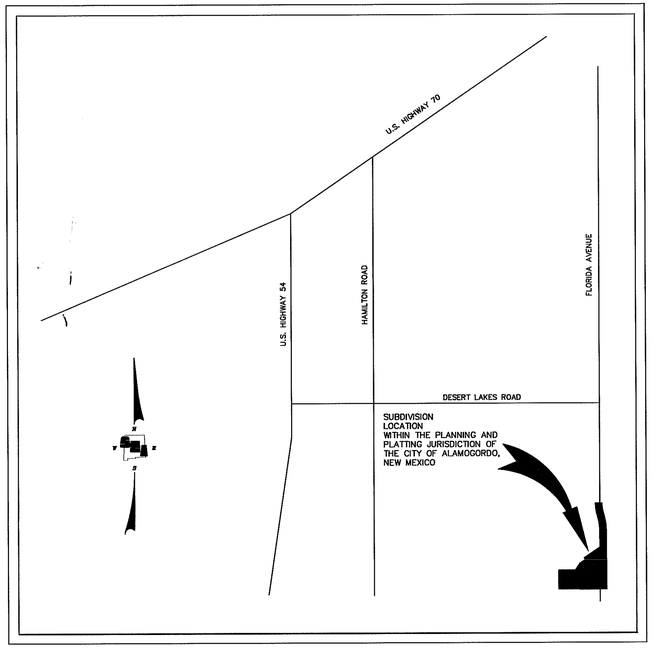
SEDONA RIDGE ESTATES SUBDIVISION, PHASE 1

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

9.06± ACRES
ALAMOGORDO, OTERO COUNTY, NEW MEXICO
APRIL 2002

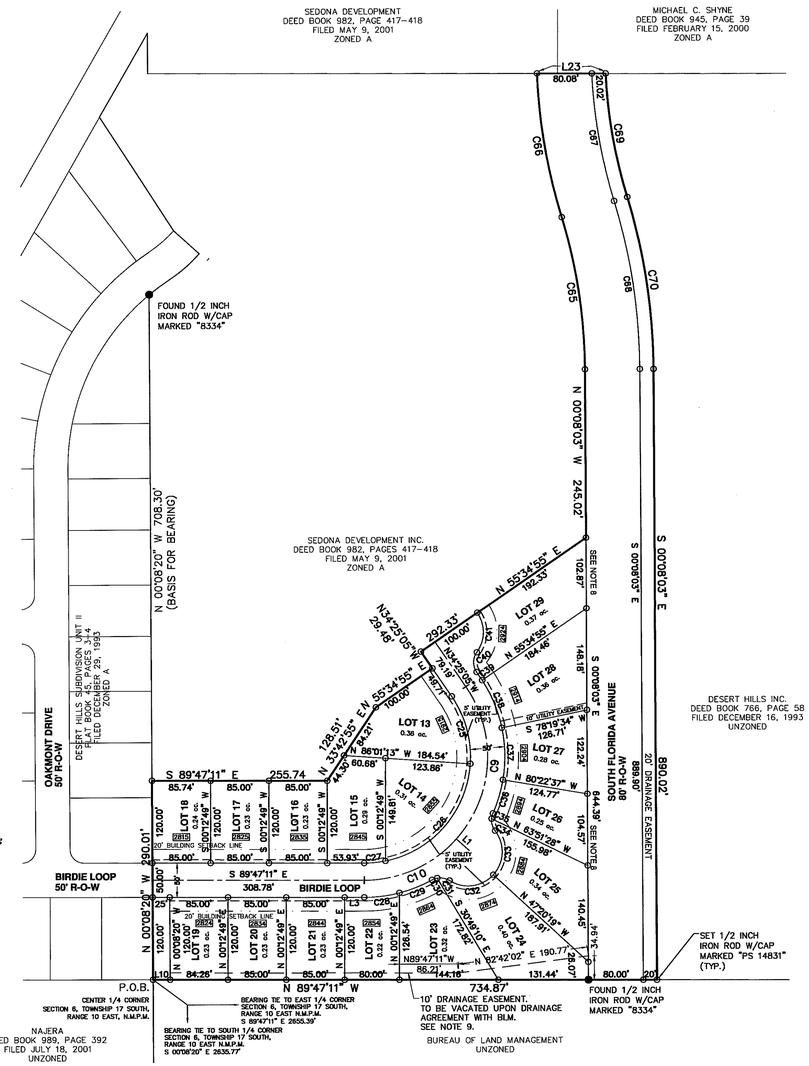


VICINITY MAP

NOT TO SCALE

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C9	239.88'	180.00'	N 03°45'34" E	222.52'	76°21'19"
C10	191.67'	180.00'	N 66°04'35" E	147.22'	48°16'36"
C25	103.88'	155.00'	N 15°13'09" W	101.94'	38°23'52"
C26	202.00'	155.00'	N 41°18'55" E	188.01'	74°40'16"
C27	31.28'	155.00'	N 84°25'56" E	31.23'	11°33'46"
C28	51.93'	205.00'	N 82°57'24" E	51.79'	14°30'50"
C29	51.15'	205.00'	N 68°33'05" E	51.02'	14°17'49"
C30	8.15'	25.00'	S 70°44'35" W	8.11'	18°40'49"
C31	18.65'	25.00'	N 78°32'38" W	18.22'	42°44'59"
C32	69.96'	50.00'	N 82°44'46" E	64.39'	80°10'11"
C33	69.96'	50.00'	N 00°34'36" E	64.39'	80°10'11"
C34	18.65'	25.00'	S 16°08'00" E	18.22'	42°44'59"
C35	8.15'	25.00'	S 14°34'50" W	8.11'	18°40'49"
C36	51.15'	205.00'	N 16°46'17" E	51.02'	14°17'49"
C37	76.20'	205.00'	N 01°01'32" W	75.76'	21°17'49"
C38	75.57'	205.00'	N 22°14'03" W	75.14'	21°07'13"
C39	5.81'	205.00'	N 33°36'22" W	5.81'	1°37'26"
C40	30.77'	25.00'	S 00°50'47" W	28.87'	70°31'44"
C41	81.55'	50.00'	N 00°50'47" E	57.74'	70°31'44"
C55	225.03'	770.00'	N 08°30'23" W	224.23'	16°44'40"
C56	213.04'	830.00'	S 09°31'32" E	212.45'	14°42'22"
C57	189.17'	750.00'	S 09°29'10" E	188.67'	14°27'36"
C68	248.41'	850.00'	N 08°30'23" W	247.53'	16°44'40"
C69	183.20'	730.00'	S 09°41'20" E	182.72'	14°22'45"
C70	254.26'	870.00'	N 08°30'23" W	253.35'	16°44'40"

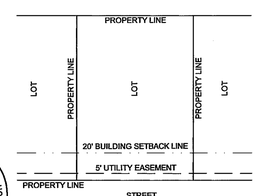
LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00'	N 48°03'46" W
L3	28.62'	S 89°47'11" E
L10	25.00'	S 89°47'11" E
L23	100.10'	S 89°47'16" E



GENERAL NOTES

1. IRON ROD WITH PLASTIC CAP MARKED "PS 14831" SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
2. SUBJECT PROPERTY IS NOT IN A FLOOD ZONE.
3. BENCHMARK: NORTH RIM MANHOLE AT INTERSECTION OF BIRDIE LOOP AND OAKMONT DRIVE. ELEVATION – 4333.6
4. DEVELOPER TO PROVIDE UTILITY STUBOUTS TO EACH LOT.
5. SUBDIVISION IS ZONED "A", FOR SINGLE FAMILY DWELLINGS
   BUILDING SETBACKS: FRONT = 20', FRONT GARAGE ENTRANCE 25'
   SIDE = 5' SINGLE STORY, 7' TWO STORY AND 15' CORNER
6. LOTS RANGE IS SIZE FROM 0.22 ACRES TO 0.52 ACRES.
7. XXXX – TYPICAL ADDRESS
8. LOTS 24 – 29 DO NOT HAVE ANY DIRECT ACCESS TO OR FROM SOUTH FLORIDA AVENUE.
9. DRAINAGE CHANNELS TO BE CONSTRUCTED BY DEVELOPER. UNLESS A WRITTEN AGREEMENT FROM THE DEVELOPER IS ACCEPTED BY THE CITY OF ALAMOGORDO FOR AN ALTERNATE DRAINAGE ROUTE.

LAND USE – SINGLE FAMILY HOMES 48 UNITS



TYPICAL EASEMENT LOCATION

NO TOT SCALE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

JOHN A. VUKONICH NEW MEXICO 14831 REGISTERED PROFESSIONAL SURVEYOR

I, JOHN A. VUKONICH, NEW MEXICO PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS BOUNDARY SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET OR EXCEED THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT THIS SURVEY IS A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT. THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

JOHN A. VUKONICH, PE/PS PS #14831 — DATE 5-15-02

SEDONA RIDGE ESTATES SUBDIVISION, PHASE 1
ALAMOGORDO, OTERO COUNTY, NEW MEXICO

DEDICATION

STATE OF NEW MEXICO) SS
COUNTY OF OTERO)

BEING 9.06 ACRES OF LAND, MORE OR LESS, AND BEING LOCATED IN THE N1/2 OF SEC. 6, T. 17 S., R. 10 E., N.M.P.M. OF THE U.S.G.L.O. SURVEYS, OTERO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD AND CAP 14831 FOR THE SOUTHWEST CORNER OF THIS TRACT ALSO BEING THE CENTER 1/4 CORNER OF SAID SEC. 6, WHENCE A FOUND 3/4" IRON PIPE FOR THE EAST 1/4 CORNER OF SAID SECTION 6 BEARS S 89°47'11" E A DISTANCE OF 2655.39 FEET AND A FOUND CHISELED STONE FOR THE SOUTH 1/4 CORNER BEARS S 00°08'20" E A DISTANCE OF 2635.77 FEET;
THENCE FROM THE POINT OF BEGINNING N 00°08'20" W A DISTANCE OF 290.01 FEET TO AN ANGLE POINT OF THIS TRACT MARKED BY A SET 1/2" IRON ROD AND CAP 14831;
THENCE S 89°47'11" E A DISTANCE OF 255.74 FEET TO AN ANGLE POINT OF THIS TRACT MARKED BY A SET 1/2" IRON ROD AND CAP 14831;
THENCE N 33°42'55" E A DISTANCE OF 128.51 FEET TO AN ANGLE POINT OF THIS TRACT MARKED BY A SET 1/2" IRON ROD AND CAP 14831;
THENCE N 55°34'55" E A DISTANCE OF 100.00 FEET TO AN ANGLE POINT OF THIS TRACT MARKED BY A FOUND 1/2" IRON ROD AND CAP 8334;
THENCE N 34°25'05" W A DISTANCE OF 29.48 FEET TO AN ANGLE POINT OF THIS TRACT MARKED BY A SET 1/2" IRON ROD AND CAP 14831;
THENCE N 55°34'55" E A DISTANCE OF 292.33 FEET TO AN ANGLE POINT OF THIS TRACT MARKED BY A SET 1/2" IRON ROD AND CAP 14831;
THENCE N 00°08'03" W A DISTANCE OF 245.02 FEET TO THE BEGINNING OF A CURVE MARKED BY A SET 1/2" IRON ROD AND CAP 14831;
THENCE ALONG A CURVE TO THE LEFT THAT HAS A RADIUS OF 770.00 FEET, A CURVE LENGTH OF 225.03 FEET, A CENTRAL ANGLE OF 16°44'40", A CHORD OF N 08°30'23" W A DISTANCE OF 224.23 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A SET 1/2" IRON ROD AND CAP 14831;
THENCE ALONG A CURVE TO THE RIGHT THAT HAS A RADIUS OF 830.00 FEET, A CURVE LENGTH OF 213.04 FEET, A CENTRAL ANGLE OF 14°42'22", A CHORD OF N 09°31'32" W A DISTANCE OF 212.45 FEET TO THE END OF THIS CURVE MARKED BY A SET 1/2" IRON ROD AND CAP 14831;
THENCE S 89°47'16" E A DISTANCE OF 100.10 FEET TO THE NORTHEAST CORNER OF THIS TRACT MARKED BY A SET 1/2" IRON ROD AND CAP 14831;
THENCE ALONG A CURVE TO THE LEFT THAT HAS A RADIUS OF 730.00 FEET, A CURVE LENGTH OF 183.20 FEET, A CENTRAL ANGLE OF 14°22'45", A CHORD OF S 09°41'20" E A DISTANCE OF 182.72 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A SET 1/2" IRON ROD AND CAP 14831;
THENCE ALONG A CURVE TO THE RIGHT THAT HAS A RADIUS OF 870.00 FEET, A CURVE LENGTH OF 254.26 FEET, A CENTRAL ANGLE OF 16°44'40", A CHORD OF S 08°30'23" E A DISTANCE OF 253.35 FEET TO THE END OF THIS CURVE MARKED BY A SET 1/2" IRON ROD AND CAP 14831;
THENCE S 00°08'03" E A DISTANCE OF 890.02 FEET TO THE SOUTHEAST CORNER OF THIS TRACT MARKED BY A SET 1/2" IRON ROD AND CAP 14831;
THENCE N 89°47'11" W A DISTANCE OF 734.87 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 "SEDONA RIDGE ESTATES SUBDIVISION, PHASE 1" 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 14th DAY OF May, 2002

Tommy J. Messer
SEDONA DEVELOPMENT, INC.
438 DESERT LAKES ROAD
ALAMOGORDO, NEW MEXICO 88310

ACKNOWLEDGEMENT

STATE OF NEW MEXICO) SS
COUNTY OF OTERO)

THE FOREGOING INSTRUMENT WAS ACKNOWELGED BY ME THIS 14th DAY OF May, 2002, BY SEDONA DEVELOPMENT, INC.

WITNESS MY HAND AND SEAL ON THIS DAY AND YEAR LAST WRITTEN. Eileen Aven, NOTARY PUBLIC.
MY COMMISSION EXPIRES: 7-22-2004

OFFICIAL SEAL EILEEN AVEN NOTARY PUBLIC — STATE OF NEW MEXICO My commission expires: 7-22-04

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.

JOHN A. VUKONICH PE/PS, SURVEYOR

WITNESS MY HAND AND SEAL ON THIS DAY AND YEAR LAST WRITTEN. Eileen Aven, NOTARY PUBLIC.
MY COMMISSION EXPIRES: 7-22-2004

OFFICIAL SEAL EILEEN AVEN NOTARY PUBLIC — STATE OF NEW MEXICO 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.

Tommy J. Messer
SEDONA DEVELOPMENT, INC.

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 "SEDONA RIDGE ESTATES SUBDIVISION, PHASE 1" WAS RECOMMENDED FOR APPROVAL BY THE ALAMOGORDO PLANNING AND ZONING COMMISSION ON THE 18 DAY OF March, 2002.

CHAIRMAN ATTEST: RECORDING SECRETARY

ACCEPTANCE OF THE ALAMOGORDO CITY COMMISSION

STATE OF NEW MEXICO) SS
COUNTY OF OTERO)

THIS PLAT OF "SEDONA RIDGE ESTATES SUBDIVISION, PHASE 1", ALAMOGORDO, OTERO COUNTY, NEW MEXICO WAS ON THIS 23 DAY OF April, 2002 SUBMITTED TO THE CITY OF ALAMOGORDO NEW MEXICO, AND WAS APPROVED BY A MAJORITY OF THE CITY COMMISSION.

MAYOR Pro-Tem ATTEST: CITY CLERK

THE DEDICATION OF STREETS, ALLEYS, AND EASEMENTS AS SHOWN HEREON WAS APPROVED AND ACCEPTED BY THE ALAMOGORDO CITY COMMISSION ON THE 23rd DAY OF April, 2002

MAYOR Pro-Tem ATTEST: CITY CLERK

STATE OF NEW MEXICO) SS
COUNTY OF OTERO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT 4:30 O'CLOCK, P.M. ON THE 23 DAY OF May, 2002, AND DULY RECORDED IN THE RECORDS OF OTERO COUNTY.

Mary D. Quintana COUNTY CLERK BY: Lynn Estrada DEPUTY

RECEPTION NO. 5372 BOOK 58 PAGE 6-7

SEDONA RIDGE ESTATES
BK 58 PG 6-7

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SOUTHWEST ENGINEERING, INC.
475 ARCHULETA ROAD, LAS CRUCES, NEW MEXICO 88005
OFFICE (505) 526-3381, FAX (505) 526-1762

SEDONA RIDGE ESTATES SUBDIVISION, PHASE 1

SUBMITTED BY: SEDONA DEVELOPMENT, INC. 438 DESERT LAKES ROAD ALAMOGORDO, NEW MEXICO 88310

PROJECT NUMBER	DATE	REV
21277	11APR02	0
FIELD BOOK		1 OF 1
DATA FILE		
DRAWING NO.	21277DE3	