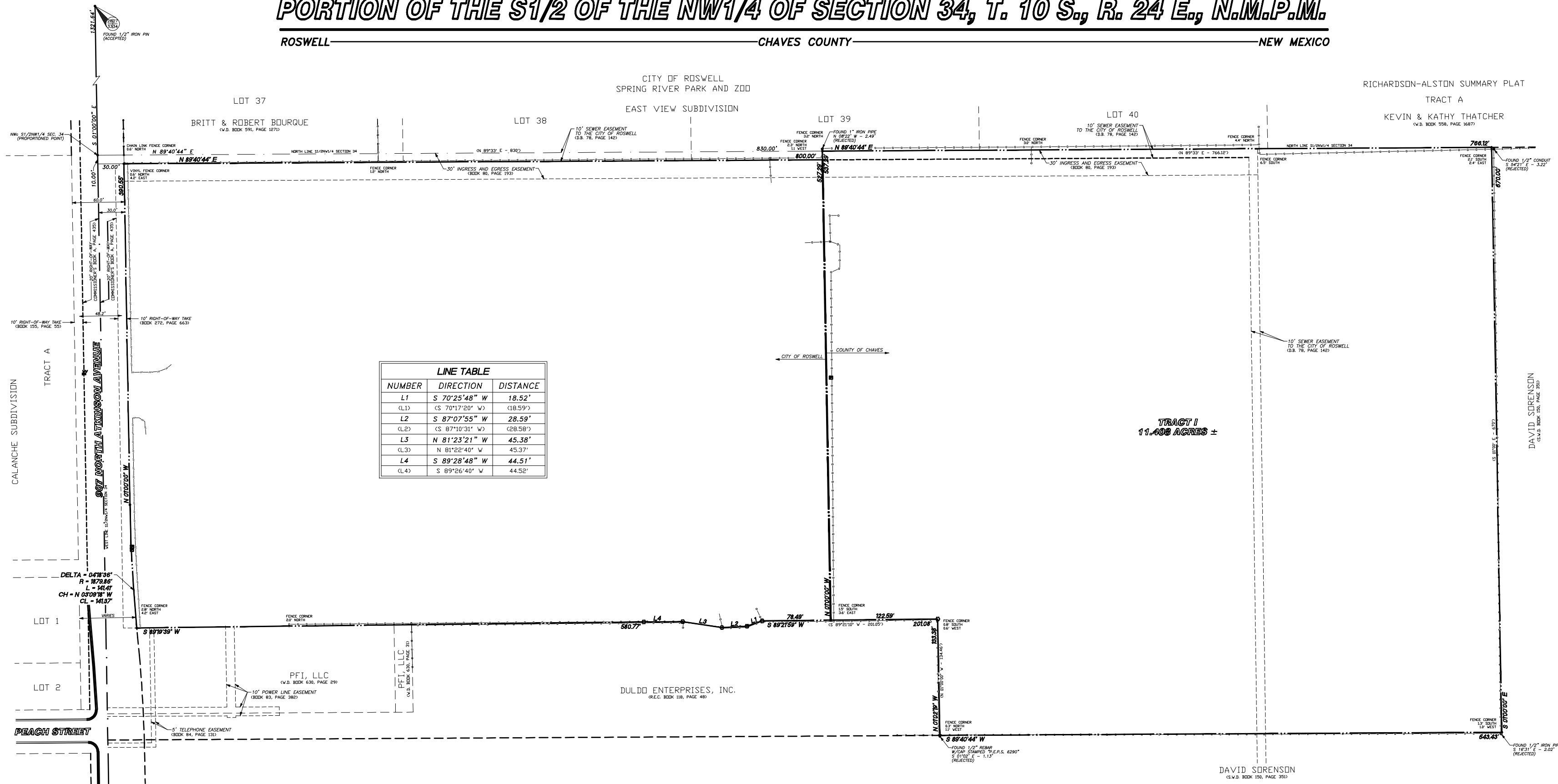


THUNDERBIRD MOBILE HOME PARK BOUNDARY SURVEY

PORTION OF THE S1/2 OF THE NW1/4 OF SECTION 34, T. 10 S., R. 24 E., N.M.P.M.

ROSWELL CHAVES COUNTY NEW MEXICO



NUMBER	DIRECTION	DISTANCE
L1	S 70°25'48" W	18.32'
(L1)	(S 70°17'29" W)	(18.59')
L2	S 87°07'55" W	28.59'
(L2)	(S 87°10'31" W)	(28.58')
L3	N 81°23'21" W	45.38'
(L3)	(N 81°22'40" W)	45.37'
L4	S 89°28'48" W	44.51'
(L4)	(S 89°26'40" W)	44.52'

METES AND BOUNDS LEGAL DESCRIPTION - TRACT I

A CERTAIN TRACT OF LAND BEING A PORTION OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER (S1/2NW1/4) OF SECTION 34 IN TOWNSHIP 10 SOUTH OF RANGE 24 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, IN THE COUNTY OF CHAVES AND THE STATE OF NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, T. 10 S., R. 24 E., N.M.P.M.; THENCE S. 01°00'00" W. A DISTANCE OF 1321.64 FEET TO THE NORTHWEST CORNER OF THE S1/2NW1/4 OF SAID SECTION 34; THENCE N.89°40'44"E. ALONG THE NORTH LINE OF SAID S1/2NW1/4 A DISTANCE OF 830.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE, FROM SAID POINT OF BEGINNING, N.89°40'44"E. CONTINUING ALONG THE NORTH LINE OF SAID S1/2NW1/4 A DISTANCE OF 766.12 FEET; THENCE S.01°00'00"W. A DISTANCE OF 670.00 FEET; THENCE S.89°40'44"W. A DISTANCE OF 643.43 FEET; THENCE N.01°02'19"W. A DISTANCE OF 133.38 FEET; THENCE S.89°21'59"W. A DISTANCE OF 122.59 FEET; THENCE N.01°00'00"W. A DISTANCE OF 537.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.408 ACRES, MORE OR LESS.

METES AND BOUNDS LEGAL DESCRIPTION - TRACT II

A CERTAIN TRACT OF LAND BEING A PORTION OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER (S1/2NW1/4) OF SECTION 34 IN TOWNSHIP 10 SOUTH OF RANGE 24 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, IN THE COUNTY OF CHAVES AND THE STATE OF NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, T. 10 S., R. 24 E., N.M.P.M.; THENCE S. 01°00'00" W. A DISTANCE OF 1331.64 FEET; THENCE N.89°40'44"E. ALONG A LINE BEING 10.00 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF THE S1/2NW1/4 OF SAID SECTION 34 A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE, FROM SAID POINT OF BEGINNING, N.89°40'44"E. CONTINUING ALONG A LINE BEING 10.00 FEET SOUTH OF THE S1/2NW1/4 OF SAID SECTION 34 A DISTANCE OF 800.00 FEET; THENCE S.01°00'00"E. A DISTANCE OF 527.29 FEET; THENCE S.89°21'59"W. A DISTANCE OF 78.49 FEET; THENCE S.89°25'48"W. A DISTANCE OF 16.52 FEET; THENCE S.87°07'55"W. A DISTANCE OF 28.59 FEET; THENCE N.81°23'21"W. A DISTANCE OF 45.38 FEET; THENCE S.89°28'48"W. A DISTANCE OF 44.51 FEET; THENCE S.89°10'59"W. A DISTANCE OF 680.77 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH ATKINSON AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT A DISTANCE OF 141.41 FEET, SAID CURVE HAVING A RADIUS OF 1879.85 FEET, A DELTA ANGLE OF 04°18'36" AND A CHORD BEARING N.03°09'18"W. A DISTANCE OF 141.37 FEET; THENCE N.01°00'00"W. CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 390.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.726 ACRES, MORE OR LESS.

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, 2003 AND RECORDED IN BOOK 460, AT PAGE 1498.
- SALES AGREEMENT FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON NOVEMBER 04, 1991 AND RECORDED IN BOOK 118, AT PAGE 48.
- WARRANTY DEED FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON NOVEMBER 12, 2008 AND RECORDED IN BOOK 630, AT PAGE 29.
- WARRANTY DEED FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON NOVEMBER 12, 2008 AND RECORDED IN BOOK 630, AT PAGE 31.
- RICHARDSON'S EASTVIEW SUBDIVISION FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON AUGUST 15, 2005 AND RECORDED IN PLAT BOOK X, PAGE 54A.
- RICHARDSON-ALSTON SUMMARY PLAT FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON APRIL 20, 2006 AND RECORDED IN PLAT BOOK X, PAGE 64A.
- EAST VIEW SUBDIVISION FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON JULY 13, 1908 AND RECORDED IN PLAT BOOK A, PAGE 107.
- UNRECORDED SURVEY OF THUNDERBIRD FENCE COMPANY BY JOHN D. JAQUESS AND ASSOCIATES.
- THE BASIS OF BEARING FOR THIS SURVEY AND PLAT IS THE WEST LINE OF THE NW1/4 OF SECTION 34 (N.01°00'00"W).
- RECORD INFORMATION (SHOWN IN PARENTHESIS) IS FROM U.S.G.L.O., THE ABOVE-DESCRIBED EASTVIEW SUBDIVISION AND THE ABOVE-DESCRIBED THUNDERBIRD FENCE COMPANY SURVEY PLAT AND THE WARRANTY DEED FOR THE SUBJECT PROPERTY FILED IN BOOK 460, AT PAGE 1498.
- RESEARCH FOR THIS SURVEY AND PLAT WAS PROVIDED BY FIDELITY NATIONAL TITLE OF NEW MEXICO.
- THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AO" (2' DEPTH) AS PER THE F.I.R.M. MAP NUMBER 35005C13700.
- THE SUBJECT PROPERTY IS ZONED R.M.P. (MOBILE PARK DISTRICT) AS PER THE OFFICIAL MUNICIPAL ZONING MAP OF ROSWELL, NEW MEXICO.
- SET 1/2" REBAR AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT.
- TAGGED ALL ACCEPTED CORNERS USED IN DEFINING THE BOUNDARY OF THE SUBJECT PROPERTY WITH 3/4" BRASS WASHER STAMPED "P.S. 12516"
- THE MINIMUM SETBACK REQUIREMENTS FOR THE SUBJECT PROPERTY (PER THE CITY OF ROSWELL ZONING ORDINANCE) ARE AS FOLLOWS:
- FRONT YARD = 20'
- SIDE YARDS = 8'
- REAR YARDS = 15'
- THE MAXIMUM BUILDING HEIGHT (PER THE CITY OF ROSWELL ZONING ORDINANCE) FOR ANY BUILDING ON THE SUBJECT PROPERTY SHALL NOT EXCEED 35 FEET.
- THE MINIMUM LOT SIZE ((PER THE CITY OF ROSWELL ZONING ORDINANCE) SHALL NOT BE LESS THAN 5000 SQUARE FEET.

SURVEYOR'S CERTIFICATION

I, TERRY D. RAINS, JR., NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 12516, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED BY THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY OF AN EXISTING TRACT OR TRACTS.

TERRY D. RAINS, JR., P.S.
N.M.P.S. NUMBER 12516
RAINS SURVEYING COMPANY, INC.
P.O. BOX 1474
ROSWELL, N.M. 88202-1474
(505) 622-8411



INDEXING INFORMATION FOR COUNTY CLERK

OWNER(S): _____
SECTION(S): 34 TOWNSHIP(S): 10 SOUTH RANGE(S): 24 EAST
SUBDIVISION: N/A

FILING AND RECORDING

FILED FOR RECORD IN THE CHAVES COUNTY CLERK'S OFFICE ON THE _____
DAY OF _____, 2012, AT _____ A.M., SURVEY BOOK _____ PAGE _____ P.M.
FEE: _____
RECEIPT# _____
COUNTY CLERK _____ DEPUTY _____

SCALE: 1" = 100'

RAINS SURVEYING COMPANY

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P.O. BOX 1474 • ROSWELL • NEW MEXICO • (575)622-8411

