

Vicinity Map

Exceptions 14-17

- 14. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN THAT CERTAIN PATENT FROM THE UNITED STATES OF AMERICA TO THE CITY OF SOCORRO AND CANDELARIO GARCIA, FILED FOR RECORD IN THE OFFICE OF THE SOCORRO COUNTY CLERK, NEW MEXICO ON JUNE 12, 1902 AT 9:00 AM IN BOOK 49 AT PAGES 1—9.

 AFFECTS SUBJECT PROPERTY—BLANKET IN NATURE
- 15. TERMS AND CONDITIONS OF THAT CERTAIN REAL ESTATE CONTRACT BY AND BETWEEN ARLTON C. MURPHY AND CAROL MURPHY, HUSBAND AND WIFE, AS SELLER AND EDWARDS CONSTRUCTION INC., A NEW MEXICO CORPORATION AS PURCHASER, FILED FOR RECORD IN THE OFFICE OF THE SOCORRO COUNTY CLERK, NEW MEXICO IN BOOK 507 AT PAGES 4579—4582.

 AFFECTS SUBJECT PROPERTY—BLANKET IN NATURE
- 16. ANY MATTER ARISING AFTER THE DATE HEREOF WHICH COULD ADVERSELY AFFECT THE TITLE OF THE INSUREDS HEREUNDER BY REASON OF INADEQUACY OR NON-DELIVERY OF PROPER DEED(S) CONVEYING TITLE TO THE SUBJECT PROPERTY TO THE INSUREDS HEREUNDER AND THE EFFECT OF INADEQUACY OR NON-DELIVERY OF SUCH DEED(S); AND ANY CONDITION CONTAINED IN ANY REAL ESTATE CONTRACT AND/OR ASSIGNMENT OF ANY REAL ESTATE CONTRACT AFFECTING THE SUBJECT PROPERTY.

 AFFECTS SUBJECT PROPERTY-NOT SURVEY RELATED
- SUBJECT TO OVERHEAD UTILITIES CROSSING THE INSURED; PUBLIC UTILITY EASEMENT RUNNING THROUGH LOT 1; ACCESS AND PARKING EASEMENT; 5' PRIVATE WATER EASEMENT BENEFITING LOT 2 AND RUNNING THROUGH LOT 1; THAT CERTAIN BLOCK WALL OFF THE PROPERTY BOUNDARY LINE ALONG THE EASTERN BOUNDARY, AND ALL RIGHTS APPURTENANT THERETO.

 AFFECTS SUBJECT PROPERTY—EASEMENTS SHOWN HEREON AS 1 2 AND 3

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.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
 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. ÀCCORDING 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

Boundary Survey
for

Lots 1 and 2

Lots 1 and 2 Dollar Tree Shopping Center

City of Socorro Socorro County, New Mexico July 2014

Documents

- 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.

N.M.R.P.S. No. 14271

Date

Revisions: ORIGINAL 7/1/14

Surveyor's Certificate

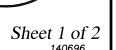
I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards 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.
N.M.R.P.S. No. 14271

Date 6

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896-3050 Fax (505) 891-0244



Easement Notes 17 1 10' PUBLIC UTILITY EASEMENT (05/22/2014, INSTRUMENT NO. 201401119). ACCESS AND PARKING EASEMENT (WIDTH VARIES) (05/22/2014, INSTRUMENT NO. 201401119). (17) 3 5' PRIVATE WATER EASEMENT (05/22/2014, INSTRUMENT NO. 201401119). Tract of Land in Socorro Grant Section 22 Warranty Deed for John Markland (9/3/1976, Bk. 329, Pg. 410)1/2" Rebar With Cap – "LS 12797" Tract of Land in Socorro Grant Section 22 Warranty Deed for Charles Arthur Zimmerly Pump—N—Save Gas Station (6/2/1990, 1/2" Rebar With Cap "LS 12797" (N 76"12'00" E) **N 76"58'25"**290.87'(287.90') OHU OHU 460 Line only, found 0.39' S 76°58'25" W of corner Propane PVC Sanitary Sewer Tank Service Cleanout _Mobile Home 31,724 sq.ft. 0.7283 acres 0.4' Outside Subject Property to Center of Wall South (4K4 Calliornia Stree PVC Sanitary Sewer Service Cleanout N 7524'49" E of Subject Property by as much as 0.5 feet PVC Sanitary Sewer Service (Not A Cleanout Part of 4607.21 This Subject Property to Center of Wall .0 4607.21 4606.47 7C 4606.81 Survey) 15' Rear Yard Setback (Typ.) 55,805 sq.ft. 1.2811 acres Subject Property to Center of Wall ^{'46}16.35 S 75°24'49" W Temporary 4616.41 4616.36 2 Story Building (Abandoned) 32.2' 5' Side Yard 237.72' — Setback (Typ.) Found Bolt S 75'24'49" W (S 75'55'00" W) Accepted for N-S line only, found 0.15', S 24°11′16" E of Corner -/2097—N-1110787.30 A.T. and S.F. Railroad 1/2" Rebar — With Cap

ALTA/ACSM Land Title Survey

Boundary Survey

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 WARRANT 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	
0		
\triangle		
4 16.4'	BUILDING HEIGHTS	
—G-—-	UNDERGROUND GAS LINE	
©	GAS METER	
®	WATER METER	
(E)	ELECTRIC METER	
SB	SIGNAL BOX	
**	FIRE HYDRANT	
•	UTILITY PEDESTAL	
	WALL	
ОНU	OVERHEAD UTILITY LINE (ELECTRIC AND PHONE)	
(ANCHOR	
•	UTILITY POLE	
×	WIRE FENCE	
//	WOOD FENCE	
	CHAINLINK FENCE	
SB	SIGNAL BOX	
	DRAINAGE INLET	
-0	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 OPUS SOLUTION USING THE FOLLOWING TWO STATIONS:

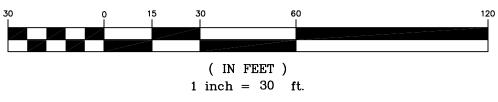
P034 SANDIA_ASLNM2004 CORS ARP ABQ6 ALBUQUERQUE 6 CORS ARP

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



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