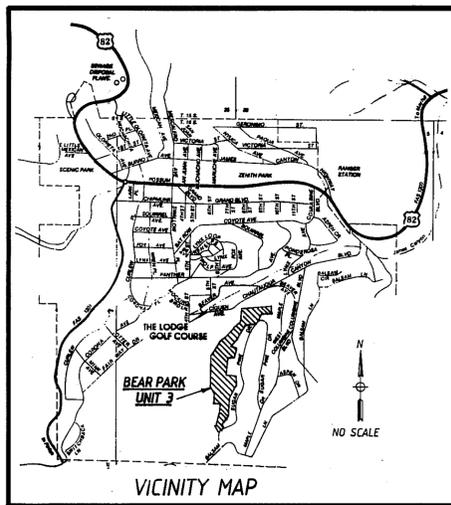


BEAR PARK

UNIT 3

Cloudcroft, Otero County, New Mexico

Owner & Subdivider: James R. Maynard and Susan R. Maynard
 Surveyor: George P. Light
 Date: September 28, 1995
 Notes: (1) All lots are zoned R-1.
 (2) A 5' wide utility easement is reserved adjacent to each rear and side lot line of each lot.
 (3) Block 6 may require private booster pumps to increase water pressure.
 Utilities: 4" Ductile Iron Water Lines and 8" Sch. 40 PVC Sewer Lines.
 Monuments: 1/2" reinforcing rod, unless otherwise noted.



PEDIGATION:

STATE OF NEW MEXICO)
 COUNTY OF OTERO)
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS AND PART OF THE TRACT OF AND 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 THE 23rd DAY OF APRIL, 1995 AT BOOK 47, PAGES 22 AND 23 BEING IN LOTS 14 AND 19, SECTION 5, T16S, R12E, N.M.P.M., AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "A", SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 14, SECTION 5 AND GOING S00°22'00"W ALONG THE EAST BOUNDARY OF SAID UNIT 1 A DISTANCE OF 92.28 FEET TO THE NORTHEAST CORNER OF LOT 17, BLOCK 5, SAID UNIT THREE, CONTINUING ALONG SAID EAST BOUNDARY FOR THE NEXT TWENTY-FIVE (25) CALLS, 15°15'00"W A DISTANCE OF 188.00 FEET; THENCE S49°38'02"W A DISTANCE OF 89.85 FEET; THENCE S00°00'00"E A DISTANCE OF 25.00 FEET; THENCE S30°57'50"W A DISTANCE OF 22.16 FEET; THENCE S25°31'51"W A DISTANCE OF 37.45 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 103.00 FEET, A CENTRAL ANGLE OF 22°22'45", A CHORD WHICH BEARS S78°42'07"W A DISTANCE OF 41.20 FEET, AN ARC DISTANCE OF 41.46 FEET TO A POINT OF TANGENCY; THENCE S29°24'14"W A DISTANCE OF 77.46 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 55.05 FEET, A CENTRAL ANGLE OF 40°10'50", A CHORD WHICH BEARS S44°18'45"W A DISTANCE OF 43.18 FEET, AN ARC DISTANCE OF 44.37 FEET TO A POINT OF TANGENCY; THENCE S21°13'16"W A DISTANCE OF 148.67 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 143.29 FEET, A CENTRAL ANGLE OF 19°20'50", A CHORD WHICH BEARS S30°53'24"W A DISTANCE OF 48.14 FEET, AN ARC DISTANCE OF 48.38 FEET TO THE POINT OF TANGENCY; THENCE S40°33'40"W A DISTANCE OF 62.00 FEET, THENCE S77°32'12"E A DISTANCE OF 55.54 FEET; THENCE S11°12'23"W A DISTANCE OF 132.00 FEET; THENCE N82°23'20"W A DISTANCE OF 103.00 FEET; THENCE S22°01'50"W A DISTANCE OF 142.00 FEET; THENCE S70°36'50"E A DISTANCE OF 110.00 FEET; THENCE S29°09'24"W A DISTANCE OF 233.00 FEET; THENCE S00°00'00"E A DISTANCE OF 297.75 FEET; THENCE S22°44'11"W A DISTANCE OF 214.81 FEET; THENCE S10°53'21"W A DISTANCE OF 335.19 FEET; THENCE S40°33'40"W A DISTANCE OF 128.10 FEET; THENCE S87°12'17"W A DISTANCE OF 52.32 FEET; THENCE SOUTHERLY FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 59°20'40", A CHORD WHICH BEARS S00°08'26"W A DISTANCE OF 77.43 FEET, AN ARC DISTANCE OF 78.97 FEET TO A POINT OF COMPOUND CURVE; THENCE SOUTHWESTERLY FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°55'43", A CHORD WHICH BEARS S63°47'08"E A DISTANCE OF 42.40 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SUGAR PINE DRIVE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 229.17 FEET, A CENTRAL ANGLE OF 21°04'45", A CHORD WHICH BEARS S60°22'36"W A DISTANCE OF 83.84 FEET, AN ARC DISTANCE OF 84.31 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE AND GOING NORTHERLY FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 69°22'10", A CHORD WHICH BEARS N15°09'08"E A DISTANCE OF 22.70 FEET, AN ARC DISTANCE OF 24.21 FEET; THENCE FOLLOWING THE EAST BOUNDARY OF BEAR PARK UNIT 2, CLOUDCROFT, OTERO COUNTY, AS FILED FOR RECORD IN THE OFFICE OF THE OTERO COUNTY CLERK AND EX-OFFICIO RECORDER ON THE 29th DAY OF AUGUST, 1995 AT BOOK 47, PAGES 69 AND 70, FOR THE NEXT TWELVE (12) CALLS, N10°31'57"W A DISTANCE OF 26.33 FEET TO A POINT OF CURVE; THENCE NORTHERLY FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF 30°50'40", A CHORD WHICH BEARS N00°08'26"E A DISTANCE OF 104.36 FEET, AN ARC DISTANCE OF 106.44 FEET TO A POINT OF TANGENCY; THENCE N10°40'49"E A DISTANCE OF 47.24 FEET; THENCE N10°24'02"E A DISTANCE OF 286.84 FEET; THENCE N00°00'00"W A DISTANCE OF 104.42 FEET; THENCE N00°24'17"W A DISTANCE OF 121.43 FEET; THENCE N09°43'37"W A DISTANCE OF 120.00 FEET; THENCE N03°43'53"E A DISTANCE OF 368.76 FEET; THENCE N31°05'05"E A DISTANCE OF 260.16 FEET; THENCE N46°02'30"E A DISTANCE OF 116.66 FEET; THENCE N50°07'48"E A DISTANCE OF 106.96 FEET; THENCE N39°41'24"E A DISTANCE OF 135.51 FEET; THENCE N17°11'56"E A DISTANCE OF 126.79 FEET; THENCE LEAVING THE EAST BOUNDARY OF SAID UNIT 2 AND GOING N10°28'20"E A DISTANCE OF 128.00 FEET TO THE NORTH BOUNDARY OF SAID BEAR PARK UNIT 1; THENCE S80°15'50"E ALONG THE NORTH BOUNDARY OF SAID UNIT 1 A DISTANCE OF 502.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 15.281 ACRES.

IN WITNESS WHEREOF THE OWNERS HAVE SET THEIR HANDS AND SEALS ON THIS 1st DAY OF November 1995.

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

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
 COUNTY OF OTERO)

ON THIS 1st DAY OF Nov 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. NOTARY PUBLIC. MY COMMISSION EXPIRES: 10-10-1997

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 31st DAY OF OCTOBER, 1995.

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 31st DAY OF OCTOBER, 1995.

Mayor Village Clerk

STATE OF NEW MEXICO)
 COUNTY OF OTERO)

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

George P. Light, LAND SURVEYOR

SURVEYOR'S 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.

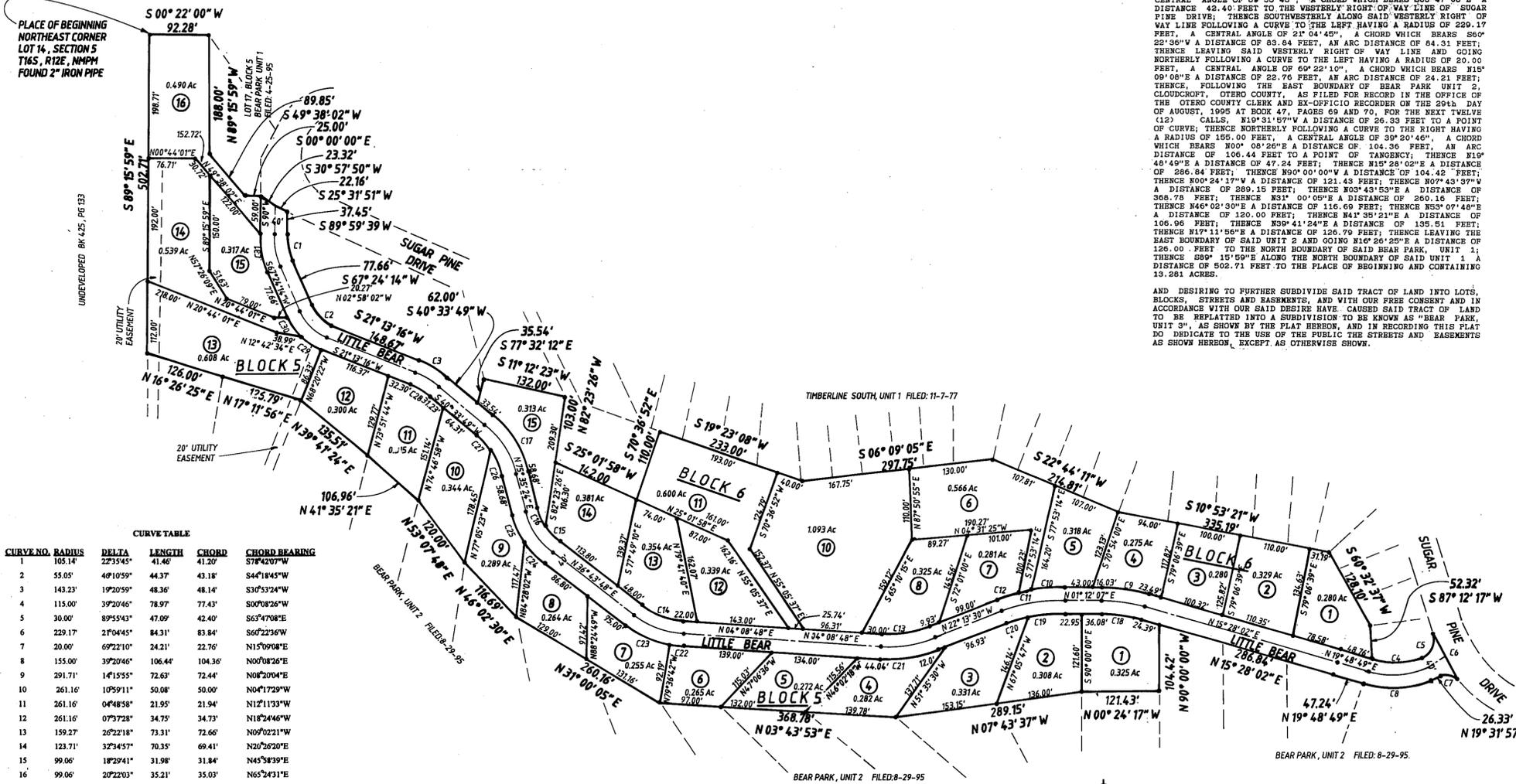
STATE OF NEW MEXICO)
 COUNTY OF OTERO)

RECORDED IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO RECORDER OF OTERO COUNTY, NEW MEXICO, AT 9:15 O'CLOCK A.M., THIS 1st DAY OF November, 1995.

Mary D. Quintana, COUNTY CLERK, Robyn S. Siler, DEPUTY

RECEPTION NUMBER: 1191e8 BOOK: 48 PAGE: 16-17

AND DESIRING TO FURTHER SUBDIVIDE SAID TRACT OF LAND INTO LOTS, BLOCKS, 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 3", AS SHOWN BY THE PLAT HEREON, AND IN RECORDING THIS PLAT DO DEDICATE TO THE USE OF THE PUBLIC THE STREETS AND EASEMENTS AS SHOWN HEREON, EXCEPT AS OTHERWISE SHOWN.



CURVE NO.	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
1	105.14	22°35'47"	41.46	41.20	S78°42'07"W
2	55.05	40°10'59"	44.37	43.18	S44°18'45"W
3	143.23	19°20'59"	48.36	48.14	S30°53'24"W
4	115.00	39°20'46"	78.97	77.43	S00°08'26"W
5	30.00	89°55'43"	47.09	42.40	S63°47'08"E
6	229.17	2°04'45"	84.31	83.84	S60°22'36"E
7	20.00	69°22'10"	24.21	22.70	N15°09'08"E
8	155.00	39°20'46"	106.44	104.36	N00°08'26"E
9	291.71	1°41'55"	72.63	72.44	N08°20'04"E
10	261.16	10°59'11"	50.08	50.00	N04°17'29"W
11	261.16	0°48'58"	21.95	21.94	N12°11'33"W
12	261.16	0°73'28"	34.75	34.73	N18°24'46"W
13	159.27	26°22'18"	73.31	72.66	N09°02'21"W
14	123.71	37°45'7"	70.35	69.41	N20°26'20"E
15	99.06	18°29'41"	31.98	31.84	N45°58'39"E
16	99.06	20°22'03"	35.21	35.03	N65°24'31"E
17	172.11	35°01'38"	105.22	103.59	N58°04'38"E
18	251.71	1°41'55"	62.67	62.51	S08°20'04"W
19	221.16	1°42'05"	55.39	55.24	S05°58'23"E
20	221.16	0°50'43"	35.04	35.00	S17°41'11"E
21	199.27	26°22'18"	91.72	90.91	S09°02'21"E
22	163.71	0°00'15"	20.01	20.00	S07°38'58"W
23	163.71	25°34'43"	73.09	72.48	S23°56'26"W
24	139.06	19°27'30"	47.23	47.00	S46°27'33"W
25	139.06	19°24'12"	47.09	46.87	S65°53'24"W
26	132.11	19°48'12"	45.66	45.43	S65°41'22"W
27	132.11	15°13'27"	35.10	35.00	S48°10'32"W
28	103.23	19°20'57"	34.86	34.70	S30°53'21"W
29	95.05	21°49'57"	36.22	36.00	S32°08'15"W
30	95.05	24°21'02"	40.40	40.09	S55°13'44"W
31	145.14	22°35'41"	57.24	56.87	S78°42'09"W

BEAR PARK UNIT 3
 BK 48 PG 16-17
 BEAR PARK UNIT 3