

REPLAT C, BLOCK 4, CLOUDCROFT

A LOT CONSOLIDATION OF

NORTH 50' LOTS 1 & 2, NORTH 50' WEST 30' LOT 3, EAST 10' LOT 3, AND LOT 4

CLOUDCROFT SUBDIVISION

CLOUDCROFT, OTERO COUNTY, NEW MEXICO

NOVEMBER 2022

BASIS OF BEARING

BASIS OF BEARING:
A TWO-POINT OPUS SOLUTION
N75°18'20"E, 2922.35'
FAMILY DOLLAR
N712281.31 E1796291.93
SKYWATER
N713022.61 E1799118.70
STATE PLANE 3002 NM C

DEDICATION
STATE OF NEW MEXICO)
COUNTY OF OTERO) SS

KNOW ALL PEOPLE BY THESE PRESENTS THAT JAMES JACKSON IS THE OWNER AND PROPRIETOR OF THE NORTH 50 FEET OF LOTS 1 & 2, THE NORTH 50' AND WEST 30' OF LOT 3, THE EAST 10' OF LOT 3, AND LOT 4, BLOCK 4, CLOUDCROFT SUBDIVISION, (PARCEL IDS: R036301, R036279 & R036032), CLOUDCROFT, OTERO COUNTY, NEW MEXICO AS DESCRIBED IN A SPECIAL WARRANTY DEED, FILED FOR RECORD ON AUGUST 25, 2014 BY INSTRUMENT 201405957, AND A WARRANTY DEED, FILED FOR RECORD JULY 15, 2016, BY INSTRUMENT 201605469, OTERO COUNTY, NEW MEXICO, AND SAID OWNER HEREBY CLAIMS AN EXEMPTION FROM THE SUBDIVISION REGULATIONS AND CERTIFY THAT THIS TRANSACTION INVOLVES:

VOC 10-2-1 SUBDIVISION DOES NOT INCLUDE: R. THE DIMENSION OF LAND RESULTING ONLY IN THE ALTERATION OF PARCEL BOUNDARIES WHERE PARCELS ARE ALTERED FOR THE PURPOSE OF INCREASING OR REDUCING THE SIZE OF CONTIGUOUS PARCELS AND THE NUMBER OF PARCELS IS NOT INCREASED;

SAID OWNER DOES HEREBY CONSOLIDATE AND REPLAT THE PARCEL AS SHOWN HEREON USING THE ALTERNATE PROCEDURE (10-3-4) OF THE VILLAGE OF CLOUDCROFT SUBDIVISION REGULATIONS AND IN THE RECORDING OF THIS PLAT, SAID OWNER AND PROPRIETOR HEREBY CAUSES SAID LOTS TO BE VACATED AND REPLATED AS SHOWN ON THIS PLAT AND DOES CAUSE ALL THE ROADS AND EASEMENTS, IF ANY, WITHIN THE BOUNDARIES OF THE ABOVE DESCRIBED TRACT OF LAND TO BE DEDICATED FOR THE PURPOSES SHOWN HEREON. THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR OF SAID TRACTS OF LAND.

IN WITNESS WHEREOF, SAID OWNER AND PROPRIETOR HAS SET THEIR HAND AND SEAL ON THIS

2nd DAY OF December, 2022.

James Jackson
JAMES JACKSON

ACKNOWLEDGMENT

STATE OF New Mexico)
COUNTY OF Otero) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2nd DAY OF

December, 2022, BY JAMES JACKSON. WITNESS MY HAND AND SEAL ON THIS DAY AND

9/9/26

NOTARY PUBLIC
State of New Mexico
Notary Public
Cheryl Lee Sandover
Commission Number 1088546
Expiration Date 9/9/2026

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF THE ELECTRIC SERVICE COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES, THE TELEPHONE COMPANY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMER OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCH GEAR, AS INSTALLED SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCH GEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

APPROVALS

OCRC ELECTRIC SERVICE COMPANY

BY: James W. Hines DATE: 11/10/22

TBTC TELEPHONE SERVICE COMPANY

BY: Tim Hines DATE: 11/15/22

CABLE TELEVISION PROVIDER

BY: _____ DATE: _____

ACCEPTANCE OF THE VILLAGE OF CLOUDCROFT

THIS PLAT OF REPLAT C, BLOCK 4, CLOUDCROFT SUBDIVISION IN THE VILLAGE OF CLOUDCROFT, OTERO COUNTY, NEW MEXICO

ON THIS 16 DAY OF November, 2022, SUBMITTED AND APPROVED.

William Denney VILLAGE MAYOR

ATTEST, Don G. Hines VILLAGE CLERK

FILING
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 12:17 O'CLOCK, P.M., THIS 12TH DAY OF December, 2022.

Robin Holmes COUNTY CLERK

BY: Steve J. Sandoval
INSTRUMENT NO. 202211896

CSS Proj. No. 21-627

Sheet 1 of 1

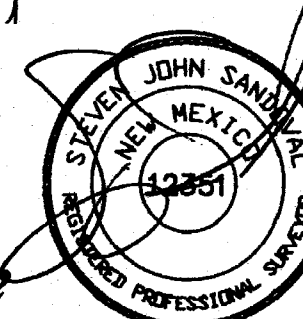
SURVEYOR'S CERTIFICATE

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

November 8, 2022



REFERENCE DOCUMENTS:
SPECIAL WARRANTY DEED TO JAMES JACKSON
FILED FOR RECORD AUGUST 25, 2014
BY INSTRUMENT 201405957

WARRANTY DEED TO JAMES JACKSON
FILED FOR RECORD JULY 15, 2016
BY INSTRUMENT 201605469

PLAT OF CLOUDCROFT SUBDIVISION
FILED FOR RECORD IN PLAT BOOK 8, PAGE 8

Construction Surveying Services
PO Box 2295, Alamogordo, NM 88311
(575) 443-6202 FAX (575) 443-1151