

FINAL PLAT OF THE WOODLANDS, PHASE 3 CLOUDCROFT, OTERO COUNTY, NEW MEXICO

AUGUST 2002

DEDICATION

STATE OF NEW MEXICO }
COUNTY OF OTERO }
SS

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, A PART OF THE WEST HALF OF LOT 16, A PART OF LOT 18, A PART OF LOT 27 AND A PART OF LOT 34, ALL IN SECTION 5, T16S, R12E, N.M.P.M., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 15 AND GOING S00°28'50"W ALONG THE EAST LINE OF SAID LOT 15 A DISTANCE OF 157.75 FEET; THENCE N89°58'25"W ALONG THE NORTH LINE OF A TWENTY FOOT WIDE ALLEY A DISTANCE OF 206.90 FEET TO THE WESTERLY LINE OF WOODLANDS WAY; THENCE N13°18'46"E ALONG SAID WESTERLY LINE A DISTANCE OF 67.07 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID WESTERLY LINE FOLLOWING THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°18'30", A RADIUS OF 138.70 FEET, THE CHORD OF WHICH BEARS N27°57'27"E A DISTANCE OF 70.10 FEET; THENCE N0°26'12"E ALONG SAID WESTERLY LINE A DISTANCE OF 107.59 FEET TO THE SOUTH BOUNDARY OF ASPEN ADDITION AS FILED FOR RECORD IN THE OFFICE OF THE OTERO COUNTY CLERK AND EX-OFFICIO RECORDER ON THE 4TH DAY OF SEPTEMBER, 2001 FOR THE NEXT ELEVEN CALLS; GOING N50°18'44"W ALONG THE NORTHERLY LINE OF SUSAN'S WAY A DISTANCE OF 77.51 FEET; THENCE N08°18'56"E ALONG THE EASTERLY LINE OF JULIE'S LANE A DISTANCE OF 373.82 FEET; THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY LINE FOLLOWING THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°18'27", A RADIUS OF 104.45 FEET, THE CHORD OF WHICH BEARS N12°57'54"E A DISTANCE OF 24.21 FEET; AN ARC DISTANCE OF 24.21 FEET; THENCE N19°37'23"E CONTINUING ALONG SAID EASTERLY LINE A DISTANCE OF 359.82 FEET; THENCE N03°28'43"E CONTINUING ALONG SAID EASTERLY LINE A DISTANCE OF 220.67 FEET; THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY LINE FOLLOWING THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42°30'13", A RADIUS OF 90.00 FEET, THE CHORD OF WHICH BEARS N17°46'24"W A DISTANCE OF 65.24 FEET; AN ARC DISTANCE OF 65.24 FEET; THENCE LEAVING SAID WESTERLY LINE AND GOING N54°14'47"E A DISTANCE OF 160.79 FEET; THENCE N47°28'42"W A DISTANCE OF 86.01 FEET; THENCE N10°27'07"E A DISTANCE OF 211.98 FEET; THENCE N31°44'22"E A DISTANCE OF 51.17 FEET; THENCE N00°26'12"E A DISTANCE OF 107.59 FEET TO THE SOUTH BOUNDARY OF ASPEN ADDITION AS FILED FOR RECORD IN THE OFFICE OF THE OTERO COUNTY CLERK AND EX-OFFICIO RECORDER ON THE 17TH DAY OF MARCH, 1966; THENCE S89°18'52"E ALONG SAID BOUNDARY A DISTANCE OF 624.35 FEET TO THE SOUTHEAST CORNER OF SAID ASPEN ADDITION; THENCE S00°33'42"W ALONG THE EAST LINE OF AFORESAID LOT 34 AND THE EAST LINE OF AFORESAID WEST HALF OF LOT 16 A DISTANCE OF 1682.55 FEET; THENCE N88°22'02"W ALONG THE SOUTH LINE OF SAID WEST HALF OF LOT 16 A DISTANCE OF 644.99 FEET TO THE PLACE OF BEGINNING AND CONTAINING A GROSS AREA OF 30.1904 ACRES, MORE OR LESS, SAVE AND EXCEPT THE PREVIOUSLY PLATTED RIGHT-OF-WAY OF WOODLANDS WAY WHICH PASSES THROUGH THIS TRACT CONTAINING 2.5422 ACRES, MORE OR LESS, LEAVING A NET AREA OF 27.6482 ACRES, MORE OR LESS, BEING PLATTED IN THIS SUBDIVISION, AND DESIRING TO SUBDIVIDE SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, ALLEYS AND EASEMENTS, AND WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRE HAVE CAUSED SAID TRACT OF LAND TO BE PLATTED INTO A SUBDIVISION TO BE KNOWN AS THE WOODLANDS, PHASE 3 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 WHEREOF THE REPRESENTATIVE OF SAID 90 ACRE WOODS, LLC HAS SET HIS HAND AND SEAL THIS 12 DAY OF August, 2002.
James R. Maynard
JAMES R. MAYNARD, REGISTERED AGENT

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF OTERO }
SS

ON THIS 12 DAY OF AUGUST, 2002, 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.
Jim Maynard, NOTARY PUBLIC MY COMMISSION EXPIRES: 4-26-05

APPROVAL OF UTILITY COMPANIES

THIS PLAT IS APPROVED BY THE FOLLOWING UTILITY COMPANIES:
Tony Ruffalo 8-12-02
OTERO COUNTY WATER COOP., INC. DATE
Joe Lane 8-13-02
TULAROSA BASIN TELEPHONE CO. INC. DATE

RECOMMENDATION OF THE CLOUDCROFT PLANNING AND ZONING COMMITTEE

STATE OF NEW MEXICO }
COUNTY OF OTERO }
SS
APPROVAL OF THIS PLAT WAS RECOMMENDED BY THE CLOUDCROFT PLANNING AND ZONING COMMITTEE, CLOUDCROFT, NEW MEXICO, ON THE 12th DAY OF August, 2002.
Jim Heigelman, CHAIRMAN.

ACCEPTANCE OF THE CLOUDCROFT BOARD OF TRUSTEES

STATE OF NEW MEXICO }
COUNTY OF OTERO }
SS
THIS PLAT WAS APPROVED AND ACCEPTED BY THE CLOUDCROFT BOARD OF TRUSTEES, CLOUDCROFT, NEW MEXICO ON THE 12th DAY OF August, 2002.
George P. Light, MAYOR
ATTEST: *Calvin*, VILLAGE CLERK

AFFIDAVIT

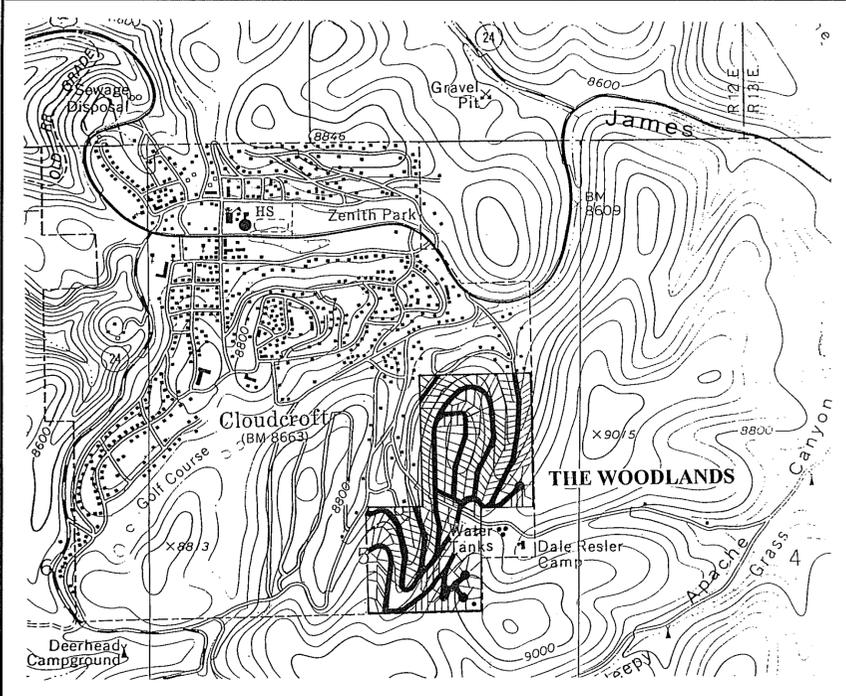
STATE OF NEW MEXICO }
COUNTY OF OTERO }
SS
THIS SUBDIVISION DOES LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE VILLAGE OF CLOUDCROFT, NEW MEXICO.
George P. Light, GEORGE P. LIGHT, P.S.
SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 DAY OF AUGUST, 2002.
Jim Heigelman, NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-26-05

SURVEYOR'S CERTIFICATE

STATE OF NEW MEXICO }
COUNTY OF OTERO }
SS
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.

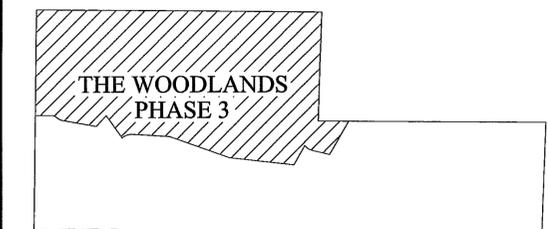
RECORDATION

STATE OF NEW MEXICO }
COUNTY OF OTERO }
SS
RECORDED IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO RECORDER OF OTERO COUNTY, NEW MEXICO AT 2:50 O'CLOCK, P. M., THIS 13 DAY OF August, 2002.
Maryb Quintana, COUNTY CLERK
Jim Chapp, DEPUTY
RECEPTION NO: 839A BOOK: 58 PAGES: 45-46



VICINITY MAP
NO SCALE

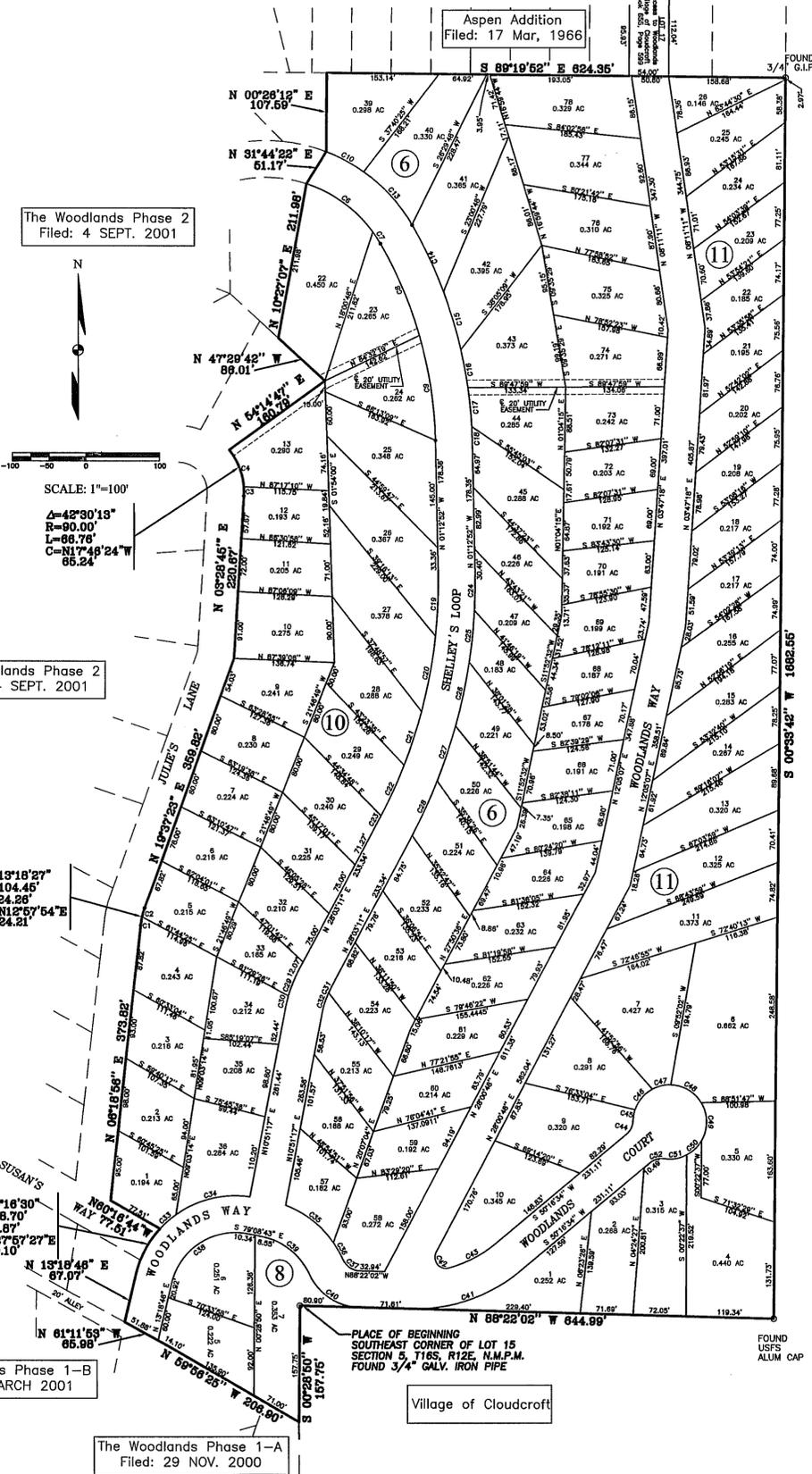
THE WOODLANDS, PHASE 3
BK 58 PG 45-46



PHASED KEY MAP

NUMBER	DELTA ANGLE	RADIUS	L FT	LC FT	C B90
C1	08°22'27"	104.4500	11.8620	11.8170	N 09°25'07" E
C2	06°46'00"	104.4500	12.3360	12.3260	N 16°14'25" E
C3	07°57'29"	80.0000	12.5000	12.4900	N 00°29'44" W
C4	15°32'29"	80.0000	54.5000	53.4450	N 21°45'13" W
CURVE TABLE					
C5 NOT USED					
C6	36°05'28"	179.8830	115.3778	111.3128	N 34°08'48" W
C7	02°56'09"	179.8830	16.7824	16.7439	N 33°09'01" W
C8	13°59'36"	554.5438	138.4403	135.1045	N 23°08'08" W
C9	11°25'21"	154.5438	144.4558	144.0458	N 08°40'53" W
C10	14°23'15"	229.8830	56.1851	56.0003	N 61°32'43" W
C11	24°29'49"	229.8830	88.5460	87.2988	N 42°23'02" W
C12	09°28'54"	604.5438	89.5450	89.5112	S 75°24'00" E
C13	07°47'27"	604.5438	82.2041	82.1408	S 16°47'39" E
C14	06°36'20"	604.5438	32.1118	32.0555	S 10°25'35" E
C15	09°04'16"	604.5438	53.5055	53.4598	N 05°25'45" E
C16	01°40'45"	604.5438	17.9789	17.9783	N 02°03'04" E
C17	07°18'41"	679.8002	88.8205	88.8813	N 02°27'03" E
C18	08°46'03"	679.8002	104.3883	104.4831	N 10°31'25" E
C19	08°28'47"	679.8002	78.8585	78.8178	N 19°10'30" E
C20	07°14'59"	679.8002	75.0381	75.0000	S 24°21'31" E
C21	00°18'51"	679.8002	3.7278	3.7278	S 27°33'44" W
C22	08°08'59"	729.8002	52.8292	52.8168	N 00°51'29" E
C23	08°34'19"	729.8002	70.8513	70.8233	N 05°43'17" E
C24	07°01'12"	729.8002	89.3910	89.3391	S 12°01'02" W
C25	02°08'51"	729.8002	76.0930	76.0454	S 16°38'59" E
C26	08°23'41"	729.8002	81.2171	81.1752	S 24°21'48" W
C27	12°27'19"	179.0883	38.0540	37.9791	N 21°49'31" E
C28	09°44'18"	179.0883	14.4658	14.4813	S 13°13'28" E
C29	03°50'09"	125.0883	8.3731	8.3718	S 29°08'05" E
C30	11°21'14"	125.0883	28.1886	28.1921	S 17°33'09" E
C31	11°53'25"	136.6990	28.8033	28.7518	N 48°32'35" E
C32	43°30'21"	136.6990	106.1238	103.5840	N 78°24'24" E
C33	33°48'14"	140.3928	83.9718	83.9375	S 81°24'00" W
C34	10°33'25"	140.3928	28.8478	28.9108	N 23°37'02" W
C35	86°02'41"	27.1033	30.2658	28.7431	N 65°20'51" W
C36	15°42'27"	85.8990	135.2009	122.7180	N 02°09'03" W
C37	24°48'23"	80.3928	88.4914	83.2285	S 51°44'02" E
C38	09°02'41"	71.0333	88.4814	83.2285	S 51°44'02" E
C39	41°21'24"	218.7281	158.8263	155.2081	N 70°57'18" E
C40	133°07'18"	18.0000	34.8212	27.2945	N 38°32'51" E
C41	24°34'58"	168.7481	72.8284	72.7358	E 02°30'30" W
C42	48°11'23"	25.0000	21.0267	20.4124	N 28°10'53" E
C43	17°41'58"	50.0000	15.8459	14.8982	S 10°10'00" E
C44	30°10'09"	50.0000	26.3278	28.6544	S 78°48'14" W
C45	16°48'19"	50.0000	46.9850	47.2345	S 52°48'14" W
C46	61°48'01"	50.0000	53.8458	51.3888	N 00°23'15" W
C47	32°08'36"	50.0000	28.0667	27.8887	N 49°38'05" E
C48	32°08'36"	50.0000	31.2274	30.7224	S 89°25'05" E
C49	48°11'23"	25.0000	21.0267	20.4124	N 74°22'18" E

- SPECIAL NOTES:**
- OWNER: 90 ACRE WOODS, LLC.
 - ENGINEER: EDDIE C. LIVINGSTON, LIVINGSTON ASSOCIATES, PC
 - SURVEYOR: GEORGE P. LIGHT, PS
 - DATE: AUGUST, 2002
 - ZONING: ALL LOTS ARE ZONED R-1.
 - 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.
 - 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.
 - MONUMENTS: 1/2" INCH REINFORCING RODS AT EACH POINT, EXCEPT AS NOTED.
 - NO BUILDING PERMITS WILL BE ISSUED BY THE VILLAGE OF CLOUDCROFT IN ANY GIVEN PHASE UNTIL ALL INFRASTRUCTURE FOR THAT PHASE IS IN PLACE.
 - 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.
 - 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.



The Woodlands Phase 2
Filed: 4 SEPT. 2001

The Woodlands Phase 2
Filed: 4 SEPT. 2001

$\Delta=13^{\circ}18'27"$
 $R=104.45'$
 $L=24.21'$
 $C=N12^{\circ}57'54"E$
 $24.21'$

$\Delta=29^{\circ}18'30"$
 $R=136.78'$
 $L=70.87'$
 $C=N27^{\circ}57'27"E$
 $70.10'$

The Woodlands Phase 1-B
Filed: 8 MARCH 2001

The Woodlands Phase 1-A
Filed: 29 NOV. 2000

USA

