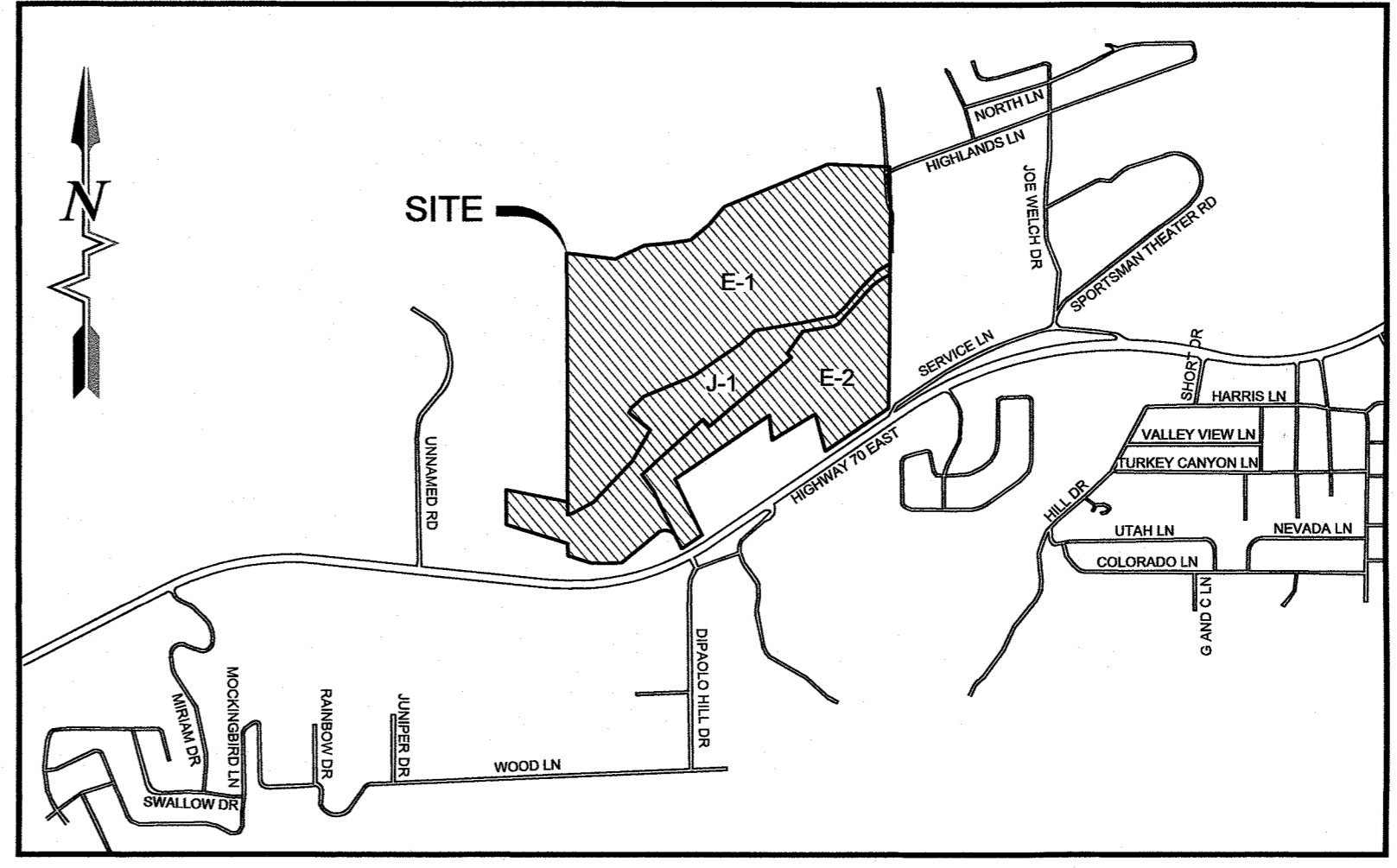




REPLAT OF RUIDOSO DOWNS RACETRACK -
TRACT E, TRACT J AND TRACT I
RUIDOSO DOWNS PARCEL
#4075065511097000000,
SECTIONS 20, 29 & 30, TOWNSHIP 11
SOUTH, RANGE 14 EAST, N.M.P.M.
CITY OF RUIDOSO DOWNS, LINCOLN
COUNTY, NEW MEXICO
APRIL 2025



VICINITY MAP
NOT TO SCALE

DEDICATION:

A 100' WIDE ROADWAY EASEMENT, BEING 50' ON EACH SIDE OF THE ROADWAY EASEMENT CENTERLINE SHOWN ON THIS REPLAT IS HEREBY RESERVED OVER AND ACROSS TRACT J-1 FOR THE BENEFIT OF RUIDOSO PROPERTIES IRREVOCABLE MANAGEMENT TRUST BEING THE OWNER OF THE LANDS SHOWN ON THIS REPLAT, THEIR SUCCESSORS AND/OR ASSIGNS AND THEIR INVITEES AND TENANTS.

A PERPETUAL BLANKET EASEMENT FOR INGRESS AND EGRESS AND FOR THE INSTALLATION, OPERATION, REPLACEMENT AND MAINTENANCE OF ANY AND ALL UTILITIES AND RACETRACK AREAS IS HEREBY RESERVED ALONG, OVER, UNDER OR ACROSS THE ENTIRETY OF TRACT J-1 FOR THE USE AND BENEFIT OF RUIDOSO PROPERTIES IRREVOCABLE MANAGEMENT TRUST BEING THE OWNER OF THE LANDS SHOWN ON THIS REPLAT, THEIR SUCCESSORS AND/OR ASSIGNS AND THEIR INVITEES AND TENANTS AND TRACT J-1 IS BURDENED WITH THE ABOVE DESCRIBED ROADWAY AND BLANKET EASEMENTS WHICH SHALL RUN WITH THE LAND.

THE MAINTENANCE, REPAIR, REPLACEMENT, INSTALLATION AND/OR CONSTRUCTION OF ANY ROADWAYS, UTILITIES AND RACE TRACK AREAS OVER AND ACROSS TRACT J-1 WILL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE ADJOINING TRACT E-1 AND TRACT E-2 AND/OR THEIR TENANTS AND NOT THE OWNERS OR FUTURE OWNERS OF TRACT J-1.

TRACT E-1
BEGINNING AT A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204 ON A NORTHERN LINE OF TRACT J-1, WHENCE A 1/2 INCH ALUMINUM CAP #18077, AS SHOWN ON AVALON TRACTS TRACT 2 CABINET J, SLIDE 64, IN THE LINCOLN COUNTY CLERK'S OFFICE, BEARS S44°47'45"W A DISTANCE OF 253.18 FEET;

- THENCE, N00°21'35"W, A DISTANCE OF 1,059.10 FEET TO AN ANGLE POINT, TO A NO. 4 REBAR;
- THENCE, N00°22'52"W, A DISTANCE OF 1,065.47 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S83°06'31"E, A DISTANCE OF 400.00 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N65°09'29"E, A DISTANCE OF 265.00 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N85°10'29"E, A DISTANCE OF 209.00 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N81°02'29"E, A DISTANCE OF 170.00 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N50°29'29"E, A DISTANCE OF 175.00 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N40°32'09"E, A DISTANCE OF 216.14 FEET TO A 3 INCH BRASS CAP COMMON TO SECTION 19, 20, 30 & 29;
- THENCE, N67°45'43"E, A DISTANCE OF 915.08 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S87°26'56"E, A DISTANCE OF 499.49 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S00°29'55"E, A DISTANCE OF 309.50 FEET TO A NUMBER 4 REBAR;
- THENCE, S00°30'32"W, A DISTANCE OF 480.26 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S59°58'08"W, A DISTANCE OF 107.83 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S43°59'02"W, A DISTANCE OF 224.27 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S40°25'34"W, A DISTANCE OF 182.82 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S47°39'39"W, A DISTANCE OF 104.25 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S80°36'05"W, A DISTANCE OF 385.06 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S57°58'03"W, A DISTANCE OF 244.30 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S47°14'10"W, A DISTANCE OF 178.41 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S57°39'48"W, A DISTANCE OF 208.85 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S70°39'07"W, A DISTANCE OF 312.03 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S58°12'29"W, A DISTANCE OF 60.67 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S52°09'31"W, A DISTANCE OF 81.58 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S42°48'45"W, A DISTANCE OF 52.60 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S25°57'20"W, A DISTANCE OF 52.58 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S48°43'48"E, A DISTANCE OF 240.41 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S29°42'43"W, A DISTANCE OF 288.75 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S42°58'24"W, A DISTANCE OF 454.12 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S62°12'27"W, A DISTANCE OF 197.82 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S70°59'04"W, A DISTANCE OF 42.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 78.19 ACRES, MORE OR LESS.

TRACT E-2
A TRACT (TRACT E-2) OF LAND IN SECTION 29 AND SECTION 30 TOWNSHIP 11 SOUTH, RANGE 14 EAST, N.M.P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 INCH ALUMINUM CAP MARKED HIGHWAY DEPARTMENT, ON THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 70, THENCE, S55°43'07"W A DISTANCE OF 79.42 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;

- THENCE, N25°57'29"W, A DISTANCE OF 103.59 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N26°00'58"W, A DISTANCE OF 420.45 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N35°46'33"W, A DISTANCE OF 165.31 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N50°07'18"E, A DISTANCE OF 870.04 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S40°14'52"E, A DISTANCE OF 26.85 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N49°24'02"E, A DISTANCE OF 515.15 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N44°40'45"W, A DISTANCE OF 18.73 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N41°11'47"E, A DISTANCE OF 369.35 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N80°11'05"E, A DISTANCE OF 251.99 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N66°17'20"E, A DISTANCE OF 44.61 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N41°59'03"E, A DISTANCE OF 138.90 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N41°31'16"E, A DISTANCE OF 198.59 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N44°02'47"E, A DISTANCE OF 96.65 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N52°37'44"E, A DISTANCE OF 54.10 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N61°42'34"E, A DISTANCE OF 96.30 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S00°30'32"W, A DISTANCE OF 1,085.27 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S55°43'07"W, A DISTANCE OF 620.16 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N15°26'10"W, A DISTANCE OF 313.97 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;

CONTAINING 28.00 ACRES, MORE OR LESS.

THENCE, S59°02'29"W, A DISTANCE OF 410.18 FEET TO A 2 1/2 INCH ALUMINUM CAP ILLEGIBLE;

- THENCE, N07°03'10"W, A DISTANCE OF 201.94 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S55°40'52"W, A DISTANCE OF 921.97 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S25°49'10"E, A DISTANCE OF 505.37 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S55°43'07"W, A DISTANCE OF 120.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.55 ACRES, MORE OR LESS.

TRACT I-1
A TRACT OF LAND IN SECTION 30 TOWNSHIP 11 SOUTH, RANGE 14 EAST, N.M.P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITHOUT CAP ON A EASTERLY LINE OF AVALON TRACTS 6A, AS FOUND ON THE RESUBDIVISION AND AMENDED ZONING OF TRACT 1 AND TRACT 6 OF THE AVALON TRACTS, CABINET J, SLIDE 64, FILED IN THE LINCOLN COUNTY CLERK'S OFFICE FEBRUARY 25TH, 2008;

- THENCE, S02°21'35"E, A DISTANCE OF 953.29 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N78°37'15"W, A DISTANCE OF 511.49 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N0°20'31"W, A DISTANCE OF 862.82 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S88°48'12"E, A DISTANCE OF 500.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.44 ACRES, MORE OR LESS.

TRACT J-1
A TRACT OF LAND IN SECTION 29 AND SECTION 30 TOWNSHIP 11 SOUTH, RANGE 14 EAST, N.M.P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204, WHENCE A 2 INCH ALUMINUM CAP MARKED HIGHWAY DEPARTMENT ON THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 70 EAST BEARS S66°25'49"E, A DISTANCE OF 121.07 FEET, THENCE, S55°43'07"W, FOR A DISTANCE OF 79.42 FEET;

- THENCE, N25°57'29"W, A DISTANCE OF 103.59 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, ALONG THE ARC OF A CURVE TO THE LEFT WITH A DELTA OF 103°14'50" AND A RADIUS OF 100.00 FEET FOR A DISTANCE OF 180.20 FEET, THE LONG CHORD OF WHICH BEARS N77°34'56"W, A DISTANCE OF 156.79 FEET TO A 3/4 INCH PIPE,
- THENCE, S50°47'36"W, A DISTANCE OF 381.00 FEET TO A POINT OF CURVATURE, TO A 3/4 INCH PIPE;
- THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT WITH A DELTA OF 8°16'49" AND A RADIUS OF 1,710.30 FEET FOR A DISTANCE OF 247.17 FEET, THE LONG CHORD OF WHICH BEARS S89°31'27"W, A DISTANCE OF 246.95 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N72°52'31"W, A DISTANCE OF 196.61 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N00°21'35"W, A DISTANCE OF 100.01 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N72°52'33"W, A DISTANCE OF 525.34 FEET TO A 1/2 INCH ALUMINUM CAP LS #18077;
- THENCE, N00°20'31"W, A DISTANCE OF 287.18 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S78°37'15"E, A DISTANCE OF 511.49 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S00°21'35"E, A DISTANCE OF 105.81 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N70°59'04"E, A DISTANCE OF 42.58 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N62°12'27"E, A DISTANCE OF 197.82 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N42°58'24"E, A DISTANCE OF 454.12 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N29°42'43"E, A DISTANCE OF 288.75 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N48°43'48"W, A DISTANCE OF 240.41 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N25°57'20"E, A DISTANCE OF 52.58 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N42°48'45"E, A DISTANCE OF 52.60 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N52°09'31"E, A DISTANCE OF 81.58 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N58°12'29"E, A DISTANCE OF 60.67 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N70°39'07"E, A DISTANCE OF 312.04 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N57°39'48"E, A DISTANCE OF 208.85 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N47°14'10"E, A DISTANCE OF 178.41 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N57°58'03"E, A DISTANCE OF 244.30 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N80°36'05"E, A DISTANCE OF 285.06 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N47°39'39"E, A DISTANCE OF 104.25 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N40°25'34"E, A DISTANCE OF 182.82 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N43°59'02"E, A DISTANCE OF 224.27 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N59°58'08"E, A DISTANCE OF 107.83 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S00°30'32"W, A DISTANCE OF 89.11 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S61°42'34"W, A DISTANCE OF 96.30 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S52°37'44"W, A DISTANCE OF 54.10 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S44°02'47"W, A DISTANCE OF 96.65 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S41°31'16"W, A DISTANCE OF 198.59 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S66°17'20"W, A DISTANCE OF 44.61 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S80°11'05"W, A DISTANCE OF 251.99 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S41°11'47"W, A DISTANCE OF 369.35 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S44°40'45"E, A DISTANCE OF 18.73 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S49°24'02"W, A DISTANCE OF 515.15 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, N40°14'52"W, A DISTANCE OF 26.85 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S50°07'18"W, A DISTANCE OF 870.04 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S35°46'33"E, A DISTANCE OF 165.31 FEET TO A 1/2 INCH REBAR WITH 1 INCH PLASTIC CAP #21204;
- THENCE, S26°00'58"E, A DISTANCE OF 420.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.00 ACRES, MORE OR LESS.

FILING AND RECORDING:
FILED FOR RECORD IN THE LINCOLN COUNTY CLERK'S OFFICE ON
THE ____ DAY OF ____ 20__ AT ____ AM / PM
PLAT BOOK ____ PAGE ____
INSTRUMENT No. ____
COUNTY CLERK
FEE: ____
RECEIPT # ____

OWNERS STATEMENT AND AFFIDAVIT:
STATE OF WY
COUNTY OF Lincoln
THE UNDERSIGNED BEING FIRST DULY SWORN ON OATH, STATE
Paul C. Souder HAVE OF MY OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS
TRACTS AND EXISTING ROAD RIGHT-OF-WAY, EASEMENTS, DEDICATIONS TO BE RE-PLATTED. THE PROPERTY
DESCRIBED ON THIS PLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF RUIDOSO DOWNS.

Paul C. Souder
TRUSTEE, RUIDOSO PROPERTIES IRREVOCABLE MANAGEMENT TRUST

ACKNOWLEDGEMENT:
STATE OF Wyoming
COUNTY OF Lincoln
THIS IS TO CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 04 DAY
OF May 2025 BY Paul C. Souder
NOTARY PUBLIC René L Lovitt
MY COMMISSION EXPIRES 11/30/2030
RENE L LOVITT
Notary Public - State of Wyoming
Commission ID: 150286
My Commission Expires Nov. 30, 2030

UTILITY APPROVALS
AS GENERAL AND AS SHOWN BY THIS PLAT, AN EASEMENT IS RESERVED FOR ALL EXISTING
OVERHEAD/UNDERGROUND UTILITIES ON THE LAND BEING SUBDIVIDED HEREON. INCLUDED, IS THE RIGHT TO
BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE,
REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE,
TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE
OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH
HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO
CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS,
WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE
WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE),
HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR
CONSTRUCTED ON SAID EASEMENTS. NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.
PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL
ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR
NEAR EASEMENTS SHOWN ON THIS PLAT.

Castell EL 5/8/2025
DATE

AN EASEMENT IS RESERVED FOR ALL EXISTING OVERHEAD/UNDERGROUND UTILITIES ON THE LAND BEING
SUBDIVIDED HEREON.

Ruidoso Downs Water and Sewer 5/14/2025
DATE

AN EASEMENT IS RESERVED FOR ALL EXISTING OVERHEAD/UNDERGROUND UTILITIES ON THE LAND BEING
SUBDIVIDED HEREON.

Zia Natural Gas Company 5/17/2025
DATE

AN EASEMENT IS RESERVED FOR ALL EXISTING OVERHEAD/UNDERGROUND UTILITIES ON THE LAND BEING
SUBDIVIDED HEREON.

Windstream Communications 5/13/25
DATE

- NOTE:
1. ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO SURVEYOR.
2. PLAT DOES NOT REPRESENT AN "ALTAÑSPS LAND TITLE SURVEY."
3. FIELD SURVEYS WERE PERFORMED ON SEPTEMBER 9TH, 2025.
4. THE WORD CERTIFY OR CERTIFICATION AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON THEIR BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, AND DOES NOT CONSTITUTE A GUARANTEE, NOR A WARRANTY, EXPRESSED OR IMPLIED.
5. ALL CORNERS FOUND IN PLACE AND HELD WERE TAGGED WITH A BRASS DISC STAMPED "NMP5 21204" UNLESS OTHERWISE NOTED HEREON.
6. THIS BOUNDARY SURVEY IS BASED ON FOUND MONUMENTS AND RECORD DESCRIPTIONS PROVIDED IN THE RUIDOSO DOWNS RACING INC. MORGAGE DOCUMENTS FILED IN THE LINCOLN COUNTY CLERK'S OFFICE ON SEPTEMBER 15, 1988, BOOK 1988-11, PAGES 907-924.
7. THIS SURVEY IS A COMPILATION OF INFORMATION PROVIDED OR FOUND IN THE PUBLIC RECORDS. THERE MAY BE OTHER DOCUMENTS SPECIFYING EASEMENTS, RESTRICTIONS, COVENANTS AND CODES THAT WERE NOT PROVIDED OR KNOWN ABOUT AT THE TIME OF PREPARATION OF THIS REPLAT.

APPROVAL OF THE CITY OF RUIDOSO DOWNS:

STATE OF NEW MEXICO
(SS)
COUNTY OF LINCOLN

THIS IS TO CERTIFY THAT THE FOLLOWING HAS BEEN EXAMINED AND APPROVED BY THE CITY OF RUIDOSO DOWNS, LINCOLN COUNTY, NEW MEXICO ON THIS 14 DAY OF May 2025.

Soifer 5/14/2025
CHAIRMAN (PLANNING AND ZONING COMMISSION) DATE
Brian J. Robert 5/14/2025
SECRETARY (PLANNING AND ZONING COMMISSION) DATE
Paul P. [Signature] 5/14/25
PLANNING ADMINISTRATOR DATE
Dean Holman 5/14/25
MAYOR OF RUIDOSO DOWNS, NEW MEXICO DATE
[Signature] 5/14/25
ATTORNEY CITY CLERK DATE

THE LINCOLN COUNTY ASSESSOR'S OFFICE CERTIFIES THAT TAXES ARE PAID THROUGH THE CURRENT TAXABLE YEAR FOR THE PARCEL(S) SHOWN ON THIS PLAT.

[Signature] 5/28/25
LEROY ZEMORA, JR COUNTY ASSESSOR DATE

SURVEYOR'S CERTIFICATION

I, DARRYL D. COSTER, NEW MEXICO PROFESSIONAL SURVEYOR NO.21204, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Darryl D. Coster 5-12-2025
DARRYL D. COSTER, N.M.P.S. 21204 DATE



Fieldwork	Drawn	Checked
MN	JH	LF
Date:	May 2025	
Scale:	Horiz: 1" = 200' Vert: N/A	
Project No:	6333933	
Sheet	1 OF 2	

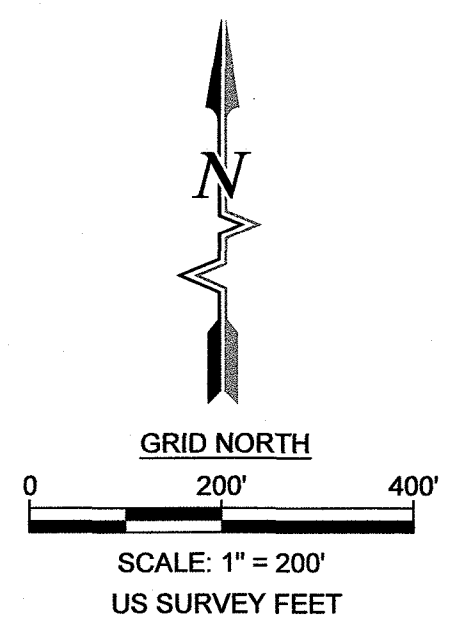
REPLAT OF RUIDOSO DOWNS RACETRACK - TRACT E, TRACT J AND TRACT I
RUIDOSO DOWNS PARCEL #407506551109700000,
SECTIONS 20, 29 & 30, TOWNSHIP 11 SOUTH, RANGE 14 EAST, N.M.P.M.
CITY OF RUIDOSO DOWNS, LINCOLN COUNTY, NEW MEXICO
APRIL 2025

LINE TABLE

LINE #	BEARING	DISTANCE
L75	S03°55'54"E	229.87
L76	N51°28'15"E	445.79

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	328.64	175.58	107°14'31"	S72°43'40"E	282.72
C2	135.97	181.48	42°55'33"	N82°28'18"E	132.81

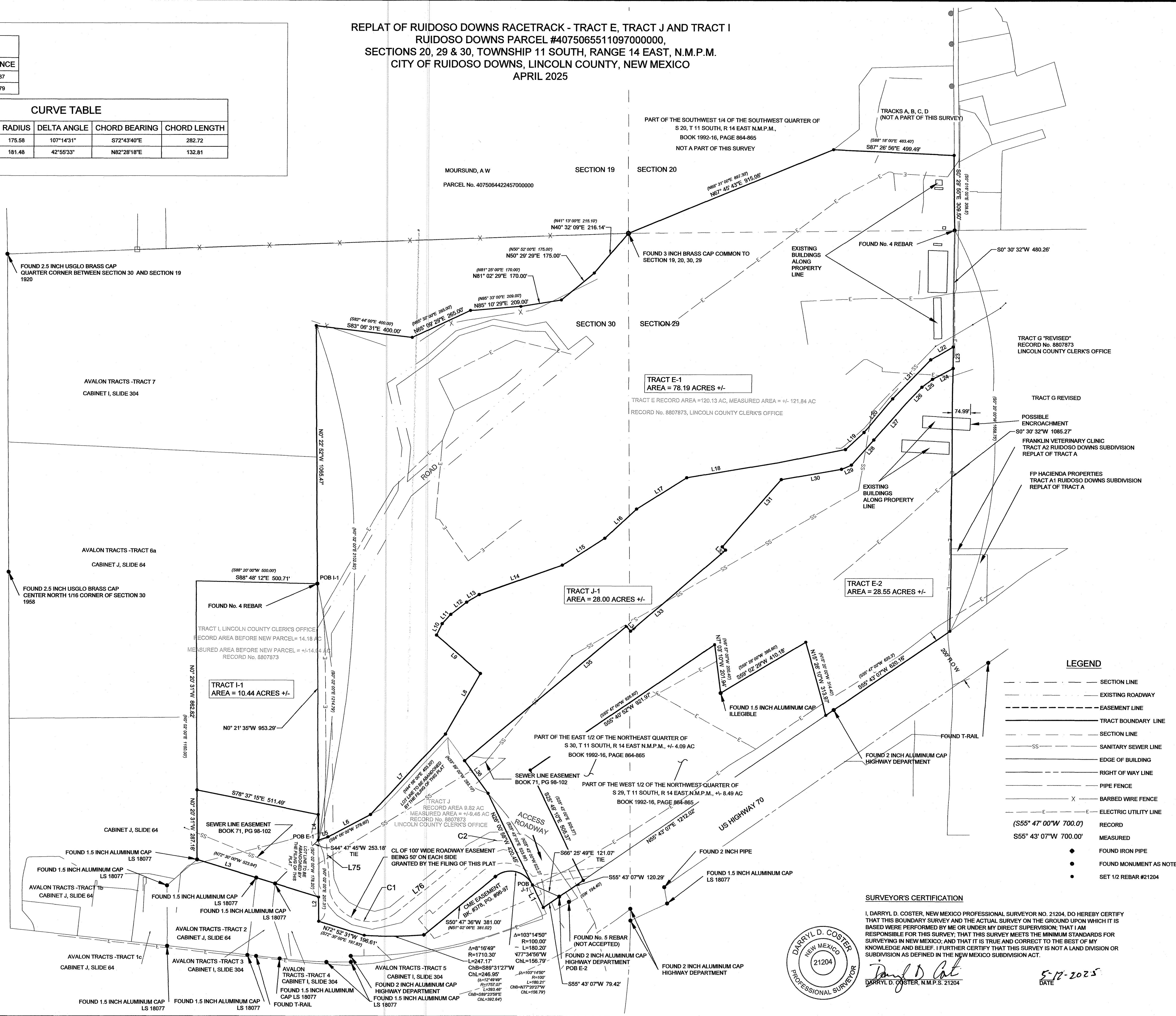


LINE TABLE

LINE #	BEARING	DISTANCE
L1	N25°57'29"W	103.59
L2	N00°21'35"W	100.01
L3	N72°52'33"W	525.14
L4	S00°21'35"E	105.81
L5	N70°59'04"E	42.58
L6	N82°12'27"E	197.82
L7	N42°58'24"E	454.12
L8	N29°42'43"E	288.75
L9	N46°43'48"W	240.41
L10	N25°57'20"E	52.58
L11	N42°48'49"E	52.60
L12	N52°09'31"E	81.58
L13	N58°12'29"E	60.67
L14	N70°39'07"E	312.03
L15	N57°39'48"E	208.85
L16	N47°14'10"E	178.41
L17	N57°58'03"E	244.30
L18	N80°36'05"E	385.06
L19	N47°39'39"E	104.25
L20	N40°25'34"E	182.82
L21	N43°59'02"E	224.27
L22	N59°58'08"E	107.83
L23	S00°30'32"W	89.11
L24	S61°42'34"W	96.30
L25	S82°37'44"W	54.10
L26	S44°02'47"W	96.65
L27	S41°31'16"W	198.59
L28	S41°59'03"W	138.90
L29	S66°17'20"W	44.61
L30	S80°11'05"W	251.99
L31	S41°11'47"W	369.35
L32	S44°40'45"E	18.73
L33	S49°24'02"W	515.15
L34	N40°14'52"W	26.85
L35	S50°07'18"W	870.04
L36	S35°46'33"E	165.31

- REFERENCE:**
- MORTGAGE DOCUMENTS FILED IN THE LINCOLN COUNTY CLERK'S OFFICE ON SEPTEMBER 15, 1988, BOOK 1988-11, PAGES 907-924
 - MEMORANDUM OF LEASE FILED IN THE LINCOLN COUNTY CLERK'S OFFICE ON DECEMBER 12, 1996, BOOK 180, PAGES 623-631
 - PERSONAL REPRESENTATIVE DEED, BOOK 1992-16, PAGE 864-865, LINCOLN COUNTY CLERK'S OFFICE
 - TRIPLE CROWN CONDOMINIUMS, CABINET D, SLIDE 362, LINCOLN COUNTY CLERK'S OFFICE
 - INSTRUMENT #201501186, BOOK #2015, PAGE #186, LINCOLN COUNTY CLERK'S OFFICE
 - PLAT OF LADERA TRACT, DRAWING HS, DT COLLINS, LINCOLN COUNTY CLERK'S OFFICE
 - TRACT 6 OF AVALON TRACTS, CABINET I, SLIDE 304, LINCOLN COUNTY CLERK'S OFFICE
 - RESUBDIVISION AND AMENDED ZONING OF TRACT 1 AND TRACT 6 OF THE AVALON TRACTS, CABINET J, SLIDE 64, LINCOLN COUNTY CLERK'S OFFICE
 - NH-070-4(31)260 NMDOT ROW PROJECT LINCOLN COUNTY, NEW MEXICO

BASIS OF BEARING:
BASIS OF BEARING FOR THIS SURVEY SHOWN HEREON ARE NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS, CENTRAL ZONE 3002, NAD 1983, NAVD 1988
CONVERGENCE: 0°21'15.68"
ELEVATION AT POINT 900: 6372.51
ALL DISTANCES ARE GROUND DISTANCES, UNITS ARE U.S. SURVEY FEET
GRID TO GROUND SCALE FACTOR: 1.0003574739
VERTICAL DATUM
NAVD 1988
GEOID 18(CONUS) WAS UTILIZED TO ESTABLISH ORTHO HEIGHTS
FIELDWORK WAS FINALIZED ON MARCH 3, 2025. ALL POINTS WERE OBSERVED USING TRIMBLE R8s GPS RECEIVERS UTILIZING RTK GPS METHODS.



LEGEND

- SECTION LINE
- - - - - EXISTING ROADWAY
- - - - - EASEMENT LINE
- - - - - TRACT BOUNDARY LINE
- SECTION LINE
- - - - - SANITARY SEWER LINE
- - - - - EDGE OF BUILDING
- - - - - RIGHT OF WAY LINE
- - - - - PIPE FENCE
- - - - - BARBED WIRE FENCE
- - - - - RECORD
- - - - - MEASURED
- FOUND IRON PIPE
- FOUND MONUMENT AS NOTED
- SET 1/2 REBAR #21204

SURVEYOR'S CERTIFICATION
I, DARRYL D. COSTER, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21204, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.
DARRYL D. COSTER, N.M.P.S. 21204
5-12-2025
DATE



By: [Signature]
Description: [Blank]
Rev #/ Date: [Blank]

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RUIDOSO
REPLAT OF RUIDOSO DOWNS RACETRACK - TRACT E, TRACT J AND TRACT I OF S30, T 11S, R 14E, AND PART OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF S29, T 11S, R 14E

Fieldwork	Drawn	Checked
MN	JH	LF

Date: May 2025
Scale: Horiz: 1" = 200'
Vert: N/A
Project No: 6333933
Sheet: 2 OF 2