ALTA/ACSM LAND TITLE SURVEY

LOTS 10, 11, AND 12, BLOCK 43, ALAMOGORDO BLOCKS
T 16 S, R 10 E, N.M.P.M., ALAMOGORDO
OTERO COUNTY, NEW MEXICO
NOVEMBER 2007

LEGAL DESCRIPTION

LOTS 10, 11, AND 12, BLOCK 43 OF THE TOWN OF ALAMOGORDO, NEW MEXICO.

LOTS 10, 11, AND 12-MAP CODE - 01N-4-055-094-294-203 ⟶ CORPORATE ID 210-002

DOCUMENTS OF RECORD

DOCUMENTS OF RECORD:
1) WARRANTY DEED(S)
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)
FILED FOR RECORD ON JANUARY 3, 2007
AS INSTRUMENT No. 200700080, OTERO COUNTY, NEW MEXICO

LEGEND

- PP ○ –POWER POLE
- □ –SET ALL CORNERS POSSIBLE
- ⊕ –FIRE HYDRANT
- ● –BOLLARDS
- (WV) –WATER VALVE
- (GM) –GAS METER
- ▨ –CONCRETE
- ▭ –PAVEMENT

PARKING INFORMATION

35 PARKING SPACES
2 HANDICAPPED SPACES
37 TOTAL PARKING SPACES

LAND AREA

22,500.00 SQUARE FEET
0.517 ACRES TOTAL

SCHEDULE A ITEMS

NO TITLE COMMITMENT PROVIDED

BUILDING AREA

FIRST FLOOR=3608.81 SQUARE FEET

SECOND FLOOR=3990.06 SQUARE FEET (INCLUDING OVERHANG)

ZONING INFORMATION

ZONE C-3 – BUSINESS

Zoning Ordinance Section 29-03-310, Use Regulations, Zoning District C-3
The rear yard and side yard regulations for dwellings within this district are the same as in the single-family district. In the case of business buildings, the yard requirements shall not apply except:
(a) On the side of a lot adjoining a dwelling district; in which case, there shall be a side yard of not less than five (5) feet; and
(b) On any street sides of a corner lot, there shall be a setback of not less than five (5) feet in width; and
(c) On the boundary of a lot adjoining an alley, there shall be a yard setback of not less than eight (8) feet if electric lines exist on the side of the alley abutting the property. No application for variance from the requirement set forth in this subsection (c) shall be accepted or considered without written concurrence of every public utility company providing electrical service within the corporate limits of the city.
(d) If electric lines do not exist on either side of the alley abutting the property, written concurrence on the proposed plans shall be required from every public utility company providing electrical service within the corporate limits of the city prior to the issuance of any building permit by the city.
Except as otherwise specified, there are no other yard regulations for business buildings. However, no building shall be built on White Sands Boulevard within ten (10) feet of the front lot line. The city manager shall not issue a permit for the construction of any permanent structure within the ten-foot setback.
(Code 1960 § 11-5-3; Ord. No. 783, § 5, 2-13-90; Ord. No. 804, § 1, 12-11-90; Ord. No. 1234, § 1, 3-22-05)

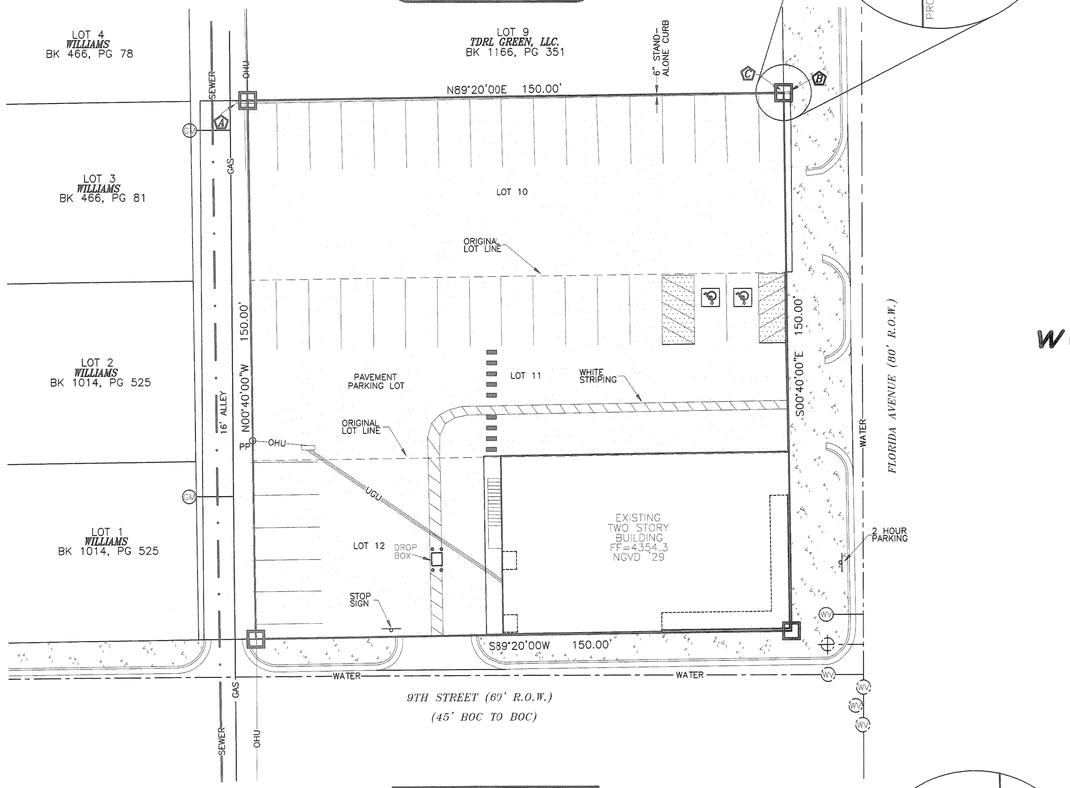
29-03-320. Living facilities above stores--District C-3.
In the case of the existence of living facilities above stores or other commercial uses, every lot shall provide an area of not less than one thousand (1,000) square feet per family.
(Code 1960, § 11-5-4; Ord. No. 1234, § 1, 3-22-05)

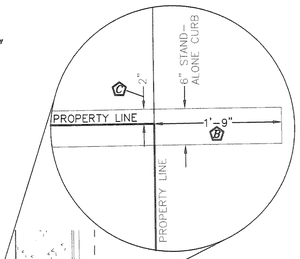
29-03-330. Off-street parking--District C-3.
(a) Off-street parking for automobiles shall be provided within a distance of five hundred (500) feet for all business buildings erected in the business district, in a proportion of not less than three (3) square feet for each square foot of area inside any such business building. Plans showing the proposed off-street parking shall be submitted to the building inspector, together with the application for the building permit; and no building permit shall be issued by the building inspector until such plans for off-street parking have been submitted and approved by the building inspector.
(b) Where property has been zoned Class "C-3" and improved before the effective date of Ordinance No. 661, adopted September 13, 1983, then that property is exempt from the off-street parking provisions of this section so long as the existing improvements remain on the premises and there is no addition to, or expansion of, such improvements so as to occupy a greater portion of the premises. In all other cases, parking must be provided as set forth in subsection (a) of this section.
(c) For motels and hotels there shall be a minimum of one off-street parking space of at least nine (9) feet by twenty (20) feet for each guest room or apartment, plus one (1) for each one and one-fourth (1 1/4) employees. Areas devoted to accessory uses (including but not limited to restaurants, lounges, and meeting rooms) shall comply with the requirements of subsection (a). Parking spaces shall not be directly accessible from a public right-of-way, nor require backing across a sidewalk for egress.
(Code 1960, § 11-5-5; Ord. No. 518, 10-22-74; Ord. No. 661, 9-13-83; Ord. No. 717, 1-13-87; Ord. No. 1234, § 1, 3-22-05)

Construction Surveying Services
1015 Oregon Alamogordo, NM 88310
(505) 443-6202 FAX (505) 443-1151

SURVEY AREA

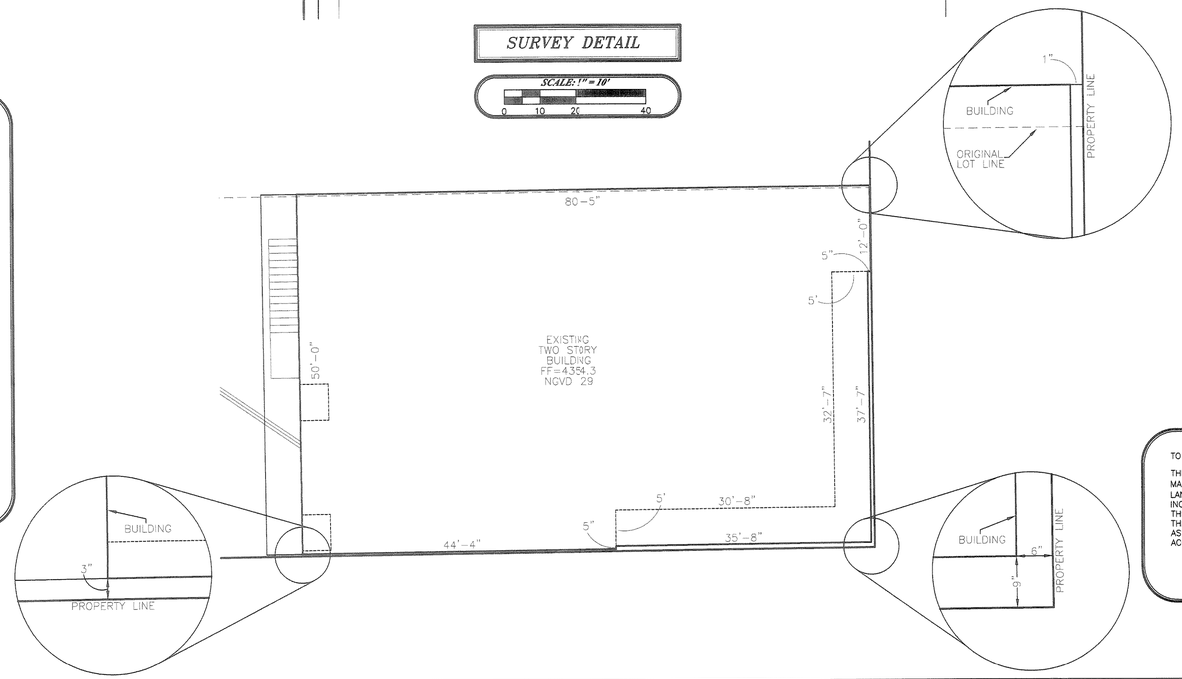
SCALE: 1" = 20'
0 10 20 40



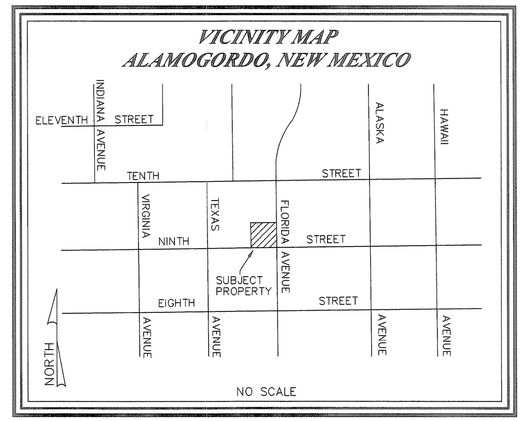


SURVEY DETAIL

SCALE: 1" = 10'
0 10 20 40



VICINITY MAP





POSSIBLE ENCROACHMENTS

- A –3'-4" ENCROACHMENT OF A STANDUP CURB INTO THE ALLEY.
- B –1'-9" ENCROACHMENT OF A STANDUP CURB INTO SOUTH FLORIDA R.O.W.
- C –2" ENCROACHMENT OF STANDUP CURB INTO LOT 9.

FLOOD INFORMATION

THE MAIN BUILDING ON THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM).

ALAMOGORDO'S COMMUNITY NUMBER: 350045
THE PROPERTY IS LOCATED ON PANEL NUMBER: 0006, SUFFIX: C.
THE DATE OF THE FIRM INDEX: AUGUST 2, 1990.
THE PROPERTY IS LOCATED IN FIRM ZONE: AH.
THE BASE FLOOD ELEVATION AT THE PROPERTY SCALED IS 4352.8, NGVD '29.
FINISH FLOOR ELEVATION IS 4354.3 NGVD '29

BASIS OF BEARING

BASIS OF BEARING: N19°42'58"E BETWEEN FOUND CITY OF ALAMOGORDO CONTROL SURVEY MONUMENTS "ALAMOAIR" AND "DUKE 1994."
GRID COORDINATES NAD83 NM C ZONE 3002
ALAMOAIR: N 669,500.98
E 1,718,270.30
DUKE: N 697,617.10
E 1,728,346.24

RECENT SITE CHANGES

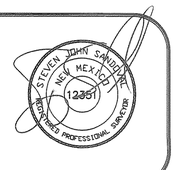
THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

SURVEYORS CERTIFICATE

TO CHANNEL BUILDING COMPANY:

THIS IS TO 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 AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7b2, 8, 9, 11a, AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE 11/26/07



CSS Proj. No. 07-825

Sheet 1 of 1