

ALTA/ACSM LAND TITLE SURVEY

DESCRIPTION:

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, AND WHOSE PERIMETER IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES S02°16'42"E 1636.98 FEET FROM THE NW CORNER OF SAID SEC 16, WHICH POINT LIES ON THE EAST R.D.W. OF NORTH MAIN STREET AND WHICH POINT IS ALSO THE SW CORNER OF THE VAN STEENNIS FAMILY TRUST; THEN N89°32'04"E FOR 499.06 FEET; THEN S51°15'02"W FOR 62.64 FEET; THEN S00°31'40"E FOR 506.48 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 201.30 FEET; THEN S53°08'05"W, IN BERRENDO CREEK, FOR 66.30 FEET; THEN S61°26'22"W, IN BERRENDO CREEK, FOR 225.45 FEET TO THE EAST R.D.W. OF NORTH MAIN STREET; THEN N00°29'35"W, ALONG SAID EAST R.D.W., FOR 69.23 FEET; THEN N09°54'43"W, CONTINUING ALONG SAID EAST R.D.W., FOR 239.10 FEET; THEN N00°31'41"W, CONTINUING ALONG SAID EAST R.D.W., FOR 701.58 FEET TO THE POINT OF BEGINNING, CONTAINING 8.642 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL PERTAINING EASEMENTS.

(THIS DESCRIPTION AND FUTURE SUBDIVISION (NOT RECORDED AS OF MARCH 31, 2008), REFLECT THE PROPERTY THAT IS CONTAINED IN THE WARRANTY DEEDS TO BLUE M, LLC IN BOOK 552 PAGE 0935 AND BOOK 552 PAGE 452 OF THE RECORDS OF CHAVES COUNTY, NEW MEXICO)

CITY ZONING DESIGNATION: "C-2"
COMMUNITY COMMERCIAL DISTRICT

CONTACT NUMBER FOR THE CITY OF ROSWELL,
NEW MEXICO BUILDING DEPARTMENT IS:
575.624.6700 x223

FLOOD ZONE DESIGNATIONS*: "X" FLOOD
AREAS & "AE" FLOOD WAYS

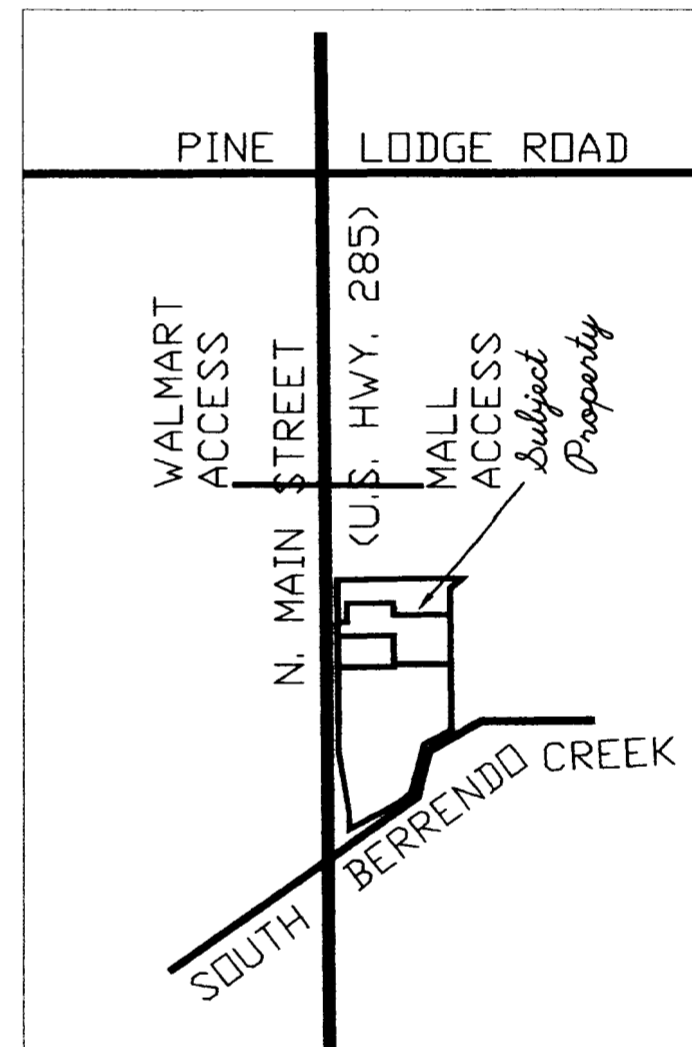
ZONE INFORMATION:
ZONE "X" AREAS OF 500-YR FLOODS; AREAS OF 100-YR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 sq/mi; AND AREAS PROTECTED BY LEVEES FROM 100-YR FLOOD.

ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED

AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ROSWELL, NEW MEXICO (CHAVES COUNTY), WHICH MAP BEARS A COMMUNITY-PANEL NUMBER OF 3500060001C AND A REVISION DATE OF MARCH 17, 2003.*

*A FEMA STUDY OF SOUTH BERRENDO CREEK, IS CURRENTLY BEING CONDUCTED. THE RESULTS OF THAT STUDY ARE STILL UNKNOWN AS OF THE DATE ON THIS DRAWING.

VICINITY MAP (NO SCALE)



LEGEND	
ABBREVIATIONS	CORNER FOUND
POWER POLE	CORNER SET
LIGHT POLE	OVERHEAD ELECTRIC LINE
MANHOLE	WATER LINE
CUY WIRE ANCHOR	GAS LINE
WATER METER	FENCE LINE
WATER VALVE	UNDERGROUND ELECTRIC LINE
FIRE HYDRANT	SEWER LINE
TELEPHONE BOX	QUARTER CORNER
	LAND LINE
	NEW & OLD EASEMENTS
	UNDERGROUND TELEPHONE LINE

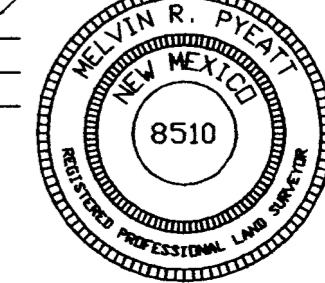
ALTA/ACSM LAND TITLE SURVEY

BLUE MOUNTAIN JUNCTION CENTER
4300 BLOCK, NORTH MAIN STREET
ROSWELL, NEW MEXICO

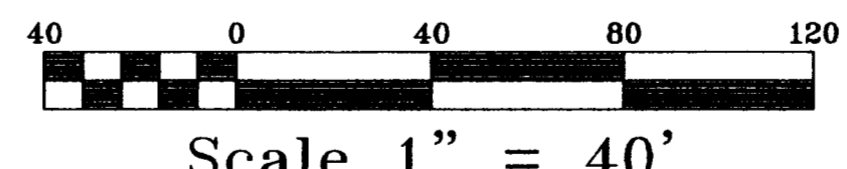
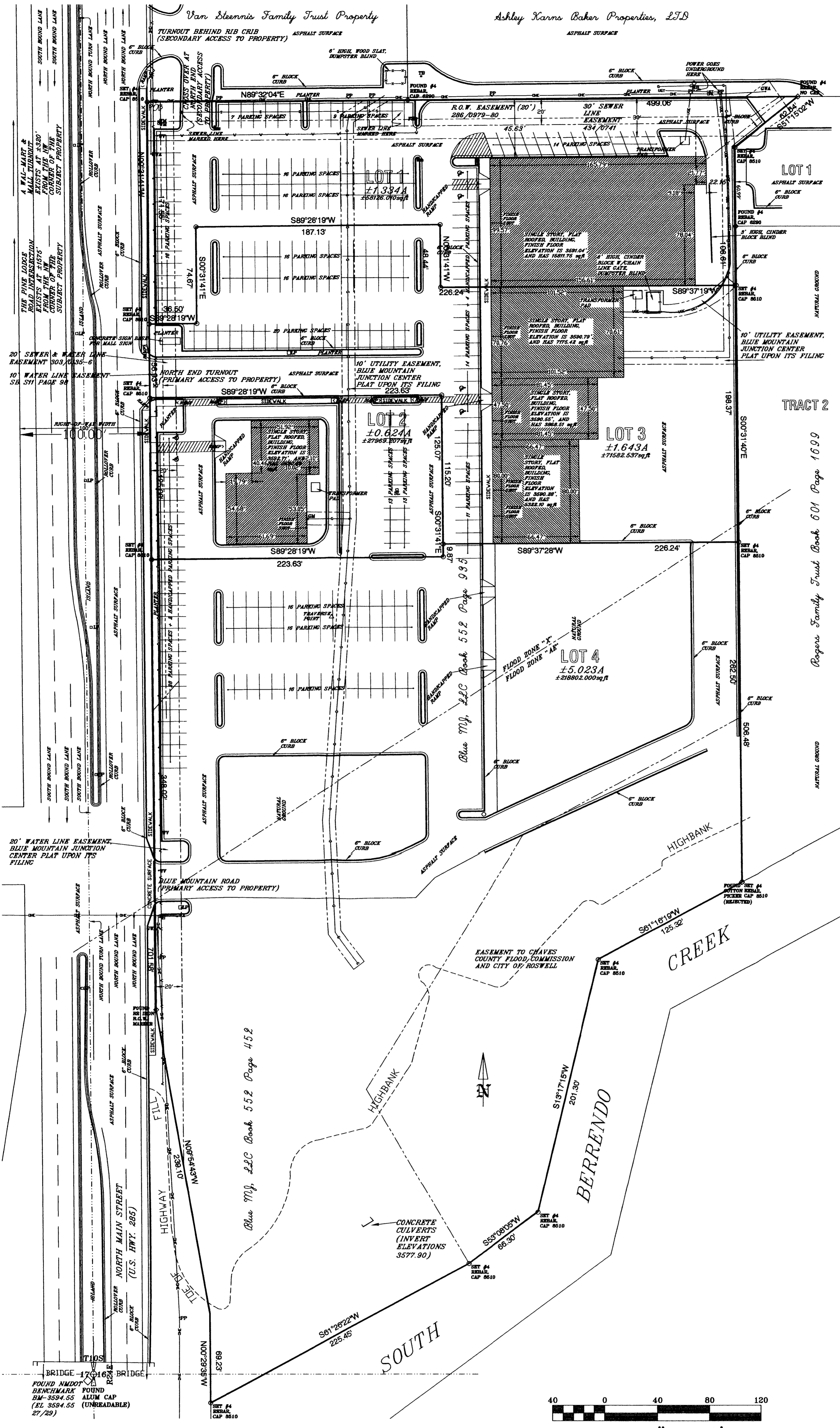
TO: GELTMORE, LLC, ITS SUCCESSORS AND/OR ASSIGNS,

I CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND MSPS IN 2005 AND INCLUDES TABLE A REQUIREMENTS 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(b)(3), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17 & 18 THEREOF, AND MEETS THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND MSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION.

SIGNED *Melvin R. Pyeatt*
DATE APRIL 2, 2008
LICENSE No. 8510



MELVIN R. PYEATT
609 EAST CHERRY LANE
CARLSBAD, NEW MEXICO, 88220
575.885.6867



OBSERVATIONS (COMMENTS ON TABLE A REQUESTS):

- FOR THE SUBJECT PROPERTY MONUMENTATION OF CORNERS, SEE DRAWING.
- THE SUBJECT PROPERTY VICINITY MAP IS LOCATED AT THE RIGHT MIDDLE OF THIS DRAWING.
- THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY, SEE FLOOD STATEMENT.
- THE SUBJECT PROPERTY'S LOT DIVISIONS, LOT DESIGNATIONS, LOT DIMENSIONS AND LOT ACREAGE AND SQUARE FOOTAGE ARE NOTED ON THE DRAWING.
- THE BUILDING CODE REQUIREMENTS FOR THE SUBJECT PROPERTY, SEE CITY ZONING STATEMENT.
- THE BUILDINGS ON THE SUBJECT PROPERTY ARE SINGLE STORY, FLAT ROOFED STRUCTURES. THE EXTERIOR DIMENSIONS OF THE BUILDINGS AND THE SQUARE FOOTAGE ARE SHOWN ON THE DRAWING.
- VISIBLE IMPROVEMENTS, THE SIGN, THE ISLANDS, LIGHT POLES, HANDICAPPED PARKING, HANDICAPPED ACCESS AND RAMPS FOR THE SUBJECT PROPERTY ARE SHOWN ON DRAWING.
- THE PARKING SPACES AND NUMBER OF PARKING SPACES ARE SHOWN ON THE DRAWING.
- ACCESS TO THE SUBJECT PROPERTY IS BY TWO (2) TURNOUTS OFF OF NORTH MAIN STREET. THEY ARE LOCATED AT THE NORTH AND SOUTH ENDS OF THE SUBJECT PROPERTY. THERE IS A SECONDARY ACCESS POINT FROM THE PARKING LOT OF THE VAN STEENNIS FAMILY TRUST LOT (THE RIB CRIB RESTAURANT) NORTH OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY'S UTILITIES ARE VISIBLE ABOVE GROUND IMPROVEMENTS IN ADDITION TO A 1.800.321.2537 CALL TO MARK THE PUBLIC UTILITIES. THE PUBLIC UTILITIES STOPPED MARKING UTILITIES WHERE IT CROSSED INTO PRIVATE SERVICE LINES. THE WATER COMPANY (CITY) STOPPED MARKING THE WATER LINES AT THE WATER METERS AND WATER VALVES ON THE WEST SIDE OF THE SUBJECT PROPERTY. IT WAS NO HELP ON THE SEWER LINE LOCATION EXCEPT FOR WHAT YOU SEE ON THE DRAWING.
- THE ADJOINERS FOR THE SUBJECT PROPERTY ARE NOTED ON THE DRAWING.
- THE SUBJECT PROPERTY LIES U.S. HIGHWAY 285. ACCESS TO THE SOUTH BOUND LANES ARE NOTED ON THE DRAWING.
- THERE IS NO VISIBLE EVIDENCE ON THE SUBJECT PROPERTY, OF ANY RECENT BUILDING OR EARTH WORK.
- THERE ARE NO PLANS AS OF THE DATE OF THIS SURVEY, FOR ANY ROAD RIGHT-OF-WAY CHANGES, AND NO VISIBLE EVIDENCE OF ANY RECENT SIDEWALK BUILDING OR STREET WORK OR REPAIRS.
- THERE IS NO VISIBLE EVIDENCE ON THE SUBJECT PROPERTY, THAT IT WAS EVER USED FOR A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- THE ADDRESS OF THE SUBJECT PROPERTY, AS SHOWN ON THE PLANNING AND ZONING MEETING AGENDA, IS THE 4300 BLOCK OF NORTH MAIN STREET, ROSWELL, NEW MEXICO.