

LARKSPUR PARK

A TRACT OF LAND IN THE WEST 1/2
OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 29, T16S, R10E, N.M.P.M.
CITY OF ALAMOGORDO, OTERO COUNTY, NEW MEXICO
CONTAINING 2.293 ACRES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT KARMA-JKS PROPERTIES, INC. ARE THE OWNER(S) AND PROPRIETOR(S) OF A TRACT OF LAND IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, T16S, R10E, N.M.P.M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29;
THENCE, NORTH 01°09'00" WEST A DISTANCE OF 1319.89 FEET TO A 5/8" REBAR W/CAP SET BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 88°59'00" WEST A DISTANCE 278.21 FEET TO A 5/8" REBAR W/CAP SET;

THENCE, NORTH 01°11'00" WEST A DISTANCE 358.85 FEET TO A 1" PIPE FOUND;

THENCE, NORTH 88°59'00" EAST A DISTANCE 278.41 FEET TO A 1" PIPE FOUND;

THENCE, SOUTH 01°09'00" EAST A DISTANCE 358.95 FEET TO THE POINT OF BEGINNING CONTAINING 2.293 ACRES OR 99,870 SQ. FT.

SAID OWNERS DO HEREBY CAUSE THE ABOVE DESCRIBED TRACT OF LAND TO BE SUBDIVIDED AND PLATED AS SHOWN ON THE FOREGOING PLAT. THE SUBDIVISION OF LANDS AS SHOWN UPON THIS PLAT SHALL BE DESIGNATED AS LARKSPUR PARK, ALAMOGORDO, OTERO COUNTY, NEW MEXICO, AND IN RECORDING 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 OWNERS HAVE SET THEIR HANDS AND SEALS ON THIS 31st DAY OF May, 2006.

Shirley R. Batts
SHIRLEY R. Batts, PRESIDENT, KARMA-JKS PROPERTIES, INC.

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SHIRLEY R. Batts KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND AFFIRMED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION STATED HEREIN.

Charlotte R. Roitche
NOTARY PUBLIC IN AND FOR EL PASO COUNTY, TEXAS
MY COMMISSION EXPIRES:

APRIL 18, 2007

APPROVALS

ALAMOGORDO PLANNING AND ZONING COMMISSIONS:
THIS PLAT OF LARKSPUR PARK WAS RECOMMENDED FOR APPROVAL BY THE ALAMOGORDO PLANNING AND ZONING COMMISSION ON THE 1st DAY OF March, 2006.

Shirley R. Batts
ATTEST: CHAIRMAN

Mareed May
ATTEST: RECORDING SECRETARY (SEAL)

ALAMOGORDO CITY COMMISSION:

THIS PLAT OF LARKSPUR PARK WAS ON THE 11th DAY OF April, 2006, SUBMITTED TO THE CITY OF ALAMOGORDO, NEW MEXICO, AND WAS APPROVED BY A MAJORITY OF THE COMMISSION.

Donald E. Carroll
ATTEST: MAYOR

Renee J. Hart
ATTEST: CITY CLERK (SEAL)

THE DEDICATION OF STREETS, ALLEYS, AND EASEMENTS AS SHOWN HEREON WAS APPROVED AND ACCEPTED BY THE ALAMOGORDO CITY COMMISSION ON THE 11th DAY OF April, 2006.

Donald E. Carroll
ATTEST: MAYOR

Renee J. Hart
ATTEST: CITY CLERK (SEAL)

SURVEYOR'S CERTIFICATE

I, IRA L. HARDIN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF NEW MEXICO, THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT THIS SURVEY AND PLAT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

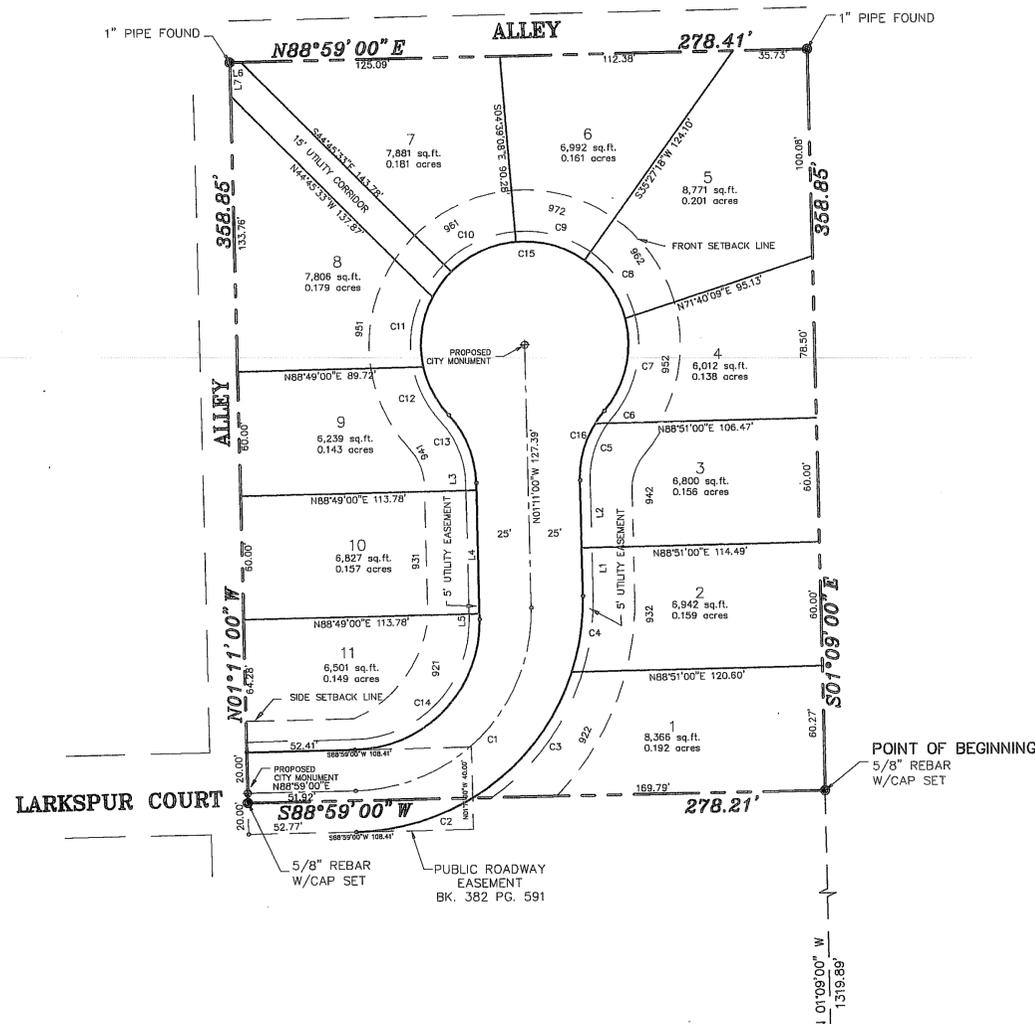
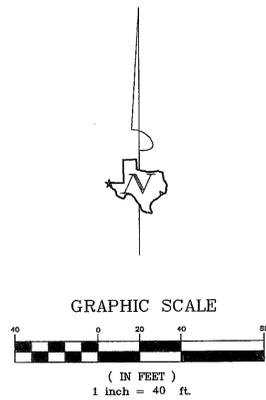
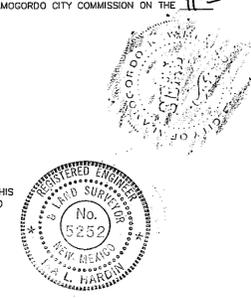
Ira L. Hardin NEW MEXICO REGISTRATION NO. 5252 DATE May 31, 2006

STATE OF NEW MEXICO
COUNTY OF OTERO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 11th DAY OF July, 2006, AND DULY RECORDED IN THE RECORDS OF OTERO COUNTY. 1:50 pm

Robyn Silva
COUNTY CLERK

BY: DEPUTY
RECEPTION NO. 7913 BOOK 64 PAGE 75-76



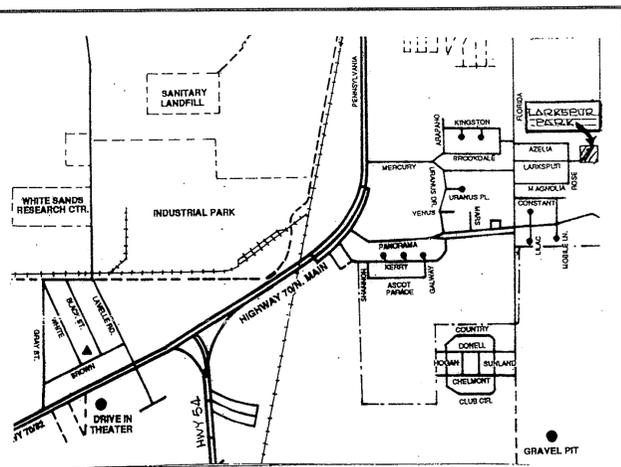
LINE	LENGTH	BEARING
L1	23.47	S01°11'00"E
L2	32.78	S01°11'00"E
L3	3.52	N01°11'00"W
L4	60.00	N01°11'00"W
L5	2.72	N01°11'00"W
L6	5.20	S88°59'00"W
L7	16.31	S01°11'00"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	136.20'	86.55'	86.80'	122.58'	N43°54'00"E	90°10'00"
C2	59.19'	111.55'	30.31'	58.50'	N73°46'52"E	30°24'16"
C3	79.13'	111.55'	41.31'	77.49'	N38°15'19"E	40°38'51"
C4	37.21'	111.55'	18.78'	37.04'	N08°22'27"E	19°06'53"
C5	28.78'	50.00'	14.80'	28.38'	S16°18'22"W	32°58'45"
C6	7.36'	50.00'	3.69'	7.35'	S36°00'40"W	8°25'50"
C7	47.70'	50.00'	25.84'	45.91'	N12°53'39"E	54°39'52"
C8	35.00'	50.00'	18.25'	34.29'	N34°29'30"W	40°06'25"
C9	35.00'	50.00'	18.25'	34.29'	N74°35'55"W	40°06'25"
C10	50.23'	50.00'	27.47'	48.15'	S56°33'56"W	57°33'53"
C11	35.00'	50.00'	18.25'	34.29'	S07°43'47"W	40°06'25"
C12	26.41'	50.00'	13.52'	26.11'	S27°27'30"E	30°16'09"
C13	36.14'	50.00'	18.90'	35.36'	N21°53'17"W	41°24'35"
C14	96.87'	61.55'	61.73'	87.18'	N43°54'00"E	90°10'00"
C15	229.35'	50.00'	56.69'	75.00'	S88°49'00"W	262°49'09"
C16	36.14'	50.00'	18.90'	35.36'	S19°31'17"W	41°24'35"

BUILDING SETBACK LINES

FRONT = 25'
REAR = 30' OR 20% LOT DEPTH
SIDE = 5' (SINGLE STORY)
SIDE (ABUT. STREET) = 15'

EPN 24
LARKSPUR PARK
BK 64 PGS 75-76



LOCATION MAP