

UTILITIES

FARMERS' ELECTRIC COOPERATIVE, INC.
3701 THORNTON ST.
(575) 762-4468
CONTACT: LANCE ATKINS

EPCOR WATER CO.
1005 NORRIS STREET
(575) 763-5538 EXT. #1118
CONTACT: BRIAN DALY

CENTURYLINK
CUSTOMER SERVICE REQUESTS
REPAIRS: (800) 573-1311
SALES/BILLING: (800) 244-1111
CONTACT: TONY EIMEN (575) 762-1109

NEW MEXICO GAS. CO.
600 GEORGIA STREET
(575) 763-8439
CONTACT: DUSTIN SILICEO

SUDDENLINK COMMUNICATIONS, INC.
1106 N. MAIN STREET
(575) 763-4411
CONTACT:

PLATEAU TELECOMMUNICATIONS
7111 N. PRINCE STREET
(575) 389-5100
CONTACT: GREG BURNS

CITY OF CLOVIS
801 SOUTH NORRIS STREET
CITY ENGINEER: JUSTIN HOWALT
(575) 749-7265
PUBLIC WORKS DIRECTOR: CLINT BUNCH
(575) 760-0797

XCEL ENERGY
500 PILE STREET
(575) 769-4236
CONTACT: CORBY WHITE

LAND AREA:

GROSS AND NET
ACRES: 1.033
SQUARE FEET: 45000.00

ZONING/SITE RESTRICTIONS:

MIXED DEVELOPMENT DISTRICT (MD):
THE MIXED DEVELOPMENT (MD) DISTRICT IS A MIXED-USE DISTRICT PERMITTING A FULL RANGE OF COMMERCIAL AND SERVICE USES AS WELL AS SOME LIGHTER OR SMALL-SCALE INDUSTRIAL USES. RESIDENTIAL USES ARE PERMITTED IN THIS DISTRICT. THIS DISTRICT ADDRESSES BOTH NEW DEVELOPMENT AND AREAS LARGELY DEVELOPED WITH ONLY A FEW LOTS OR PARCELS REMAINING TO BE DEVELOPED.

SETBACKS:
FRONT - 25'
SIDE - 0'
REAR - 0'
MAX HEIGHT - 35'

NOTES:

THERE ARE NO KNOWN CURRENT OR CONTEMPLATED RIGHT-OF-WAY AND/OR ROADWAY CHANGES THAT MIGHT AFFECT THE DEVELOPMENT AND/OR USE OF THIS PROPERTY.

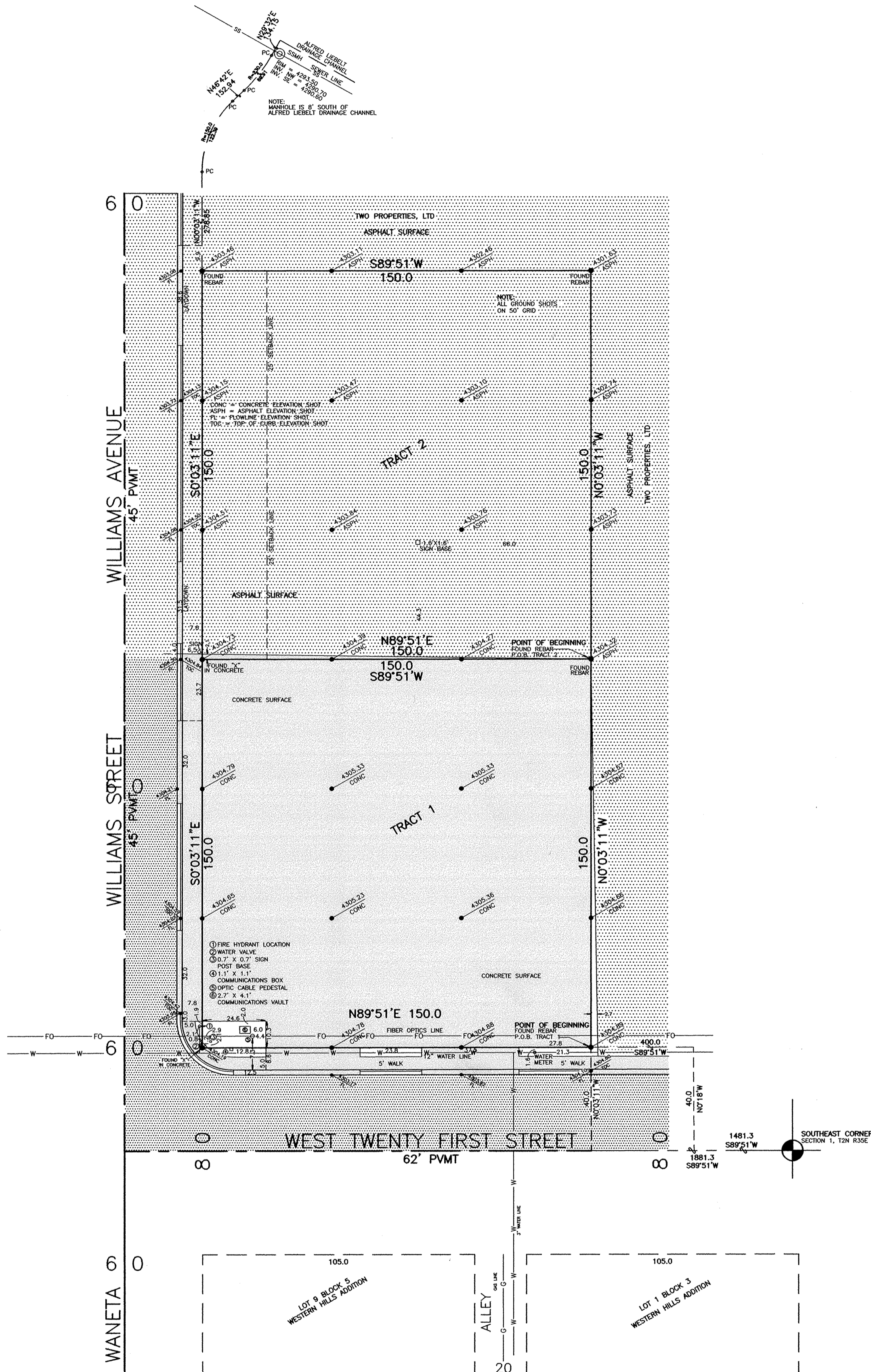
THERE IS NO OBSERVABLE EVIDENCE THAT THIS SITE HAS EVER BEEN USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

FLOOD_ZONE:

SAID DESCRIBED PROPERTY IS NOT LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AE" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 35009C0590E WITH A DATE OF IDENTIFICATION OF 05/16/2013, FOR COMMUNITY NUMBER 350127, IN CURRY COUNTY, STATE OF NEW MEXICO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

EXCEPTIONS TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 14-3274, DATED MARCH 10, 2013, 8:00 AM SCHEDULE B - SECTION II:

14. BLANKET EASEMENT GRANTED TO MOUNTAIN BELL RECORDED IN BOOK 57 AT PAGE 611, MISCELLANEOUS RECORD, CURRY COUNTY, NEW MEXICO. (NOT SHOWN ON PLAT)



SCALE: 1" = 30'
DATE: MARCH 2014

PREPARED BY
LYDICK
ENGINEERS & SURVEYORS
205 EAST SECOND STREET
CLOVIS, NEW MEXICO 88101
(575) 762-3771

A.L.T.A / A.C.S.M. LAND TITLE SURVEY OF 2 TRACTS OF LAND IN SE/4 SECTION 1 T2N R35E N.M.P.M. CITY OF CLOVIS CURRY COUNTY NEW MEXICO

TRACT 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S89°51'W 1481.3 FEET AND N0°18'W 40.0 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 1. THENCE N0°03'11"W 150.0 FEET. THENCE S89°51'W 150.0 FEET. THENCE S0°03'11"E 150.0 FEET. THENCE N89°51'E 150.0 FEET TO POINT AND PLACE OF BEGINNING. SAID TRACT CONTAINS 0.517 ACRES OF LAND.
SOURCE: WARRANTY DEED RECORDED ON 02/17/2012 IN BOOK 517 PAGE 700

TRACT 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S89°51'W 1481.3 FEET, N0°18'W 40.0 FEET, S89°51'W 400.0 FEET AND N0°03'11"W 150.0 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 1. THENCE N0°03'11"W PARALLEL TO THE EAST RIGHT OF WAY LINE OF WILLIAMS STREET, A DISTANCE OF 150.0 FEET. THENCE S89°51'W PARALLEL TO THE NORTH RIGHT OF WAY LINE OF WEST TWENTY FIRST STREET, A DISTANCE OF 150.0 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF WILLIAMS STREET. THENCE S0°03'11"E ALONG SAID EAST RIGHT OF WAY LINE OF WILLIAMS STREET, A DISTANCE OF 150.0 FEET. THENCE N89°51'E PARALLEL TO SAID NORTH RIGHT OF WAY LINE OF WEST TWENTY FIRST STREET, A DISTANCE OF 150.0 FEET TO POINT AND PLACE OF BEGINNING. SAID TRACT CONTAINS 0.517 ACRES OF LAND.
SOURCE: WARRANTY DEED RECORDED ON 03/12/2012 IN BOOK 517 PAGE 2799

GENERAL SURVEY NOTES:

THE SURVEYED TRACT IS LOCATED IN: SE/4 SECTION 1 T2N R35E N.M.P.M.
BASIS OF BEARINGS: WARRANTY DEED

DOCUMENTS USED IN THIS SURVEY

DESCRIPTION	RECORDED DATE	RECORDED DATA
LYDICK ENGINEERS FIELD BOOK	03/12/14	BK. 519 P. 45
LYDICK ENGINEERS SURVEY PLAT	FEBRUARY 2012	PLAT NO. 22964
WARRANTY DEED	03/12/2012	BK. 517 P. 2798-2799
WARRANTY DEED	02/17/2012	BK. 517 P. 700-701
LYDICK ENGINEERS SURVEY PLAT	FEBRUARY 2012	PLAT NO. 22951

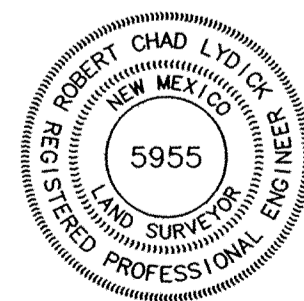
INDEXING INFORMATION FOR COUNTY CLERK

THE NAME OF THE OWNERS OF THE SURVEYED TRACT AS INDICATED BY THE LAST RECORDED DEED: WEST PLAINS PROPERTIES LLC.
ADDRESS: 1220 WEST 21ST STREET
PARCEL CONTAINS: TRACT 1: 22500.00 SQ. FT. / 0.517 ACRES OF LAND;
TRACT 2: 22500.00 SQ. FT. / 0.517 ACRES OF LAND;
PROPERTY GEO CODE #: 121001232001500

SURVEYOR'S CERTIFICATION

TO WEST PLAINS PROPERTIES LLC., CLOVIS CORNER LLC., AND FIRST AMERICAN TITLE INSURANCE COMPANY AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE 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 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(A), 13, 14, 15, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/12/2014.



Signature: *Robert C. Lydick*
P.E. & L.S. # 5955

DATE: 03/18/2014

PROPERTY CORNER
ALL CORNERS SET/FOUND ON
SURVEY ARE 1/2" (4#) STEEL
REBAR w/CAP UNLESS NOTED.