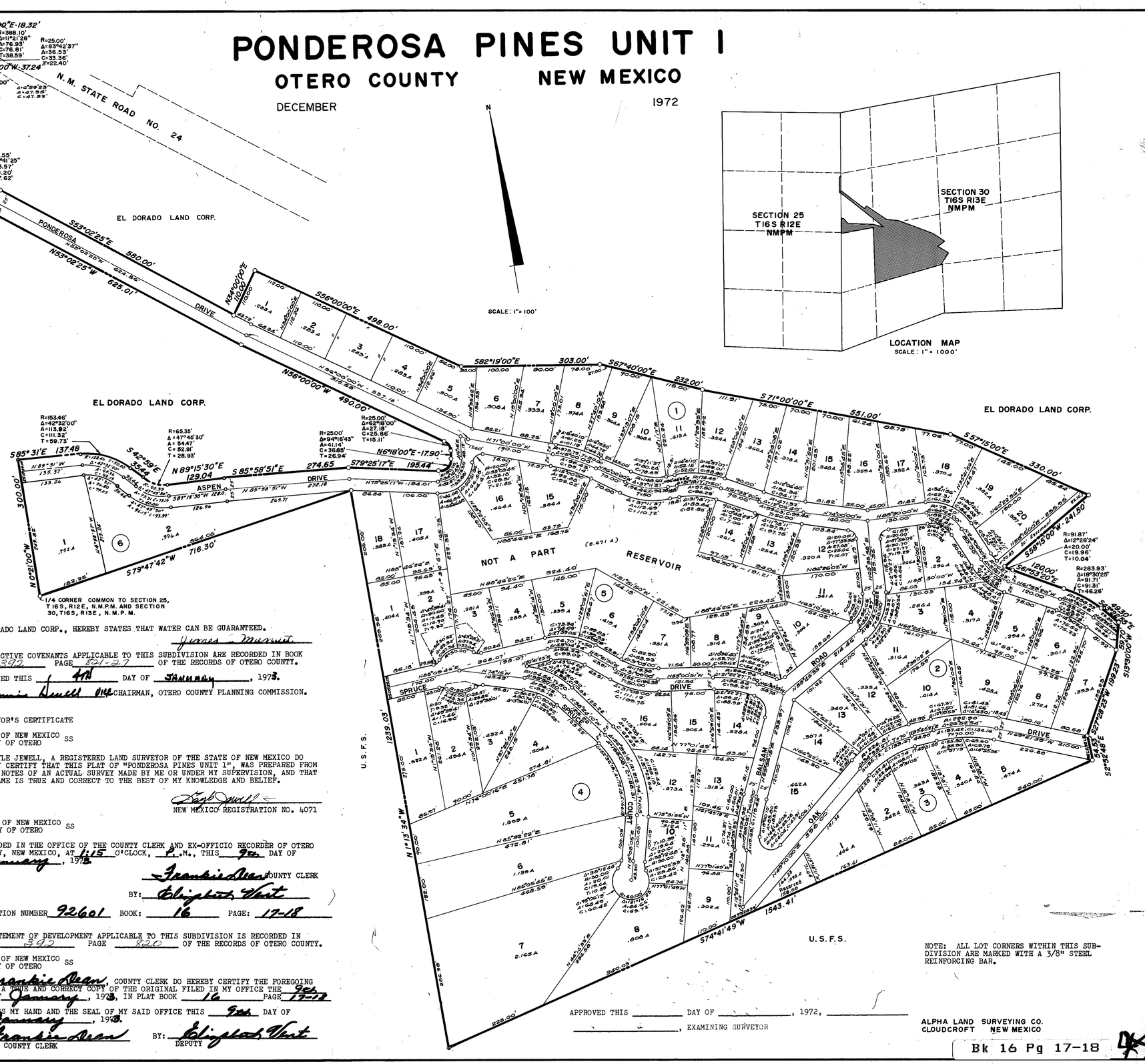
# PONDEROSA PINES UNIT I

## OTERO COUNTY NEW MEXICO

DECEMBER 1972




PONDEROSA PINES UNIT 1
OTERO COUNTY, NEW MEXICO

DEDICATION

STATE OF NEW MEXICO SS
COUNTY OF OTERO

EL DORADO LAND CORP., OWNER AND PROPRIETOR OF A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, T16S, R12E, N.M.P.M., AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND LOT 2 OF SECTION 30, T16S, R13E, N.M.P.M., AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the quarter corner common to said Sections 25 and 30, thence N 0° 21' W 300.00 distance, thence S 85° 31' E 137.48 feet distance thence; Southeasterly along a curve having a radius of 153.46 feet, an arc length of 113.92 feet and whose chord bears S 64° 15' 00" E 111.32 feet distance, thence; S 42° 59' E 35.44 feet distance, thence; Southeasterly along a curve having a radius of 65.35 feet, an arc length of 54.47 feet and whose chord bears S 66° 51' 45" E 52.91 feet distance, thence N 89° 15' 30" E 129.04feet distance, thence ; S 85° 58' 51" E 274.65 feet distance, thence; S 79° 25' 17" E 195.44 feet distance, thence; Northeasterly along a curve having a radius of 25.0 feet, an arc length of 41.13 feet and whose chord bears N 53° 26' 22" E 36.65 feet distance, thence; N 6° 18' E 17.90 feet distance, thence; Northwesterly along a curve having a radius of 25.0 feet, an arc length of 27.18 feet, and whose chord bears N 24° 51' 00" W 25.86 feet distance, thence; N 56° 00' W 490.00 feet distance, thence; N 53° 02' 25" W 625.01 feet distance, thence; Northwesterly along a curving having a radius of 186.55 feet, an arc length of 171.55 feet and whose chord bears N 26° 41'43" W 165.57 feet distance, thence; N 0° 21' W 127.00 feet distance, thence; Northeasterly along a curve having a radius of 105.17 feet, an arc length of 97.35 feet and whose chord bears N 26° 10' E 93.91 feet distance, thence N 52° 41' E 37.98 feet distance, thence; Northeasterly along a curve having a radius of 25.0 feet, an arc length of 37.06 feet and whose chord bears N 10° 13' E 33.76 feet distance, thence S 32° 15' E 18.32 feet distance, thence; Southeasterly along a curve having a radius of 388.10 feet, an arc length of 76.93 feet and whose chord bears S 37° 55' 44" E 76.81 feet distance, thence; Northwesterly along a curve having a radius of 25.0 feet, an arc length of 36.53 feet and whose chord bears N 85° 27' 42" W 33.63 feet distance; thence; S 52° 41' W 37.24 feet distance, thence; Southwesterly along a curve having a radius of 55.17 feet, an arc length of 51.07 feet, and whose chord bears S 76° 10' W 49.26 feet distance, thence; S 0° 21' E 127.00 feet distance, thence; Southeasterly along a curve having a radius of 136.55 feet, an arc length of 125.57 feet, and whose chord bears S 26° 41' 43" E 121.20 feet distance, thence; S 53° 02' 25" E 580.00 feet distance; thence; N 34° 00' E 110.00 feet distance, thence; S 56° 00' E 498.00 feet distance, thence S 82° 19' E 303.00 feet distance, thence S 67° 40' E 232.00 feet distance; thence; S 71° 00' E 551.00 feet distance, thence; S 57° 15' E 330.00 feet distance, thence; S 58° 15' W 241.50 feet distance thence; Southeasterly along a curve having a radius of 91.87 feet, an arc length of 20.0 feet and whose chord bears S 55° 39' 08" E 19.96 feet distance, thence; S 61° 53' 20" E 120.00 feet distance, thence; Southeasterly along a curve having a radius of 283.93 feet, an arc length of 91.71 feet, and whose chord bears S 20° 38' 07" E 91.31 feet distance, thence; S 43° 22' 55" E 49.30 feet distance, thence; S 13° 30' W 59.70 feet distance, thence; S 27° 28' 23" W 199.23 feet distance, thence; S 20° 52' 18" E 54.53 feet distance, thence; S 74° 41' 49" W 1543.41 feet distance, thence; N 1° 13' 34" W 1239.03 feet distance, thence; S 79° 47' 42" W 716.31 feet distance to the point of beginning, containing 43.533 Acres, more or less. EXCEPTING THEREFROM THAT PORTION DESIGNATED NOT A PART.

AND DO HEREBY CAUSE THE ABOVE DESCRIBED TRACT OF LAND TO BE SUBDIVIDED AND PLATTED, AND DESIGNATED AS "PONDEROSA PINES, UNIT 1", OTERO COUNTY, NEW MEXICO, AS SHOWN ON THE FOREGOING PLAT, AND IN RECORDING THIS PLAT DO CAUSE ALL OF THE STREETS DEDICATED TO THE USE AND BENEFIT OF THE PUBLIC.

IN WITNESS WHEREOF THE PRINCIPALS OF EL DORADO LAND CORP., HAVE SET THEIR HANDS AND SEALS ON THIS 13th DAY OF December, 1972.

EL DORADO LAND CORP. BY: James C. Manatt
JAMES C. MANATT, PRESIDENT

John E. Conway
JOHN E. CONWAY, SECRETARY

CORPORATE ACKNOWLEDGEMENT

STATE OF NEW MEXICO SS
COUNTY OF OTERO

ON THIS 13th DAY OF December, 1972, BEFORE ME PERSONALLY APPEARED James C. Manatt, PRESIDENT AND SECRETARY OF EL DORADO LAND CORP., A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SAID INSTRUMENT, AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND SEAL ON THIS DAY AND YEAR LAST WRITTEN ABOVE.

Irene Price NOTARY PUBLIC MY COMMISSION EXPIRES July 9, 1975

ACCEPTANCE OF THE OTERO COUNTY COMMISSION

STATE OF NEW MEXICO SS
COUNTY OF OTERO

THIS PLAT OF "PONDEROSA PINES UNIT 1" WAS ON THIS 9th DAY OF January, 1973, APPROVED BY THE OTERO COUNTY COMMISSION.

Ann E. Wisdom CHAIRMAN Frankie Dean COUNTY CLERK

AFFIDAVITS

STATE OF NEW MEXICO SS
COUNTY OF OTERO

THIS SUBDIVISION LIES WITHIN THE PLATTING AND PLANNING JURISDICTION OF OTERO COUNTY. Gayle Jewell, SURVEYOR.

EL DORADO LAND CORP., HEREBY AGREES TO CONSTRUCT AT ITS OWN EXPENSE, ALL ROADS IN THIS SUBDIVISION INCLUDING, BUT NOT LIMITED TO, GRADING, DRAINAGE, BASE COURSE, CULVERTS, AND BRIDGES.

James C. Manatt
JAMES C. MANATT, PRESIDENT

APPROVED 26 Dec. 1972, John E. Irving, Examining Surveyor N.M. #1553

EL DORADO LAND CORP., HEREBY STATES THAT WATER CAN BE GUARANTEED.

James C. Manatt

RESTRICTIVE COVENANTS APPLICABLE TO THIS SUBDIVISION ARE RECORDED IN BOOK 592 PAGE 801-27 OF THE RECORDS OF OTERO COUNTY.

APPROVED THIS 4th DAY OF January, 1973.

Lonnie Lowell III CHAIRMAN, OTERO COUNTY PLANNING COMMISSION.

SURVEYOR'S CERTIFICATE

STATE OF NEW MEXICO SS
COUNTY OF OTERO

I, GAYLE JEWELL, A REGISTERED LAND SURVEYOR OF THE STATE OF NEW MEXICO DO HEREBY CERTIFY THAT THIS PLAT OF "PONDEROSA PINES UNIT 1", WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Gayle Jewell
NEW MEXICO REGISTRATION NO. 4071

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 1:15 O'CLOCK, P.M., THIS 9th DAY OF January, 1973.

Frankie Dean COUNTY CLERK

BY: Elizabeth Hunt

RECEPTION NUMBER 92601 BOOK: 16 PAGE: 17-18

A STATEMENT OF DEVELOPMENT APPLICABLE TO THIS SUBDIVISION IS RECORDED IN BOOK 592 PAGE 820 OF THE RECORDS OF OTERO COUNTY.

STATE OF NEW MEXICO SS
COUNTY OF OTERO

I, Frankie Dean, COUNTY CLERK DO HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL FILED IN MY OFFICE THE 9th DAY OF January, 1973, IN PLAT BOOK 16 PAGE 17-18

WITNESS MY HAND AND THE SEAL OF MY SAID OFFICE THIS 9th DAY OF January, 1973.

Frankie Dean COUNTY CLERK BY: Elizabeth Hunt DEPUTY

NOTE: ALL LOT CORNERS WITHIN THIS SUBDIVISION ARE MARKED WITH A 3/8" STEEL REINFORCING BAR.

APPROVED THIS _____ DAY OF _____, 1972, _____
_____, EXAMINING SURVEYOR

ALPHA LAND SURVEYING CO.
CLOUDCROFT NEW MEXICO

Bk 16 Pg 17-18

PONDEROSA PINES #1
BK 16 PG 17-18