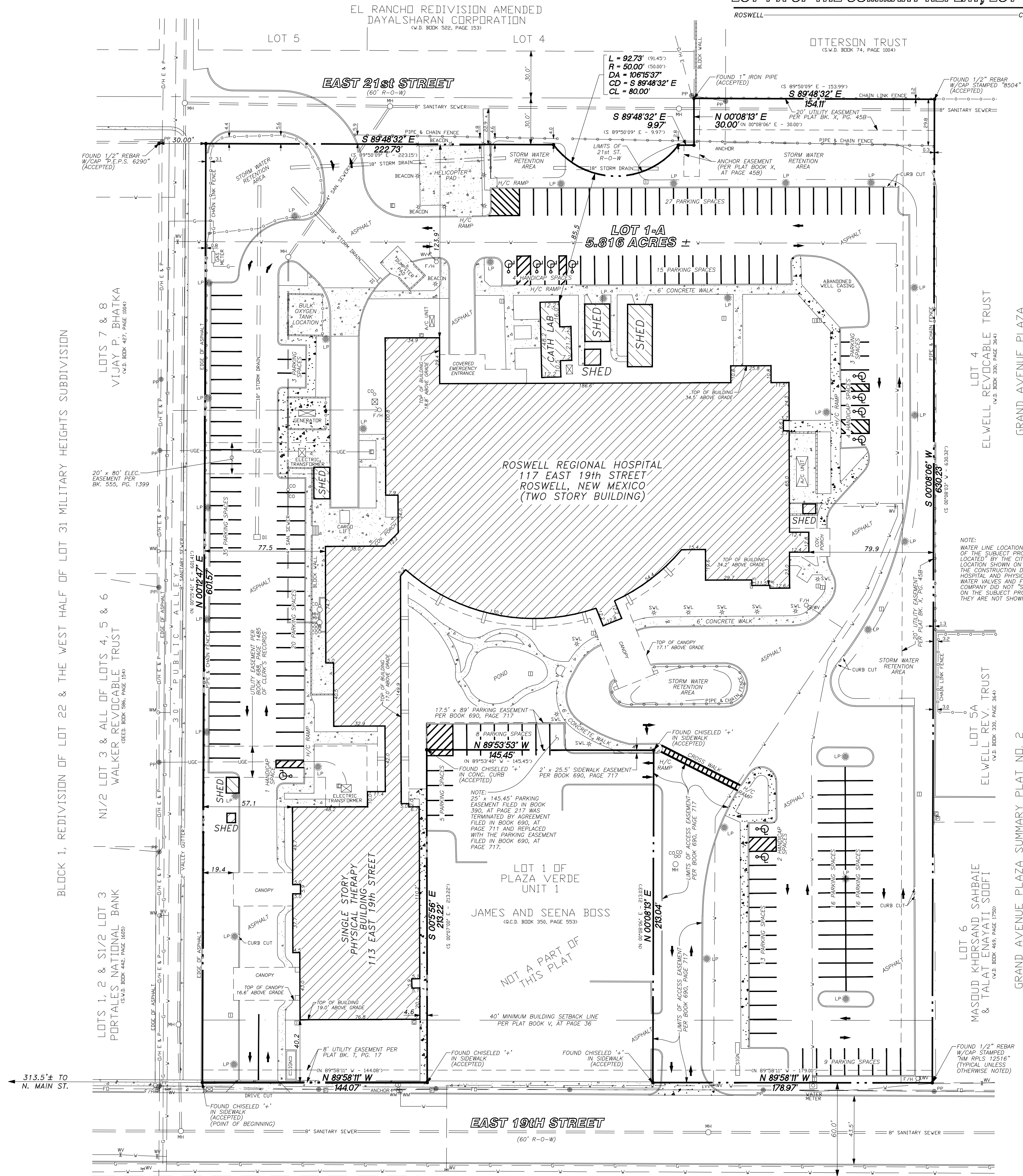


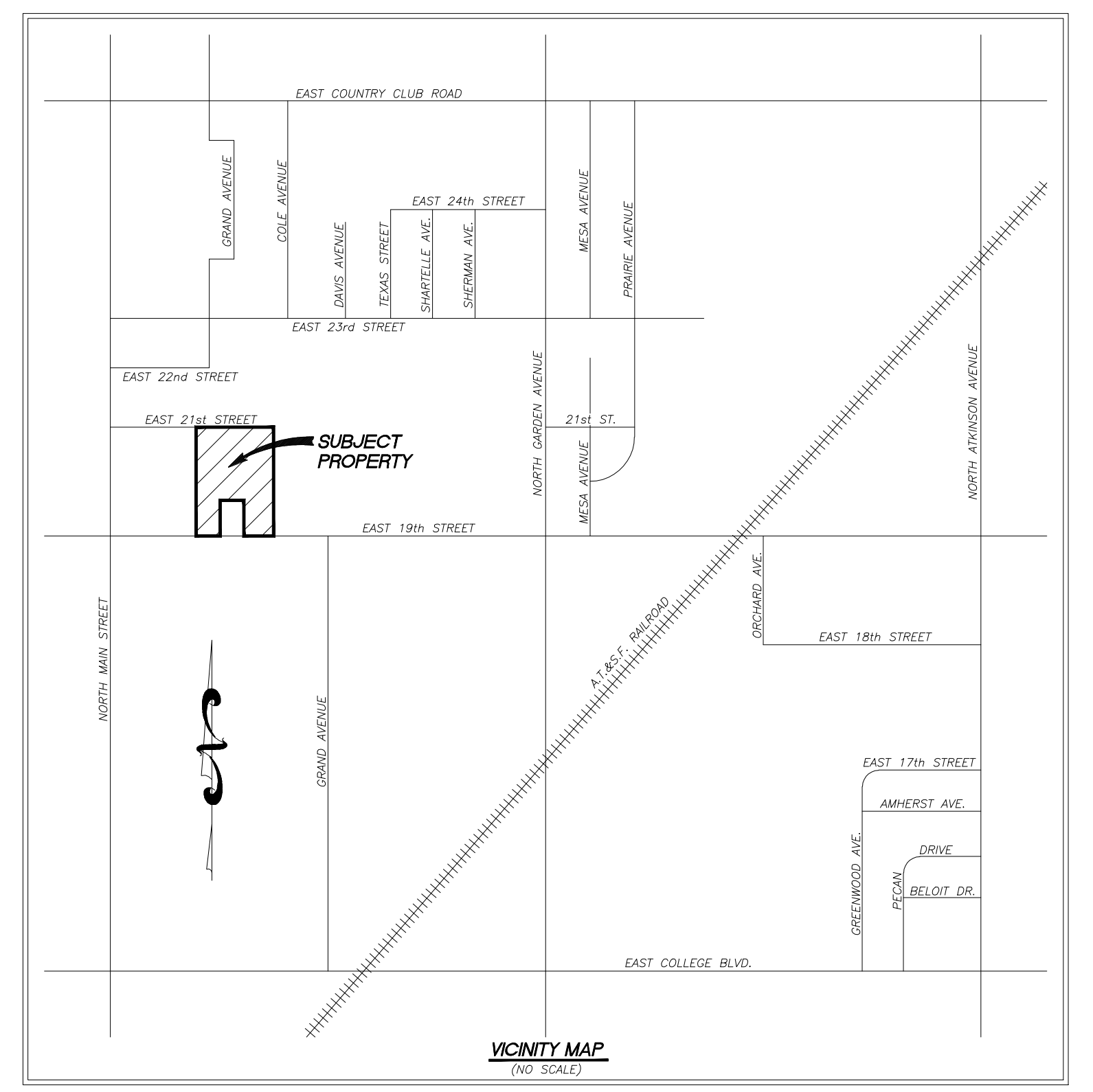
ROSWELL REGIONAL HOSPITAL ALTA/ASCM SURVEY

LOT 1-A OF THE SUMMARY REPLAT, LOT 1-A, PHYSICIANS DEVELOPMENT LAND REPLAT

ROSWELL CHAVES COUNTY NEW MEXICO



LEGEND	
	UNDERGROUND STORM DRAIN LINE
	UNDERGROUND SANITARY SEWER LINE
	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	OVERHEAD ELECTRIC LINE
	OVERHEAD TELEPHONE LINE
	OVERHEAD CABLE TELEVISION LINE
	UNDERGROUND FIBER OPTIC LINE
	POWER (UTILITY) POLE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	SEWER CLEAN OUT
	SEWER MAN HOLE
	STORM DRAIN DROP INLET
	ELECTRIC RISER
	TELEPHONE RISER
	GAS METER
	IRRIGATION CONTROL BOX
	LIGHT POLE
	SIDEWALK LIGHTING
	HELICOPTER PAD BEACON LIGHT
	DIRECTIONAL TRAFFIC ARROW
	HANDICAP PARKING SPACE
	CONCRETE
	CHAIN LINK FENCE
	BLOCK WALL



NOTES:

THE DOCUMENTS USED AS REFERENCE IN DEFINING THE BOUNDARY OF THE SUBJECT PROPERTY WERE:

- WARRANTY DEED FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON MAY 05, 2000 AND RECORDED IN DEED BOOK 390, AT PAGE 216.
- PLAZA VERDE UNIT ONE FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON APRIL 12, 2000 AND RECORDED IN PLAT BOOK V, AT PAGE 26.
- SUMMARY REPLAT, LOT 1A, PHYSICIANS DEVELOPMENT LAND REPLAT FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON FEBRUARY 11, 2005 AND RECORDED IN PLAT BOOK X, AT PAGE 458.
- PHYSICIANS DEVELOPMENT LAND REPLAT FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON SEPTEMBER 24, 1997 AND RECORDED IN PLAT BOOK Y, AT PAGE 46.
- MMF FOUNDATION SUMMARY PLAT FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON OCTOBER 18, 1999 AND RECORDED IN PLAT BOOK V, AT PAGE 2.
- GRAND AVENUE PLAZA FILED IN THE CHAVES COUNTY CLERKS OFFICE ON OCTOBER 09, 1998 AND RECORDED IN PLAT BOOK U, AT PAGE 17.
- GRAND AVENUE PLAZA SUMMARY PLAT No. 2 FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON AUGUST 30, 2001 AND RECORDED IN PLAT BOOK W, AT PAGE 12.

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SUBJECT PROPERTY (N.89°58'11"W.) AS SHOWN ABOVE-DESCRIBED SUMMARY REPLAT, LOT 1-A, PHYSICIANS DEVELOPMENT LAND REPLAT.

RECORD INFORMATION (SHOWN IN PARENTHESIS ON THIS PLAT) IS FROM FIELD DIMENSIONS (NOT SHOWN IN PARENTHESIS) ON THE ABOVE-DESCRIBED SUMMARY REPLAT, LOT 1-A, PHYSICIANS DEVELOPMENT LAND REPLAT.

RESEARCH FOR THIS SURVEY AND PLAT WAS PROVIDED BY FIDELITY NATIONAL TITLE OF NEW MEXICO - ROSWELL, NEW MEXICO.

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 55050513700, EFFECTIVE DATE SEPTEMBER 25, 2009.

THE SUBJECT PROPERTY IS ZONED "C-2" (COMMUNITY COMMERCIAL DISTRICT) AS PER THE OFFICIAL MUNICIPAL ZONING MAP OF ROSWELL, NEW MEXICO.

FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "NM RPLS 12516" AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT.

TAGGED ALL ACCEPTED CORNERS USED IN DEFINING THE BOUNDARY OF THE SUBJECT PROPERTY WITH A 3/4" BRASS WASHER STAMPED "P.S. 12516" UNLESS UNABLE TO TAG DUE TO TYPE OF MONUMENT IN PLACE.

TOTAL NUMBER OF REGULAR PARKING SPACES SERVING THE SUBJECT PROPERTY ARE 157 AND THE TOTAL NUMBER OF HANDICAP PARKING SPACES ARE 11.

PARKING REQUIREMENTS FOR A HOSPITAL IS 1 PARKING SPACE PER 2 BEDS AS WELL AS 1 PARKING SPACE FOR 2 EMPLOYEES DURING PEAK SHIFTS PER THE CITY OF ROSWELL ZONING ORDINANCE 10-02, ARTICLE 23: BUILDING PERFORMANCE STANDARDS, SECTION 7.D. MINIMUM STANDARDS FOR OFF-STREET PARKING SPACES.

THE MINIMUM SETBACK REQUIREMENTS FOR THE SUBJECT PROPERTY (PER THE CITY OF ROSWELL ZONING ORDINANCE) ARE AS FOLLOWS:

- FRONT YARD = 40 FEET
- SIDE YARD = 0 FEET
- REAR YARD = 35 FEET

THE MAXIMUM BUILDING HEIGHT OF ANY BUILDING ON THE SUBJECT PROPERTY SHALL NOT EXCEED SIXTY (60) FEET AS PER THE CITY OF ROSWELL ZONING ORDINANCE.

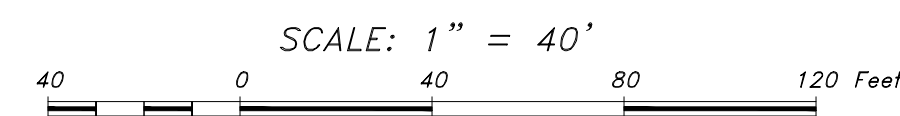
30' ALLEY ADJACENT TO WEST SIDE OF THE SUBJECT PROPERTY ABUTS WEST LINE OF SUBJECT PROPERTY.

PARKING REQUIREMENTS FOR A HOSPITAL IS 1 PARKING SPACE PER 2 BEDS AS WELL AS 1 PARKING SPACE FOR 2 EMPLOYEES DURING PEAK SHIFTS PER THE CITY OF ROSWELL ZONING ORDINANCE 10-02, ARTICLE 23: BUILDING PERFORMANCE STANDARDS, SECTION 7.D. MINIMUM STANDARDS FOR OFF-STREET PARKING SPACES.

RAINS SURVEYING COMPANY WAS PROVIDED A COPY OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. FT00086213-RANDOLPHS UPDATED ON JANUARY 19, 2012.

THE SUBJECT PROPERTY IS SUBJECT TO THE FOLLOWING PER SECTION B, SECTION II OF THE ABOVE DESCRIBED TITLE COMMITMENT:

- ITEM 10) RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, AND RECORDED IN BOOK A, AT PAGE 243 OF OFFICIAL RECORDS OF CHAVES COUNTY, NEW MEXICO.
- ITEM 11) EASEMENT AGREEMENT BETWEEN PHYSICIAN'S REAL ESTATE DEVELOPMENT LTD. CO., JAMES A. BOSS, SEENA L. BOSS, EARL A. LATIMER, III, KATHRYN S. LATIMER AND NEW MEXICO SURGICAL HOSPITAL, LLC RECORDED IN BOOK 690, AT PAGE 717 ALSO BEING REPRESENTED AND SHOWN ON THIS PLAT.
- ITEM 12) SOUTHWESTERN PUBLIC SERVICE COMPANY UTILITY EASEMENT FILED ON JULY 27, 2006 IN BOOK 555, AT PAGE 1399 AND ALSO BEING REPRESENTED AND SHOWN ON THIS PLAT.
- ITEM 14) 20' UTILITY EASEMENTS AS DELINEATED ON THE PLAT FILED IN PLAT BOOK X, AT PAGE 458 AND ALSO BEING REPRESENTED AND SHOWN ON THIS PLAT.
- ITEM 14) 8' UTILITY EASEMENTS AS DELINEATED ON THE PLAT FILED IN PLAT BOOK T, AT PAGE 17 AND ALSO BEING REPRESENTED AND SHOWN ON THIS PLAT.
- ITEM 15) 40' FRONT YARD BUILDING SETBACK LINE (FROM NINETEENTH STREET) AS DISCLOSED IN PLAT BOOK X, AT PAGE 458 AND ALSO BEING REPRESENTED AND SHOWN ON THIS PLAT.
- ITEM 16) ANCHOR EASEMENT AS DEDICATED ON THE PLAT FILED IN PLAT BOOK X, AT PAGE 458 AND ALSO BEING REPRESENTED AND SHOWN ON THIS PLAT.
- ITEM 17) 20' SOUTHWESTERN PUBLIC SERVICE COMPANY UTILITY EASEMENT FILED ON DECEMBER 06, 2011 IN BOOK 688, AT PAGE 1485 AND ALSO SHOWN ON THIS PLAT.



LOT 1, NMI FOUNDATION SUMMARY PLAT
WALGREEN HASTINGS CO. (G.D. BOOK 530, PAGE 913)

TRACT 3A NEW MEXICO MILITARY INSTITUTE FOUNDATION (G.D. BOOK 178, PAGE 388)

TRACT 3B

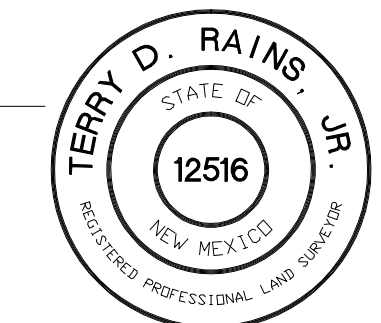
SUMMARY PLAT OF TRACT 3, PARKWOOD SUBDIVISION

RAINS SURVEYING COMPANY
PROFESSIONAL LAND SURVEYING SERVICES - EST. 1996
P.O. BOX 1474 • ROSWELL • NEW MEXICO • (575)622-8411

METES AND BOUNDS LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING LOT 1-A OF THE SUMMARY REPLAT, LOT 1-A, PHYSICIANS DEVELOPMENT LAND REPLAT, IN THE CITY OF ROSWELL, COUNTY OF CHAVES AND THE STATE OF NEW MEXICO AS SHOWN ON THE OFFICIAL PLAT FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON FEBRUARY 11, 2005 AND RECORDED IN BOOK X OF PLAT RECORDS, AT PAGE 458 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1-A OF THE SUMMARY REPLAT, LOT 1-A, PHYSICIANS DEVELOPMENT LAND REPLAT; THENCE N.00°12'47"E. A DISTANCE OF 601.57 FEET; THENCE S.89°48'32"E. A DISTANCE OF 222.75 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 82.33 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 108°15'31" AND A CHORD BEARING S.89°48'32"E. A DISTANCE OF 80.00 FEET; THENCE S.89°48'32"E. A DISTANCE OF 9.97 FEET; THENCE N.00°08'13"E. A DISTANCE OF 30.00 FEET; THENCE S.89°48'32"E. A DISTANCE OF 154.11 FEET; THENCE S.00°08'08"W. A DISTANCE OF 830.23 FEET; THENCE N.89°58'11"W. A DISTANCE OF 178.97 FEET; THENCE N.00°08'13"E. A DISTANCE OF 213.04 FEET; THENCE N.89°58'11"W. A DISTANCE OF 143.43 FEET; THENCE S.00°09'56"E. A DISTANCE OF 213.22 FEET; THENCE N.89°58'11"W. A DISTANCE OF 144.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.816 ACRES, MORE OR LESS.



JANUARY 30, 2012.
PLAT DATE

TERRY D. RAINS, JR., P.S.
N.M.P.S. NO. 12516
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tery@rainsurveying.com