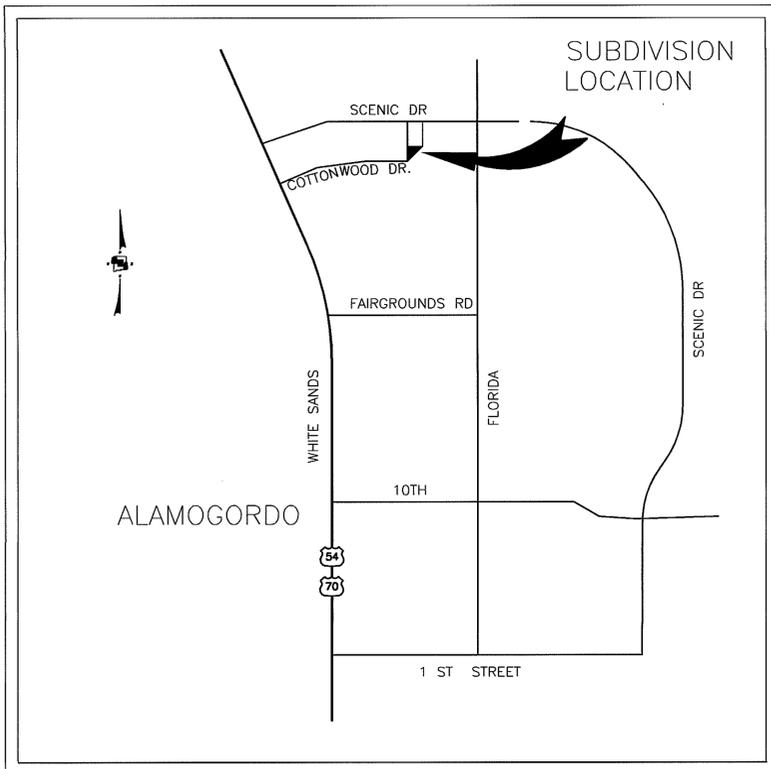


COTTONWOOD HEIGHTS UNIT 4 REPLAT C

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

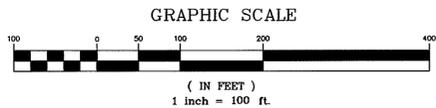
1.85± ACRES LOCATED NORTH
OF ALAMOGORDO, OTERO COUNTY, NEW MEXICO
AUGUST 2001



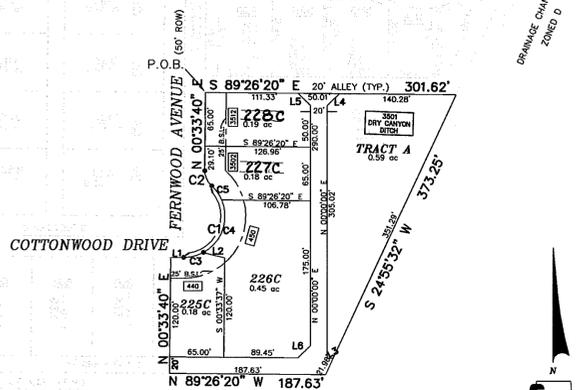
VICINITY MAP
NOT TO SCALE

LINE	LENGTH	BEARING
L1	14.93	S89°26'20"E
L2	26.74	S76°16'32"E
L3	7.23	N89°26'20"W
L4	21.11	N45°16'50"E
L5	21.32	S44°43'10"E
L6	21.11	N45°16'50"E

CURVE	LENGTH	RADIUS	CH DPT	CHORD	DELTA	TANGENT
C1	120.59	50.00	S21°27'59"W	93.41	138°11'23"	130.90
C2	21.02	25.00	S23°32'01"E	20.41	48°11'23"	11.18
C3	25.00	50.00	N78°14'14"E	24.74	28°38'52"	12.78
C4	74.11	50.00	N19°26'53"E	67.51	84°55'49"	45.76
C5	21.47	50.00	N35°19'22"W	21.31	24°36'41"	10.90



COTTONWOOD HEIGHTS
SUBDIVISION UNIT 4
REPLAT A



NORTH PARK SUBDIVISION UNIT 2
PLAT BOOK 36, PAGE 47
ZONED A1

1" = 100'

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 AVENUE. ELEVATION - 4475.26
4. DEVELOPER TO PROVIDE UTILITY STUBOUTS TO EACH LOT.
5. SUBDIVISION IS ZONED "A1" FOR SINGLE FAMILY DWELLINGS BUILDING SETBACKS: FRONT = 20'
SIDE = 5'
BACK = 30'
6. LOTS RANGE IN SIZE FROM 0.18 ACRES TO 0.46 ACRES.
7. EXIST - TYPICAL ADDRESS:
8. TRACT A IS NOT LEGAL FOR BUILDING AND CAN BE USED ONLY FOR OPEN RESIDENTIAL STORAGE.

LAND USE - SINGLE FAMILY HOMES 4 UNITS

DEDICATION
COTTONWOOD HEIGHTS UNIT 4 REPLAT C
ALAMOGORDO, OTERO COUNTY, NEW MEXICO

STATE OF NEW MEXICO) SS
COUNTY OF OTERO)

BEING LOTS 225, 226, 227, 228, 229, 230, 231 AND A PORTION OF COTTONWOOD DRIVE OF COTTONWOOD HEIGHTS UNIT 4 AS PER PLAT RECORDED IN BOOK 48, PAGES 72 & 73, PLAT RECORDS OF OTERO COUNTY, NEW MEXICO, LOCATED NORTH OF THE CITY OF ALAMOGORDO IN SECTION 8, TOWNSHIP 16 SOUTH, RANGE 10 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 231 AS SHOWN ON PLAT OF SAID SUBDIVISION:

THENCE S89°26'20"E ALONG SOUTHERLY LINE OF AN EXISTING ALLEY A DISTANCE OF 301.62 FEET TO THE NORTHEAST CORNER THIS TRACT AND LOT 228:

THENCE S24°55'32"W ALONG EASTERLY LINE SAID SUBDIVISION AND WESTERLY LINE OF A DRAINAGE CHANNEL A DISTANCE OF 373.25 FEET TO THE SOUTHEAST CORNER THIS TRACT ALSO BEING THE SOUTHEAST CORNER SAID SUBDIVISION:

THENCE N89°26'20"W ALONG SOUTHERLY LINE SAID SUBDIVISION A DISTANCE OF 187.63 FEET TO THE SOUTHWEST CORNER THIS TRACT:

THENCE N00°33'40"E A DISTANCE OF 140.00 FEET TO THE NORTHWEST CORNER SAID LOT 225 ALSO BEING ON SOUTHERLY LINE SAID COTTONWOOD DRIVE:

THENCE S89°26'20"E A DISTANCE OF 14.99 FEET TO THE BEGINNING OF A CURVE LEFT:

THENCE WITH SAID CURVE LEFT HAVING A RADIUS OF 50.00 FEET A DELTA ANGLE OF 138°11'23". A LENGTH OF 120.59 FEET AND A CHORD OF N21°27'59"E A DISTANCE OF 93.41 FEET TO THE BEGINNING OF A CURVE RIGHT:

THENCE WITH SAID CURVE RIGHT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 48°11'23". A LENGTH OF 21.02 FEET AND A CHORD OF N23°32'01"W A DISTANCE OF 20.41 FEET TO THE POINT OF TANGENCY:

THENCE N00°33'40"E A DISTANCE OF 94.10 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 C" 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 15 DAY OF

October 2001
Charles A. Howell
OHHO LIMITED, INCORPORATED
209 CANAL ST.
ALAMOGORDO, NEW MEXICO 88310

ACKNOWLEDGEMENT

STATE OF NEW MEXICO) SS
COUNTY OF OTERO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 15 DAY OF October 2001, BY OHHO LIMITED, INCORPORATED.

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

MY COMMISSION EXPIRES: *Sept. 19, 2005*

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.

WITNESS MY HAND AND SEAL ON THIS 15 DAY OF October 2001, BY *Charles A. Howell* SURVEYOR.

WITNESS MY HAND AND SEAL ON THIS 15 DAY OF October 2001, BY *Rafael Delgado* NOTARY PUBLIC.

MY COMMISSION EXPIRES: *7-22-04*

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.

Charles A. Howell
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 C" WAS RECOMMENDED FOR APPROVAL BY THE ALAMOGORDO PLANNING AND ZONING COMMISSION ON THE 15th DAY OF August, 2001.

James A. ... CHAIRMAN ATTEST: *Joseph ...* RECORDING SECRETARY

ACCEPTANCE OF THE ALAMOGORDO CITY COMMISSION

STATE OF NEW MEXICO) SS
COUNTY OF OTERO)

THIS PLAT OF "COTTONWOOD HEIGHTS UNIT 4 REPLAT C", ALAMOGORDO, OTERO COUNTY, NEW MEXICO WAS ON THIS 11th DAY OF September 2001, SUBMITTED TO THE CITY OF ALAMOGORDO NEW MEXICO, AND WAS APPROVED BY A MAJORITY OF THE CITY COMMISSION.

Donald ... MAYOR ATTEST: *Angie ...* CITY CLERK

THE DEDICATION OF STREETS, ALLEYS, AND EASEMENTS AS SHOWN HEREON WAS APPROVED AND ACCEPTED BY THE ALAMOGORDO CITY COMMISSION ON THE 11th DAY OF September, 2001.

Donald ... MAYOR ATTEST: *Angie ...* CITY CLERK

STATE OF NEW MEXICO) SS
COUNTY OF OTERO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT 10:25 O'CLOCK, A.M. ON THE 16 DAY OF October, 2001, AND DULY RECORDED IN THE RECORDS OF OTERO COUNTY.

Maury ... COUNTY CLERK ATTEST: *Kim ...* DEPUTY

RECEPTION NO. *103W* BOOK *57* PAGE *35-36*

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

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

PROJECT NUMBER	DATE	REV
21195	22AUG01	0
FIELD BOOK	-	2
DATA FILE	-	OF 7
DRAWING NO.	21195DE3	

COTTONWOOD HEIGHTS #4, REPLAT C
BK 57 PG 35-36

FILE: C:\DWG\2001\20010801\20010801.dwg
DATE: 10/16/01
TIME: 10:25 AM
BY: SEA

BDR24365 091494