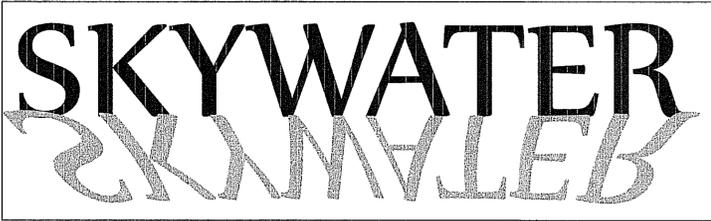
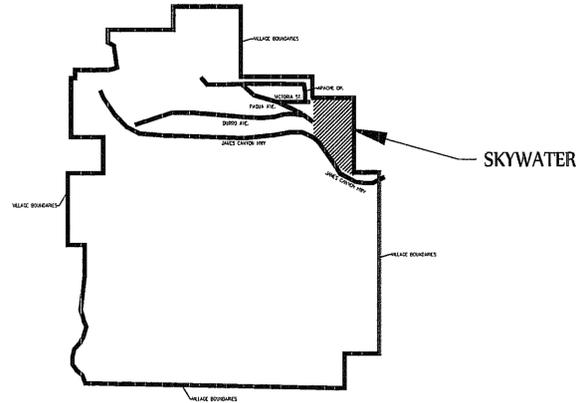


FINAL PLAT OF



CLOUDCROFT, OTERO COUNTY, NEW MEXICO

FEBRUARY 01, 2012



VILLAGE OF CLOUDCROFT VICINITY MAP

SCALE: NTS

SPECIAL NOTES:

- 1. OWNER: ALL FAMILY PARTNERS, LLC
2. ENGINEER: EDDIE C. LIVINGSTON MSCE, P.E., LIVINGSTON ASSOCIATES, P.C.
3. SURVEYOR: STEVEN J. SANDOVAL PS, CONSTRUCTION SURVEYING SERVICES
4. ARCHITECTURAL DESIGNER: SHELLEY M. HUGHES, GREEN MOUNTAIN CONSTRUCTION, INC.
5. NOT USED
6. ZONING (BY VILLAGE COUNCIL 1-16-2012): COMMERCIAL BLOCK 1 LOTS 1, 2, 3, BLOCK 2 LOT 1, BLOCK 7 LOTS 1, 2, 3, 4, 5, 6, 7, 8. ALL COMMERCIAL LOTS TO INCLUDE C-1, C-2, C-4 EXCLUDING WRECKING YARDS, C-5, C-6, C-7, C-8, C-10 AND T-1. R-2 BLOCK 6 LOT 9, BLOCK 2 LOT 2. R-1 BLOCK 3, BLOCK 4, BLOCK 5, BLOCK 6 LOTS 1, 2, 3, 4, 5, 6, 7, and 8.
7. VARIANCE (BY P&Z 01-24-2012): FOR ZERO (0) FOOT SIDE SETBACKS FOR COMMON LOT LINES BETWEEN LOTS 1&2, 3&4, 4&5, 5&6, 6&7, 7&8 BLOCK 7 OF THE PRELIMINARY PLAT.
8. NOT USED
9. 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. A FIVE (5) FOOT WIDE PUBLIC WALKING EASEMENT IS LOCATED WITHIN THE 30' OVERHEAD POWER EASEMENT FROM JAMES CANYON HIGHWAY NORTH TO THE LINCOLN NATIONAL FOREST BOUNDARY. SAID WALKING EASEMENT SHALL NOT HAVE ANY PERMANENT OBSTRUCTIONS.
10. 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.
11. MONUMENTS: 1/2" REINFORCING RODS AT EACH POINT, EXCEPT AS NOTED.
12. NO BUILDING PERMITS WILL BE ISSUED BY THE VILLAGE OF CLOUDCROFT IN ANY GIVEN PHASE UNTIL ALL INFRASTRUCTURE FOR THAT PHASE IS IN PLACE AND ACCEPTED BY THE VILLAGE OF CLOUDCROFT.
13. A BLANKET EASEMENT IS RESERVED ON, OVER, AND ACROSS EACH LOT AND BLOCK FOR PURPOSES OF MAINTAINING EXISTING DRAINAGE PATTERNS.
14. GRADING AND IMPROVEMENTS SHALL NOT OBSTRUCT OR CONCENTRATE STORM RUNOFF.
15. AN EXISTING THIRTY (30) FOOT WIDE EASEMENT FOR COMMUNICATIONS AND POWER LINES, POLES, ANCHORS, DOWN GUYS AND OTHER APPURTENANCES, FIFTEEN (15) FEET EACH SIDE OF THE FACILITIES WHERE THEY WERE ORIGINALLY CONSTRUCTED.
16. A TEN (10) FOOT WIDE EASEMENT ALONG STREET SIDE OF LOTS WITH ANCHOR EASEMENTS AS NEEDED.

DEDICATION

STATE OF NEW MEXICO)
COUNTY OF OTERO)

KNOW ALL MEN BY THESE PRESENTS THAT ALL FAMILY PARTNERS, LLC IS THE OWNER AND PROPRIETOR OF A TRACT OF LAND COMPRISING OF AN 22.177 ACRE TRACT OF LAND IN LOTS 1, 2, 7, 8, AND 10, SECTION 5, T.16S., R. 12E., N.M.P.M., WITHIN THE VILLAGE OF CLOUDCROFT, OTERO COUNTY, NEW MEXICO, LYING GENERALLY NORTH OF BURRO AVENUE AND JAMES CANYON HIGHWAY (US 82) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND USDA ALUMINUM CAP FOR THE CORNERS COMMON TO LOTS 7, 8, 9, AND 10, SECTION 5, T.16S., R. 12E., N.M.P.M.;

THENCE, FROM THE POINT OF BEGINNING, SOUTH 00°10'52" WEST, A DISTANCE OF 190.01 FEET TO A POINT ON A CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY NO. 82, JAMES CANYON HIGHWAY.

THENCE, ALONG SAID SOUTH LINE AND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 632.98 FEET THROUGH A CENTRAL ANGLE OF 01°42'25", AN ARC LENGTH OF 18.88 FEET AND HAVING A LONG CHORD THAT BEARS NORTH 89°43'52" WEST, A DISTANCE OF 18.88 FEET TO A POINT WHERE THE SOUTH LINE OF THIS TRACT INTERSECTS THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY NO. 82.

THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, NORTH 37°22'18" WEST, A DISTANCE OF 741.08 FEET;

THENCE, SOUTH 87°38'09" WEST, A DISTANCE OF 1.04 FEET TO A POINT ON A SPIRAL ON THE SOUTH LINE OF US HIGHWAY NO. 82.

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY NO. 82 AND THE LENGTH OF A PARTIAL SPIRAL TO THE LEFT, HAVING A CENTERLINE LENGTH OF 200.00 FEET FOR THE COMPLETE SPIRAL, A K VALUE OF 99.90, AND, ALONG THE RIGHT-OF-WAY, HAVING AN END TO END CHORD THAT BEARS NORTH 39°24'21" WEST, A DISTANCE OF 152.68 FEET TO A POINT OF SPIRAL TO CURVE;

THENCE, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 512.98 FEET, THROUGH A CENTRAL ANGLE OF 13°48'39", AN ARC LENGTH OF 123.20 FEET, AND HAVING A LONG CHORD THAT BEARS NORTH 48°17'49" WEST, A DISTANCE OF 122.90 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY NO. 82, ALONG THE EAST LINE OF CLOUDCROFT RESUBDIVISION ADDITION NO. 2, NORTH 00°42'38" EAST, A DISTANCE OF 760.30 FEET TO A FOUND BRASS CAP FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH LINE OF LINCOLN NATIONAL FOREST, NORTH 90°00'00" EAST, A DISTANCE OF 800.00 FEET TO A FOUND BRASS CAP FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST LINE OF LINCOLN NATIONAL FOREST, SOUTH 00°00'00" EAST, A DISTANCE OF 1376.49 FEET TO A FOUND BRASS CAP FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 89°29'15" WEST, A DISTANCE OF 160.78 FEET TO THE POINT AND PLACE OF BEGINNING, ENCLOSED 22.177 ACRES OF LAND, 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 "SKYWATER" 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 ALL FAMILY PARTNERS, LLC HAS SET HIS HAND AND SEAL THIS 1st DAY OF February 2012.

James R. Maynard
JAMES R. MAYNARD, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF OTERO)

ON THIS 1st DAY OF February 2012, 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.

Angel Padilla, NOTARY PUBLIC MY COMMISSION EXPIRES: Oct 14, 2013

APPROVAL OF UTILITY COMPANIES

THIS PLAT IS APPROVED BY THE FOLLOWING UTILITY COMPANIES:

Otero County Electric Coop., Inc. DATE 02-01-12
Telarosa Basin Telephone Co. Inc. DATE 2-2-12

RECOMMENDATION OF THE CLOUDCROFT PLANNING AND ZONING COMMITTEE.

STATE OF NEW MEXICO)
COUNTY OF OTERO)

APPROVAL OF THIS PLAT WAS RECOMMENDED BY THE CLOUDCROFT PLANNING AND ZONING COMMITTEE, CLOUDCROFT, NEW MEXICO, ON THE 6 DAY OF MAR 2012.

Chairman Pro Tem

ACCEPTANCE OF THE CLOUDCROFT BOARD OF TRUSTEES

STATE OF NEW MEXICO)
COUNTY OF OTERO)

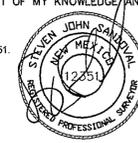
THIS PLAT WAS APPROVED AND ACCEPTED BY THE CLOUDCROFT BOARD OF TRUSTEES, CLOUDCROFT, NEW MEXICO ON THE 2 DAY OF Mar, 2012

Mayor
Village Clerk

SURVEYOR'S CERTIFICATE

I, STEVEN J. SANDOVAL, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

2/2/12, NMPIS NO. 12351



RECORDATION

STATE OF NEW MEXICO)
COUNTY OF OTERO)

RECORDED IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO RECORDER OF OTERO COUNTY, NEW MEXICO AT _____ O'CLOCK, _____ M, THIS _____ DAY OF _____, 2012.

County Clerk
Deputy

RECEPTION NO.: _____ INSTRUMENT NO.: _____

SUBMITTAL DATE: FEBRUARY 01, 2012

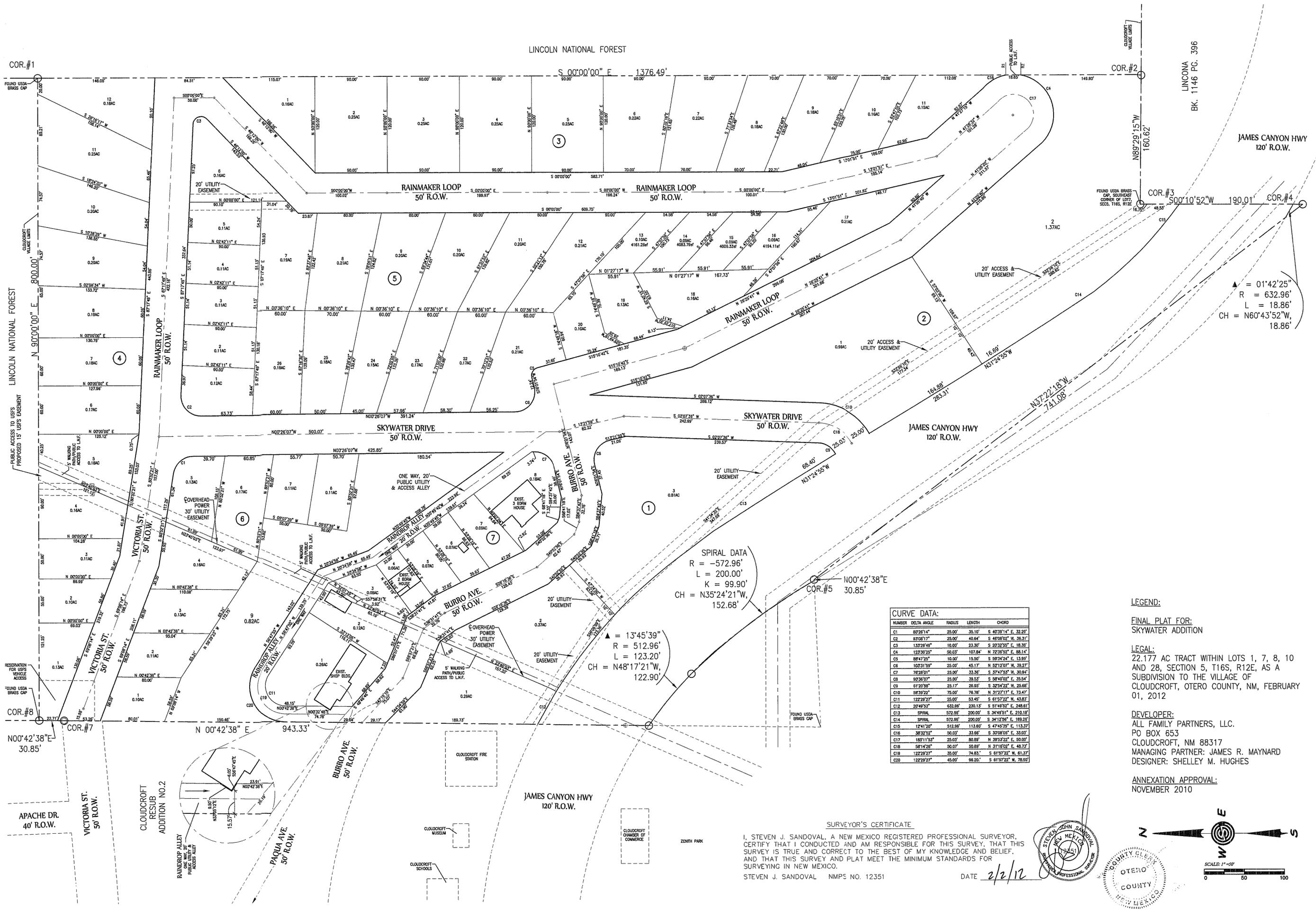
CSS PROJ. NO. 11-314



Construction Surveying Services
1015 Oregon Alamosa, NM 88310
(575) 443-6202 FAX (575) 443-1151



SHEET NO.
1 OF 2



CURVE DATA:

NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD
C1	87°26'14"	25.00'	35.10'	S 40°29'14" E, 32.29'
C2	93°08'17"	25.00'	40.84'	S 46°08'02" W, 36.31'
C3	133°28'48"	10.00'	23.30'	S 20°22'05" E, 18.38'
C4	123°30'25"	50.03'	107.84'	N 72°29'52" W, 88.14'
C5	88°47'28"	10.00'	15.50'	S 59°54'24" E, 13.99'
C6	103°31'59"	25.00'	45.17'	N 52°12'07" W, 39.27'
C7	76°28'01"	25.00'	33.36'	S 37°47'50" W, 30.84'
C8	92°28'07"	25.00'	39.53'	S 38°42'00" E, 35.54'
C9	51°20'58"	25.17'	26.93'	S 32°54'22" W, 25.68'
C10	58°39'22"	75.00'	76.78'	N 31°27'17" E, 73.47'
C11	122°28'27"	25.00'	53.45'	S 61°57'22" W, 43.83'
C12	20°48'53"	632.86'	230.13'	S 51°49'52" E, 248.61'
C13	SPIRAL	572.96'	200.00'	S 34°49'51" E, 210.18'
C14	SPIRAL	572.96'	200.00'	S 34°12'56" E, 188.28'
C15	124°1'20"	512.96'	113.80'	S 47°45'35" E, 113.37'
C16	38°32'52"	50.03'	33.86'	S 30°08'05" E, 33.03'
C17	181°11'53"	25.03'	60.80'	N 39°53'21" E, 50.07'
C18	58°14'28"	50.07'	50.89'	N 31°16'02" E, 48.73'
C19	122°28'27"	35.00'	74.83'	S 61°57'22" W, 61.37'
C20	122°28'27"	45.00'	88.20'	S 61°57'22" W, 78.90'

LEGEND:

FINAL PLAT FOR:
SKYWATER ADDITION

LEGAL:

22.177 AC TRACT WITHIN LOTS 1, 7, 8, 10 AND 28, SECTION 5, T16S, R12E, AS A SUBDIVISION TO THE VILLAGE OF CLOUDCROFT, OTERO COUNTY, NM, FEBRUARY 01, 2012

DEVELOPER:

ALL FAMILY PARTNERS, LLC.
PO BOX 653
CLOUDCROFT, NM 88317
MANAGING PARTNER: JAMES R. MAYNARD
DESIGNER: SHELLEY M. HUGHES

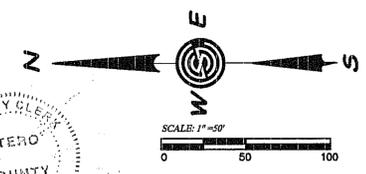
ANNEXATION APPROVAL:
NOVEMBER 2010

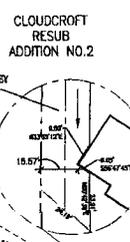
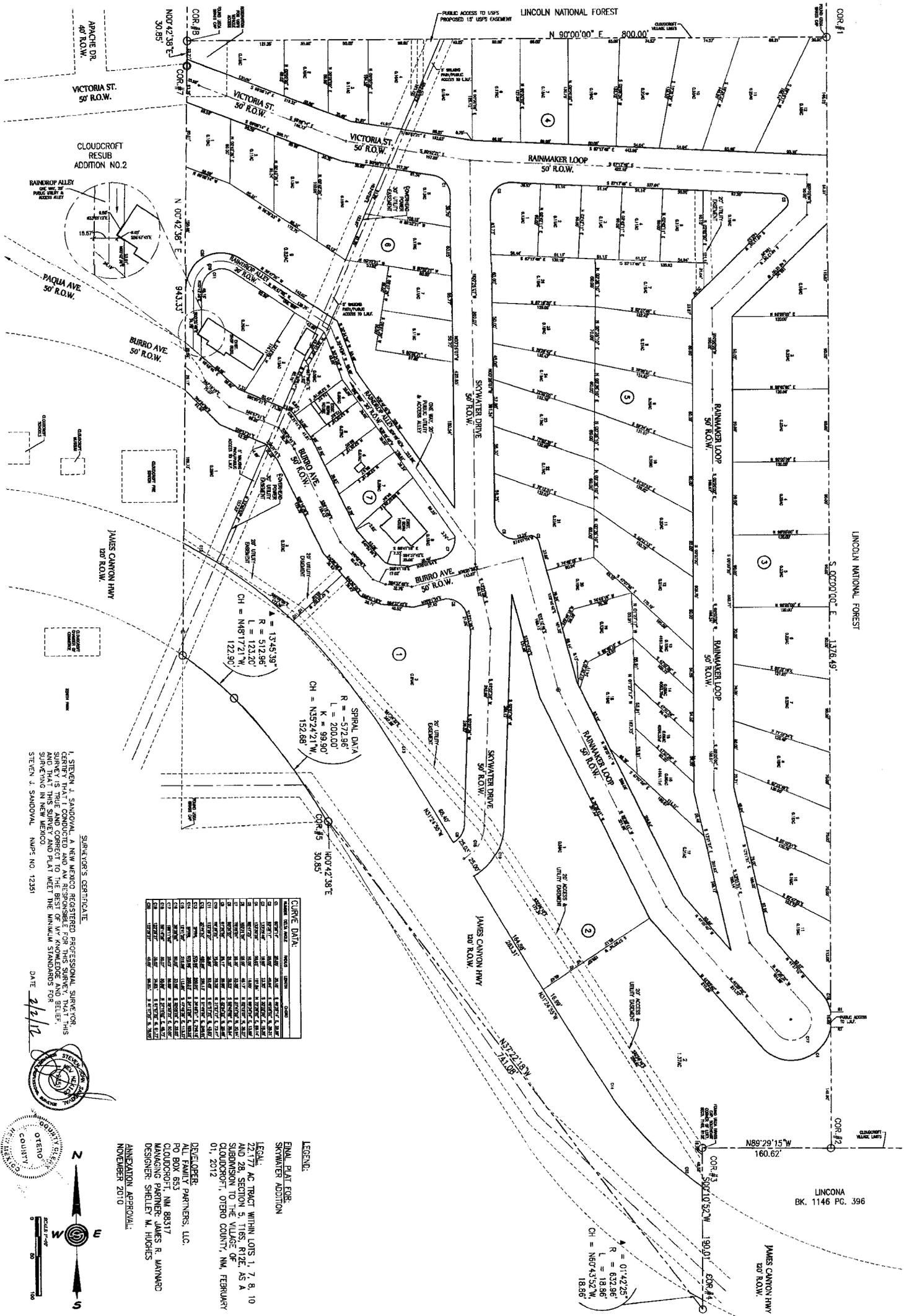
SURVEYOR'S CERTIFICATE

I, STEVEN J. SANDOVAL, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY. THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

STEVEN J. SANDOVAL NMPS NO. 12351

DATE 2/2/12





SPIRAL DATA
 $R = -572.36'$
 $L = 200.00'$
 $K = 99.90'$
 $CH = N35242.71'W$
 $132.88'$

$R = 13745.39'$
 $L = 512.98'$
 $L = 123.20'$
 $CH = N48172.17'W$
 $122.90'$

CURVE DATA

NO.	START	END	TYPE	CONST.
1	100+00.00	100+00.00	PC	100+00.00
2	100+00.00	100+00.00	PB	100+00.00
3	100+00.00	100+00.00	PT	100+00.00
4	100+00.00	100+00.00	PC	100+00.00
5	100+00.00	100+00.00	PB	100+00.00
6	100+00.00	100+00.00	PT	100+00.00
7	100+00.00	100+00.00	PC	100+00.00
8	100+00.00	100+00.00	PB	100+00.00
9	100+00.00	100+00.00	PT	100+00.00
10	100+00.00	100+00.00	PC	100+00.00
11	100+00.00	100+00.00	PB	100+00.00
12	100+00.00	100+00.00	PT	100+00.00
13	100+00.00	100+00.00	PC	100+00.00
14	100+00.00	100+00.00	PB	100+00.00
15	100+00.00	100+00.00	PT	100+00.00
16	100+00.00	100+00.00	PC	100+00.00
17	100+00.00	100+00.00	PB	100+00.00
18	100+00.00	100+00.00	PT	100+00.00
19	100+00.00	100+00.00	PC	100+00.00
20	100+00.00	100+00.00	PB	100+00.00
21	100+00.00	100+00.00	PT	100+00.00
22	100+00.00	100+00.00	PC	100+00.00
23	100+00.00	100+00.00	PB	100+00.00
24	100+00.00	100+00.00	PT	100+00.00
25	100+00.00	100+00.00	PC	100+00.00
26	100+00.00	100+00.00	PB	100+00.00
27	100+00.00	100+00.00	PT	100+00.00
28	100+00.00	100+00.00	PC	100+00.00
29	100+00.00	100+00.00	PB	100+00.00
30	100+00.00	100+00.00	PT	100+00.00

LEGEND:
 FINAL PLAT FOR:
 SKYWATER ADDITION
 LEGAL: 22.77 AC TRACT WITHIN LOTS 1, 7, 8, 10 AND 28, SECTION 5, T16S, R12E, AS A SUBDIVISION TO THE VILLAGE OF CLOUDCROFT, OTERO COUNTY, NM, FEBRUARY 01, 2012
 DESIGNER: SHEILEY M. HUGHES
 NOVEMBER 2010

SURVEYOR'S CERTIFICATE
 I, STEVEN J. SANDOVAL, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.
 STEVEN J. SANDOVAL, NMPS NO. 12351

DATE: 2/2/12

