

# FOR SALE - 4.37 Acres

## Blue Mountain Junction

### Property Description:

This property is strategically located in the retail epicenter of the City of Roswell. The property is across the street from Sam's Club, a Wal-Mart Supercenter, and adjacent to the Roswell Mall (which includes an 8-screen movie theatre). Lot 4 is an approximate  $\pm 4.37$  acre tract of land adjacent to the first phase of Blue Mountain Junction Shopping Center. The property has full left turn access off of North Main and a traffic signal is proposed at a future date. The property is zoned C-2 which provides a full range of commercial uses in the City of Roswell. A FEMA map amendment was recently filed which allows full development of the  $\pm 4.37$  acres of the property. The property has been rough graded and has all utilities delivered to the lot line. The property is awarded free discharge into the Berrendo Arroyo.

Utilities: Water, Sewer, Gas and Roads

Plat Map: Enclosed

Survey: Enclosed

Zoning: C-2

Environmental Report:

Title Policy:

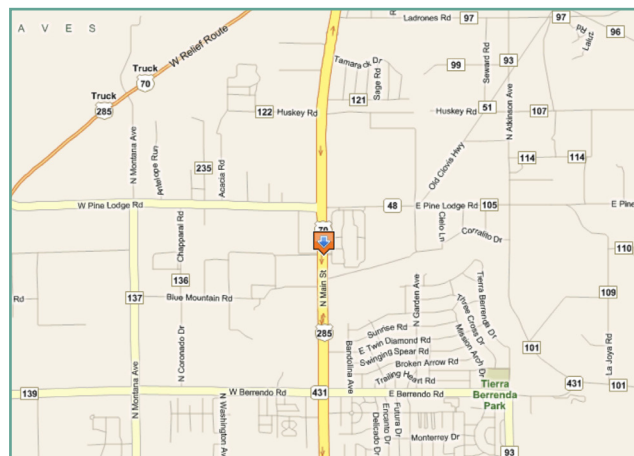
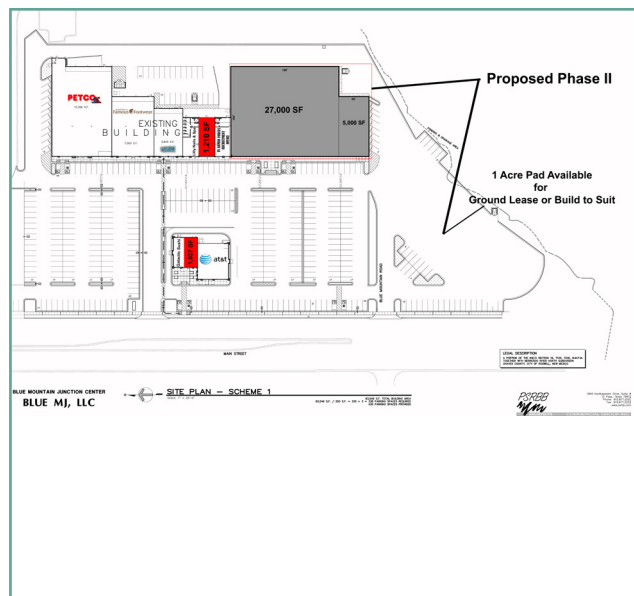
Price: \$12.00/SF (for entire 4.5 acres)

Traffic Counts:

N. Main at Berrendo:  $\pm 20,695$

Demographics June 2009

	5 Miles	15 Miles	25 Miles
Population:	35,934	57,737	61,089
Households	14,093	20,994	21,972
Avg. HHI	\$52,467	\$50,769	\$51,012



For more information,  
please contact:

**David Silverman**

619-838-4088 cell

505-294-8625 office

david.silverman@geltmore.com

**Adam Silverman**

951-966-8816

adam.silverman@geltmore.com



6211 San Mateo Blvd. NE, Suite 130  
Albuquerque, NM 87109-3534  
505-294-8625  
www.geltmore.com

**Blue Mountain Junction**

431 N. Main Street  
Roswell, NM 88201-0318

Page 1



# Survey

## BLUE MOUNTAIN JUNCTION CENTER

A SURVEY OF PART OF THE SW2 OF LOT 5 IN BLOCK 16, OF BERRENDO IRRIGATED FARMS AND BERRENDO RIVER NORTH SUBDIVISION, ALL LYING IN SEC 16, T10S, R24E, N.M.P.M., ROSWELL, CHAVES COUNTY, NEW MEXICO, IN WHICH SAID SURVEY IS CREATING 4 (FOUR) LOT COMMERCIAL SUBDIVISION, AND WHOSE PERIMETER IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES 890.14 FEET FROM THE NW CORNER OF SAID SEC 16, WHICH POINT LIES ON THE EAST R/W OF NORTH MAIN STREET, AND WHICH POINT IS ALSO THE CORNER OF VAN STEENIS FAMILY TRUST PROPERTY, WHICH POINT LIES ON THE NORTH LINE OF SAID TRUST PROPERTY HEREIN BEING SURVEYED, THEN S89°32'04"W FOR 499.06 FEET, THEN S51°15'02"W FOR 62.64 FEET, THEN S00°31'40"E FOR 306.48 FEET TO A POINT IN BERRENDO CREEK, THEN S61°16'19"W, IN BERRENDO CREEK, FOR 125.32 FEET, THEN S13°17'15"W, IN BERRENDO CREEK, FOR 20.30 FEET, THEN S53°08'09"W, IN BERRENDO CREEK, FOR 56.30 FEET, THEN S67°25'35"W, IN BERRENDO CREEK, FOR 19.92 FEET, THEN N00°29'35"W, ALONG SAID CREEK, FOR 100.00 FEET, THEN N00°31'41"W, CONTINUING ALONG SAID EAST R/W, FOR 70.58 FEET TO THE POINT OF BEGINNING, CONTAINING 8.642 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL PERTAINING EASEMENTS.

TOGETHER WITH A 10 FOOT WIDE UTILITY EASEMENT, BEING DESCRIBED BY THE CENTER LINE AS FOLLOWS: BEGINNING AT A POINT THAT LIES 890.14 FEET FROM THE NW CORNER OF SAID SEC 16, WHICH POINT LIES ON THE EAST R/W OF NORTH MAIN STREET, AND WHICH POINT IS ALSO THE CORNER OF VAN STEENIS FAMILY TRUST PROPERTY, WHICH POINT LIES ON THE NORTH LINE OF SAID TRUST PROPERTY HEREIN BEING SURVEYED, THEN S89°32'04"W FOR 499.06 FEET, THEN S51°15'02"W FOR 62.64 FEET, THEN S00°31'40"E FOR 306.48 FEET TO AN INTERSECTION POINT, AT WHICH INTERSECTION POINT, A 10 FOOT WIDE UTILITY EASEMENT, BEING DESCRIBED BY ITS CENTER LINE, BEARS N89°31'22"W FOR 34.03 FEET TO THE END OF THIS EASEMENT, THEN, CONTINUING FROM THE POINT OF INTERSECTION, THE EASEMENT LIES S89°31'22"W FOR 34.03 FEET, THEN S53°08'09"W FOR 20.30 FEET, THEN S67°25'35"W FOR 19.92 FEET, THEN N00°29'35"W, ALONG SAID CREEK, FOR 100.00 FEET, THEN N00°31'41"W, CONTINUING ALONG SAID EAST R/W, FOR 70.58 FEET, THEN S61°16'19"W, IN BERRENDO CREEK, FOR 125.32 FEET, THEN S13°17'15"W, IN BERRENDO CREEK, FOR 20.30 FEET, THEN S53°08'09"W, IN BERRENDO CREEK, FOR 56.30 FEET, THEN S67°25'35"W, IN BERRENDO CREEK, FOR 19.92 FEET, THEN N00°29'35"W, ALONG SAID CREEK, FOR 100.00 FEET, THEN N00°31'41"W, CONTINUING ALONG SAID EAST R/W, FOR 70.58 FEET TO THE POINT OF BEGINNING, CONTAINING 8.642 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL PERTAINING EASEMENTS.

### RECORDED DOCUMENTS USED IN PERFORMING THIS SURVEY:

WARRANTY DEED IN BOOK 552 PAGE 0935 TO BLUE MOUNTAIN JUNCTION, LLC  
QUIT CLAIM DEED IN BOOK 552 PAGE 0432 TO BLUE MOUNTAIN JUNCTION, LLC  
PLAT RECORDED IN BOOK J PAGE 55 OF THE MAP RECORDS OF CHAVES COUNTY, NEW MEXICO

THE 30 FOOT WIDE HIGHWAY EASEMENT, RECORDED IN BOOK 256 PAGES 1000-6 (CHAVES COUNTY MISCELLANEOUS RECORDS), AND AS REFLECTED ON THE PLAT RECORDED IN BOOK J PAGE 55, WILL BE RELINQUISHED UPON THE FILING OF THIS PLAT DUE TO PREVIOUS IMPROVEMENTS THAT WERE MADE, AND ARE THE TURNOUTS ON N. MAIN STREET AND PINE LODGE ROAD, THE 15 FOOT WIDE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY EASEMENT, RECORDED IN BOOK 147 PAGES 187 (CHAVES COUNTY MISCELLANEOUS RECORDS), AND AS REFLECTED ON THE PLAT RECORDED IN BOOK J PAGE 55, WILL BE ABANDONED UPON THE FILING OF THIS PLAT, A RECIPROCAL STORM WATER DRAINAGE AND TRAFFIC & PEDESTRIAN ACCESS EASEMENTS ARE HEREBY CREATED AMONG LOTS 1 THROUGH 4 OF BLUE MOUNTAIN JUNCTION CENTER.

AND  
A COMMON DRIVEWAY AND CROSS ACCESS EASEMENTS BETWEEN BLUE MOUNTAIN JUNCTION CENTER AND THE EASEMENT RECORDED IN BOOK 147 PAGES 187 (CHAVES COUNTY MISCELLANEOUS RECORDS), AND AS REFLECTED ON THE PLAT RECORDED IN BOOK J PAGE 55, WILL BE ABANDONED UPON THE FILING OF THIS PLAT, THE EXPANDING RIGHT-OF-WAY LINE FOR THE BRIDGE.

TOGETHER WITH 20 FOOT WIDE WATER LINE EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT LIES 890.14 FEET FROM THE NW CORNER OF SAID SEC 16, WHICH POINT LIES ON THE EAST R/W OF NORTH MAIN STREET, AND WHICH POINT IS ALSO THE CORNER OF VAN STEENIS FAMILY TRUST PROPERTY, WHICH POINT LIES ON THE NORTH LINE OF SAID TRUST PROPERTY HEREIN BEING SURVEYED, THEN S89°32'04"W FOR 499.06 FEET, THEN S51°15'02"W FOR 62.64 FEET, THEN S00°31'40"E FOR 306.48 FEET TO A POINT IN BERRENDO CREEK, THEN S61°16'19"W, IN BERRENDO CREEK, FOR 125.32 FEET, THEN S13°17'15"W, IN BERRENDO CREEK, FOR 20.30 FEET, THEN S53°08'09"W, IN BERRENDO CREEK, FOR 56.30 FEET, THEN S67°25'35"W, IN BERRENDO CREEK, FOR 19.92 FEET, THEN N00°29'35"W, ALONG SAID CREEK, FOR 100.00 FEET, THEN N00°31'41"W, CONTINUING ALONG SAID EAST R/W, FOR 70.58 FEET TO THE POINT OF BEGINNING, CONTAINING 8.642 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL PERTAINING EASEMENTS.

THIS PLAT IS APPROVED AND ACCEPTED BY THE ROSWELL PLANNING AND ZONING COMMISSION THIS 1ST DAY OF APRIL, 2008.

BY: *[Signature]*  
ATTEST: *[Signature]*

APPROVAL OF THE CITY OF ROSWELL  
STATE OF NEW MEXICO

COUNTY OF CHAVES  
THIS IS TO CERTIFY THAT THE FOREGOING "BLUE MOUNTAIN JUNCTION CENTER" REPLAT TO THE CITY OF ROSWELL, CHAVES COUNTY, NEW MEXICO, HAS BEEN EXAMINED AND APPROVED BY THE CITY OF ROSWELL, CHAVES COUNTY, NEW MEXICO.

*[Signature]*  
CITY CLERK  
APPROVED BY THE CITY OF ROSWELL, CHAVES COUNTY, NEW MEXICO.

APPROVAL OF CHAVES COUNTY FLOOD COMMISSIONER  
STATE OF NEW MEXICO

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*[Signature]*  
FLOOD COMMISSIONER  
APPROVED BY THE FLOOD COMMISSIONER OF CHAVES COUNTY, NEW MEXICO.

APPROVAL OF CHAVES COUNTY FLOOD COMMISSIONER  
STATE OF NEW MEXICO

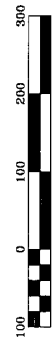
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*[Signature]*  
FLOOD COMMISSIONER  
APPROVED BY THE FLOOD COMMISSIONER OF CHAVES COUNTY, NEW MEXICO.

APPROVAL OF CHAVES COUNTY FLOOD COMMISSIONER  
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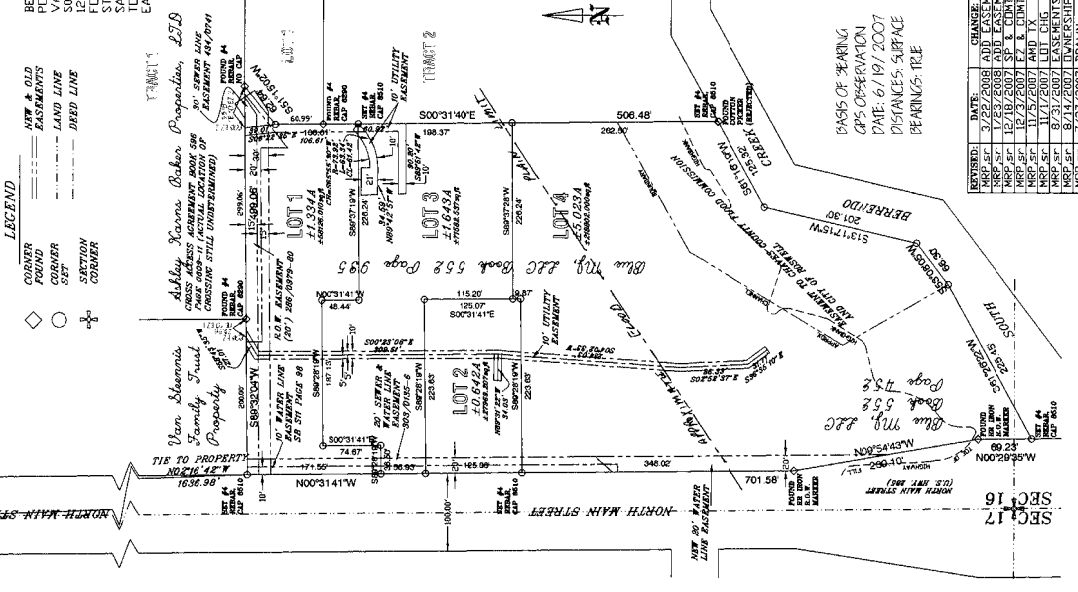
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*[Signature]*  
FLOOD COMMISSIONER  
APPROVED BY THE FLOOD COMMISSIONER OF CHAVES COUNTY, NEW MEXICO.



Scale 1" = 100'

LEGEND  
CORNERS FOUND  
CORNERS SET  
SECTION CORNER  
UTL & OLD EASEMENTS  
LAND LINE  
DRAINED LINE



REVISION	DATE	CHANGES
1	1/22/2008	ADDED EASEMENTS
2	1/22/2008	ADDED EASEMENTS
3	1/22/2008	ADDED EASEMENTS
4	1/22/2008	ADDED EASEMENTS
5	1/22/2008	ADDED EASEMENTS
6	1/22/2008	ADDED EASEMENTS
7	1/22/2008	ADDED EASEMENTS
8	1/22/2008	ADDED EASEMENTS
9	1/22/2008	ADDED EASEMENTS
10	1/22/2008	ADDED EASEMENTS

DATE OF BEARING  
DATE OF OBSERVATION  
DATE OF SURVEY  
DISTANCES SURFACE  
BEARINGS TRUE

DATE OF BEARING  
DATE OF OBSERVATION  
DATE OF SURVEY  
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PAUL L. SILVERMAN, MANAGER OF BLUE MOUNTAIN JUNCTION, LLC

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DATE: MARCH 22, 2008  
DEPUTY: JACQUELINE A. BAKER  
ACRES: 8.642

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SUBDIVISION: BLUE MOUNTAIN JUNCTION, LLC  
OWNER: BLUE MOUNTAIN JUNCTION, LLC  
COUNTY CLERK: ROSWELL, CHAVES COUNTY, NEW MEXICO  
DATE: MARCH 22, 2008  
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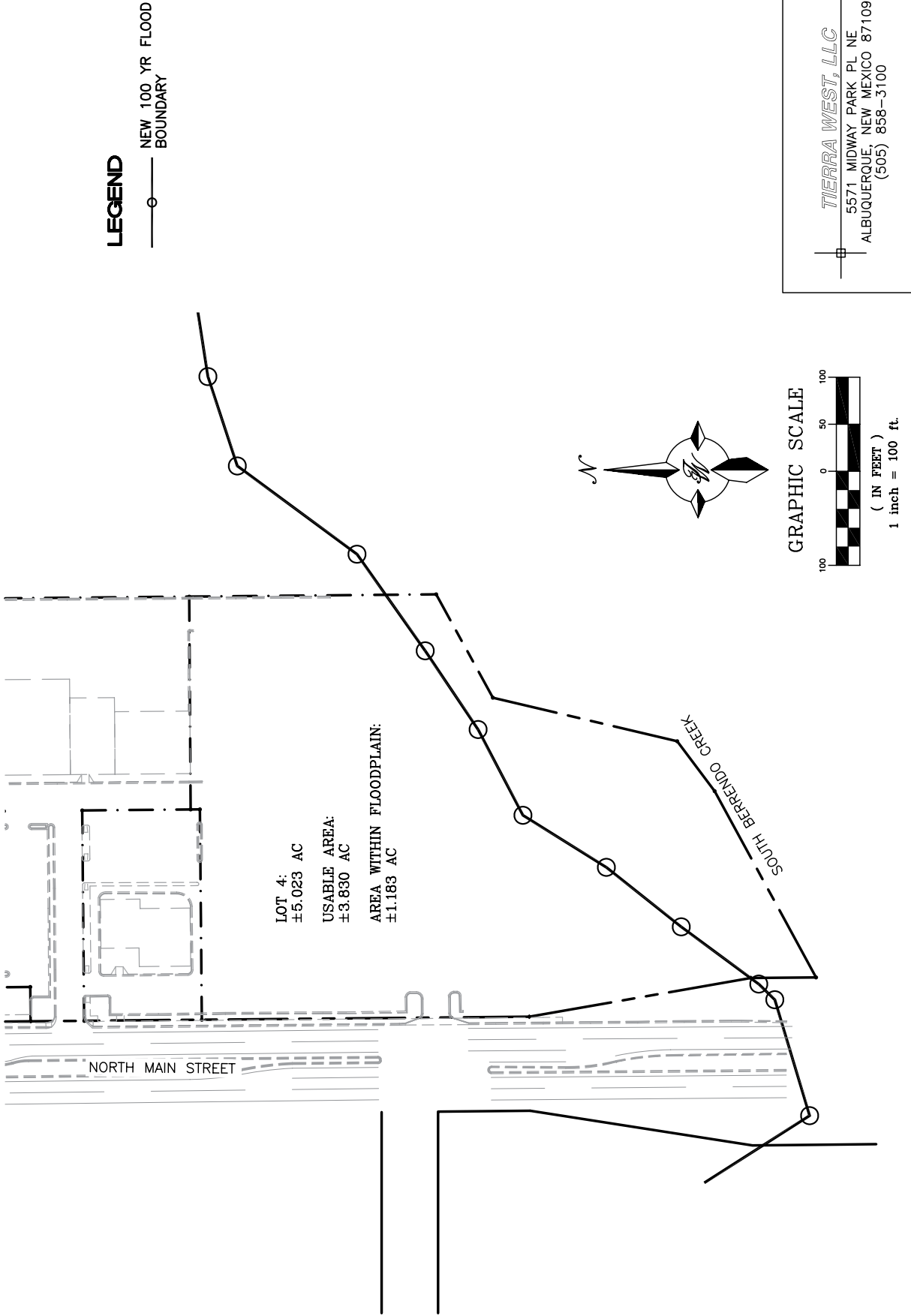
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Flood Plain Map







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