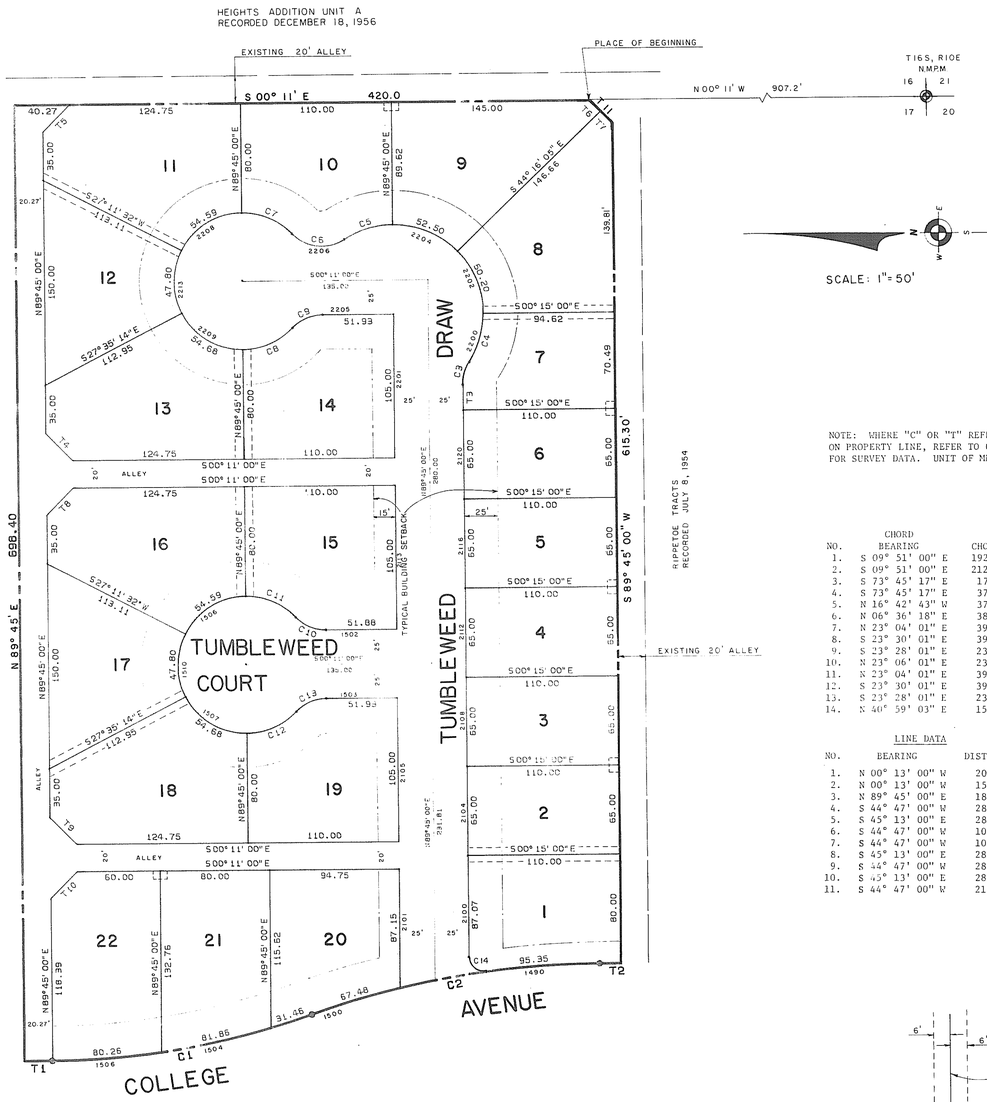
RIPPETOE SUBDIVISION

ALAMOGORDO, OTERO COUNTY, NEW MEXICO



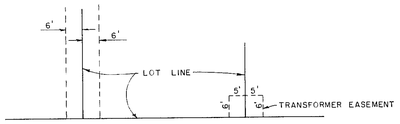
NOTE: WHERE "C" OR "T" REFERENCE IS SHOWN ON PROPERTY LINE, REFER TO CURVE OR LINE TABLE FOR SURVEY DATA. UNIT OF MEASURE IS THE FOOT.

CURVE DATA

NO.	CHORD BEARING	CHORD	CENTRAL ANGLE	RADIUS	ARC	TANGENT
1.	S 09° 51' 00" E	192.67	019° 16' 00"	575.69	193.59	97.72
2.	S 09° 51' 00" E	212.76	019° 16' 00"	635.69	213.76	107.90
3.	S 73° 45' 17" E	17.04	032° 59' 27"	30.00	17.27	8.88
4.	S 73° 45' 17" E	37.13	032° 59' 27"	65.38	37.65	19.36
5.	N 16° 42' 43" W	37.05	032° 55' 27"	65.38	37.57	19.32
6.	N 06° 36' 18" E	38.39	079° 33' 30"	30.00	41.66	24.98
7.	N 23° 04' 01" E	39.58	046° 38' 03"	50.00	40.70	21.55
8.	S 23° 30' 01" E	39.48	046° 30' 03"	50.00	40.58	21.48
9.	S 23° 28' 01" E	23.72	046° 34' 03"	30.00	24.38	12.91
10.	N 23° 06' 01" E	23.72	046° 34' 03"	30.00	24.38	12.91
11.	N 23° 04' 01" E	39.58	046° 38' 03"	50.00	40.70	21.55
12.	S 23° 30' 01" E	39.48	046° 30' 03"	50.00	40.58	21.48
13.	S 23° 28' 01" E	23.72	046° 34' 03"	30.00	24.38	12.91
14.	N 40° 59' 03" E	15.04	097° 31' 53"	10.00	17.02	11.41

LINE DATA

NO.	BEARING	DISTANCE
1.	N 00° 13' 00" W	20.27
2.	N 00° 13' 00" W	15.00
3.	N 89° 45' 00" E	18.55
4.	S 44° 47' 00" W	28.30
5.	S 45° 13' 00" E	28.27
6.	S 44° 47' 00" W	10.61
7.	S 44° 47' 00" W	10.61
8.	S 45° 13' 00" E	28.27
9.	S 44° 47' 00" W	28.30
10.	S 45° 13' 00" E	28.27
11.	S 44° 47' 00" W	21.23



TYPICAL EASEMENTS

DEDICATION

STATE OF NEW MEXICO)
COUNTY OF OTERO) SS

KNOW ALL MEN BY THESE PRESENTS THAT TRUE D. BAZEL AND MARILYN BAZEL, HIS WIFE, ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING TRACT OF LAND IN THE S1/2 SE1/4 OF SECTION 17, T16S, R10E, NMPM, SAID TRACT OF LAND BEING COMPRISED OF PORTIONS OF TRACT E AND TRACT F AS SHOWN ON THE PLAT OF THE SUBDIVISION OF A PART OF THE S1/2 SE1/4 OF SECTION 17, T16S, R10E, NMPM, FILED FOR RECORD WITH THE OTERO COUNTY CLERK ON JULY 8, 1954, RECEPTION NUMBER 70354, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHEAST CORNER OF SAID SECTION 17 AND GOING N 00° 11' W ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 907.2 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE S 44° 47' 00" W A DISTANCE OF 21.23 FEET; THENCE S 89° 45' 00" W A DISTANCE OF 615.30 FEET TO THE EAST RIGHT-OF-WAY LINE OF COLLEGE AVENUE; THENCE N 00° 13' 00" W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 15.00 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 19° 16' 00" AND WHOSE RADIUS IS 635.69 FEET AN ARC DISTANCE OF 213.76 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 19° 16' 00" AND WHOSE RADIUS IS 575.69 FEET AN ARC DISTANCE OF 193.59 FEET; THENCE CONTINUING N 00° 13' 00" W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 20.27 FEET; THENCE N 89° 45' E A DISTANCE OF 698.40 FEET TO THE EAST LINE OF SAID SECTION 17; THENCE S 00° 11' E ALONG SAID EAST SECTION LINE A DISTANCE OF 420.0 FEET TO THE SAID PLACE OF BEGINNING, AND CONTAINING 6.631 ACRES, MORE OR LESS.

SAID OWNERS DO HEREBY IN ACCORDANCE WITH THEIR FREE WILL AND DESIRE, CAUSE SAID UNPLATTED TRACT OF LAND TO BE SUBDIVIDED AND PLATTED, TO BE DESIGNATED AS "RIPPETOE SUBDIVISION, ALAMOGORDO, NEW MEXICO," AS SHOWN ON THE FOREGOING PLAT, AND IN RECORDING THIS PLAT DOES CAUSE ALL OF THE STREETS, ALLEYS AND EASEMENTS WITHIN THE BOUNDS OF THE ABOVE DESCRIBED TRACT OF LAND TO BE DEDICATED TO THE USE AND BENEFIT OF THE PUBLIC.

IN WITNESS WHEREOF SAID OWNER HAS SET HIS HAND AND SEAL ON THIS 2nd DAY OF June, 1980

True D. Bazel — TRUE D. BAZEL

Marilyn Bazel — MARILYN BAZEL

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF OTERO) SS

ON THIS 2nd DAY OF June 1980, BEFORE ME PERSONALLY APPEARED TRUE D. BAZEL AND MARILYN BAZEL, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND SEAL ON THIS DAY AND YEAR LAST WRITTEN ABOVE _____ NOTARY PUBLIC

Patricia A. Norman

MY COMMISSION EXPIRES: 11-14-81

11-14-81

APPROVAL OF THE ALAMOGORDO PLANNING COMMISSION

STATE OF NEW MEXICO)
COUNTY OF OTERO) SS

THIS PLAT OF "RIPPETOE SUBDIVISION" WAS APPROVED BY THE ALAMOGORDO PLANNING COMMISSION ON THIS 21 DAY OF May, 1980

CHAIRMAN: Ann K. Buckwald

ACCEPTANCE OF THE ALAMOGORDO CITY COMMISSION

STATE OF NEW MEXICO)
COUNTY OF OTERO) SS

THIS PLAT OF "RIPPETOE SUBDIVISION" WAS ON THIS 10 DAY OF June, 1980, SUBMITTED TO THE CITY COMMISSION OF THE CITY OF ALAMOGORDO, OTERO COUNTY, NEW MEXICO, AND WAS APPROVED BY THREE-FOURTHS OF THE MEMBERS.

ATTEST: CITY CLERK Carole T. Hatch — MAYOR

ACCEPTANCE OF EASEMENTS AND PUBLIC SPACES

THE DEDICATION OF THE EASEMENTS, RIGHTS-OF-WAY AND PUBLIC SPACES SHOWN HEREON IS ACCEPTED BY THE CITY OF ALAMOGORDO THIS 10 DAY OF June, 1980.

ATTEST: CITY CLERK Carole T. Hatch — MAYOR

AFFIDAVIT

STATE OF NEW MEXICO)
COUNTY OF OTERO) SS

THIS SUBDIVISION DOES LIE WITHIN THE PLANNING OR PLATTING JURISDICTION OF THE CITY OF ALAMOGORDO, NEW MEXICO.

Darryl T. Collins, SURVEYOR
DARRYL T. COLLINS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF June, 1980

Patricia A. Norman — NOTARY PUBLIC

11-14-81

SURVEYOR'S CERTIFICATE

STATE OF NEW MEXICO)
COUNTY OF OTERO) SS

THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF NEW MEXICO, THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY DIRECTION AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Darryl T. Collins
NEW MEXICO REGISTRATION NO. 4971

STATE OF NEW MEXICO)
COUNTY OF OTERO) SS

RECORDED IN THIS OFFICE OF THE COUNTY CLERK AND EX-OFFICIO RECORDER OF OTERO COUNTY, NEW MEXICO, AT 3:45 O'CLOCK, P.M. THIS 28 DAY OF July, 1980

Margaret D. Hanchey — COUNTY CLERK — BY: Helen Ochoa — RECEPTION NO. 54720

BOOK: 26 PAGE: 27-28

BURKE / COLLINS / ASSOCIATES, P.C.
CONSULTING ENGINEERS
SURVEYORS
ALAMOGORDO — NEW MEXICO 88031 — RUIDOSO

Bk 26 Pg 27-28

RIPPETOE
BK 26 PG 27-28