



VICINITY MAP
NO SCALE

SPECIAL NOTES:

1. OWNER: 90 ACRE WOODS, LLC.
2. ENGINEER: EDDIE C. LIVINGSTON, LIVINGSTON ASSOCIATES, PC
3. SURVEYOR: GEORGE P. LIGHT
4. DATE: FEBRUARY, 2001
5. ZONING: ALL LOTS ARE ZONED R-1, EXCEPT BLOCK 2 WHICH IS ZONED R-2 FOR 24 UNITS.
6. EASEMENTS: A FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT IS RESERVED ADJACENT TO EACH SIDE AND REAR LOT LINE OF EACH LOT, MAKING A TOTAL EASEMENT WIDTH OF TEN (10) FEET.
7. UTILITIES: SIX (6) INCH DIAMETER DUCTILE IRON PIPE WATER MAINS WITH VALVES AND FIRE HYDRANTS AS REQUIRED BY ENGINEERING STANDARDS. EIGHT (8) INCH DIAMETER PVC SEWER MAINS WITH PRECAST CONCRETE MANHOLES AS REQUIRED BY ENGINEERING STANDARDS.
8. MONUMENTS: 1/2 INCH REINFORCING RODS AT EACH POINT, EXCEPT AS NOTED.
9. NO BUILDING PERMITS WILL BE ISSUED BY THE VILLAGE OF CLOUDCROFT IN ANY GIVEN PHASE UNTIL ALL INFRASTRUCTURE FOR THAT PHASE IS IN PLACE.
10. A "BLANKET" EASEMENT IS RESERVED ON, OVER AND ACROSS EACH LOT AND BLOCK FOR PURPOSES OF MAINTAINING EXISTING DRAINAGE PATTERNS. GRADING AND IMPROVEMENTS SHALL NOT OBSTRUCT OR CONCENTRATE STORM RUNOFF.
11. A TWENTY (20) FOOT WIDE EASEMENT IS HEREBY GRANTED FOR COMMUNICATIONS AND POWER LINES, POLES, ANCHORS, DOWN GUYS, AND OTHER APPURTENANCES, TEN (10) FEET EACH SIDE OF THE FACILITIES WHERE THEY ARE ORIGINALLY CONSTRUCTED.

FINAL PLAT OF
**THE WOODLANDS,
PHASE 1-B,**
CLOUDCROFT, OTERO COUNTY, NEW MEXICO

DEDICATION

STATE OF NEW MEXICO)
)SS
COUNTY OF OTERO)

KNOW ALL MEN BY THESE PRESENTS THAT 90 ACRE WOODS, LLC IS THE OWNER AND PROPRIETOR OF A TRACT OF LAND COMPRISING A PART OF THE EAST HALF OF LOT 15 AND A PART OF LOT 18, SECTION 5, T16S., R12E., N.M.P.M., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT ONE

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 18, BEING THE SOUTHEAST CORNER OF TIMBERLINE SOUTH AS FILED FOR RECORD IN THE OFFICE OF THE OTERO COUNTY CLERK AND EX-OFFICIO RECORDER ON THE 9th DAY OF JANUARY, 1975, RECEPTION NUMBER 5551 AND GOING S87°57'30"E ALONG THE SOUTH LINE OF SAID LOT 18 A DISTANCE OF 162.03 FEET; THENCE N09°01'09"E A DISTANCE OF 165.67 FEET; THENCE N07°27'08"E A DISTANCE OF 229.77 FEET; THENCE N05°31'50"E A DISTANCE OF 319.11 FEET; THENCE N10°46'36"W A DISTANCE OF 95.21 FEET TO A POINT OF CURVE; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 88.09 FEET, A CENTRAL ANGLE OF 110°51'33", A CHORD WHICH BEARS N66°12'23"W A DISTANCE OF 145.08 FEET AN ARC DISTANCE OF 170.45 FEET TO THE POINT OF TANGENCY; THENCE S58°21'51"W A DISTANCE OF 109.66 FEET TO THE EAST LINE OF THE AFORESAID TIMBERLINE SOUTH; THENCE S00°19'35"W ALONG SAID EAST BOUNDARY A DISTANCE OF 797.86 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED AND CONTAINING 4.1215 ACRES, MORE OR LESS.

TRACT TWO

STARTING AT THE SOUTHWEST CORNER OF SAID LOT 18, BEING THE SOUTHEAST CORNER OF TIMBERLINE SOUTH AS FILED FOR RECORD IN THE OFFICE OF THE OTERO COUNTY CLERK AND EX-OFFICIO RECORDER ON THE 9th DAY OF JANUARY, 1975, RECEPTION NUMBER 5551 AND GOING N00°19'35"E ALONG THE EAST BOUNDARY OF SAID TIMBERLINE SOUTH A DISTANCE OF 856.79 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE N58°21'51"E A DISTANCE OF 78.47 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 138.09 FEET, A CENTRAL ANGLE OF 110°51'33", A CHORD WHICH BEARS S66°12'23"E A DISTANCE OF 227.42 FEET AN ARC DISTANCE OF 102.37 FEET; THENCE S05°31'50"W A DISTANCE OF 327.12 FEET; THENCE S07°27'08"W A DISTANCE OF 231.29 FEET; THENCE S09°01'09"W A DISTANCE OF 83.60 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 96°12'24", A CHORD WHICH BEARS S39°05'03"E A DISTANCE OF 29.77 FEET AN ARC DISTANCE OF 33.58 FEET TO THE POINT OF TANGENCY; THENCE S87°11'16"E A DISTANCE OF 64.68 FEET; THENCE N84°48'44"E A DISTANCE OF 83.68 FEET; THENCE N55°20'25"E A DISTANCE OF 231.94 FEET; THENCE N56°17'21"E A DISTANCE OF 114.63 FEET; THENCE N06°32'07"E A DISTANCE OF 197.00 FEET; THENCE N40°54'05"E A DISTANCE OF 221.45 FEET; THENCE N06°46'34"E A DISTANCE OF 82.70 FEET; THENCE N06°18'56"E A DISTANCE OF 188.08 FEET; THENCE N37°35'52"E A DISTANCE OF 123.13 FEET; THENCE N36°55'19"E A DISTANCE OF 99.02 FEET; THENCE N20°42'15"E A DISTANCE OF 39.70 FEET; THENCE N11°09'56"E A DISTANCE OF 172.09 FEET; THENCE N61°11'59"W A DISTANCE OF 286.89 FEET; THENCE N52°15'40"W A DISTANCE OF 188.45 FEET TO THE EAST BOUNDARY OF TIMBERLINE ADDITION, CLOUDCROFT, OTERO COUNTY, NEW MEXICO AS FILED FOR RECORD IN THE OFFICE OF THE OTERO COUNTY CLERK AND EX-OFFICIO RECORDER ON THE 9th DAY OF OCTOBER, 1969; THENCE S00°24'43"W ALONG LAST SAID EAST BOUNDARY A DISTANCE OF 191.81 FEET TO THE SOUTHEAST CORNER OF SAID TIMBERLINE ADDITION; THENCE N88°51'44"W ALONG THE SOUTH BOUNDARY OF SAID TIMBERLINE ADDITION A DISTANCE OF 596.70 FEET TO THE EAST RIGHT-OF-WAY LINE OF MAPLE DRIVE; THENCE S11°47'46"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MAPLE DRIVE A DISTANCE OF 8.60 FEET; THENCE S29°36'06"W CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 100.74 FEET TO THE EAST BOUNDARY OF FIRST SAID TIMBERLINE SOUTH; THENCE S00°19'35"W ALONG THE EAST BOUNDARY OF SAID TIMBERLINE SOUTH A DISTANCE OF 380.79 FEET TO THE PLACE OF BEGINNING AND CONTAINING 19.2767 ACRES, MORE OR LESS.

THE COMBINED AREA OF BOTH TRACT ONE AND TRACT TWO BEING 23.3982 ACRES, MORE OR LESS.

AND DESIRING TO SUBDIVIDE SAID TRACTS OF LAND INTO LOTS, BLOCKS, STREETS, ALLEYS AND EASEMENTS, AND WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRE HAVE CAUSED SAID TRACTS OF LAND TO BE PLATTED INTO A SUBDIVISION TO BE KNOWN AS "THE WOODLANDS, PHASE 1-B" AS SHOWN BY THE PLAT HEREON, AND IN RECORDING THIS PLAT DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS AND EASEMENTS AS SHOWN HEREON, EXCEPT AS OTHERWISE SHOWN HEREON.

IN WITNESS THEREOF THE REPRESENTATIVE OF SAID 90 ACRE WOODS, LLC HAS SET HIS HAND AND SEAL THIS 07 DAY OF FEBRUARY, 2001.

James R. Maynard
JAMES R. MAYNARD, REGISTERED AGENT

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)SS
COUNTY OF OTERO)

ON THIS 07 DAY OF FEBRUARY, 2001, BEFORE ME PERSONALLY APPEARED JAMES R. MAYNARD, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED THAT HE EXECUTED SAID INSTRUMENT AS HIS FREE ACT AND DEED.

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

Paul D. Hamilton, NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-27-05

APPROVAL OF UTILITY COMPANIES

THIS PLAT IS APPROVED BY THE FOLLOWING UTILITY COMPANIES:

Klausen T. Morrison 2-7-01
OTERO COUNTY ELECTRIC COOP., INC. DATE
Joe Lane 2-7-01
TULAROSA BASIN TELEPHONE CO. INC. DATE

RECOMMENDATION OF THE CLOUDCROFT PLANNING AND ZONING COMMITTEE

STATE OF NEW MEXICO)
)SS
COUNTY OF OTERO)

APPROVAL OF THIS PLAT WAS RECOMMENDED BY THE CLOUDCROFT PLANNING AND ZONING COMMITTEE, CLOUDCROFT, NEW MEXICO, ON THE 7th DAY OF FEBRUARY, 2001.

Jim King, CHAIRMAN.

ACCEPTANCE OF THE CLOUDCROFT BOARD OF TRUSTEES

STATE OF NEW MEXICO)
)SS
COUNTY OF OTERO)

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CLOUDCROFT BOARD OF TRUSTEES, CLOUDCROFT, NEW MEXICO ON THE 14 DAY OF FEB, 2001.

Patricia S. ..., MAYOR
Patricia S. ..., VILLAGE CLERK

AFFIDAVIT

STATE OF NEW MEXICO)
)SS
COUNTY OF OTERO)

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

George P. Light, GEORGE P. LIGHT, P.S.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF FEB, 2001.

George P. Light, NOTARY PUBLIC

MY COMMISSION EXPIRES: 25 Oct 2001

SURVEYOR'S CERTIFICATE

STATE OF NEW MEXICO)
)SS
COUNTY OF OTERO)

I, GEORGE P. LIGHT, A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY, FOR WHICH I AM RESPONSIBLE, MADE BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF NEW MEXICO, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

George P. Light, NEW MEXICO REGISTRATION NUMBER 4621.

RECORDATION

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 2:30 O'CLOCK, P. M., THIS 8

DAY OF March, 2001.

Mary D. Quintana, COUNTY CLERK

Debra ..., DEPUTY

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THE WOODLANDS
 PHASE 1-B
 BK. 56 PGS. 27-30
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