

ROSWELL REGIONAL MEDICAL CLINIC ALTA/ACSM SURVEY

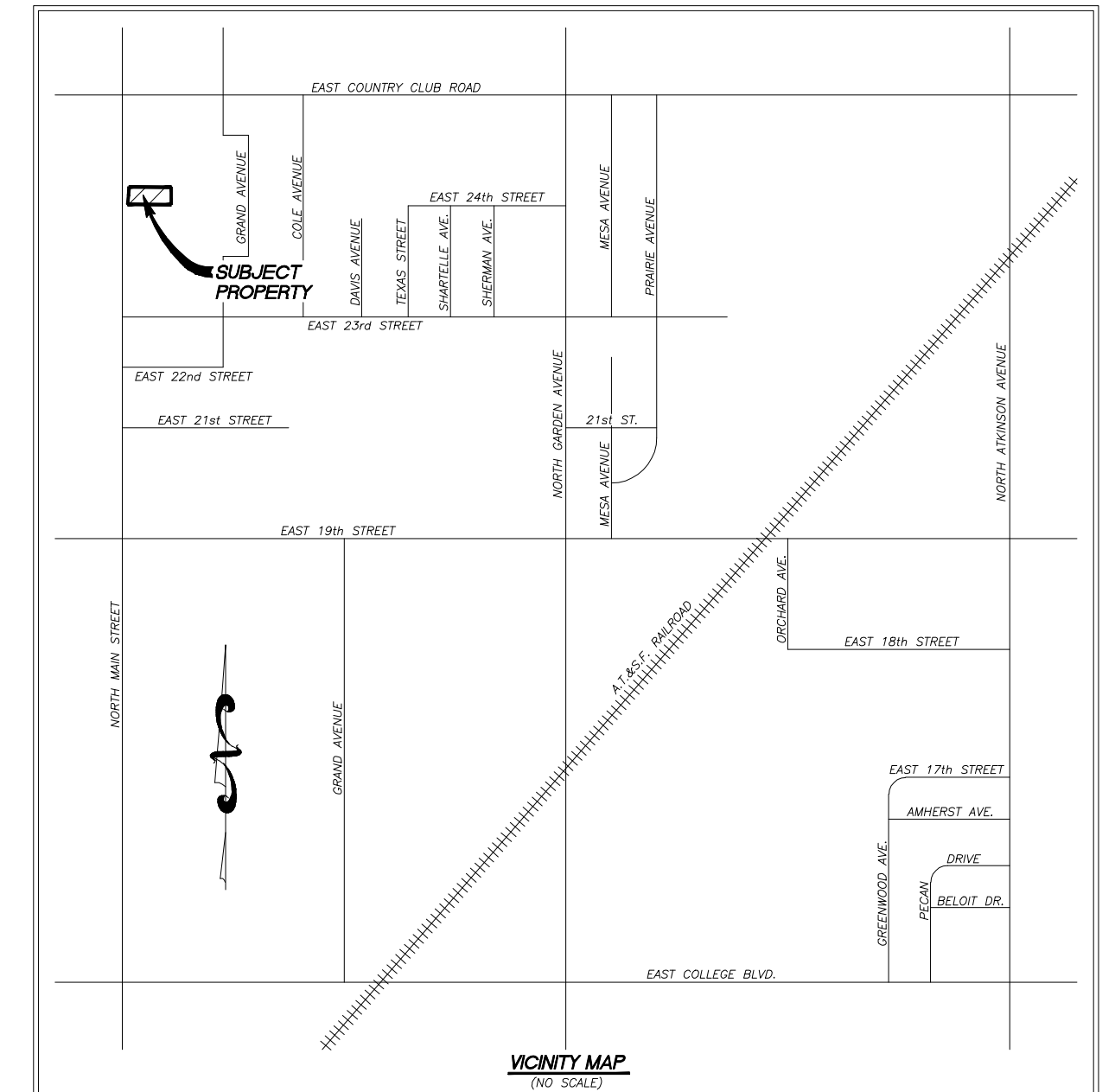
PORTION OF LOTS 20, 21 AND 22 AND A PORTION OF THE UNNUMBERED TRACT OF SALEE'S SUBDIVISION

ROSWELL CHAVES COUNTY NEW MEXICO

METES AND BOUNDS LEGAL DESCRIPTION:

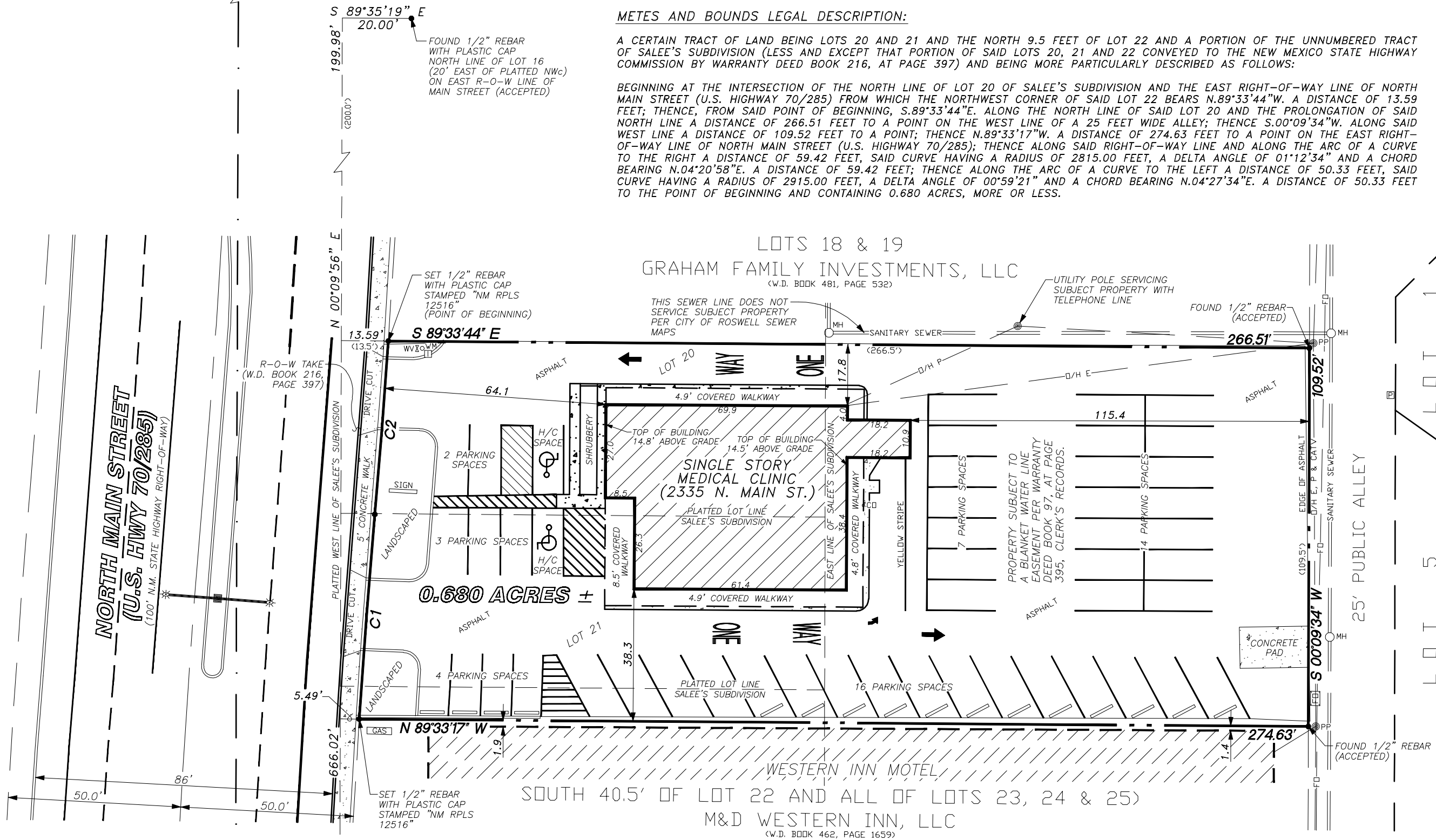
A CERTAIN TRACT OF LAND BEING LOTS 20 AND 21 AND THE NORTH 9.5 FEET OF LOT 22 AND A PORTION OF THE UNNUMBERED TRACT OF SALEE'S SUBDIVISION (LESS AND EXCEPT THAT PORTION OF SAID LOTS 20, 21 AND 22 CONVEYED TO THE NEW MEXICO STATE HIGHWAY COMMISSION BY WARRANTY DEED BOOK 216, AT PAGE 397) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 20 OF SALEE'S SUBDIVISION AND THE EAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET (U.S. HIGHWAY 70/285) FROM WHICH THE NORTHWEST CORNER OF SAID LOT 22 BEARS N.89°33'44"W. A DISTANCE OF 13.59 FEET; THENCE, FROM SAID POINT OF BEGINNING, S.89°33'44"E. ALONG THE NORTH LINE OF SAID LOT 20 AND THE PROLONGATION OF SAID NORTH LINE A DISTANCE OF 266.51 FEET TO A POINT ON THE WEST LINE OF A 25 FEET WIDE ALLEY; THENCE S.00°09'34"W. ALONG SAID WEST LINE A DISTANCE OF 109.52 FEET TO A POINT; THENCE N.89°33'17"W. A DISTANCE OF 274.63 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET (U.S. HIGHWAY 70/285); THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 59.42 FEET, SAID CURVE HAVING A RADIUS OF 2815.00 FEET, A DELTA ANGLE OF 01°12'34" AND A CHORD BEARING N.04°20'58"E. A DISTANCE OF 59.42 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 50.33 FEET, SAID CURVE HAVING A RADIUS OF 2915.00 FEET, A DELTA ANGLE OF 00°59'21" AND A CHORD BEARING N.04°27'34"E. A DISTANCE OF 50.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.680 ACRES, MORE OR LESS.



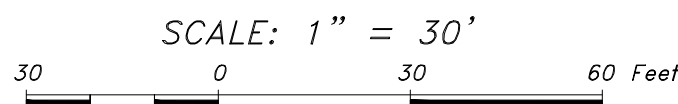
NOTES:

- THE DOCUMENTS USED AS REFERENCE IN DEFINING THE BOUNDARY OF THE SUBJECT PROPERTY WERE:
 - SPECIAL WARRANTY DEED FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON APRIL 29, 2011 AND RECORDED IN BOOK 678, AT PAGE 1238.
 - SALEE'S SUBDIVISION FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON OCTOBER 28, 1940 AND RECORDED IN PLAT BOOK B, AT PAGE 14.
 - ATWELL SUMMARY PLAT FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON DECEMBER 05, 2006 AND RECORDED IN PLAT BOOK X, AT PAGE 076B.
 - REDIVISION OF LOT 22 AND THE WEST HALF OF LOT 31 OF MILITARY HEIGHTS SUBDIVISION FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON JANUARY 07, 1952 AND RECORDED IN PLAT BOOK B, AT PAGE 159.
 - SALEE'S SUBDIVISION #4 FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON JANUARY 23, 2002 AND RECORDED IN PLAT BOOK W, AT PAGE 25.
- THE EAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET (U.S. HIGHWAY 70/285) ABUTS THE WEST LINE OF THE SUBJECT PROPERTY AND THE WEST RIGHT-OF-WAY LINE OF THE 25' PUBLIC ALLEY ABUTS THE EAST LINE OF THE SUBJECT PROPERTY.
- RECORD INFORMATION (SHOWN IN PARENTHESIS) IS FROM THE ABOVE DESCRIBED SALEE'S SUBDIVISION AND THE ABOVE DESCRIBED SPECIAL WARRANTY DEED FILED IN BOOK 678, AT PAGE 1238 UNLESS OTHERWISE NOTED.
- 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 350005C1370D, 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.
- 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 46 AND THE TOTAL NUMBER OF HANDICAP PARKING SPACES ARE 2.
- 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.
- RESEARCH FOR THIS SURVEY AND PLAT WAS PROVIDED BY FIDELITY NATIONAL TITLE OF NEW MEXICO - ROSWELL, NEW MEXICO (COMMITMENT NUMBER FT000086218 - RANDOLPHS UPDATED JANUARY 19, 2012).
- THE SUBJECT PROPERTY IS SUBJECT TO THE FOLLOWING PER SECTION B, SECTION II OF THE ABOVE DESCRIBED TITLE COMMITMENT:
 - ITEM 11) 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 12) WATER PIPELINE EASEMENT FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON JUNE 23, 1941 IN BOOK 97, AT PAGE 395 OF CLERK'S RECORDS) COULD NOT BE PLOTTED BECAUSE IT IS BLANKET IN NATURE.



NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	2815.00	01°12'34"	59.42	N 04°20'58" E	59.42
(C1)	(2815.00)	(N/A)	(N/A)	(N/A)	(N/A)
C2	2915.00	00°59'21"	50.33	N 04°27'34" E	50.33
(C2)	(2915.00)	(00°59'20")	(50.31)	(N/A)	(N/A)

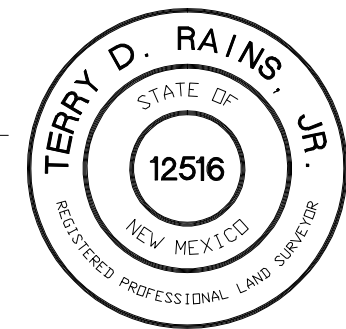
—S—S—	UNDERGROUND SANITARY SEWER LINE
—O—H—E—	OVERHEAD ELECTRIC LINE
—O—H—P—	OVERHEAD TELEPHONE LINE
—O—H—CATV—	OVERHEAD CABLE TELEVISION LINE
—F—D—	UNDERGROUND FIBER OPTIC LINE
● PP	POWER (UTILITY) POLE
⊗ W	WATER VALVE
○ WM	WATER METER
○ MH	SEWER MAN HOLE
○ CO	SEWER CLEAN OUT
[FO]	FIBER OPTIC LINE HAND HOLE
[R]	TELEPHONE RISER
[GAS]	GAS METER
[ICB]	IRRIGATION CONTROL BOX
—S—L—	STREET LIGHT
→	TRAFFIC DIRECTIONAL ARROW
♿	HANDICAP PARKING SPACE
—C—	CONCRETE



RAINS SURVEYING COMPANY

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JANUARY 30, 2012
 PLAT DATE