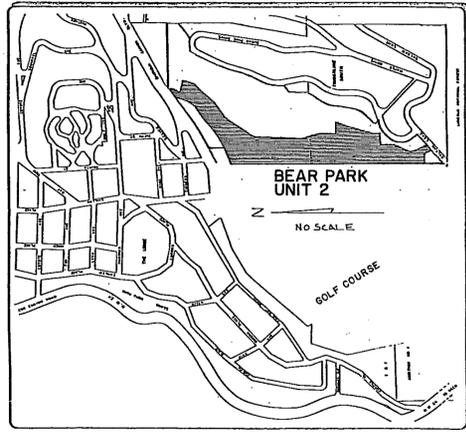


# BEAR PARK UNIT 2

Cloudcroft, Otero County, New Mexico

Owner & Subdivider: James R. Maynard and Susan R. Maynard  
 Surveyor: George P. Light  
 Date: June 28, 1995  
 Notes: (1) All lots are zoned R-1, except Block 2, which is zoned R-2.  
 (2) A 5' wide utility easement is reserved adjacent to each rear and side lot line of each lot, except Block 2 & 3, which have no rear lot line easement.  
 (3) Block 2 & 3 may require a private lift station for sewage discharge.  
 Utilities: 4" & 6" Ductile Iron Water Lines and 8" Sch. 40 PVC Sewer Lines.  
 Monuments: 1/2" reinforcing rod, unless otherwise noted.



VICINITY MAP

DEDICATION

STATE OF NEW MEXICO )  
 COUNTY OF OTERO )

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS AND PROPRIETORS OF A TRACT OF LAND COMPRISING A PART OF TRACT "A", BEAR PARK, UNIT 1, CLOUDCROFT, OTERO COUNTY, NEW MEXICO, AS FILED FOR RECORD IN THE OFFICE OF THE OTERO COUNTY CLERK AND EX-OFFICIO RECORDER ON APRIL 25, 1995 AT BOOK 47, AND PAGE 22 & 23, IN LOTS 14 AND 19, SECTION 5, T16S, R12E, NMPM, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF SAID BEAR PARK, UNIT 1 AND GOING N.00°11'00"E. ALONG THE WEST BOUNDARY OF SAID UNIT 1 A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A" BEING THE NORTHWEST CORNER OF LOT 6, BLOCK 3, SAID UNIT 1 AND THE PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE N.00°11'00"E. CONTINUING ALONG THE SOUTH LINE OF SAID UNIT 1 A DISTANCE OF 1128.11 FEET; THENCE N.00°25'28"E. CONTINUING ALONG THE WEST BOUNDARY OF SAID UNIT 1 A DISTANCE OF 720.58 FEET; THENCE N.61°23'45"E. A DISTANCE OF 225.61 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, OF SAID UNIT 1; THENCE N.75°01'12"E. ALONG THE SOUTH LINE OF SAID BLOCK 1 A DISTANCE OF 116.49 FEET; THENCE N.43°39'0"E. CONTINUING ALONG THE SOUTH LINE OF SAID BLOCK 1 A DISTANCE OF 128.83 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY CONTINUING ALONG THE SOUTH LINE OF SAID BLOCK 1 FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 218.05 FEET, A CENTRAL ANGLE OF 10°39'05", A CHORD BEARING N.49°18'42"E. A DISTANCE OF 40.48 FEET, AN ARC DISTANCE OF 40.54 FEET TO A POINT OF TANGENCY; THENCE N.54°39'15"E. CONTINUING ALONG THE SOUTH LINE OF SAID BLOCK 1 A DISTANCE OF 102.55 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY CONTINUING ALONG THE SOUTH LINE OF SAID BLOCK 1 FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 88.45 FEET, A CENTRAL ANGLE OF 31°30'18", A CHORD BEARING N.38°53'06"E. A DISTANCE OF 48.02 FEET, AN ARC DISTANCE OF 48.83 FEET TO A POINT OF TANGENCY; THENCE N.23°07'58"E. CONTINUING ALONG THE SOUTH LINE OF SAID BLOCK 1 A DISTANCE OF 171.79 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CHAUTAUQUA CANYON BOULEVARD; THENCE N.55°03'59"E. A DISTANCE OF 109.29 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND GOING S.23°07'58"W. A DISTANCE OF 98.00 FEET TO THE SOUTHWEST CORNER OF LOT 21, BLOCK 4, SAID UNIT 1; THENCE S.77°49'12"E. ALONG THE SOUTH LINE OF SAID LOT 21 A DISTANCE OF 118.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE S.17°11'58"W. A DISTANCE OF 126.78 FEET; THENCE S.33°41'24"W. A DISTANCE OF 135.51 FEET; THENCE S.41°35'21"W. A DISTANCE OF 106.96 FEET; THENCE S.53°07'48"W. A DISTANCE OF 120.00 FEET; THENCE S.48°02'30"W. A DISTANCE OF 116.69 FEET; THENCE S.31°00'05"W. A DISTANCE OF 260.16 FEET; THENCE S.03°43'53"W. A DISTANCE OF 398.78 FEET; THENCE S.07°43'37"E. A DISTANCE OF 289.15 FEET; THENCE S.00°24'17"E. A DISTANCE OF 121.43 FEET; THENCE S.90°00'00"E. A DISTANCE OF 104.42 FEET; THENCE S.15°28'02"W. A DISTANCE OF 286.84 FEET; THENCE S.19°49'49"W. A DISTANCE OF 47.24 FEET TO A POINT OF CURVE; THENCE SOUTHERLY FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 155.00 FEET; A CENTRAL ANGLE OF 39°20'46", A CHORD BEARING S.00°08'28"W. A DISTANCE OF 106.36 FEET, AN ARC DISTANCE OF 106.44 FEET TO A POINT OF TANGENCY; THENCE S.19°31'57"E. A DISTANCE OF 5.00 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK 4, SAID UNIT 1; THENCE S.89°40'09"W. ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 122.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 3 FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 264.72 FEET, A CENTRAL ANGLE OF 03°14'49", A CHORD BEARING S.05°43'54"E. A DISTANCE OF 15.00 FEET, AN ARC DISTANCE OF 15.00 FEET TO A POINT OF TANGENCY; THENCE S.07°21'19"E. CONTINUING ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 44.15 FEET TO A POINT OF CURVE; THENCE SOUTHERLY CONTINUING ALONG THE WEST LINE OF SAID LOT 3 FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 163.98 FEET, A CENTRAL ANGLE OF 32°52'22", A CHORD BEARING S.09°04'54"W. A DISTANCE OF 92.80 FEET, AN ARC DISTANCE OF 94.08 FEET TO A POINT OF TANGENCY; THENCE S.25°31'05"W. A DISTANCE OF 102.61 FEET TO A POINT OF CURVE ON THE WEST LINE OF LOT 2, BLOCK 4, SAID UNIT 1; THENCE SOUTHERLY CONTINUING ALONG THE WEST LINE OF SAID LOT 2 FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 78.67 FEET, A CENTRAL ANGLE OF 42°11'49", A CHORD BEARING S.04°25'11"W. A DISTANCE OF 56.84 FEET, AN ARC DISTANCE OF 57.94 FEET TO A POINT OF TANGENCY; THENCE S.16°40'49"E. ALONG THE WEST LINE OF LOTS 2 AND 1, BLOCK 4, SAID UNIT 1 A DISTANCE OF 169.33 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BALSAM LANE AND THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S.48°19'11"W. ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 56.12 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 5, SAID UNIT 1; THENCE N.16°40'49"W. ALONG THE EASTERLY LINE OF SAID LOT 6 A DISTANCE OF 82.00 FEET TO THE NORTHEASTLY CORNER OF SAID LOT 6; THENCE N.89°45'08"W. ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 102.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 6 AND THE PLACE OF BEGINNING AND CONTAINING 13.7926 ACRES.

AND DESIRING TO FURTHER SUBDIVIDE SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, AND WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR SAID DESIRE HAVE CAUSED SAID TRACT OF LAND TO BE REPLATTED INTO A SUBDIVISION TO BE KNOWN AS "BEAR PARK, UNIT 2", AS SHOWN BY THE PLAT HEREON, AND IN RECORDING THIS PLAT DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS AND EASEMENTS AS SHOWN HEREON, EXCEPT AS OTHERWISE SHOWN.

IN WITNESS WHEREOF THE OWNERS HAVE SET THEIR HANDS AND SEALS ON THIS 22 DAY OF August 1995

*James R. Maynard* *Susan R. Maynard*  
 James R. Maynard Susan R. Maynard

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
 COUNTY OF OTERO )

ON THIS 22 DAY OF August 1995, BEFORE ME PERSONALLY APPEARED JAMES R. MAYNARD AND SUSAN R. MAYNARD, 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 *Judy Walters* NOTARY PUBLIC. MY COMMISSION EXPIRES: May 24, 1998

RECOMMENDATION OF THE CLOUDCROFT PLANNING AND ZONING COMMITTEE:

STATE OF NEW MEXICO )  
 COUNTY OF OTERO )

THIS PLAT WAS RECOMMENDED BY THE CLOUDCROFT PLANNING AND ZONING COMMITTEE, CLOUDCROFT, NEW MEXICO, ON THE 5th DAY OF July 1995.

*George P. Light*  
 George P. Light, Chairman

ACCEPTANCE BY THE CLOUDCROFT BOARD OF TRUSTEES

STATE OF NEW MEXICO )  
 COUNTY OF OTERO )

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CLOUDCROFT BOARD OF TRUSTEES, CLOUDCROFT, NEW MEXICO, ON THE 11th DAY OF July 1995.

*John F. Kelly* MAYOR  
 John F. Kelly, Village Clerk

AFFIDAVIT

STATE OF NEW MEXICO )  
 COUNTY OF OTERO )

THIS SUBDIVISION DOES LIE WITHIN THE PLANNING OR PLATTING JURISDICTION OF THE VILLAGE OF CLOUDCROFT, NEW MEXICO.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF August 1995.  
*George P. Light* LAND SURVEYOR  
*Vic Stinson* NOTARY PUBLIC. MY COMMISSION EXPIRES: 12-18-96

SURVEYORS CERTIFICATE

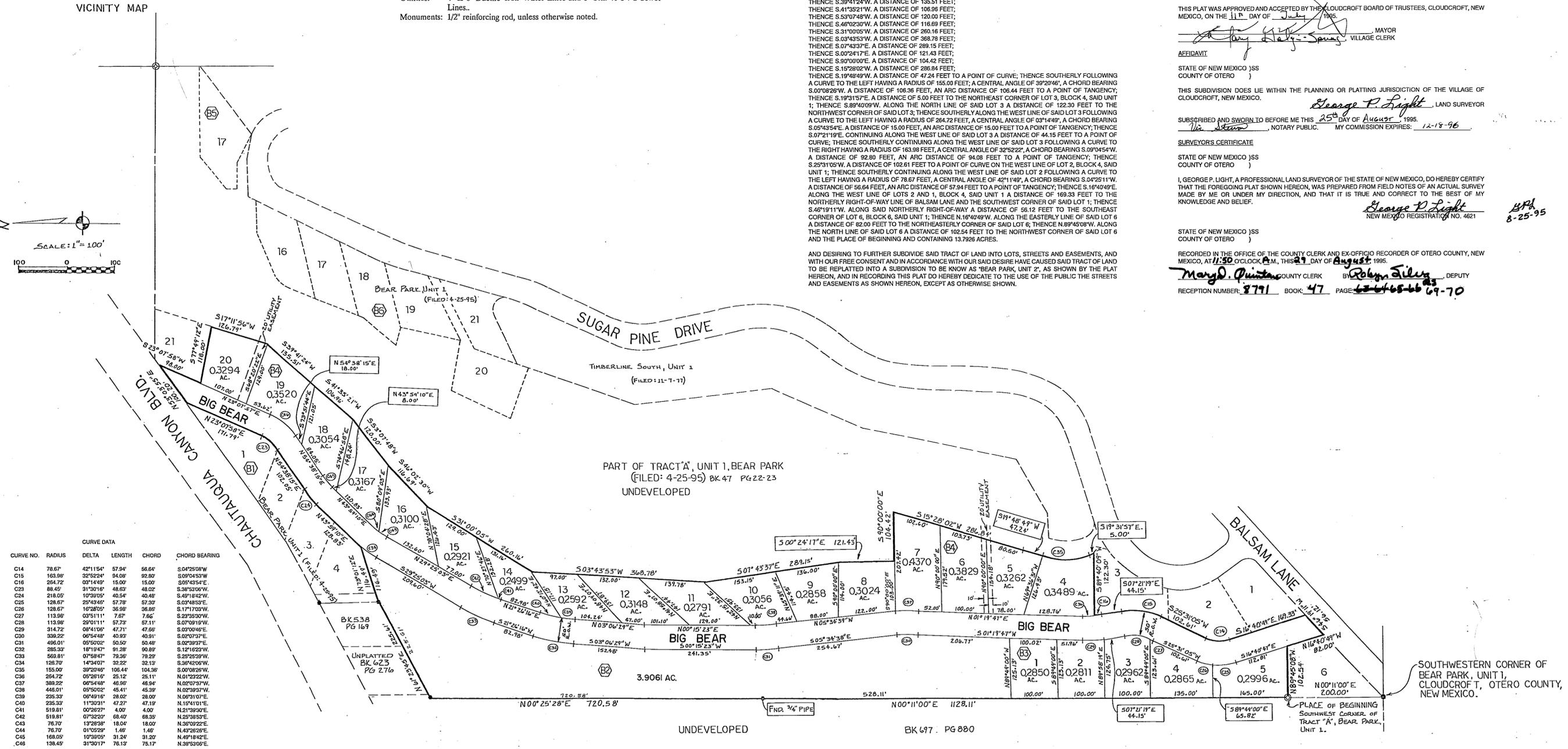
STATE OF NEW MEXICO )  
 COUNTY OF OTERO )

I, GEORGE P. LIGHT, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT SHOWN HEREON, WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF NEW MEXICO )  
 COUNTY OF OTERO )

RECORDED IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO RECORDER OF OTERO COUNTY, NEW MEXICO, AT 11:50 O'CLOCK A.M., THIS 27 DAY OF August 1995.

*Mary D. Quintana* COUNTY CLERK BY *Robert Siley* DEPUTY  
 RECEPTION NUMBER: 8791 BOOK: 47 PAGE: 69-70



BEAR PARK #2  
BK 47 PG 69-70