

Vicinity Map

Indexing Information

Portion of Tract 2, Section 22, as Projected into the Socorro Grant  
Subdivision: City Survey No. 398  
Owner: Edward N. Savedra and Martha C. Savedra  
Parcel #: 001-360-0150-090-175

Flood Notes

BASED UPON SCALING, THIS SUBJECT PROPERTY APPEARS TO BE IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3500770007B, WHICH BEARS AN EFFECTIVE DATE OF MAY 17, 1988 BEING DEFINED AS AN AREA OUT OF THE 500 YEAR FLOODPLAIN.

Legal Description

LOTS NUMBERED ONE (1) AND TWO (2) AS SHOWN ON THE PLAT THEREOF ON FILED WITH THE OFFICE OF THE SOCORRO COUNTY CLERK, NEW MEXICO ON MAY 22, 2014 AT 2:35 PM AS INSTRUMENT NO. 201401119, BEING A PORTION OF TRACT 2, CITY SURVEY NUMBER 398 IN SECTION 22 OF THE SOCORRO, COUNTY OF SOCORRO, NEW MEXICO.

Setback Notes

ACCORDING TO A MAP PROVIDED BY THE CITY OF SOCORRO ZONING DEPARTMENT, THE SUBJECT PROPERTY IS ZONED C-2. THEREFORE THE SUBJECT PROPERTY MUST CONFORM TO THE FOLLOWING STANDARDS:

MINIMUM FRONT YARD DEPTH: 15'  
MINIMUM REAR YARD DEPTH: 15'  
MINIMUM SIDE YARD DEPTH: 5' OR 0' (SEE NOTE 5)

Notes

1. FIELD SURVEY PERFORMED IN APRIL 2014.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD83-GROUND).
4. THE COORDINATES SHOWN HEREON ARE NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
5. ACCORDING TO THE CITY OF SOCORRO ZONING CODE APPROVED APRIL 1, 1991, ZERO FOOT MINIMUM SIDE YARD DEPTH IS PERMISSIBLE PER ARTICLES 12-14-3 AND 12-14-4.
6. NO EVIDENCE OBSERVED INDICATING RECENT EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS.
7. NO EVIDENCE OBSERVED INDICATING THE SITE WAS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. THE SQUARE FOOTAGE OF THE BUILDINGS SHOWN HEREON ARE BASED UPON THE MEASUREMENTS OF THE EXTERIOR FOOTPRINT OF THE BUILDING.
9. THERE ARE NO STRIPED PARKING SPACES ON SITE AS OF THE FIELD WORK COMPLETED IN APRIL OF 2014.
10. THERE ARE NO OBSERVED IMPROVEMENTS LOCATED WITHIN ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT WERE DISCLOSED TO THE SURVEYOR WHILE IN THE PROCESS OF CONDUCTING THIS SURVEY EXCEPT AS SHOWN HEREON.
11. ACCORDING TO MIKE CZOSNEK, ZONING AND PLANNING DEPARTMENT COMMISSIONER, ON MAY 8, 2014, THERE ARE NO PLANNED STREET RIGHT-OF-WAY CHANGES. HIS CONTACT NUMBER IS (575) 835-0240.
12. NO ADDRESS WAS POSTED FOR SUBJECT PROPERTY AT TIME OF SURVEY.

ALTA/ACSM Land Title Survey  
and  
Boundary Survey  
for  
Lots 1 and 2  
Dollar Tree Shopping Center  
City of Socorro  
Socorro County, New Mexico  
July 2014

Documents

1. SPECIAL WARRANTY DEED FOR EDWARD N. AND MARTHA C. SAVEDRA, FILED IN THE COUNTY CLERK OF SOCORRO COUNTY, NEW MEXICO, ON JUNE 30, 2010, AS INSTRUMENT NO. 201001533.
2. REAL ESTATE CONTRACT FOR ROBERTS OIL COMPANY, FILED IN THE OFFICE OF THE COUNTY CLERK OF SOCORRO COUNTY, NEW MEXICO, ON JUNE 14, 2006, AS INSTRUMENT NO. 200602055.
3. PLAT OF LANDS CLAIMED BY R. LAWRENCE AND MARJORIE HEFNER, FILED IN THE OFFICE OF THE COUNTY CLERK OF SOCORRO COUNTY, NEW MEXICO, ON NOVEMBER 30, 2006, AS INSTRUMENT NO. 20060442.
4. SPECIAL WARRANTY DEED FOR ROBERTS OIL COMPANY, INC., FILED IN THE OFFICE OF THE COUNTY CLERK OF SOCORRO COUNTY, NEW MEXICO, ON JUNE 2, 1990, IN BOOK 464, PAGE 550.
5. WARRANTY DEED FOR CHARLES ARTHUR ZIMMERLY, FILED IN THE OFFICE OF THE COUNTY CLERK OF SOCORRO COUNTY, NEW MEXICO, ON APRIL 29, 1977, IN BOOK 335, PAGE 305.
6. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. F-001-3, COMPLETED ON SEPTEMBER 29, 1961.
7. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. U-001-3, COMPLETED JUNE 9, 1967.
8. BNSF RAILWAY STATION MAP, SOCORRO COUNTY, NM, WITH REVISION DATE OF SEPTEMBER 28, 2009.
9. PLAT OF CITY SURVEY NO. 398, FILED IN THE COUNTY CLERK OF SOCORRO COUNTY, NEW MEXICO, ON SEPTEMBER 29, 1992, IN BOOK C, PAGE 145.
10. PLAT OF LOTS 1, 2 AND 3, DOLLAR TREE SHOPPING CENTER, FILED IN THE COUNTY CLERK OFFICE OF SOCORRO COUNTY, NEW MEXICO, ON MAY 22, 2014, AT 2:35 PM AS INSTRUMENT NO. 201401119.
11. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, FILE NO. 057660, EFFECTIVE DATE MAY 23, 2014.

Surveyor's Certificate

To: First American Title, Edward N. Savedra and Martha C. Savedra, trustees of the Edward N. Savedra and Martha C. Savedra Revocable Trust u/t/d April 5, 2001 by virtue of that certain Real Estate Contract by and between Arlton C. Murphy and Carol Murphy, husband and wife, as Sellers and Edwards Construction Inc., as Purchaser, filed for record in Book 507 at Pages 4579-4582; and by Special Warranty Deed from Edwards Construction Inc., filed as Instrument No. 201001533.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6(a), 7(a), 7(b1), 7(c), 8, 9, 11(a), 13, 14, 16-18, 20 and 21 of Table A thereof. The Field Work was completed on April 24, 2014.

Will Plotner Jr. 7/1/14  
N.M.R.P.S. No. 14271 Date

Revisions: ORIGINAL 7/1/14

Surveyor's Certificate

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, do hereby certify that this boundary survey plat and the actual 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 in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

Will Plotner Jr. 7/1/14  
N.M.R.P.S. No. 14271 Date



Easement Notes

- 17 1 10' PUBLIC UTILITY EASEMENT  
(05/22/2014, INSTRUMENT NO. 201401119).
- 17 2 ACCESS AND PARKING EASEMENT (WIDTH VARIES)  
(05/22/2014, INSTRUMENT NO. 201401119).
- 17 3 5' PRIVATE WATER EASEMENT  
(05/22/2014, INSTRUMENT NO. 201401119).

ALTA/ACSM Land Title Survey  
and  
Boundary Survey  
for  
Proposed Lots 1 and 2  
Dollar Tree Shopping Center  
City of Socorro  
Socorro County, New Mexico  
July 2014

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER SPECIAL WARRANTY DEED (6/30/2010, INSTR. #201001533)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER WARRANTY DEED (04/29/77, BK. 335, PG. 305)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER SPECIAL WARRANTY DEED (06/02/99, BK. 464, PG. 550)
●	FOUND MONUMENT, MARKED AS INDICATED
○	SET BATHEY WITH CAP "LS 14271" UNLESS MARKED OTHERWISE
△	TEMPORARY BENCHMARK - PK NAIL
16.4'	BUILDING HEIGHTS
—G—	UNDERGROUND GAS LINE
⊙	GAS METER
⊗	WATER METER
⊕	ELECTRIC METER
⊞	SIGNAL BOX
⊞	FIRE HYDRANT
⊞	UTILITY PEDESTAL
—	WALL
—OHU—	OVERHEAD UTILITY LINE (ELECTRIC AND PHONE)
—	ANCHOR
•	UTILITY POLE
—x—	WIRE FENCE
—//—	WOOD FENCE
—o—	CHAINLINK FENCE
⊞	SIGNAL BOX
⊞	DRAINAGE INLET
⊞	SIGN
—+—+—	RAILROAD TRACKS
EP 5449.0	EDGE OF PAVEMENT
TA 5449.0	TOP OF ASPHALT
BC 5449.0	BACK OF CURB
TC 5449.0	TOP OF CONCRETE
5449.0	GROUND SPOT ELEVATION

Benchmark-NAVD 88

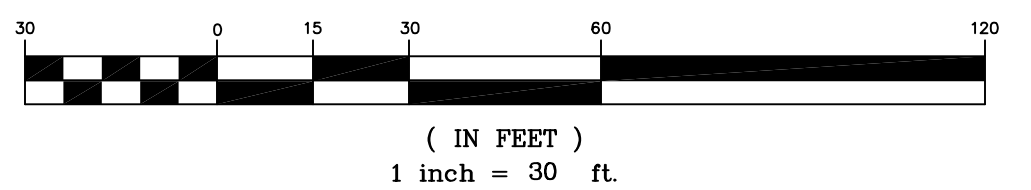
THE BENCHMARK ELEVATIONS SHOWN HEREON WERE OBTAINED BY GPS OBSERVATION DERIVED FROM AN ARP SOLUTION USING THE FOLLOWING TWO STATIONS:

P034 SANDIA\_ASLNM2004 CORS ARP  
AB06 ALBUQUERQUE 6 CORS ARP

BASED UPON THE OPUS VALUES, THE ACCURACIES ARE AS FOLLOWS  
VERTICAL ±0.026 METERS  
HORIZONTAL ±0.002 METERS

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.11' {17.38'}	N 01°05'49" E {N 01°05'49" E}
L2	18.40' {18.40'}	N 07°02'28" W {N 07°02'28" W}

GRAPHIC SCALE



CARTESIAN SURVEYS INC.

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