

DESIGN CONTROLS
FOR THE BUTTERFIELD RIDGE II SUBDIVISION

ARTICLE I
STATEMENT OF INTENT

The Butterfield Ridge II 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 II 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, driveways, sidewalks, decks, and other proposed improvements. In addition, the size and location of the required on-lot ponding must be shown. 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 overall Butterfield Ridge II Subdivision 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 II 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 many of the 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 diameter of one hundred feet (or, approximately 7,850 sq. ft.). 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 two hundred fifty square feet.

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

Height. With the exception of variances that may be granted on a case-by-case basis, all houses shall be limited to one story, with the maximum height being fifteen feet for two-thirds of the house and nineteen feet for one-third of the house. Variances will be considered only under these two circumstances: (1) when the additional height of the house for which a variance is being requested will not block or impede the view of any other house in the subdivision, and (2) when the style of the house for which the variance is being requested is judged by the Design Control Committee to be suitable to the subdivision and nonobtrusive

to the overall atmosphere of the subdivision (in this regard, the Design Control Committee shall look more favorably upon plans for a partial second story, in keeping with many traditional Southwest designs, than upon plans for a full second story). 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 roof-mounted units must be completely screened by parapets from view of the streets and from all yards and houses in the Subdivision. In addition, such roof-mounted units shall not be permitted on two-story structures.

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 are 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-to-medium 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, with the exception that satellite receivers under twenty inches in diameter shall be permitted if they are installed so that they are not visible from any street or from any yard

house in the Subdivision. In the event that advances in technology make available other 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 II 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 yards and houses in the Subdivision.

ARTICLE V
LANDSCAPE

In order to maintain the natural beauty of the Butterfield Ridge II 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 areas should be defined from native vegetation areas by 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.

Rounding of slopes 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.

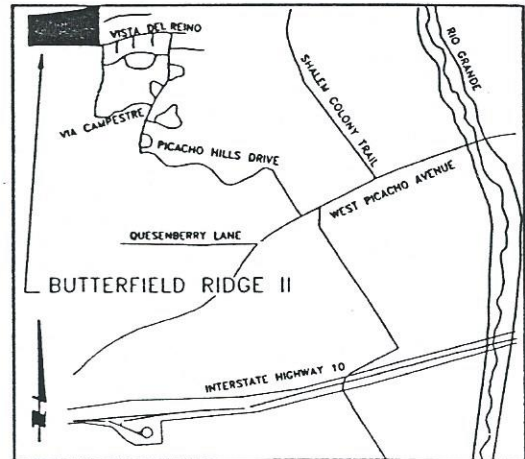
Visible retaining walls shall be limited to six feet. When retaining walls are required in a height exceeding the maximum of six feet, multiple structures should be stepped back to create planting terraces.

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. No house in the Subdivision shall be occupied until the required on-lot ponding has been constructed.

BUTTERFIELD RIDGE II

AN EXTRA TERRITORIAL ZONE SUBDIVISION
LOCATED IN PROJECTED SECTIONS 7 AND 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'
OCTOBER 9, 1995



VICINITY MAP (N.T.S.)

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 SECTIONS 7 AND 8, T.23S., R.1E., WITHIN TRACT 2 OF THE MESILLA CIVIL COLONY GRANT IN THE PICACHO HILLS COUNTRY CLUB AREA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT; IDENTICAL TO THE SOUTHWEST CORNER OF TRACT C, BUTTERFIELD RIDGE AS FILED NOVEMBER 16, 1994, IN PLAT RECORD 18, PAGES 144-145 OF THE DONA ANA COUNTY RECORDS, WHENCE THE CITY OF LAS CRUCES G.I.S. STATION NUMBER 2 BEARS S28°05'21"W, 1958.72'; THENCE FROM THE POINT OF BEGINNING N.89°41'23"W, 3920.18 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N.07°57'02"E, 1077.86 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE N.80°12'35"E, 3989.82 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE S.00°57'01"W, 834.03 FEET TO A 1/2" IRON ROD FOUND ALONG THE EAST LINE OF THIS TRACT; IDENTICAL TO THE NORTHWEST CORNER OF TRACT A, BUTTERFIELD RIDGE; THENCE S.00°57'01"W, 943.59 FEET ALONG THE WEST LINE OF BUTTERFIELD RIDGE TO THE POINT AND PLACE OF BEGINNING, CONTAINING 128.481 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 ZONING COMMISSION, DONA ANA COUNTY, NEW MEXICO, AS BY STATUTE PROVIDED FOR AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. THE PRIVATE ROADS AND UTILITY EASEMENTS ARE 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 ROADS AND UTILITY EASEMENTS TO BE A PUBLIC RIGHT-OF-WAY(S) WITHOUT FURTHER NOTICE TO THE OWNER OF EITHER THE DOMINANT ESTATE SERVED BY SUCH EASEMENT OR THE SERVIANT 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 IN 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 II.

I, THE UNDERSIGNED OWNER DO HEREBY SET MY HAND THIS 14th DAY OF December, 1995.

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

INSTRUMENT OF TITLE: Book 34, Pages 1836-1837

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF December, 1995, BY JOHN MOSCATO.

Kerry W. Greiner
(NOTARY PUBLIC)
MY COMMISSION EXPIRES: 7-15-99



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. 8761
DATE OF SURVEY 7-15-95



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: Del Seely DATE: 12-8-95

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: Jan P. Dyk DATE: 12-8-95

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: Bob Johnson DATE: 12-12-95

EXTRA TERRITORIAL ZONING COMMISSION APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND CHECKED BY THE EXTRA TERRITORIAL ZONING 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.

Kerry W. Greiner CHAIRMAN DATE: 12-18-95
Del Seely SECRETARY DATE: 12-18-95

PLAT NO. 2746 RECEPTION NO. 27566
(STATE OF NEW MEXICO)
(COUNTY OF DONA ANA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 18th DAY OF December, 1995, AT 3:35 PM O'CLOCK AND DULY RECORDED IN PLAT RECORD 18, PAGE(S) 273-26 FILED IN THE RECORDS OF SAID COUNTY.

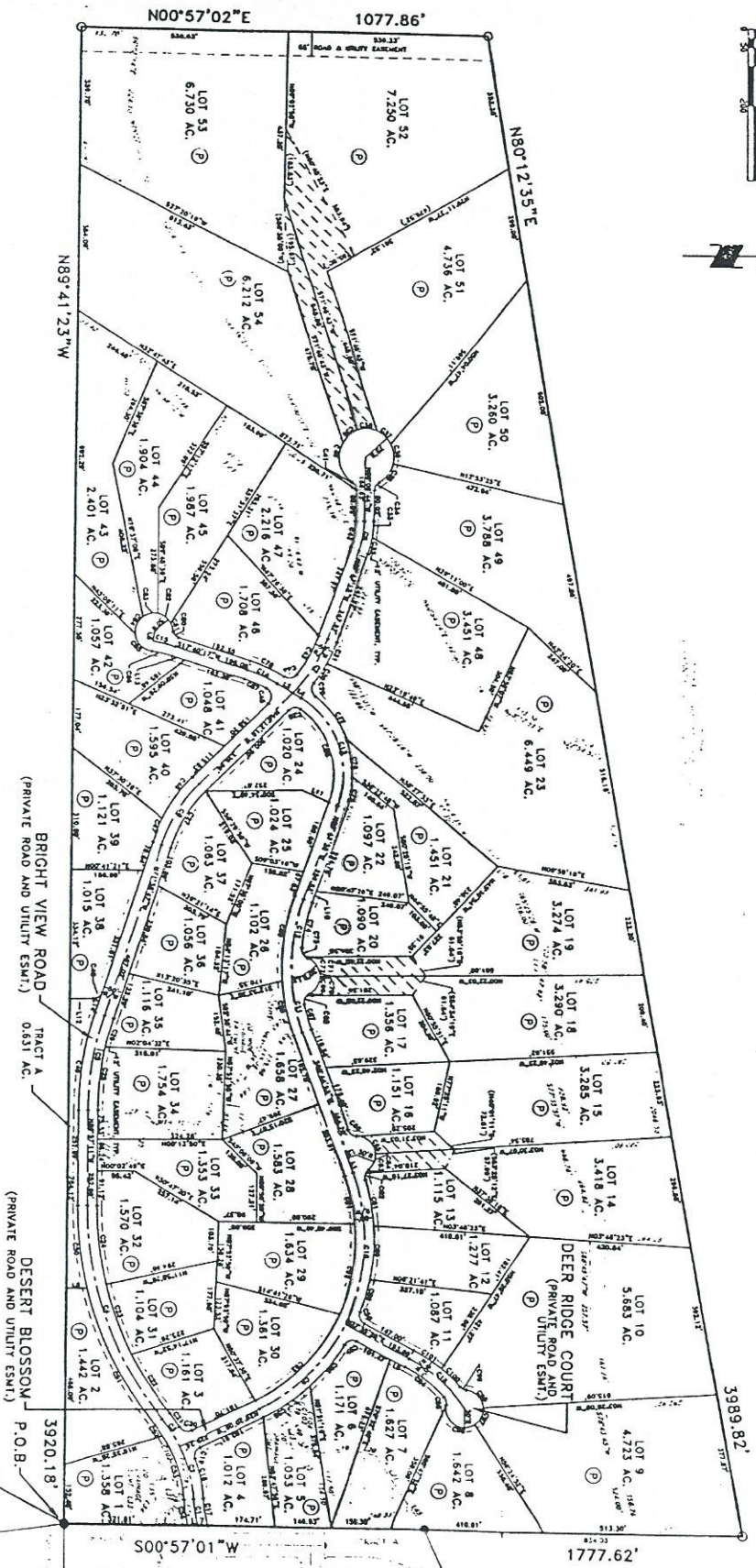
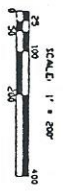
Rita Jones
COUNTY CLERK
Mary Lytton
DEPUTY CLERK



DIAMONDBACK
LAND SURVEYING CO.
1065-D S. MAIN, SUITE E
LAS CRUCES, NM 88005
(505) 324-2755
FILE ID: 1-BTRFL2.DWG

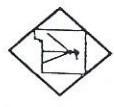
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 SCALE: 1" = 200'
 OCTOBER 9, 1995



SEE SHEET 3 OF 3 FOR RESTRICTIVE NOTES

- LEGEND**
- (P) INDIVIDUAL LOT PINS, SEE NOTE 3
 - 1/2" IRON ROD SET
 - 1/2" IRON ROD FOUND
 - PRIVATE DRIVE & UTILITY EASEMENT
 - ASSOCIATED TEXT TO PRIVATE DRIVE & UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - ASSOCIATED TEXT TO DRAINAGE EASEMENT



DIAMONDBACK
 LAND SURVEYING CO.
 1065-B S. MAIN, SUITE E
 LAS CRUCES, NM 88005
 5052 1/2 S. CENTRAL, DVC
 FILE 11

580

BUTTERFIELD RIDGE II

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CURVE TABLE

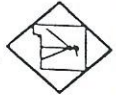
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING & DISTANCE
C1	380.00	67.07	10°06'31"	S81°05'20"W 66.94'
C2	380.00	145.20	21°53'33"	S57°11'43"W 144.31'
C3	380.00	85.99	12°57'53"	S57°16'04"W 83.80'
C4	380.00	608.87	38°45'44"	S57°09'57"W 597.15'
C5	380.00	235.81	18°18'44"	N62°43'31"W 234.45'
C6	380.00	430.00	34°43'31"	N62°43'31"W 180.27'
C7	380.00	27.71	18°21'12"	N28°11'12"W 27.71'
C8	380.00	34.61	37°09'43"	N43°40'08"W 31.84'
C9	380.00	48.82	46°17'00"	N58°11'32"W 39.74'
C10	380.00	100.20	71°13'24"	N68°17'47"W 243.70'
C11	380.00	319.09	130°29'32"	S57°03'23"W 294.11'
C12	380.00	87.04	15°07'23"	S54°33'59"W 86.63'
C13	380.00	61.16	10°31'17"	S15°03'19"W 61.09'
C14	380.00	209.49	29°19'44"	N42°30'01"W 198.18'
C15	380.00	98.29	11°10'19"	S00°33'01"W 107.05'
C16	380.00	36.51	8°24'48"00"	N27°40'03"W 33.41'
C17	380.00	33.99	06°15'22"	S9°23'54"W 33.41'
C18	380.00	18.99	12°24'28"	S9°23'54"W 18.86'
C19	380.00	12.20	12°24'28"	S9°23'54"W 12.20'
C20	380.00	12.20	12°24'28"	N27°40'03"W 81.31'
C21	380.00	81.31	06°50'48"	N47°53'10"W 166.41'
C22	380.00	27.65	31°71'19"	N04°40'28"W 31.71'
C23	380.00	28.24	30°58'14"	S62°35'16"W 35.73'
C24	380.00	61.11	08°58'14"	N26°49'42"W 61.11'
C25	380.00	61.11	08°58'14"	N26°49'42"W 61.11'
C26	380.00	41.81	10°04'40"	N44°49'18"W 44.76'
C27	380.00	41.81	09°17'19"	N44°49'18"W 41.50'
C28	380.00	26.19	58°59'51"	N59°08'44"W 25.00'
C29	380.00	42.79	48°57'53"	N59°08'44"W 60.97'
C30	380.00	42.79	40°21'32"	S24°24'40"W 51.76'
C31	380.00	54.73	41°48'57"	S39°21'01"W 51.52'
C32	380.00	54.73	41°48'57"	N57°43'39"
C33	380.00	16.68	89°06'49"	N57°43'39"
C34	380.00	16.68	89°06'49"	N57°43'39"
C35	380.00	16.68	89°06'49"	N57°43'39"
C36	380.00	16.68	89°06'49"	N57°43'39"
C37	380.00	16.68	89°06'49"	N57°43'39"
C38	380.00	16.68	89°06'49"	N57°43'39"
C39	380.00	16.68	89°06'49"	N57°43'39"
C40	380.00	16.68	89°06'49"	N57°43'39"
C41	380.00	16.68	89°06'49"	N57°43'39"
C42	380.00	16.68	89°06'49"	N57°43'39"
C43	380.00	16.68	89°06'49"	N57°43'39"
C44	380.00	16.68	89°06'49"	N57°43'39"
C45	380.00	16.68	89°06'49"	N57°43'39"
C46	380.00	16.68	89°06'49"	N57°43'39"
C47	380.00	16.68	89°06'49"	N57°43'39"
C48	380.00	16.68	89°06'49"	N57°43'39"
C49	380.00	16.68	89°06'49"	N57°43'39"
C50	380.00	16.68	89°06'49"	N57°43'39"
C51	380.00	16.68	89°06'49"	N57°43'39"

LINE TABLE

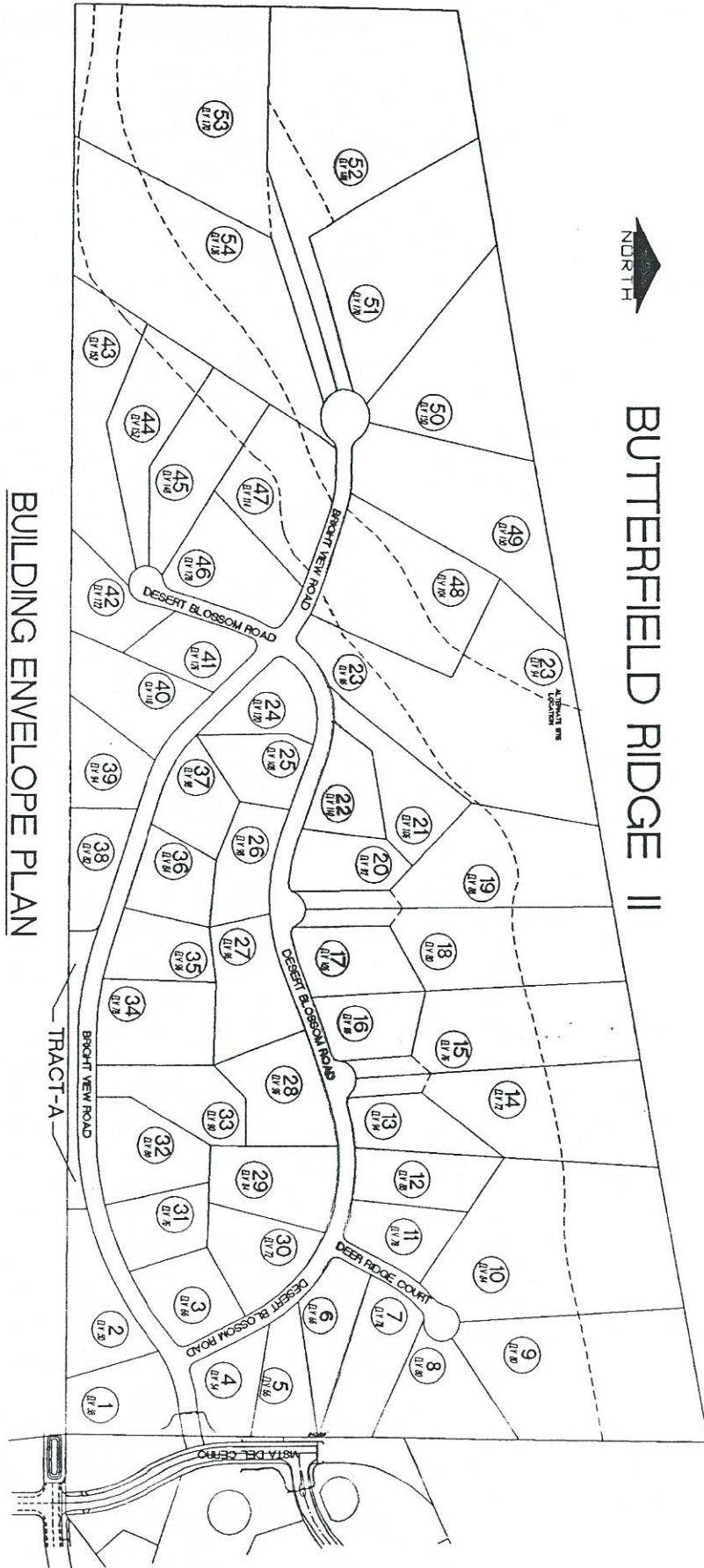
LINE NO.	BEARING	DISTANCE
L1	S69°44'53"W	42.00'
L2	N20°13'07"W	25.00'
L3	N03°11'28"W	25.00'
L4	S30°47'40"W	26.58'
L5	S30°47'40"W	48.05'
L6	S61°33'02"W	3.00'
L7	N00°14'24"E	3.61'
L8	N27°33'29"E	43.84'
L9	N68°43'37"W	31.78'
L10	S28°00'00"W	26.68'
L11	N17°40'12"E	33.86'
L12	S71°58'47"E	56.77'
L13	S53°23'08"W	111.00'
L14	N44°49'53"E	112.27'
L15	N44°49'53"E	146.50'
L16	S27°33'29"E	31.69'
L17	N27°33'29"E	31.69'
L18	N12°54'48"E	51.00'
L19	S42°50'03"W	113.37'
L20	S78°07'09"W	87.33'
L21	S69°47'18"W	13.45'
L22	S69°47'18"W	13.45'
L23	S00°00'00"E	123.50'
L24	N00°00'00"E	123.50'
L25	N60°31'39"W	87.51'
L26	N38°24'19"W	10.51'
L27	N38°24'19"W	79.72'
L28	S35°58'28"E	98.13'
L29	S00°00'00"E	23.00'
L30	S00°00'00"E	23.00'
L31	N00°00'00"E	43.88'
L32	S03°08'02"E	29.06'
L33	S72°09'58"E	52.90'
L34	N78°07'09"E	76.63'
L35	N42°50'03"E	81.93'
L36	S42°50'03"E	31.81'
L37	S69°47'18"E	77.76'
L38	N55°33'48"E	96.92'

NOTES

1. INDIVIDUAL LOT GRADING PLANS MUST BE SUBMITTED TO THE APPLICANT AT THE APPLICANT'S EXPENSE PRIOR TO THE RECORDING OF THIS SUBDIVISION.
2. ALL LOTS ARE ZONED R4.
3. ALL UTILITIES, UNLESS OTHERWISE NOTED, ARE 1/1" BARS OF IRON PIPE FOR THIS SUBDIVISION IS NOW CITY PROPERTY AND WILL BE MAINTAINED BY THE CITY.
4. EGRESS STOPS DURING CONSTRUCTION SHALL BE RETURNED TO ORIGINAL GRADE.
5. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY OF LAS CRUCES FOR THE INSTALLATION OF SEWER, WATER, AND GAS LINES.
6. NEIGHBORHOOD UTILITY LINES SHOWN ARE GENERAL LOCATIONS ONLY. EXACT LOCATION OF LINES TO BE DETERMINED BY THE UTILITY COMPANIES.
7. RETAINING WALLS AND FENCES WILL NOT BE BUILT WITHIN THE LOT LINES.
8. TRACT A IS OPEN SPACE AND FUTURE ROAD RIGHT OF WAY. THE APPLICANT SHALL MAINTAIN AND IMPROVE TRACT A AND SHALL BE RESPONSIBLE FOR THE INSTALLATION OF UTILITY LINES AND FENCES. THE APPLICANT SHALL MAINTAIN AND IMPROVE TRACT A AND SHALL BE RESPONSIBLE FOR THE INSTALLATION OF UTILITY LINES AND FENCES.
9. THE APPLICANT SHALL MAINTAIN AND IMPROVE TRACT A AND SHALL BE RESPONSIBLE FOR THE INSTALLATION OF UTILITY LINES AND FENCES.
10. THE APPLICANT SHALL MAINTAIN AND IMPROVE TRACT A AND SHALL BE RESPONSIBLE FOR THE INSTALLATION OF UTILITY LINES AND FENCES.



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BUILDING ENVELOPE PLAN