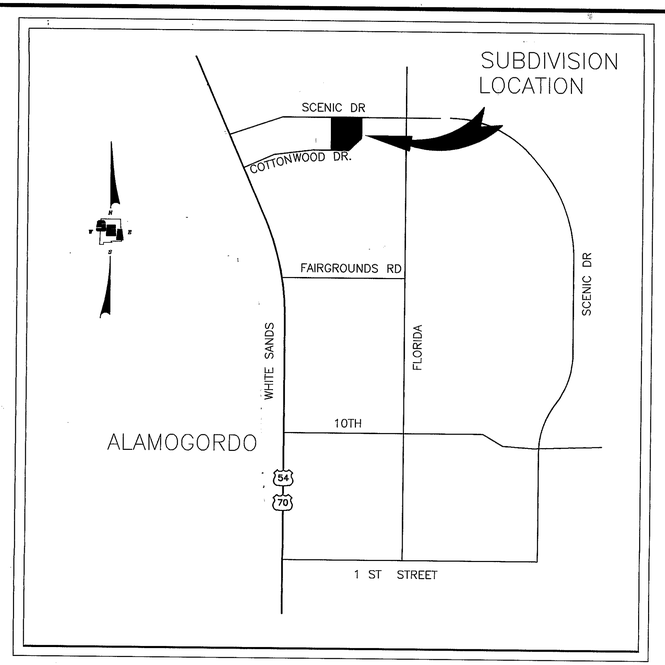
COTTONWOOD HEIGHTS UNIT 4

REPLAT A

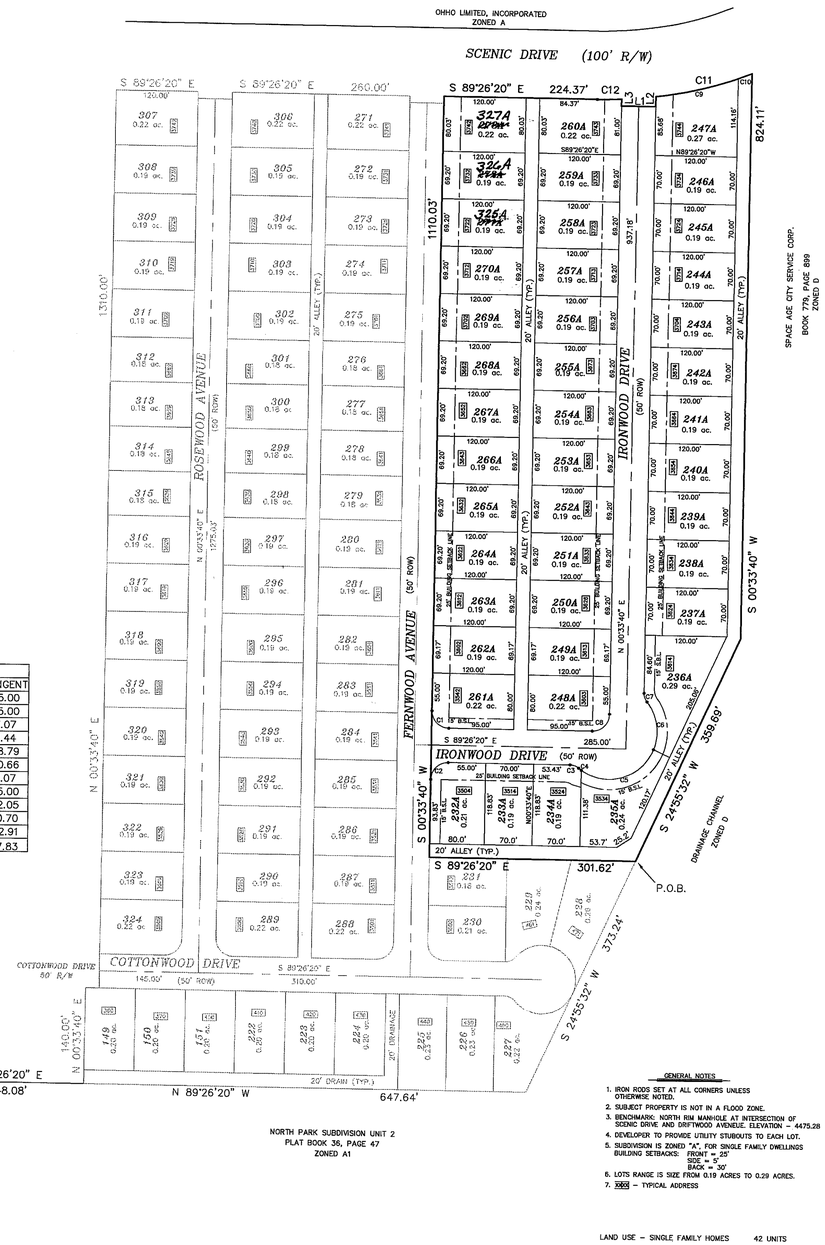
A SINGLE FAMILY RESIDENTIAL SUBDIVISION

10.97 ACRES LOCATED NORTH OF ALAMOGORDO, OTERO COUNTY, NEW MEXICO

FEBRUARY 2000



VICINITY MAP



LINE TABLE		
LINE	LENGTH	BEARING
L1	59.00	S89°26'20"E
L2	14.67	N00°33'40"E
L3	10.00	S00°33'40"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	CH DIR	CHORD	DELTA	TANGENT
C1	39.27	25.00	S44°26'20"E	35.36	90°00'00"	25.00
C2	39.27	25.00	S45°33'40"W	35.36	90°00'00"	25.00
C3	13.59	20.00	N69°58'04"W	13.33	38°56'33"	7.07
C4	4.88	70.00	S52°29'39"E	4.88	3°59'43"	2.44
C5	126.44	70.00	N73°39'56"E	109.94	103°29'43"	88.79
C6	73.67	70.00	N08°13'54"W	70.32	60°17'57"	40.66
C7	13.59	20.00	S18°54'36"E	13.33	38°56'33"	7.07
C8	39.27	25.00	N45°33'40"E	35.36	90°00'00"	25.00
C9	123.59	556.84	N77°12'24"E	123.34	12°42'59"	62.05
C10	21.40	556.84	N69°44'51"E	21.40	2°12'06"	10.70
C11	144.99	556.84	N76°06'21"E	144.58	14°55'06"	72.91
C12	35.65	652.45	N88°59'42"E	35.64	03°07'50"	17.83

1"=100'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, THAT THIS PLAT WAS PREPARED FROM FIELD NOTES MADE BY ME OR UNDER MY DIRECTION, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETING OR EXCEEDING THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO.

WALTER C. BLACK, RPS #8081 — DATE 6/20/00

WALTER C. BLACK NEW MEXICO 8081 PROFESSIONAL SURVEYOR

GENERAL NOTES

1. IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. SUBJECT PROPERTY IS NOT IN A FLOOD ZONE.
3. BENCHMARK: NORTH RIM MANHOLE AT INTERSECTION OF SCENIC DRIVE AND DRIFTWOOD AVENEUE. ELEVATION – 4475.28
4. DEVELOPER TO PROVIDE UTILITY STUBOUTS TO EACH LOT.
5. SUBDIVISION IS ZONED "A", FOR SINGLE FAMILY DWELLINGS
   BUILDING SETBACKS: FRONT = 25'
   SIDE = 5'
   BACK = 30'
6. LOTS RANGE IS SIZE FROM 0.19 ACRES TO 0.29 ACRES.
7. XXX – TYPICAL ADDRESS

LAND USE – SINGLE FAMILY HOMES 42 UNITS

DEDICATION

COTTONWOOD HEIGHTS UNIT 4 REPLAT A
ALAMOGORDO, OTERO COUNTY, NEW MEXICO

STATE OF NEW MEXICO)
SS
COUNTY OF OTERO)

BEING 10.97 ACRES OF LAND, MORE OR LESS, IN SECTION 6, TOWNSHIP 16 SOUTH, RANGE 10 EAST, N.M.P.M., OTERO COUNTY, NEW MEXICO, WITHIN THE CITY LIMITS OF ALAMOGORDO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER THIS TRACT FROM WHICH THE SOUTH ONE QUARTER CORNER SAID SECTION 6 BEARS THE FOLLOWING TWO COURSES AND DISTANCES, S24°58'32"W A DISTANCE OF 373.24 FEET AND N89°26'20"W A DISTANCE OF 1895.72 FEET;

THENCE N89°26'20"W A DISTANCE OF 301.62 FEET TO SOUTHWEST CORNER THIS TRACT;

THENCE N00°33'40"E A DISTANCE OF 1110.03 FEET TO THE NORTHWEST CORNER THIS TRACT ON SOUTHERLY LINE SCENIC DRIVE;

THENCE S89°26'20"E ALONG SAID SOUTHERLY LINE SCENIC DRIVE A DISTANCE OF 224.37 FEET TO THE BEGINNING OF A CURVE LEFT;

THENCE WITH SAID CURVE LEFT HAVING A RADIUS OF 652.45 FEET, A DELTA ANGLE OF 3°07'50", A LENGTH OF 35.65 FEET AND A CHORD OF N88°59'45"E A DISTANCE OF 35.64 FEET TO CORNER FUTURE STREET;

THENCE S00°33'40"W A DISTANCE OF 10.00 FEET;

THENCE S89°26'20"E A DISTANCE OF 50.00 FEET;

THENCE N00°33'40"E A DISTANCE OF 14.67 FEET TO SAID SOUTHERLY LINE SCENIC DRIVE AND A CURVE LEFT;

THENCE WITH SAID CURVE LEFT HAVING A RADIUS OF 556.84 FEET, A DELTA ANGLE OF 14°55'06", A LENGTH OF 144.98 FEET AND A CHORD OF N76°06'20"E A DISTANCE OF 144.59 FEET TO THE NORTHEAST CORNER THIS TRACT;

THENCE S00°33'40"W A DISTANCE OF 824.11 FEET TO AN ANGLE POINT;

THENCE S24°58'32"W A DISTANCE OF 359.69 FEET TO THE POINT OF BEGINNING.

SAID OWNER(S) DOES HEREBY CAUSE THE ABOVE DESCRIBED TRACT OF LAND TO BE SUBDIVIDED AND PLATTED AS SHOWN ON THE FOREGOING PLAT. THE SUBDIVISION OF LANDS AS SHOWN UPON THIS PLAT SHALL BE DESIGNATED " COTTONWOOD HEIGHTS UNIT 4, REPLAT A", ALAMOGORDO, OTERO COUNTY, NEW MEXICO, AND IN RECORDING THIS PLAT, SAID OWNER(S) AND PROPRIETOR(S) DOES CAUSE ALL OF THE STREETS AND EASEMENTS WITHIN THE BOUNDS OF THE ABOVE DESCRIBED TRACT OF LAND TO BE DEDICATED TO THE USE AND BENEFIT OF THE PUBLIC. THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF SAID TRACT OF LAND.

IN WITNESS WHEREOF SAID OWNER(S) HAS SET HIS HAND AND SEAL ON THIS 21ST DAY OF JUNE, 2000

OHHO LIMITED, INCORPORATED
209 CANAL ST.
ALAMOGORDO, NEW MEXICO 88310

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
SS
COUNTY OF OTERO)

THE FOREGOING INSTRUMENT WAS ACKNOWELGED BY ME THIS 21ST DAY OF JUNE 2000, BY OHHO LIMITED, INCORPORATED.

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

MY COMMISSION EXPIRES: 12-22-2001

OFFICIAL SEAL
E. Fern Eckenberg
NOTARY PUBLIC STATE OF NEW MEXICO
My Commission Expires 12-22-2001

AFFIDAVIT

STATE OF NEW MEXICO)
SS
COUNTY OF OTERO)

THIS SUBDIVISION DOES LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF ALAMOGORDO, NEW MEXICO, AND IS SUBJECT TO THE NEW MEXICO SUBDIVISION ACT.

SURVEYOR

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

MY COMMISSION EXPIRES: _____

THE DEVELOPER HEREBY AGREES TO CONSTRUCT AT HIS OWN EXPENSE ALL ROADS IN THIS SUBDIVISION, INCLUDING BUT NOT LIMITED TO GRADING, DRAINAGE, AND BASE COURSE.

OHHO LIMITED, INCORPORATED

THE RESTRICTIVE COVENANTS APPLICABLE TO THIS SUBDIVISION ARE RECORDED IN BOOK _____ PAGE _____, OF THE RECORDS OF OTERO COUNTY.

DISCLOSURE STATEMENT AS REQUIRED BY THE NEW MEXICO SUBDIVISION ACT IS RECORDED IN BOOK _____, PAGE_____, OF THE RECORDS OF OTERO COUNTY.

APPROVAL OF THE ALAMOGORDO PLANNING AND ZONING COMMISSION

STATE OF NEW MEXICO)
SS
COUNTY OF OTERO)

THIS PLAT OF "COTTONWOOD HEIGHTS UNIT 4 REPLAT #1" WAS ~~RECOMMENDED~~ NOT CONSIDERED FOR APPROVAL BY THE ALAMOGORDO PLANNING AND ZONING COMMISSION ON THE 3rd DAY OF May, 2000.

CHAIRMAN — ATTEST: RECORDING SECRETARY

ACCEPTANCE OF THE ALAMOGORDO CITY COMMISSION

STATE OF NEW MEXICO)
SS
COUNTY OF OTERO)

THIS PLAT OF "COTTONWOOD HEIGHTS UNIT 4 REPLAT #1" , ALAMOGORDO, OTERO COUNTY, NEW MEXICO, WAS ON THIS 23rd DAY OF May 2000 SUBMITTED TO THE CITY OF ALAMOGORDO NEW MEXICO, AND WAS APPROVED BY A MAJORITY OF THE CITY COMMISSION.

MAYOR — ATTEST: _____, CITY CLERK – Chief Deputy

THE DEDICATION OF STREETS, ALLEYS, AND EASEMENTS AS SHOWN HEREON WAS APPROVED AND ACCEPTED BY THE ALAMOGORDO CITY COMMISSION ON THE 23rd DAY OF May 2000

MAYOR — ATTEST: _____, CITY CLERK – Chief Deputy

STATE OF NEW MEXICO)
SS
COUNTY OF OTERO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT 11:15 O'CLOCK A.M. ON THE 25th DAY OF July, 200__, AND DULY RECORDED IN THE RECORDS OF OTERO COUNTY.

COUNTY CLERK — DEPUTY

RECEPTION NO. 5723 BOOK 54 PAGE 97-99

COTTONWOOD HEIGHTS #4 REPLAT A
BK 54 PG 98-99

FILE: C:\DWG\20049\20049DE1
DATE: 10FEB00
BY: JKE
AUTOCAD 12 c2

BDR2436S 091494

SOUTHWEST ENGINEERING, INC.
475 ARCHULETA ROAD, LAS CRUCES, NEW MEXICO 88005 (505) 526-3381

COTTONWOOD HEIGHTS UNIT 4 REPLAT A– A SINGLE FAMILY RESIDENTIAL SUBDIVISION
OHHO LIMITED INCORPORATED
209 CANAL STREET
ALAMOGORDO, NEW MEXICO 88310

PROJECT NUMBER	DATE	REV
20049	10FEB00	0
FIELD BOOK	–	2
DATA FILE	–	OF 7
DRAWING NO.	20049DE1	