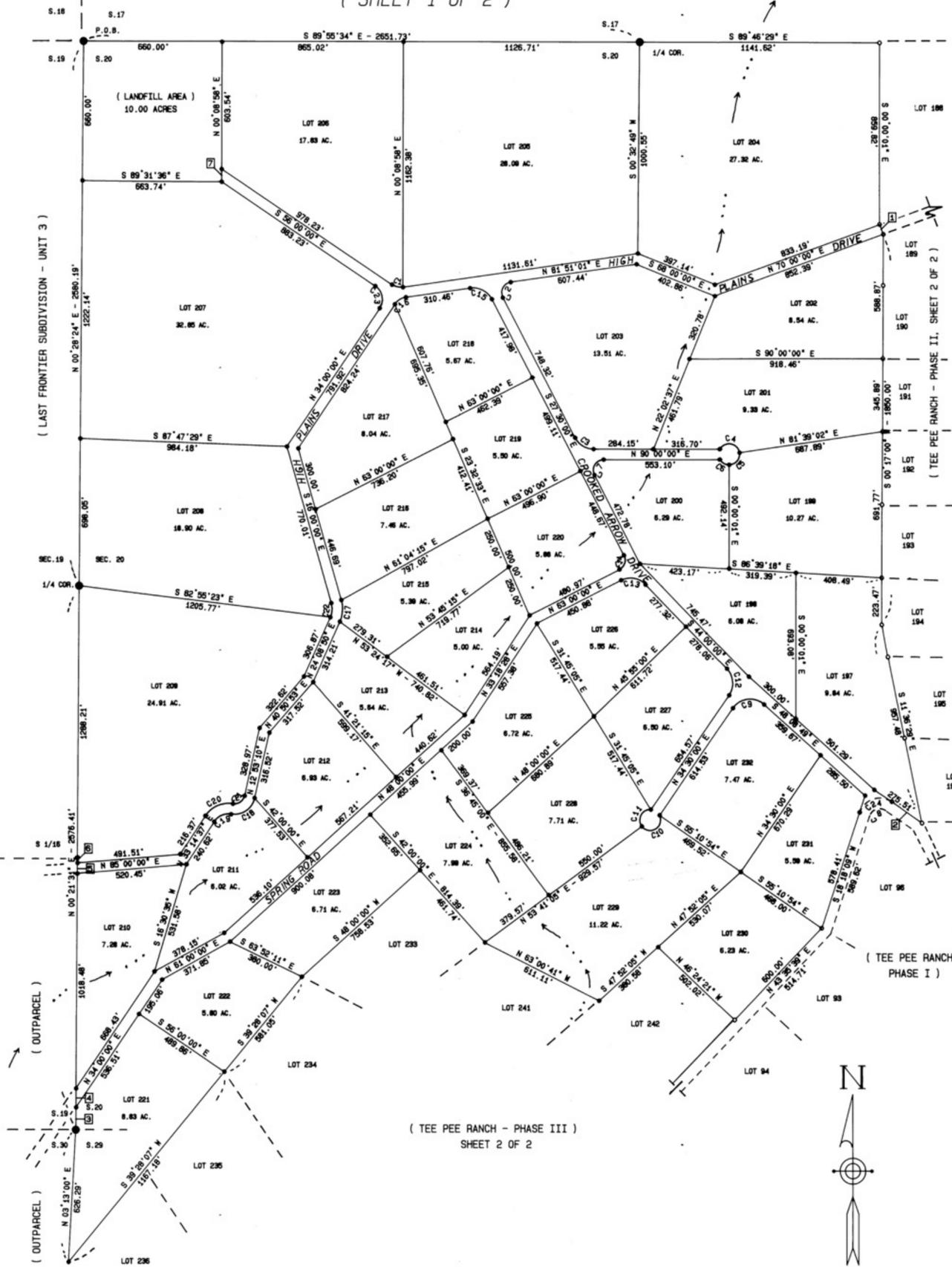
NOTE: 1. THE ABOVE LEGAL DESCRIPTION DESCRIBES THE ENTIRE BOUNDARY OF PHASE III OF THE TEE PEE RANCH SUBDIVISION, COMPRISING BOTH SHEET 1 OF 2 AND SHEET 2 OF 2.

ARC	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1.	A=42°08'59"	R=75.00'	A=55.17'	C=6° 77'04"30" E	C=63.94'
2.	A=109°21'02"	R=50.00'	A=95.43'	C=8° 27'10"31" E	C=81.59'
3.	A=52°28'03"	R=100.00'	A=105.08'	C=12° 36'48"31" E	C=103.75'
4.	A=141°39'02"	R=50.00'	A=123.61'	C=7° 10'29"31" E	C=94.45'
5.	A=99°20'57"	R=50.00'	A=85.83'	C=4° 49'49"31" E	C=75.67'
6.	A=60°00'01"	R=50.00'	A=52.36'	C=3° 00'00"00" E	C=50.00'
7.	A=117°29'50"	R=50.00'	A=102.54'	C=3° 15'00"00" E	C=85.49'
8.	A=108°35'59"	R=50.00'	A=93.03'	C=3° 15'00"00" E	C=80.18'
9.	A=97°21'11"	R=100.00'	A=188.93'	C=5° 10'36"00" E	C=150.25'
10.	A=189°11'05"	R=50.00'	A=147.64'	C=5° 59'05"33" E	C=98.55'
11.	A=130°48'35"	R=50.00'	A=114.16'	C=5° 29'05"30" E	C=90.93'
12.	A=78°29'00"	R=100.00'	A=137.01'	C=4° 46'00"00" E	C=126.54'
13.	A=73°00'00"	R=100.00'	A=127.41'	C=4° 30'00"00" E	C=118.96'
14.	A=90°29'50"	R=50.00'	A=78.98'	C=3° 46'00"00" E	C=71.02'
15.	A=70°38'58"	R=100.00'	A=123.31'	C=3° 46'00"00" E	C=115.64'
16.	A=47°51'01"	R=75.00'	A=62.64'	C=3° 57'55"31" E	C=60.83'
17.	A=40°06'50"	R=150.00'	A=102.11'	C=4° 04'04"25" E	C=102.97'
18.	A=69°08'51"	R=148.90'	A=148.90'	C=3° 58'25"30" E	C=135.25'
19.	A=62°48'42"	R=81.97'	A=84.15'	C=3° 58'08"58" E	C=85.06'
20.	A=62°48'38"	R=131.97'	A=151.58'	C=3° 58'08"58" E	C=143.30'
21.	A=89°10'00"	R=48.91'	A=73.70'	C=3° 58'10"10" E	C=66.98'
22.	A=40°08'50"	R=100.00'	A=70.07'	C=4° 04'25"30" E	C=68.65'
23.	A=69°59'50"	R=75.00'	A=117.81'	C=4° 11'00"00" E	C=106.07'
24.	A=106°35'59"	R=100.00'	A=186.05'	C=4° 11'00"00" E	C=160.30'

QUADRANT	LINE BEARING	DIST.
1.	S 20°00'00" E	50.00'
2.	N 05°05'51" W	176.41'
3.	N 00°21'31" E	104.87'
4.	N 00°21'31" E	90.25'
5.	N 00°21'31" E	50.22'
6.	N 00°21'31" E	24.37'
7.	N 00°08'58" E	50.21'

LEGEND

- GOVT. BRASS CAP
- PIN FOUND
- PIN SET - 1/2" REBAR & ALUM. CAP
- SEE LINE TABLE
- C-4 SEE CURVE TABLE
- DRAINAGE



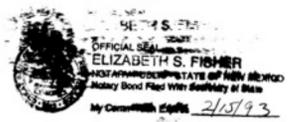
OWNER'S STATEMENT AND DEDICATION

THE LAND BEING SUBDIVIDED ON THIS PLAT IS SUBDIVIDED IN ACCORDANCE WITH THE WISHES OF THE OWNER OF THE LAND, TEE PEE RANCH, LTD., A LIMITED PARTNERSHIP, BANNISTER PROPERTIES, INC., GENERAL PARTNER, AN ARIZONA CORPORATION LIICENSED TO DO BUSINESS IN NEW MEXICO.

BY: William R. Bannister
WILLIAM R. BANNISTER, PRESIDENT

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO } SS
COUNTY OF CATRON }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th
DAY OF February, 1990, BY WILLIAM R. BANNISTER, PRESIDENT.



Elizabeth S. Fisher
NOTARY PUBLIC

CERTIFICATE OF ACCEPTANCE

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WITNESS OUR HANDS AND THE OFFICIAL SEAL OF CATRON COUNTY, NEW MEXICO, THIS 20 DAY OF February, 1990.



William R. Bannister
CHAIRMAN
Reynolds Chantz
MEMBER
Phillip W. Swapp
MEMBER

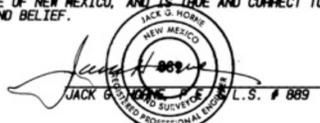
ATTEST:

W. Blaney
COUNTY CLERK

RECORDED IN PLATS B SLIDE 030
DATE 2-21-90 8:37 A.M.

SURVEYOR'S CERTIFICATE

I AM A LICENSED SURVEYOR IN THE STATE OF NEW MEXICO. THIS PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE UNDER MY DIRECTION. THIS PLAT DEFINES THE SUBDIVISION AND ALL ROADS BY REFERENCE TO PERMANENT MONUMENTS; ACCURATELY DESCRIBES EACH PARCEL; NUMBERS EACH PARCEL IN PROGRESSION; AND GIVES THE DIMENSIONS OF EACH PARCEL AND OF ALL LAND DEDICATED. THE LAND DEDICATED FALLS WITHIN THE PLATTING JURISDICTION OF CATRON COUNTY AND NO OTHER. THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



TEE PEE RANCH SUBDIVISION			
A TYPE II SUBDIVISION, CATRON COUNTY, NEW MEXICO			
T.3 S., R.12 W., N.M.P.M.			
VICINITY OF DATIL, CATRON CO., NEW MEXICO			
DRAWN	DATE	CATRON COUNTY ENGINEERS AND SURVEYORS, RESERVE, NEW MEXICO	
R.S.S.	07/28/1989	[505] 533 - 6727	
APPROVED	DATE		
J.G.H.			
SCALE	SHEET	SHEET	PROJECT NO.
1" = 300'	1	OF 2	TPEDRAW.2K

TEE PEE RANCH - PHASE III

A TYPE II SUBDIVISION, CATRON COUNTY, NEW MEXICO
IN PORTIONS OF SECTIONS 20 & 29, T.3 S., R.12 W., N.M.P.M.
(SHEET 2 OF 2)

J 89 - 37

COMP: FILE TPEHELP.2K FROM 8937TPE.2K

PLAT RESTRICTIONS

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BEGINNING AT THE NORTHWEST CORNER OF THE TRACT, WHICH IS THE SECTION CORNER BRASS CAP COMMON TO SECTIONS 17, 18, 19, & 20, AND RUNNING N 89° 47' 56" E, 2647.79' TO THE NORTH 1/4 COR. BRASS CAP OF SEC. 20; THENCE S 89° 30' 00" E, 1145.60' TO THE NORTHEAST CORNER OF THE TRACT; THENCE S 00° 00' 01" E, 867.02'; THENCE S 20° 00' 00" E, 50.00'; THENCE S 00° 17' 00" W, 1850.00'; THENCE S 11° 36' 29" E, 957.48'; THENCE N 55° 05' 51" W, 176.41'; THENCE COUNTERCLOCKWISE ALONG A CURVE, RADIUS=100.00', DELTA=106° 35' 59", LONG CHORD BEARS S 71° 36' 09" W, 160.35'; THENCE S 18° 18' 10" W, 578.41'; THENCE S 43° 35' 39" W, 1460.64'; THENCE S 42° 21' 42" E, 608.39'; THENCE S 16° 10' 08" W, 86.89'; THENCE S 42° 14' 49" W, 424.47'; THENCE S 15° 59' 29" W, 164.96'; THENCE N 89° 50' 50" W, 175.76'; THENCE S 47° 31' 34" W, 962.60'; THENCE S 60° 02' 47" W, 680.96'; THENCE S 38° 04' 36" W, 997.22'; THENCE S 21° 26' 05" W, 725.16'; THENCE N 76° 35' 12" W, 452.73'; THENCE S 01° 34' 19" W, 351.26'; THENCE S 31° 16' 20" W, 50.00'; THENCE N 58° 43' 40" W, 29.04'; THENCE N 01° 34' 18" E, 383.63'; THENCE N 09° 10' 46" E, 490.10'; THENCE N 03° 18' 54" E, 347.44' TO THE WEST 1/4 COR. BRASS CAP OF SEC. 29; THENCE N 03° 13' 00" E, 2621.85' TO THE NORTHWEST SECTION CORNER BRASS CAP OF SEC. 29; THENCE N 00° 21' 31" E, 2576.41' TO THE WEST 1/4 COR. BRASS CAP OF SECTION 20; THENCE N 00° 28' 24" E, 2580.19' TO THE POINT OF BEGINNING, CONTAINING 576.16 ACRES, MORE OR LESS.

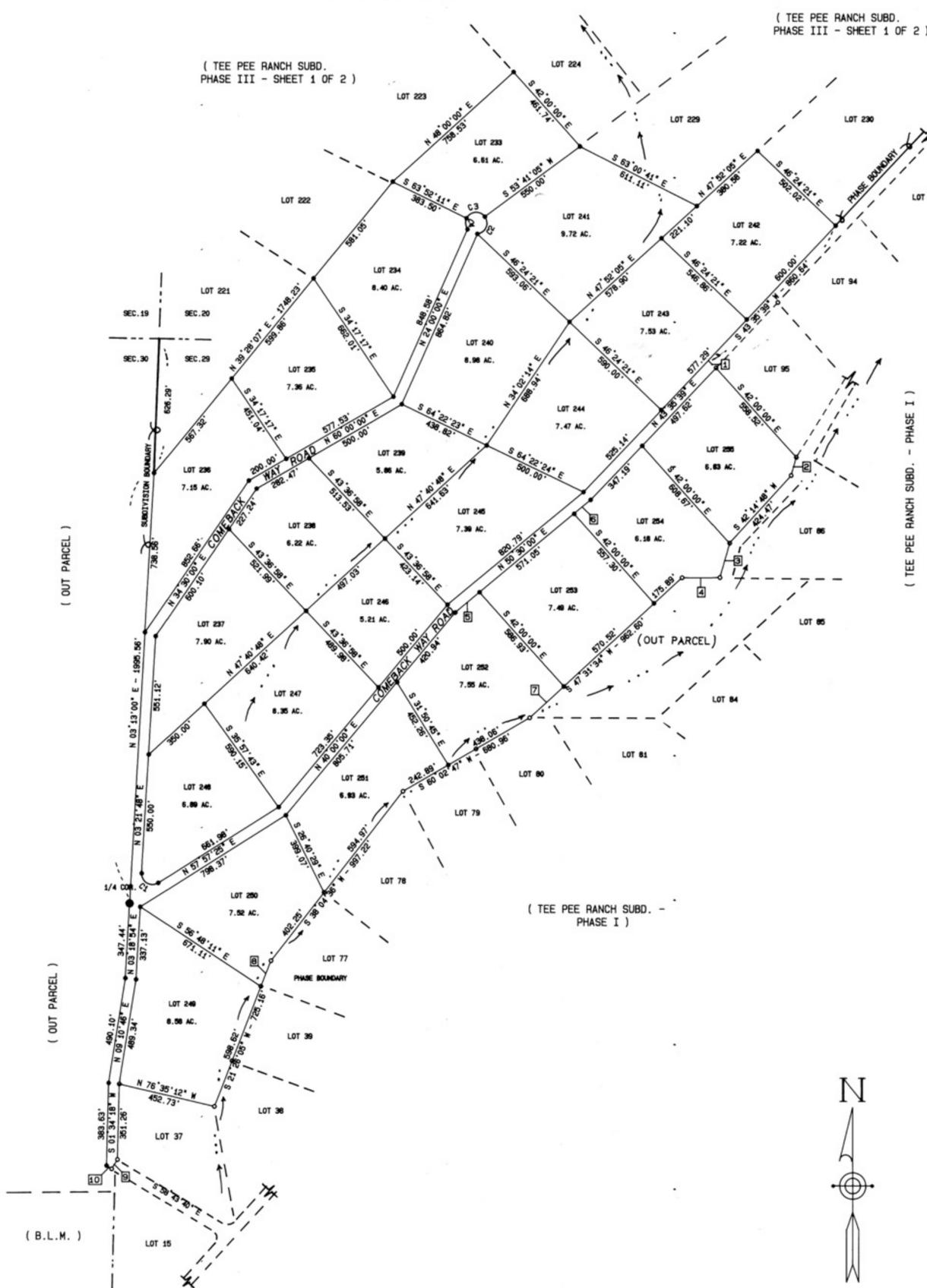
NOTE: 1) THE ABOVE LEGAL DESCRIPTION DESCRIBES THE ENTIRE BOUNDARY OF PHASE III OF THE TEE PEE RANCH SUBDIVISION, COMPRISING BOTH SHEET 1 OF 2 AND SHEET 2 OF 2.

CURVE TABLE					
ARC	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1.	A=124° 07' 14"	R=50.00'	A=106.35'	CB=N 59° 58' 58" W	C=86.34'
2.	A=109° 18' 04"	R=50.00'	A=104.90'	CB=N 29° 50' 30" E	C=86.14'
3.	A=117° 33' 16"	R=50.00'	A=102.59'	CB=S 84° 54' 27" W	C=85.52'
4.	A=62° 07' 49"	R=50.00'	A=54.22'	CB=S 04° 56' 06" E	C=51.60'

LINE TABLE		
QUADRANT	LINE BEARING	DIST.
1.	S 46° 24' 21" E	50.00'
2.	S 16° 10' 07" W	86.89'
3.	S 15° 59' 29" W	164.96'
4.	N 89° 50' 50" W	175.76'
5.	S 47° 31' 34" W	962.60'
6.	S 60° 02' 47" W	680.96'
7.	S 38° 04' 36" W	997.22'
8.	S 21° 26' 05" W	725.16'
9.	S 01° 34' 19" W	351.26'
10.	N 01° 34' 18" E	383.63'

LEGEND

- GOVT. BRASS CAP
- PIN FOUND
- PIN SET - 1/2" REBAR & ALUM. CAP
- SEE LINE TABLE
- C 4 SEE CURVE TABLE
- DRAINAGE



OWNER'S STATEMENT AND DEDICATION

THE LAND BEING SUBDIVIDED ON THIS PLAT IS SUBDIVIDED IN ACCORDANCE WITH THE WISHES OF THE OWNER OF THE LAND, TEE PEE RANCH, LTD., A LIMITED PARTNERSHIP, BANISTER PROPERTIES, INC., GENERAL PARTNER, AN ARIZONA CORPORATION LICENSED TO DO BUSINESS IN NEW MEXICO.

BY: William R. Banister
WILLIAM R. BANISTER, PRESIDENT

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO }
COUNTY OF CATRON } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF February 1990, BY WILLIAM R. BANISTER, PRESIDENT.

OFFICIAL SEAL
ELIZABETH S. FISHER
NOTARY PUBLIC - STATE OF NEW MEXICO
History Bond Filed With Secretary of State
My Commission Expires: 2/15/93

Elizabeth S. Fisher
NOTARY PUBLIC

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS OF CATRON COUNTY, NEW MEXICO, AT A MEETING HELD ON 20 February 1990, DID APPROVE THIS PLAT OF THE "TEE PEE RANCH - PHASE III" SUBDIVISION, A TYPE II SUBDIVISION IN THE VICINITY OF DATIL, CATRON COUNTY, NEW MEXICO.

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WITNESS OUR HANDS AND THE OFFICIAL SEAL OF CATRON COUNTY, NEW MEXICO, THIS 20 DAY OF February 1990.



Gregory
CHAIRMAN

Refus Chouteau
MEMBER

Phillip de Sutter
MEMBER

ATTEST:
J. D. Blaney
COUNTY CLERK

RECORDED IN PLATS B SLIDE 031
DATE 2-21-90 2 40 A.M.

SURVEYOR'S CERTIFICATE

I AM A LICENCED SURVEYOR IN THE STATE OF NEW MEXICO. THIS PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE UNDER MY DIRECTION. THIS PLAT DEFINES THE SUBDIVISION AND ALL ROADS BY REFERENCE TO PERMANENT MONUMENTS, ACCURATELY DESCRIBES EACH PARCEL, NUMBERS EACH PARCEL IN PROGRESSION, AND GIVES THE DIMENSIONS OF EACH PARCEL AND OF ALL LAND DEDICATED. THE LAND DEDICATED FALLS WITHIN THE PLATTING JURISDICTION OF CATRON COUNTY AND NO OTHER. THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jack G. Banister
JACK G. BANISTER, L.S. # 889

TEE PEE RANCH SUBDIVISION
A TYPE II SUBDIVISION, CATRON COUNTY, NEW MEXICO
T.3 S., R.12 W., N.M.P.M.

VICINITY OF DATIL, CATRON CO., NEW MEXICO

DRAWN	DATE	CATRON COUNTY ENGINEERS AND SURVEYORS, RESERVE, NEW MEXICO
R.S.S.	07SEP1989	
APPROVED	DATE	[505] 533 - 6727
J.G.H.		
SCALE	SHEET	PROJECT NO.
1" = 300'	2 OF 2	TPEPHAN.2K