

DESIGN CONTROLS

FOR THE BUTTERFIELD RIDGE SUBDIVISION

ARTICLE I

STATEMENT OF INTENT

The Butterfield Ridge Subdivision is designed to achieve a relationship in which man-made buildings exist within the landscape instead of dominating the landscape. The introduction of roads, utilities, buildings, and other man-made elements are to be made in such a way that they do not destroy the natural beauty of the land, its terrain, its vegetation, or its mood.

ARTICLE II

DESIGN REVIEW

Under the provisions of Article IV of the Declaration of Protective Covenants, Conditions, and Restrictions of the Butterfield Ridge Subdivision, a process of design review has been established to help guide property owners and to provide property owners with information when dealing with the requirements of each home site. The Covenants require only one submittal and approval, but it is strongly recommended that a preliminary design conference be requested when preliminary plans are ready. This is early enough in the project process to protect the owner from having to make expensive changes when the final plans are completed and reviewed. At this preliminary stage, drawings should be complete enough to give an accurate picture of all aspects of the design, but without the detail that will be necessary in the final construction drawings that will be reviewed for final approval. At the preliminary review stage, submitted plans need be one copy only and should show the

conceptual design of (1) the site with landscaping; (2) floor plans; and (3) elevations showing the exterior materials, character, and color of the proposed structure.

Drawings submitted for the final review should be in three copies and include the following:

- (1) Site Plan. Indicate proposed building footprint, roof drip lines, property boundaries and easements, utility locations, existing vegetation, existing and proposed contours, areas of cut and fill, drainage, ponding, driveways, sidewalks, decks, and other proposed improvements. Drawn at 1" = 20' or larger;
- (2) Footing and Foundation Plan. Drawn at 1/8" or 1/4" scale;
- (3) Floor Plans. Drawn at 1/8" or 1/4" scale. Include all room dimensions, door and window locations, and sizes and locations of mechanical and electrical systems;
- (4) Elevations. Indicate the exterior appearance of all views of the main dwelling structure, the garage, and the housekeeper's or guest's quarters (if any), labeled in accordance with the site plan; height of chimneys as compared with the ridge of the roof; and natural and finished grades for all elevations of all views. Describe all exterior materials, colors, and finishes (walls, roofs, trim, chimneys, windows, doors, etc.);
- (5) Building Sections. Presented at 1/8" or 1/4" scale. Indicate building walls, floors, interior relationships, finished exterior grades, and other information to clearly describe the interior/exterior relationship of the building;
- (6) Details. Provide design details to sufficiently represent the visual expression of the building. Expose connections of material interfaces;
- (7) Landscape Plan. Present at 1/16" or 1/8" scale; can be included with the site plan drawing. Include site contours, plant materials (with indication of size), rock outcroppings, decks or patios, driveways, etc. Indicate all existing trees, all

large shrubs and plants, proposed walls with detailed description of the construction, size, and location of any swimming pool or spa, and exterior lighting locations and coverage areas;

- (8) Specifications. Provide specifications and color boards for at least the following items: exterior wall materials and colors, windows and doors with colors, exterior trim materials and colors, exterior fireplace chimney, and exterior lighting fixtures.

The time for the approval process will vary with the adequacy of the design information submitted and the acceptability of the submitted design. It should be understood that inadequate information and/or inappropriateness can delay review of a proposed design. Every attempt will be made to limit review time for each submittal to two weeks or less.

A house is an important and expensive investment, and the use of a professional design consultant is recommended to help ensure a more satisfactory end result. An owner may, however, attempt his or her own design. If the design reflects an acceptable house and the plans are completely executed, they will be accepted. Most owners are not sophisticated designers or familiar enough with the work involved to prepare plans and specifications in a form adequate for review procedures and for permit issuance. If you elect to do your own design or retain non-professional services, you should anticipate providing a high level of practical, technical, and aesthetic competence, and it is very likely that review and approval will require considerably longer time than if a professional were involved.

Approved plans are kept on file, and if changes or revisions are desired, there must be an additional submittal to the Design Control Committee for further review and approval.

The Design Control Committee does not seek to restrict taste or individual preferences, but to avoid harsh contrasts within the landscape and to encourage careful design so that there is harmony between buildings and their site, and among buildings themselves.

ARTICLE III

FITTING THE LANDSCAPE

Native shrubs and plants and indigenous trees contribute much to the natural beauty and ecology of the Butterfield Ridge Subdivision. These natural amenities are to be retained wherever possible. Clearing of a site will not be allowed beyond that which is necessary for a "building envelope" and related close-in patio, garden, and/or yard areas. It is expected that the design of the house will be tailored to the site, not the site to the house.

To help owners and their designers design houses that fit into the natural landscape, the following recommendations are offered:

1. Preserve the native shrubs and plants as much as possible.
2. Protect existing trees wherever possible.
3. Keep all landscape plans informal and simple and in harmony with the environment, using plants and material indigenous to the area.
4. Grassy yard areas or cultivated garden areas should be restricted in size and closely associated with the house.

On a limited number of Lots, the area on which a house and yard can be built (the building pad) has been cleared during the course of the construction of the Subdivision. These areas have been designated after careful consideration by the Subdivision's planners and engineers regarding such issues as privacy, preservation of views, drainage, and the like. The Design Control Committee will require that a house planned for a Lot on which a building pad has already been built shall be located, insofar as possible, on that building pad, with additional area to be cleared by the owner or the owner's contractor to be kept to a minimum to accommodate patio, garden, pool, and/or yard areas, but only if such areas appear on the plans submitted to the Design Control Committee and are approved by the Committee.

On the Lots on which a building pad has not been built during the course of the construction of the Subdivision, the location of the building pad has been shown on the

Subdivision plan attached hereto as Exhibit "B." The location of the building pad has been designated after consideration of such issues as privacy, preservation of views, drainage, and the like. Unless noted otherwise, the size of the building pad shall be considered to be a circle having a radius of sixty feet. The Design Control Committee will require that a house planned for a Lot for which a building pad has not been built during construction of the Subdivision shall be located, insofar as possible, within the confines of the circle mentioned above, with additional area to be cleared by the owner or the owner's contractor to be kept to a minimum to accommodate patio, garden, pool, and/or yard areas, but only if such areas appear on the plans submitted to the Committee and are approved by the Committee.

ARTICLE IV

BUILDING DESIGN

It is the ability of structures to fit within the natural landscape rather than their tendency to demand attention that makes them work. Structures designed with this spirit will give unity to the Subdivision and will intensify the experience of being in a place that is unique and is sensitive to the natural beauty and ecology of the site.

Size. The minimum size of a house (exclusive of basements, carports, garages, and open porches) is two thousand five hundred square feet.

Setbacks. The setbacks for each Lot are as required by ETZ or other appropriate governmental ordinances.

Height. The maximum height for a one-story structure is sixteen feet for two-thirds of the house and nineteen feet for one-third of the house. The maximum height for a two-story structure is twenty-eight feet. A two-story structure shall be permitted on Lot 15 only. Ground shall be considered the elevation of the building pad as indicated in Exhibit "B." For the purpose of measuring maximum height, a pitched roof will be measured to the highest point of the roof and a flat roof will be measured to the top of parapets. Flues and chimneys shall not be permitted to extend more than three feet above the maximum height. Roof-

mounted cooling/heating units are discouraged and shall not be permitted to extend above the maximum height; moreover, such units must be completely screened by parapets from view of the street and from all neighboring properties.

Roof Forms and Materials. The Design Control Committee strongly recommends flat roofs. Pitched roofs shall not be permitted with a pitch of more than 5:12. Pitched roofs must use terra cotta tile in the red-orange-brown family of colors. Imitation terra cotta tiles made with concrete or cement is discouraged and shall be permitted only if a sample acceptable to the Committee is presented in advance.

Exterior Walls. Only stucco walls in white, off-white, and light earth-tone colors shall be permitted.

Dwelling House to be Constructed First. No garage or other outbuilding shall be constructed on any Lot until after commencement of construction of the dwelling house on the same Lot. All construction and alteration work shall be prosecuted diligently, and each building, structure, or improvement that is commenced on any Lot shall be entirely completed within one year after commencement of construction.

Towers and Antennae. No towers, radio or television antennae, or satellite receivers (dishes) shall be erected on any Lot or attached to the roof or exterior of any structure on any Lot. In the event that advances in technology make available antennae or receivers that are, in the opinion of the Design Control Committee, unobtrusive, the restriction in this paragraph may be modified at the sole discretion of the Committee.

Temporary Structures. No used or previously erected or temporary house, structure, house trailer, or non-permanent outbuilding shall ever be placed, erected, or allowed to remain on any Lot, except during construction periods and only then with written approval of the Design Control Committee. No dwelling house shall be occupied in any manner prior to its completion.

Exterior Lighting. The Design Control Committee recommends installation and maintenance of a front-yard exterior light for every residence. However, no exterior light

whose direct source is visible from a neighboring property or which produces excessive glare to pedestrians or vehicular traffic shall be permitted. Indirect sources and horizontal cut-off fixtures are recommended to reduce glare and provide general ambient light. Use of other than white or pale white exterior lights shall be permitted only with specific approval of the Committee.

Utilities. All secondary utility extensions (from trunk lines to individual structures) must be underground.

Solar. The use of passive solar and/or energy-efficient designs are encouraged for all structures in the Butterfield Ridge Subdivision. All Lots have adequate solar access to consider use of solar gain, and the climate allows a high return in costs invested when compared to many areas of the country. Proper window location and size will allow for deep winter sun penetration into the house, and proper overhangs will decrease summer sun penetration into the house. However, roof-mounted solar panels and ground-mounted solar panels will be permitted only if they are completely screened from view of the street and from all neighboring properties.

ARTICLE V

LANDSCAPE

In order to maintain the natural beauty of the Butterfield Ridge Subdivision landscape, use of native plants and materials is strongly encouraged. The use of exotic plants foreign to the area except those proven over time as viable and appropriate is not permitted. Scale and overall design should be such that one senses the vegetation was integrated with the natural landscape rather than contrasting or imposing.

Irrigated patio, yard, and pool areas should be closely related to the house and clearly divided from the natural vegetation. Planting outside the defined irrigated areas shall be limited to native species compatible to the immediate surrounding area. Irrigated landscape

area should be defined from native vegetation areas by timber, stone, or other edging elements.

Individuals or contractors should use the building pad or the driveway of a Lot--and not the street--to store landscaping and construction materials. If there is not sufficient space on the building pad or the driveway, the street may be used only on the conditions that traffic is not impeded and that the materials be completely removed from the street--and the street thoroughly cleaned--within three days of the deposit of the materials. Under no circumstances shall such materials be stored in areas of native vegetation or on adjoining property.

The maximum grade for a cut or fill slope in severe circumstances shall be one and one-half feet horizontal to one foot vertical. The preferred maximum slope for areas of cut and fill where revegetation is necessary is two feet horizontal to one foot vertical.

Slope rounding creates a more natural-appearing slope configuration and promotes rapid revegetation at the fringe of disturbed areas. Sharp, "engineered" cut slopes shall not be permitted. Grouted rip-rap shall not be permitted on slopes.

All topsoil shall be salvaged from disturbed areas and respread on the Lot prior to revegetation. Where possible, existing brush and grasses should be incorporated with stripped and respread topsoil.

The primary landscaping of a Lot shall begin no later than ninety days after completion of the dwelling house on the Lot and shall be substantially completed within ninety days of commencement.

Visible retaining walls shall be limited to six feet. When retaining walls are required in a height exceeding the maximum of six feet, multiple structures should be stepped back to create planting terraces.

Rock walls shall be permitted along or near the boundary of a Lot only where the boundary is coincidental with the building pad or building envelope. Rock walls shall not be built into, through, or around designated natural areas. For the sake of privacy, rock walls (or stucco walls that match the exterior stucco of the house on a Lot) shall be permitted

around the building envelope, including defined irrigated areas, gardens, yards, patios, and swimming pools.

Lot ponds for the purpose of controlling run-off caused by construction on Lots shall be the responsibility of individual Lot owners and shall be constructed at the time of construction of the residence on each Lot.

BUTTERFIELD RIDGE

AN EXTRA TERRITORIAL ZONE SUBDIVISION
LOCATED IN PROJECTED SECTION 8, T.23S., R.1E.
WITHIN TRACT 2 OF THE MESILLA CIVIL COLONY GRANT,
WEST OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO
SEPTEMBER 6, 1994

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE FOREGOING SUBDIVISION OF THAT CERTAIN PARCEL OF LAND SITUATE WEST OF THE CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO AND WITHIN THE FIVE MILE EXTRA TERRITORIAL ZONE IN PROJECTED SECTION 8, T.23S., R.1E., WITHIN TRACT 2 OF THE MESILLA CIVIL COLONY GRANT IN THE PICACHO HILLS COUNTY CLUB AREA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT; IDENTICAL TO THE NORTHWEST CORNER OF TRACT D, ALTO ESTATES UNIT 3 AS FILED JANUARY 14, 1994, IN PLAT RECORD 18, PAGES 1-3 OF THE DONA ANA COUNTY RECORDS; THENCE FROM THE POINT OF BEGINNING N.00°57'02"E, 943.59 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE N.65°51'06"E, 2274.17 FEET TO A 1/2" IRON ROD SET FOR A CORNER OF THIS TRACT; THENCE N.87°08'23"E, 270.03 FEET TO A 1/2" IRON ROD SET FOR A CORNER OF THIS TRACT; THENCE N.65°27'15"E, 363.49 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE S.04°00'00"W, 1023.67 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE N.89°55'17"W, 557.10 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT; IDENTICAL TO THE NORTHEAST CORNER OF LOT 36, ALTO ESTATES UNIT 3; THENCE ALONG THE NORTH LINE OF ALTO ESTATES UNIT 3 AND ALTO ESTATES UNIT 3, REPLAT NO. 1, THE FOLLOWING SIX COURSES AND DISTANCES: S.76°59'34"W, 736.31 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT; THENCE S.83°41'04"W, 195.65 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT; THENCE S.52°56'40"W, 739.26 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT; THENCE S.24°27'47"W, 209.70 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT; THENCE S.52°56'40"W, 325.00 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT; THENCE N.89°55'06"W, 214.59 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 49.763 ACRES OF LAND, MORE OR LESS.

AS THE SAME APPEARS ON THIS PLAT TO WHICH THIS DEDICATION IS ATTACHED AND MADE A PART HEREOF, AND THE PLAT HAS BEEN SUBMITTED TO AND CHECKED BY THE CITY OF LAS CRUCES EXTRA TERRITORIAL ZONE COMMISSION, DONA ANA COUNTY, NEW MEXICO, AS BY STATUTE PROVIDED FOR AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, THE STREETS, ALLEYS, PUBLIC WAYS, PARKS AND OTHER PUBLIC PROPERTY AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOREVER. THE PRIVATE ROAD AND UTILITY EASEMENT IS SUBJECT TO AN OPTION TO DONA ANA COUNTY ACTING BY AND THROUGH ITS DULY ELECTED AND QUALIFIED COUNTY COMMISSION TO CONVERT AND DECLARE THE ABOVE DESCRIBED PRIVATE ROAD AND UTILITY EASEMENT TO BE A PUBLIC RIGHT-OF-WAY WITHOUT FURTHER NOTICE TO THE OWNER OF EITHER THE DOMINANT ESTATE SERVED BY SUCH EASEMENT OR THE SERVIENT ESTATE OVER WHICH SUCH EASEMENT CROSSES FROM THE FILING OF THE NOTICE. SUCH EASEMENT SHALL BE CONSIDERED AS A PUBLIC RIGHT-OF-WAY AS DEFINED IN EXTRA-TERRITORIAL ZONING REGULATIONS OR ANY SUCCEEDING REGULATIONS. THIS OPTION SHALL TERMINATE TWENTY (20) YEARS AFTER THE FILING OF THE FINAL PLAT OF SURVEY IN THE COUNTY CLERK'S OFFICE. ELECTRIC, TELEPHONE, GAS, WATER, SANITARY AND STORM SEWER, CABLE TELEVISION FACILITIES AND OTHER PUBLIC UTILITIES WILL BE INSTALLED UNDERGROUND OR OVERHEAD OR ALONG STREETS, ALLEYS, UTILITY EASEMENTS, PUBLIC AREAS AND IN LOT OWNER'S FACILITIES. ALL INSTALLATIONS SHALL CONFORM WITH NATIONAL ELECTRIC SAFETY CODES AND OTHER APPLICABLE LOCAL CODES IN EFFECT. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE GRANTED FOR UNDERGROUND PIPELINES, OVERHEAD AND UNDERGROUND CABLES, POLES, ANCHORS, CONDUCTORS, CONDUITS, TRANSFORMER INSTALLATIONS, INCLUDING PADMOUNT AND CONVENTIONAL PULLBOXES, MANHOLES, SERVICE FACILITIES AND ALL OTHER NECESSARY EQUIPMENT FOR UNDERGROUND AND AERIAL DISTRIBUTION SYSTEMS, TOGETHER WITH THE OVERHANG OF SERVICE WIRES, AND WITH THE RIGHT OF INGRESS AND EGRESS THERETO FOR THE INSTALLATION, OPERATION, INSPECTION, REPAIR, MAINTENANCE, REPLACEMENT, RENEWAL AND REMOVAL THEREOF, AND ALSO THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. BUILDINGS AND STRUCTURES OF A PERMANENT NATURE, EXCEPT FENCES, BOUNDARY WALLS, WALKWAYS AND ROADWAYS WILL BE PROHIBITED FROM BEING BUILT ON OR OVER ANY EASEMENT. EXCEPTIONS TO THE ABOVE MUST BE OBTAINED FROM ALL THE AFFECTED UTILITY COMPANIES. THE SUBDIVISION HEREON SHOWN IS TO BE KNOWN AS BUTTERFIELD RIDGE.

I, THE UNDERSIGNED OWNER DO HEREBY SET MY HAND THIS 8th DAY OF November, 1994.

John I. Moscato, President
JOHN MOSCATO, PRESIDENT
BRIGHT VIEW LAND COMPANY
A DELAWARE CORPORATION
6899 VISTA DEL CERRO
LAS CRUCES, NM 88005

INSTRUMENT OF TITLE: WARRANTY DEED BOOK 386, PAGES 210-214

(STATE OF NEW MEXICO)
(COUNTY OF DONA ANA)

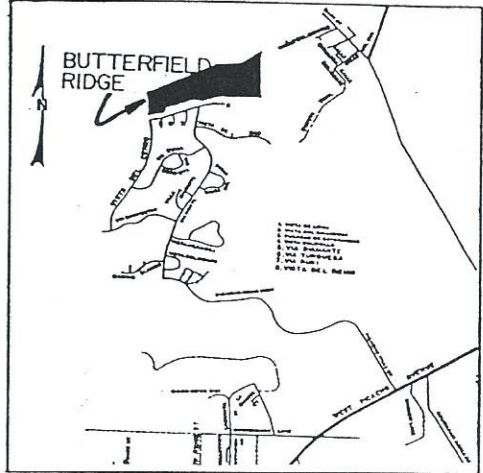
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF November, 1994, BY JOHN MOSCATO.

Patricia A. Hughes
NOTARY PUBLIC
MY COMMISSION EXPIRES: October 21, 1998

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF NEW MEXICO AND THAT THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION FROM THE NOTES OF AN ACTUAL FIELD SURVEY THAT MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Kerry W. Greiner
KERRY W. GREINER, N.M.P.S. NO. 9761
DATE OF SURVEY: 8-15-94



VICINITY MAP (N.T.S.)

EL PASO ELECTRIC COMPANY

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE EL PASO ELECTRIC COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND ONLY), (OVERHEAD ONLY), (UNDERGROUND AND/OR OVERHEAD), (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) ELECTRICAL UTILITIES.

BY: Edwards DATE: 11-7-94

LAS CRUCES TV CABLE COMPANY

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE LAS CRUCES TV CABLE COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND ONLY), (OVERHEAD ONLY), (UNDERGROUND AND/OR OVERHEAD), (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) CABLE UTILITIES.

BY: John Van Dyke DATE: 11-7-94

U. S. WEST COMMUNICATIONS

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE U. S. WEST COMMUNICATIONS, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND ONLY), (OVERHEAD ONLY), (UNDERGROUND AND/OR OVERHEAD), (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) TELEPHONE UTILITIES. THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SICHING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

BY: Boyle DATE: 11/2/94

EXTRA TERRITORIAL ZONE COMMISSION APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND CHECKED BY THE EXTRA TERRITORIAL ZONE COMMISSION. IT CONCURS WITH THE EXPANSION OF THROUGHFARES AND IS IN ACCORDANCE GENERAL EXTRA TERRITORIAL ZONE PLANNING. APPROVED FOR FILING AND RECORDING WITH THE COUNTY CLERK.

Patricia A. Hughes DATE: 11-9-94
CHAIRMAN

Patricia A. Hughes DATE: 11-9-94
SECRETARY

PLAT NO. 2585 RECEPTION NO. 26852
(STATE OF NEW MEXICO)
(COUNTY OF DONA ANA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 16th DAY OF November, 1994 AT 1:00 PM O'CLOCK AND DULY RECORDED IN PLAT RECORD 18, PAGE(S) 1947-1948 FILED IN THE RECORDS OF SAID COUNTY.

Paula Torres
COUNTY CLERK
Paula Torres
DEPUTY CLERK



DIAMONDBACK
LAND SURVEYING CO.
1065-D S. MAIN, SUITE E
LAS CRUCES, NM 88005
(505) 524-2755

385

BUTTERFIELD RIDGE

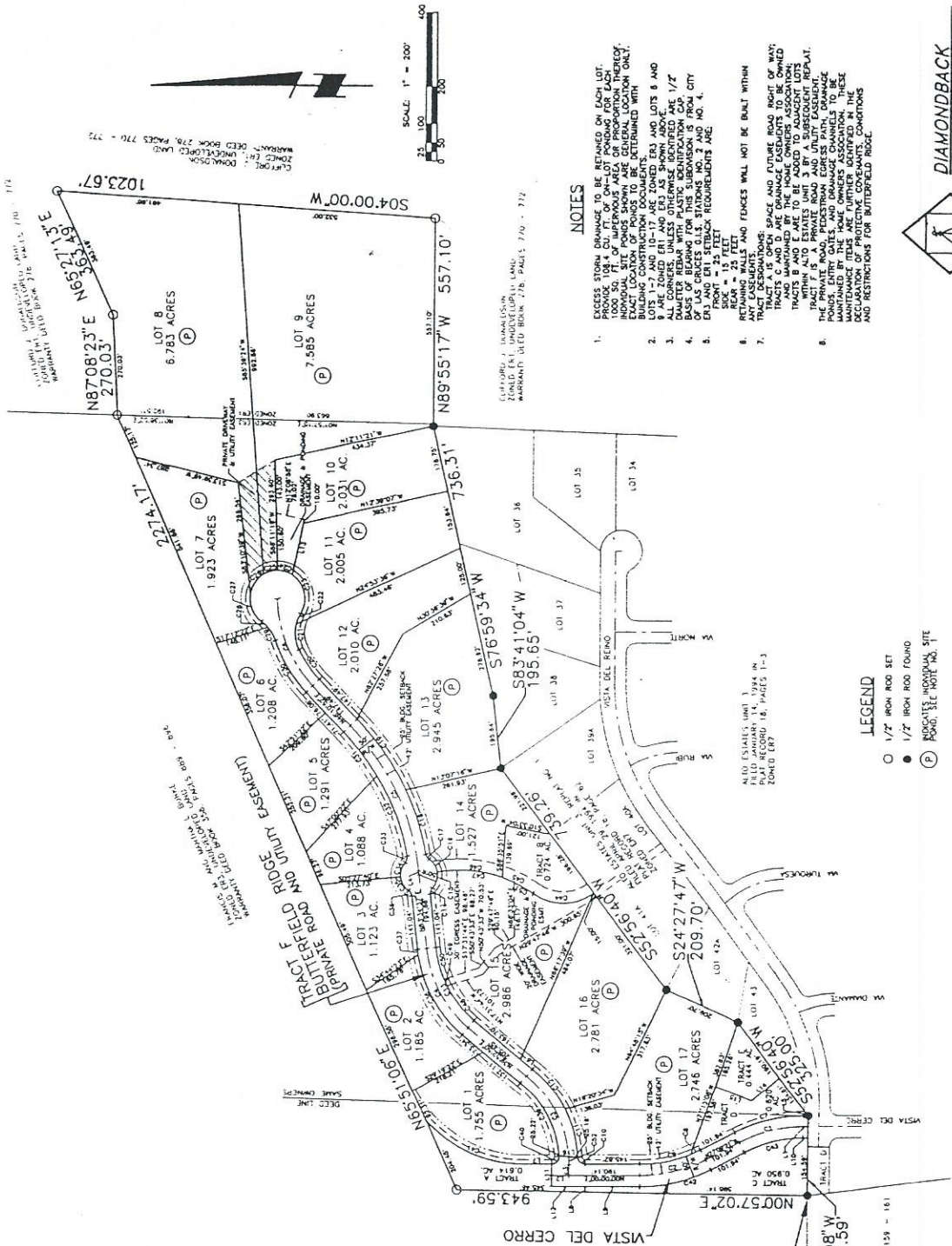
AN EXTRA TERRITORIAL ZONE SUBDIVISION
 LOCATED IN PROJECTED SECTION 8, T.23S., R.1E.
 WITHIN TRACT 2 OF THE MESILLA CIVIL COLONY GRANT,
 WEST OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO
 SCALE: 1" = 200'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	CHORD	BEARING & DIST.
1	100.00	27.271	182.85	181.09	N14°24'14"W 181.09
2	150.00	40.892	277.34	273.42	N14°24'14"W 273.42
3	200.00	49.814	357.50	351.02	N14°24'14"W 351.02
4	250.00	54.188	428.41	418.44	N14°24'14"W 418.44
5	300.00	56.313	493.95	480.21	N14°24'14"W 480.21
6	350.00	57.303	556.81	538.18	N14°24'14"W 538.18
7	400.00	57.604	618.40	594.30	N14°24'14"W 594.30
8	450.00	57.201	679.99	648.77	N14°24'14"W 648.77
9	500.00	56.116	741.80	701.61	N14°24'14"W 701.61
10	550.00	54.361	803.99	751.81	N14°24'14"W 751.81
11	600.00	52.054	866.61	800.46	N14°24'14"W 800.46
12	650.00	49.313	929.72	847.64	N14°24'14"W 847.64
13	700.00	46.167	993.37	893.43	N14°24'14"W 893.43
14	750.00	42.655	1057.59	937.81	N14°24'14"W 937.81
15	800.00	38.817	1122.40	980.86	N14°24'14"W 980.86
16	850.00	34.600	1187.83	1022.66	N14°24'14"W 1022.66
17	900.00	30.053	1253.90	1063.20	N14°24'14"W 1063.20
18	950.00	25.135	1320.63	1102.57	N14°24'14"W 1102.57
19	1000.00	19.900	1388.04	1140.86	N14°24'14"W 1140.86
20	1050.00	14.400	1456.14	1178.15	N14°24'14"W 1178.15
21	1100.00	8.690	1524.94	1214.53	N14°24'14"W 1214.53
22	1150.00	2.720	1594.43	1250.08	N14°24'14"W 1250.08
23	1200.00	-3.350	1664.60	1284.90	N14°24'14"W 1284.90
24	1250.00	-9.520	1735.43	1319.07	N14°24'14"W 1319.07
25	1300.00	-15.790	1806.91	1352.59	N14°24'14"W 1352.59
26	1350.00	-22.120	1879.03	1385.45	N14°24'14"W 1385.45
27	1400.00	-28.470	1951.78	1417.65	N14°24'14"W 1417.65
28	1450.00	-34.880	2025.15	1449.18	N14°24'14"W 1449.18
29	1500.00	-41.300	2099.13	1480.03	N14°24'14"W 1480.03
30	1550.00	-47.770	2173.71	1510.20	N14°24'14"W 1510.20
31	1600.00	-54.240	2248.88	1540.68	N14°24'14"W 1540.68
32	1650.00	-60.750	2324.63	1571.47	N14°24'14"W 1571.47
33	1700.00	-67.240	2400.95	1602.56	N14°24'14"W 1602.56
34	1750.00	-73.740	2477.83	1633.95	N14°24'14"W 1633.95
35	1800.00	-80.270	2555.26	1665.63	N14°24'14"W 1665.63
36	1850.00	-86.840	2633.23	1697.60	N14°24'14"W 1697.60
37	1900.00	-93.470	2711.73	1729.85	N14°24'14"W 1729.85
38	1950.00	-100.160	2790.75	1762.37	N14°24'14"W 1762.37
39	2000.00	-106.930	2870.28	1795.15	N14°24'14"W 1795.15
40	2050.00	-113.780	2950.31	1828.18	N14°24'14"W 1828.18
41	2100.00	-120.710	3030.83	1861.45	N14°24'14"W 1861.45
42	2150.00	-127.730	3111.83	1894.95	N14°24'14"W 1894.95
43	2200.00	-134.840	3193.30	1928.67	N14°24'14"W 1928.67
44	2250.00	-142.040	3275.23	1962.60	N14°24'14"W 1962.60
45	2300.00	-149.330	3357.61	1996.73	N14°24'14"W 1996.73
46	2350.00	-156.710	3440.43	2031.05	N14°24'14"W 2031.05
47	2400.00	-164.180	3523.69	2065.55	N14°24'14"W 2065.55
48	2450.00	-171.740	3607.38	2100.22	N14°24'14"W 2100.22
49	2500.00	-179.390	3691.50	2135.05	N14°24'14"W 2135.05
50	2550.00	-187.130	3776.04	2170.03	N14°24'14"W 2170.03
51	2600.00	-194.960	3861.00	2205.15	N14°24'14"W 2205.15
52	3200.00	-314.000	5100.00	4933.59	N00°57'02"E 943.59

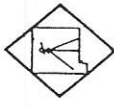
LINE TABLE

NO.	BEARING & DISTANCE
1	N00°57'02"E 943.59
2	N00°57'02"E 943.59
3	N00°57'02"E 943.59
4	N00°57'02"E 943.59
5	N00°57'02"E 943.59
6	N00°57'02"E 943.59
7	N00°57'02"E 943.59
8	N00°57'02"E 943.59
9	N00°57'02"E 943.59
10	N00°57'02"E 943.59
11	N00°57'02"E 943.59
12	N00°57'02"E 943.59
13	N00°57'02"E 943.59
14	N00°57'02"E 943.59
15	N00°57'02"E 943.59
16	N00°57'02"E 943.59
17	N00°57'02"E 943.59
18	N00°57'02"E 943.59
19	N00°57'02"E 943.59
20	N00°57'02"E 943.59
21	N00°57'02"E 943.59
22	N00°57'02"E 943.59
23	N00°57'02"E 943.59
24	N00°57'02"E 943.59
25	N00°57'02"E 943.59
26	N00°57'02"E 943.59
27	N00°57'02"E 943.59
28	N00°57'02"E 943.59
29	N00°57'02"E 943.59
30	N00°57'02"E 943.59
31	N00°57'02"E 943.59
32	N00°57'02"E 943.59
33	N00°57'02"E 943.59
34	N00°57'02"E 943.59
35	N00°57'02"E 943.59
36	N00°57'02"E 943.59
37	N00°57'02"E 943.59
38	N00°57'02"E 943.59
39	N00°57'02"E 943.59
40	N00°57'02"E 943.59
41	N00°57'02"E 943.59
42	N00°57'02"E 943.59
43	N00°57'02"E 943.59
44	N00°57'02"E 943.59
45	N00°57'02"E 943.59
46	N00°57'02"E 943.59
47	N00°57'02"E 943.59
48	N00°57'02"E 943.59
49	N00°57'02"E 943.59
50	N00°57'02"E 943.59
51	N00°57'02"E 943.59
52	N00°57'02"E 943.59



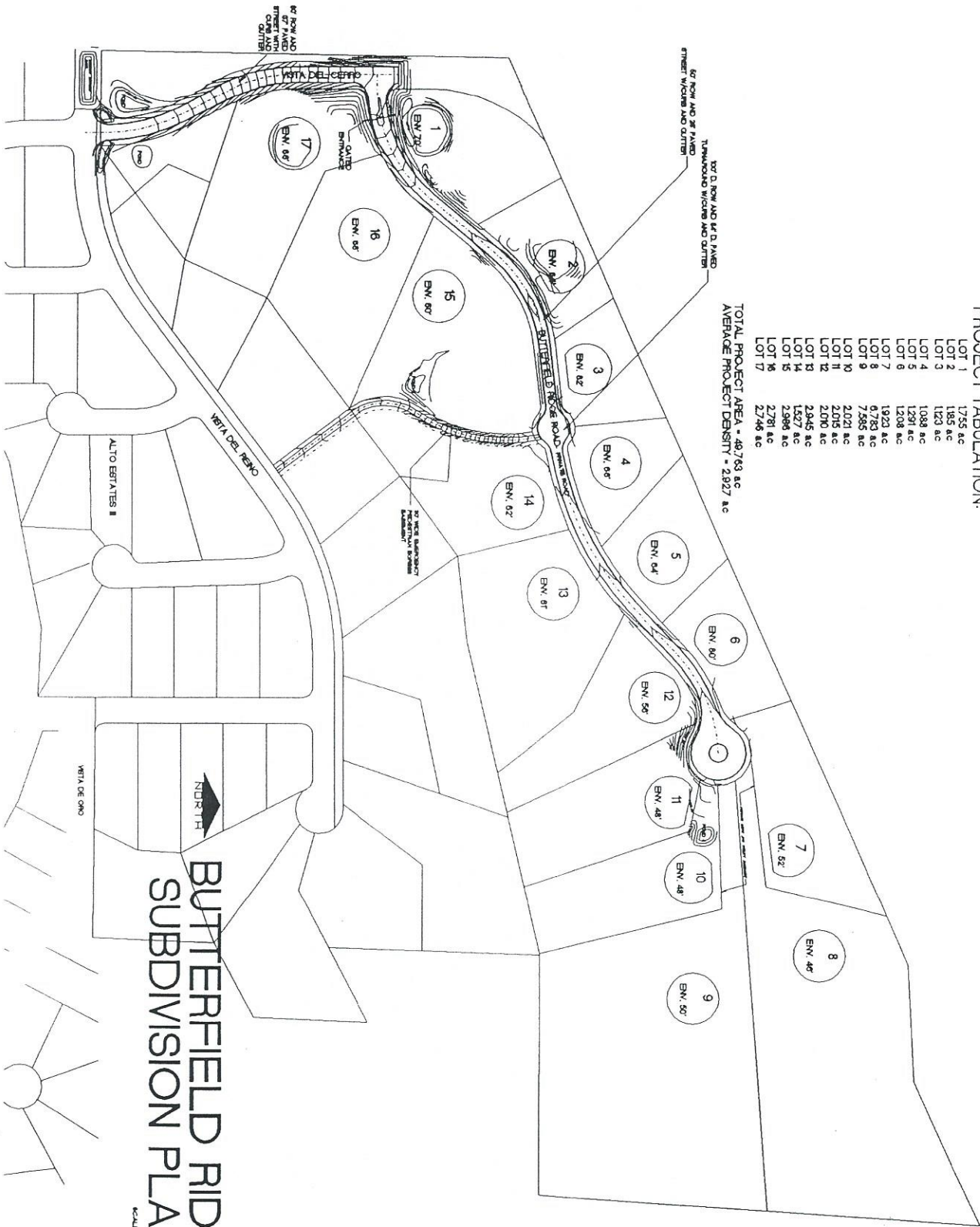
NOTES

1. FIGURES SHOWN ON THIS PLAN ARE BASED ON THE REFERENCE POINT OF EACH LOT. APPROX. 100.4 FEET OF OPEN SPACE AND 100.4 FEET OF IMPROVED AREA OR PROPORTION THEREOF. EXACT LOCATION OF POINTS TO BE DETERMINED WITH BUILDING CONSTRUCTION DOCUMENTS.
2. LOTS 1 THROUGH 10 ARE ZONED R1 AND LOTS 11 THROUGH 38 ARE ZONED R2.
3. ALL CORNERS, UNLESS OTHERWISE IDENTIFIED ARE 1/2 SECTION CORNERS.
4. BASIS OF BEARING FOR THIS SUBDIVISION IS FROM CITY OF LAS CRUCES U.S. STATIONS NO. 2 AND NO. 4.
5. DISTANCE REQUIREMENTS ARE: FRONT = 15 FEET SIDE = 15 FEET REAR = 15 FEET
6. RETAINING WALLS AND FENCES WILL NOT BE BUILT WITHIN TRACT A.
7. TRACT A IS OPEN SPACE AND FUTURE ROAD RIGHT OF WAY; TRACT A IS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
8. TRACT B IS TO BE A PRIVATE ROAD AND UTILITY EASEMENT. THE PRIVATE ROAD, PEDESTRIAN EGRESS PATH, DRAINAGE EASEMENT AND UTILITY EASEMENT SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. THESE DECLARATIONS OF UTILITY EASEMENTS IDENTIFIED IN THESE DECLARATIONS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND RESTRICTIONS FOR BUTTERFIELD RIDGE.



- LEGEND
- 1/2 IRON ROD SET
 - 1/2 IRON ROD FOUND
 - Ⓟ INDICATES HOODMAN SITE
- NOTE: SEE NOTE NO. 1

386



PROJECT TABULATION:

LOT 1	1755 ac
LOT 2	185 ac
LOT 3	123 ac
LOT 4	1088 ac
LOT 5	1291 ac
LOT 6	1208 ac
LOT 7	1923 ac
LOT 8	9783 ac
LOT 9	7585 ac
LOT 10	2021 ac
LOT 11	2015 ac
LOT 12	2010 ac
LOT 13	2945 ac
LOT 14	1527 ac
LOT 15	2986 ac
LOT 16	2781 ac
LOT 17	2746 ac

TOTAL PROJECT AREA - 49,743 ac
AVERAGE PROJECT DENSITY - 2.927 ac

BUTTERFIELD RIDGE SUBDIVISION PLAN

SCALE: 1" = 100'

Date	Issue
5/20/04	PRESENTATION

BUTTERFIELD RIDGE
AT PICACHO HILLS
LAS CRUCES, NEW MEXICO

387