

Tularosa / Alamogordo, New Mexico Land Development Site

Land Development For Sale

- ♦ 94 Platted Lot Subdivision on 69+ acres
- ♦ 70 acre land parcel adjacent to platted portion
- ♦ 27 acre Commercial Site adjacent to 70 acre
- ♦ 10+ acre Commercial across Highway 54
- ♦ Fronts US 54/70 Highway to Ruidoso
- ♦ Includes 2 State approved Water Wells

Owner Financing Available

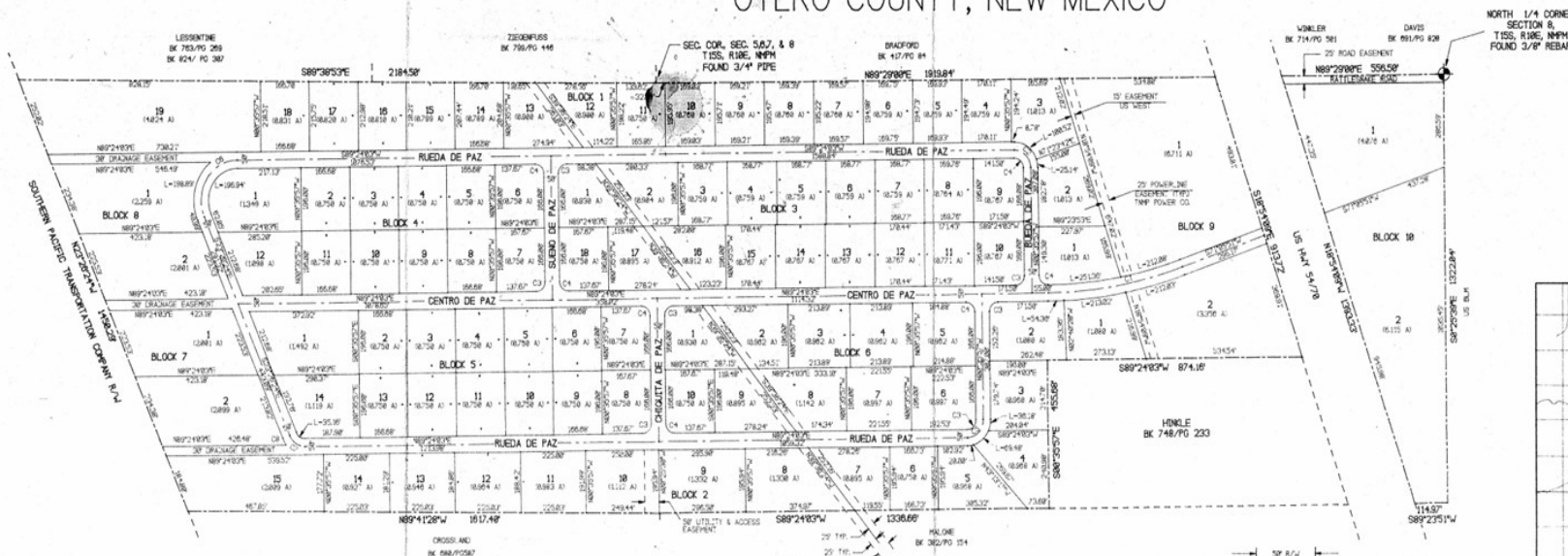
For Information Call:

Ponzio Properties LLC / Bruce Ponzio 915-533-3099

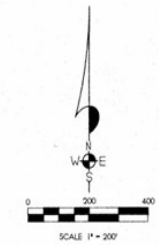
bruceponzio@aol.com



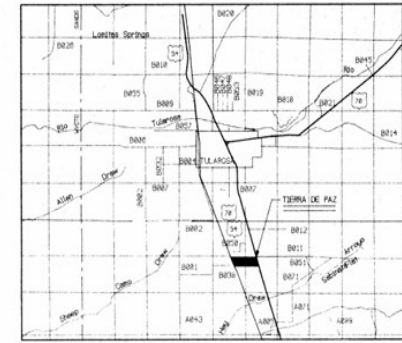
TIERRA DE PAZ OTERO COUNTY, NEW MEXICO



NORTH 1/4 CORNER
SECTION 8,
T15S, R18E, N1PM
FOUND 3/8" REBAR



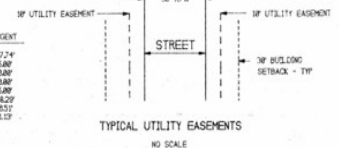
NOTE:
BOOK AND PAGE NUMBERS REFERRED TO
ARE OF THE RECORDS OF OTERO COUNTY,
NEW MEXICO, OBTAINED FROM THE FILES
OF THE OTERO COUNTY ASSESSOR'S OFFICE.



LOCATION MAP
NOT TO SCALE

CURVE DATA

ST.	CHORD BEARING	CHORD	DELTA	RADIUS	LENGTH	TANGENT
1	S 88° 14' 57" W	68.43	18° 18' 12"	175.72	47.49	23.24
2	N 40° 32' 31" W	77.78	88° 08' 08"	35.88	85.39	35.88
3	N 44° 24' 09" E	12.43	88° 08' 08"	35.88	47.12	35.88
4	N 40° 32' 31" W	68.43	88° 08' 08"	35.88	47.12	35.88
5	N 44° 24' 09" E	12.43	88° 08' 08"	35.88	47.12	35.88
6	S 52° 01' 11" E	18.84	47° 09' 32"	35.88	24.58	18.84
7	S 52° 01' 11" E	18.84	47° 09' 32"	35.88	24.58	18.84
8	S 21° 27' 30" E	22.87	10° 58' 28"	86.88	22.12	11.27



DEDICATION

STATE OF NEW MEXICO
COUNTY OF OTERO

KNOW ALL MEN BY THESE PRESENTS THAT GARY B. CROSSLAND AND ANDRA CROSSLAND, HIS WIFE, ARE THE OWNERS AND PROPRIETORS OF 2 TRACTS OF LAND IN THE N1/2 NE1/4 OF SECTION 7, AND THE N1/2 NW1/4 OF SECTION 8, T15S, R18E, N1PM, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

DESCRIPTION-TRACT ONE

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 8 AND GOING N89°29'38"E ALONG THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 1919.84 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 54/78; THENCE S18°54'08"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 813.72 FEET; THENCE S89°24'03"W A DISTANCE OF 814.18 FEET; THENCE S89°20'27"E A DISTANCE OF 455.68 FEET; THENCE S89°24'03"W A DISTANCE OF 1326.88 FEET; THENCE N89°41'28"W A DISTANCE OF 1812.48 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC TRANSPORTATION COMPANIES RAILROAD (RIGHT-OF-WAY); THENCE N22°28'24"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1456.29 FEET; THENCE S89°34'53"E A DISTANCE OF 2184.58 FEET TO THE SAID PLACE OF BEGINNING, AND CONTAINING 113.843 ACRES, MORE OR LESS.

DESCRIPTION-TRACT TWO

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 8 AND GOING S89°29'38"E ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 8 A DISTANCE OF 1322.84 FEET; THENCE S89°20'27"E A DISTANCE OF 114.97 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 54/78; THENCE N18°54'08"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1393.33 FEET; THENCE N89°29'38"E A DISTANCE OF 556.58 FEET TO THE SAID PLACE OF BEGINNING, AND CONTAINING 18.191 ACRES, MORE OR LESS.

SAID OWNERS DO 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 AS 'TIERRA DE PAZ', OTERO COUNTY, NEW MEXICO, AND IN ACCORDING TO THIS PLAT, SAID OWNERS AND PROPRIETORS DO 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 OWNERS AND PROPRIETORS OF SAID TRACT OF LAND.

IN WITNESS WHEREOF SAID OWNERS HAVE SET THEIR HANDS AND SEAL ON THIS 15th DAY OF June, 2000.

GARY B. CROSSLAND
ANDRA CROSSLAND

ACKNOWLEDGEMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF June, 2000, BY GARY B. CROSSLAND AND BY ANDRA CROSSLAND.

WITNESS MY HAND AND SEAL ON THIS DAY AND YEAR LAST WRITTEN ABOVE.

Notary Public, My Commission Expires 3-17-2001



THIS SUBDIVISION LIES WITHIN THE PLATTING AND PLANNING JURISDICTION OF OTERO COUNTY AND THE VILLAGE OF TULAROSA, AND IS SUBJECT TO THE NEW MEXICO SUBDIVISION ACT.

BY: [Signature] COUNTY CLERK BY: [Signature] DEPUTY

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.

GARY B. CROSSLAND ANDRA CROSSLAND

BURKE & ASSOCIATES, P.C.



CONSULTING ENGINEERS
SURVEYORS
1909 CUBA AVE. SUITE 5
ALAMOGORDO, NEW MEXICO
88704

THE RESTRICTIVE COVENANTS APPLICABLE TO THIS SUBDIVISION ARE RECORDED IN BOOK 954, PAGES 714-830 OF THE RECORDS OF OTERO COUNTY.

DISCLOSURE STATEMENT AS REQUIRED BY THE NEW MEXICO SUBDIVISION ACT IS RECORDED IN BOOK 954, PAGES 14-930, OF THE RECORDS OF OTERO COUNTY.

APPROVALS

STATE OF NEW MEXICO
COUNTY OF OTERO

THIS PLAT OF 'TIERRA DE PAZ', WAS ON THIS 27th DAY OF December, 1999, APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, OTERO COUNTY, NEW MEXICO.

[Signature] CHAIRMAN ATTEST: [Signature] COUNTY CLERK

APPROVED THIS 22nd DAY OF September, 1999, OTERO COUNTY PLANNING COMMISSION.

[Signature] CHAIRMAN ATTEST: [Signature] DEPUTY VICE CHAIR

APPROVED THIS ___ DAY OF ___, EXAMINING SURVEYOR NEW MEXICO REGISTRATION NO. ___

APPROVAL OF THE BOARD OF TRUSTEES

THIS PLAT OF 'TIERRA DE PAZ', WAS ON THIS 22nd DAY OF November, 1999, APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF TULAROSA, NEW MEXICO.

[Signature] MAYOR ATTEST: [Signature] VILLAGE CLERK

SURVEYOR'S CERTIFICATE

I, LAD ZIMMERLE, 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 MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

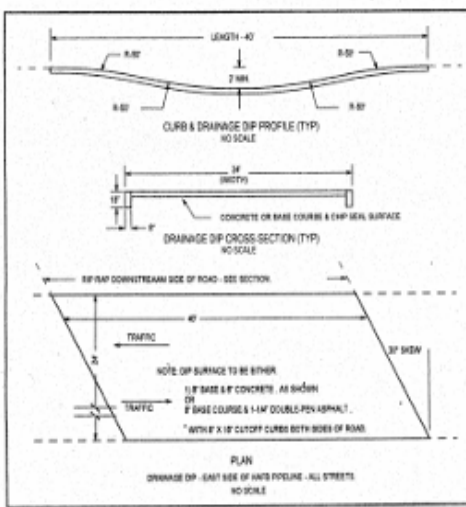
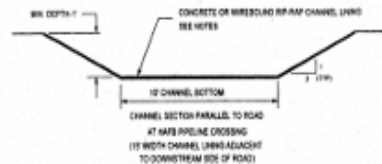
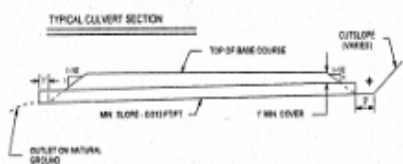
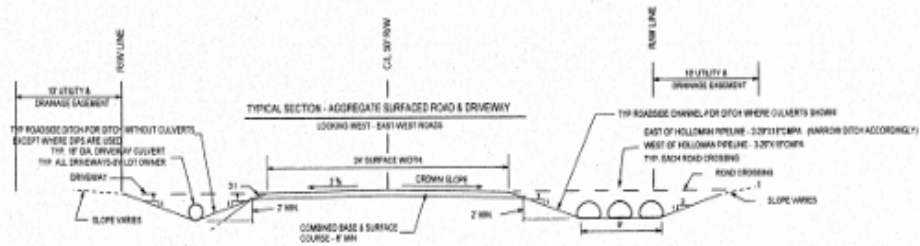
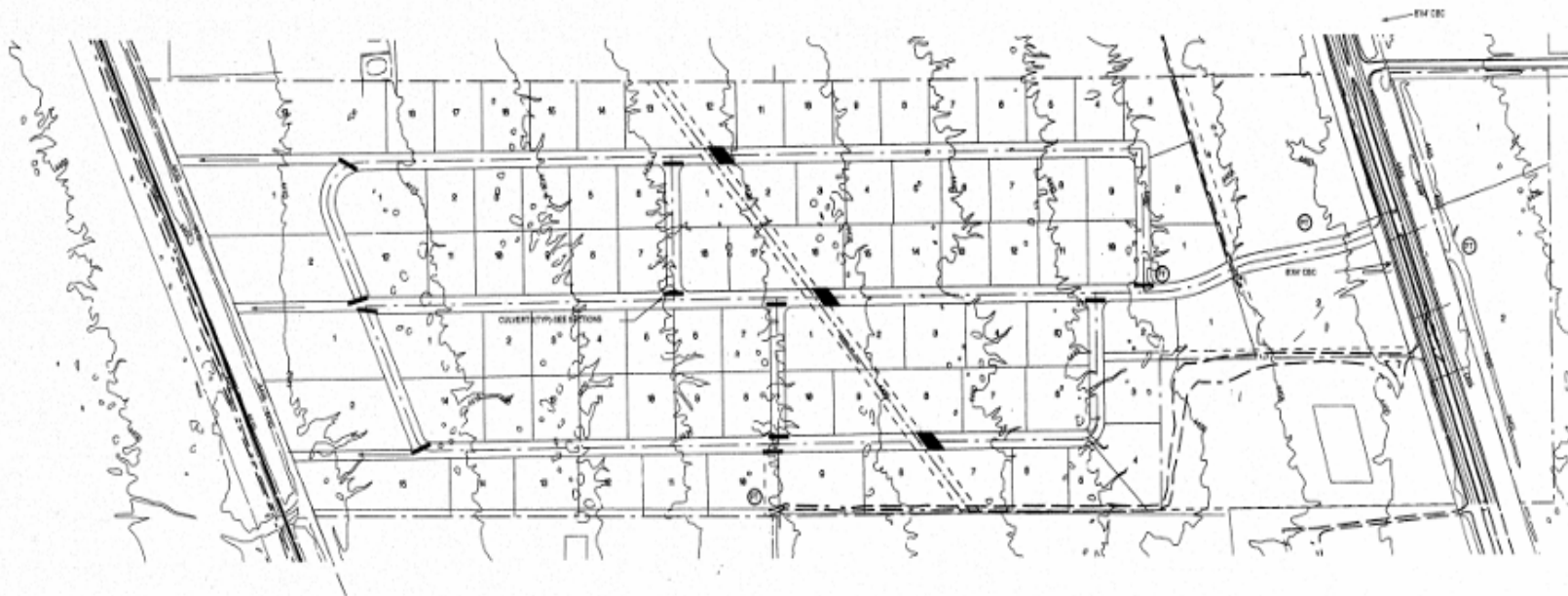
[Signature] NEW MEXICO REGISTRATION NO. 8354

STATE OF NEW MEXICO
COUNTY OF OTERO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 2nd DAY OF August, 2000, AT 4:40 O'CLOCK P.M., AND DULY RECORDED IN BOOK 55, PAGES 1-16, RECEPTION NO. 7153, OF THE RECORDS OF OTERO COUNTY.

[Signature] COUNTY CLERK BY: [Signature] DEPUTY

SEC. 7&8, T22S, R18E, N1PM

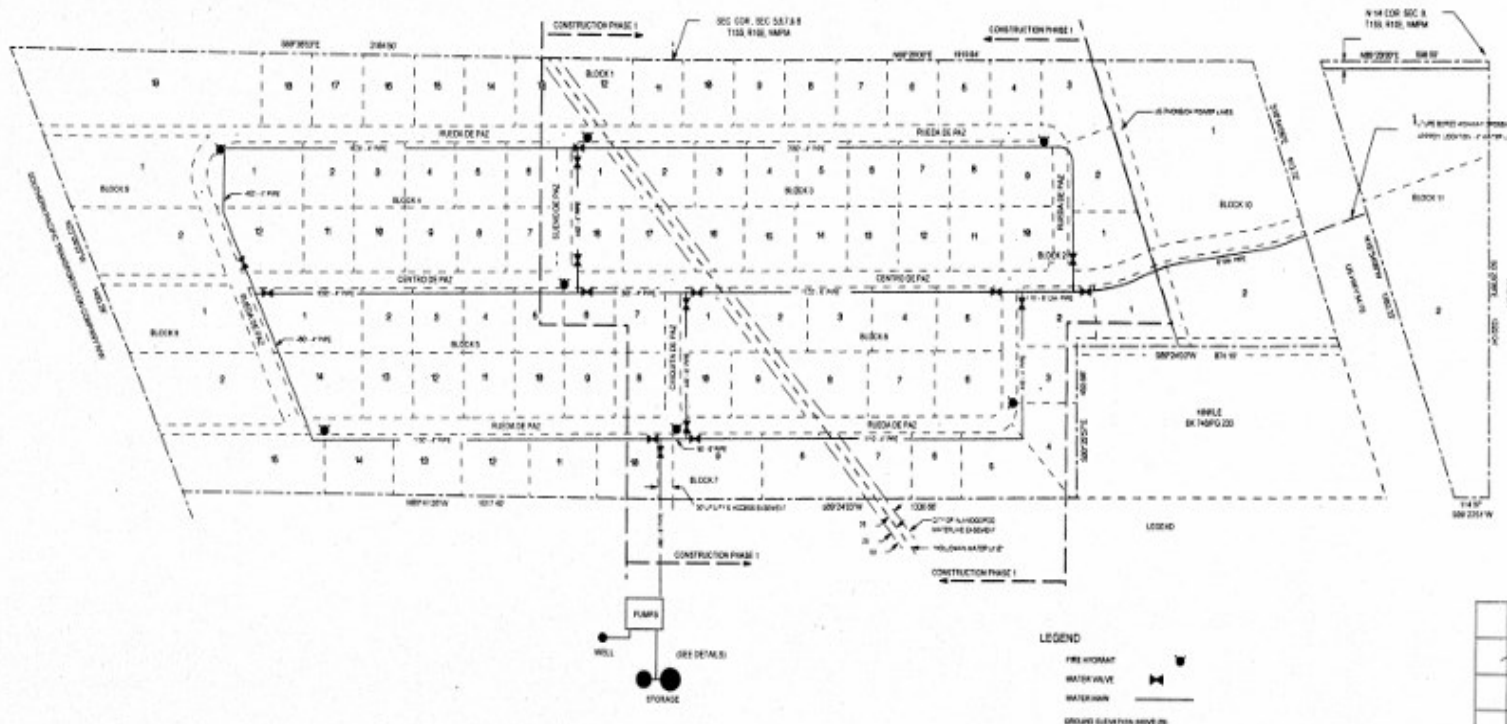


- PRELIMINARY PLAN**
 TIERRA DE PAZ, OTERO CO. & M.
 OWNER: GOLD CROSS PROPERTIES
 TRACT IN THE NE 1/4 OF SECTION 14 & T10S, R10E, N10W
1. TYPE 2 SUBDIVISION
 2. NO. 1275, 10
 3. MINIMUM LOT SIZE: 0.75 ACRES
- PROPOSED DEVELOPMENT DATA**
- A. WATER SUPPLY - PRIVATE WATER SYSTEM
 - B. LIQUID WASTE - INDIVIDUAL SEPTIC TANKS
 - C. SOLID WASTE - INDIVIDUAL RESPONSIBILITY
 - D. NEAREST LANDFILL - CITY COUNCIL - APPROX. 40 MILES
 - E. CONTRACT COLLECTION SERVICES AVAILABLE
 - F. ROADS & STREETS - 16 FOOT DRIVE, SURFACE WIDTH 16 FOOT
 - G. RIGHT-OF-WAY, WITH CULVERTS AND DIPS, AS SHOWN
 - H. NEAREST CITY WATER & SEWER MAIN - NONE AVAILABLE
 - I. SOIL TYPE (PER SOIL ANALYSIS) - CLAY, PHAEOLO-SANDY LOAM
 - J. UPLAND CORAL COMPLEX & SAN JUAN DELGADO COMPLEX
 - K. PER FIRM PLAN, NO. 35841-000A, TIERRA DE PAZ IS NOT IN AN 1/4 ZONE



SITE PLAN & STREET DETAILS
TIERRA DE PAZ
 OTERO COUNTY, NEW MEXICO
 SUDCIMER: GARY CROSSLAND

BURKE & ASSOCIATES, P.C. CONSULTING ENGINEERS SURVEYORS 1800 CUMMINS AVE. SUITE 100 ALAMOGORDO, NEW MEXICO 505-427-7271 FAX 505-427-7272		SCALE: SHOWN DATE: 7/8/89 JOB NO. 8824	DRAWN BY: BS CHECKED BY: BS SHEET: 1 OF 1
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SPECIFICATIONS:

- 1) PIPE - DR. AS SHOWN, MIN. 10 PSI (AS APPROVED SAGGED JOINT PVC OR 4" DR. JAL PIPE, 20" TO 12" AS APPROVED)
- 2) VALVES - 20" AND 12" W/ 12" APPROVED
- 3) STORAGE TANKS - NEW MEXICO ENVIRONMENT DEPARTMENT APPROVED
- 4) SEE DETAILS FOR TANK SIZES, CONNECTIONS, AND FITTINGS
- 5) 1" TANKS OR IF CLEAN GRAVEL (20" MINIMUM) CURB PROVIDES RETAINER RING
- 6) MATERIALS & INSTALLATION SHALL BE IN ACCORDANCE WITH CURRENT MATED SCHEDULES FOR WATER SUPPLY SYSTEMS IN NEW MEXICO
- 7) DISINFECTION OF WELL, TANKS, AND WATERPUMP & FITTINGS SHALL BE IN ACCORDANCE WITH ANNA-CRUISE, 2002 AND 2001
- 8) ALL FACILITIES MUST BE PLUMBED & MUST PASS BACTERIOLOGICAL TEST PRIOR TO BEING PLACED IN SERVICE
- 9) WATER USED FOR FLOWING SHALL BE FILTERED AND DISINFECTED OF OUTSIDE DRINKABLE BY WELL
- 10) BACKFLOW PREVENTION DEVICES SHOULD BE PROVIDED IN THE SERVICE LINES TO ANY COMMERCIAL FACILITY PER MHEM

NOTES:

- 1) SEWAGE TREATMENT AND EFFLUENT DISPOSAL WILL BE BY USE OF MHEM-APPROVED SEPTIC SYSTEMS
- 2) PROVIDE TRUST PROOF HOLDING FOR MHEM OR INSTALL PUMP-OUT STATION FOR MHEM DISCHARGE
- 3) MIN. COVER OVER WATER PIPE - 1 FT
- 4) MIN. COVER OVER WATER PIPE - UNDER "HOLLOWMAN WATER LINE" - 2 FT
- 5) COMPACT WATER PIPE BACKFILL TO 10% FILLER ROAD & DRIVEWAYS - NEW UNDER ROAD & DRIVEWAYS
- 6) INSTALL SEPARATE 1/4" IN. PC SERVICE LINE AND 10% TO EACH FRONT LOT LINE

PROXIMITY OF WATER LINES & SEWER FACILITIES

PARALLEL WATER & SEWER LINES SHALL BE AT LEAST 10 FEET APART HORIZONTALLY IN SEPARATE TRENCHES
WHERE WATER & SEWER MAINS CROSS, THE WATER LINE SHALL BE AT LEAST 2 FEET ABOVE THE SEWER. OTHERWISE
THE SEWER SHALL BE OF CAST IRON PIPE WITH 10% FILLER ROAD & DRIVEWAYS - NEW UNDER ROAD & DRIVEWAYS

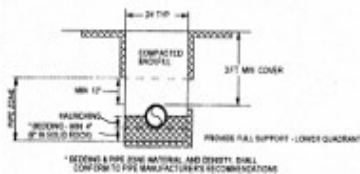
MINIMUM CLEARANCE BETWEEN WATER LINES AND SEPTIC TANKS AND LEACH FIELDS IS 10 FT

MINIMUM CLEARANCE BETWEEN THE WATER MAIN AND SEPTIC TANKS AND LEACH FIELDS IS 20 FT

BLUE STAKE LOCATES ARE REQUIRED PRIOR TO ANY UTILITY TRENCHING TO DETERMINE LOCATIONS OF ALL UNDERGROUND UTILITIES

THIS IS PARTICULARLY IMPORTANT FOR THE "HOLLOWMAN WATER LINE" AND UNDERGROUND PHONE LINES

THE LOCATION OF THESE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE SHOWN IN AN APPROXIMATE MANNER ONLY. ANYONE USING THE DRAWING SHOULD DETERMINE AND VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES BEFORE COMMENCING WORK. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES OF WHICH BURKE & ASSOCIATES, P.C. (BURKE & ASSOCIATES, P.C.) ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES OCCURRED BY ANYONE'S FAILURE TO EXAMINE THE DRAWING AND PRESENT AND ALL UNDERGROUND UTILITIES



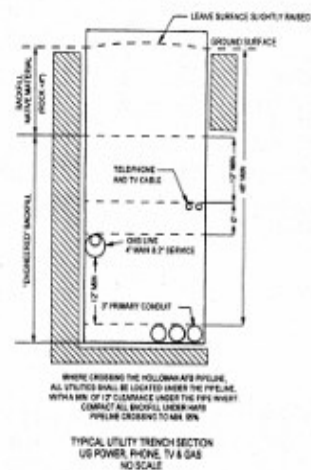
* BEDDING & PIPE JOINT MATERIALS AND DENSITY SHALL COMPLY TO PIPE MANUFACTURER'S RECOMMENDATIONS

TYPICAL WATER LINE TRENCH

NOTE: WHERE CROSSING HOLLOWMAN WATER LINE, CROSS MIN. 2 FT. UNDER HOLLOWMAN LINE, AND CROSS BETWEEN HOLLOWMAN PIPELINE JOINTS, COMPACT ALL BACKFILL TO MIN. 95%

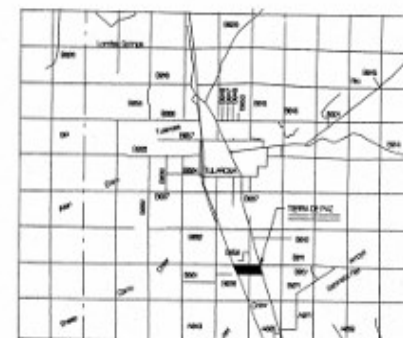
LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER MAIN
- GROUND ELEVATION ABOVE 20



WHERE CROSSING THE HOLLOWMAN PIPELINE, ALL UTILITIES SHALL BE LOCATED UNDER THE PIPELINE, WITH A MIN. OF 12" CLEARANCE UNDER THE PIPE-WHERE COMPACT ALL BACKFILL UNDER-WATER PIPELINE CROSSING TO MIN. 95%

TYPICAL UTILITY TRENCH SECTION
UG POWER, PHONE, TV & GAS
NO SCALE



WATER SYSTEM PLAN & UTILITY PLAN TIERRA DE PAZ WATER SYSTEM TIERRA DE PAZ SUBDIVISION OTERO COUNTY, NEW MEXICO

BURKE & ASSOCIATES, P.C.

CONSULTING ENGINEERS
SURVEYORS
1900 COLUMBIA, SUITE 9
ALAMOGORDO, NEW MEXICO
505-431-1234 FAX 505-431-1235

DATE: 06/04/04 DRAWN BY: BB
CHECKED BY: BB
JOB NO: 0674 SHEET: 1 OF 1

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