

MISSOURI AVENUE ELEMENTARY SCHOOL BOUNDARY TOPOGRAPHIC SURVEY
LOTS 1, 2, 3 AND 4 IN BLOCK 15 OF ALAMEDA HEIGHTS

ROSWELL CHAVES COUNTY NEW MEXICO

LEGEND	
SYMBOL	DESCRIPTION
	CHAIN LINK FENCE
	SANITARY SEWER MAN HOLE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	IRRIGATION VALVE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND FIBER OPTIC LINE
	UNDERGROUND WATER LINE
	SANITARY SEWER LINE
	CONTOUR LINE
	SET 1/2" REBAR W/CAP "12516"
	SET CHISELED CROSS IN CONCRETE

SCALE: 1" = 20'

NOTES:

THE OWNER OF RECORD, AT THE TIME THIS SURVEY WAS PERFORMED AND THIS PLAN WAS CREATED, WAS THE BOARD OF EDUCATION OF THE CITY OF ROSWELL AND THE DEEDS OF RECORD WERE AS FOLLOWS:

LOT 1 - WARRANTY DEED FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON AUGUST 10, 1917 AND RECORDED IN BOOK 50 OF DEED RECORDS, AT PAGE 423.

LOT 2 - WARRANTY DEED FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON MARCH 14, 1929 AND RECORDED IN BOOK 72 OF DEED RECORDS, AT PAGE 156.

LOT 3 - WARRANTY DEED FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON MAY 18, 1937 AND RECORDED IN BOOK 84 OF DEED RECORDS, AT PAGE 610.

LOT 4 - WARRANTY DEED FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON AUGUST 10, 1917 AND RECORDED IN BOOK 50 OF DEED RECORDS, AT PAGE 420.

RESEARCH FOR THIS SURVEY AND PLAN WAS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW MEXICO.

THE PURPOSE OF THIS SURVEY AND PLAN IS TO DEFINE THE BOUNDARY OF THE ABOVE-DESCRIBED DEEDS OF RECORD AND PROVIDE A TOPOGRAPHIC REPRESENTATION OF EXISTING IMPROVEMENTS AND VERTICAL RELIEF ON THE SUBJECT PROPERTY.

THE PLATS USED AS REFERENCE IN DEFINING THE SUBJECT PROPERTY WERE:

"ALAMEDA HEIGHTS" FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON DECEMBER 23, 1899 AND RECORDED IN PLAT BOOK A, AT PAGE 8.

"MISSOURI AVENUE SCHOOL ADDITION" FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON DECEMBER 23, 1899 AND RECORDED IN PLAT BOOK A, AT PAGE 211.

"LEWIS' 1st ADDITION AMENDED" FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON FEBRUARY 04, 1930 AND RECORDED IN PLAT BOOK A, AT PAGE 207.

"MCDOWELL SUBDIVISION" FILED IN THE CHAVES COUNTY CLERK'S OFFICE ON FEBRUARY 27, 1909 AND RECORDED IN PLAT BOOK A, AT PAGE 21.

RECORD INFORMATION (SHOWN IN PARENTHESES) IS FROM THE ABOVE-DESCRIBED "ALAMEDA HEIGHTS" PLAT OF RECORD.

THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON G.P.S. STATIC INFORMATION GATHERED ON JULY 12, 2012.

ALL ELEVATIONS SHOWN ARE ON NATIONAL GEODETIC VERTICAL DATUM 88 (NGVD 88).

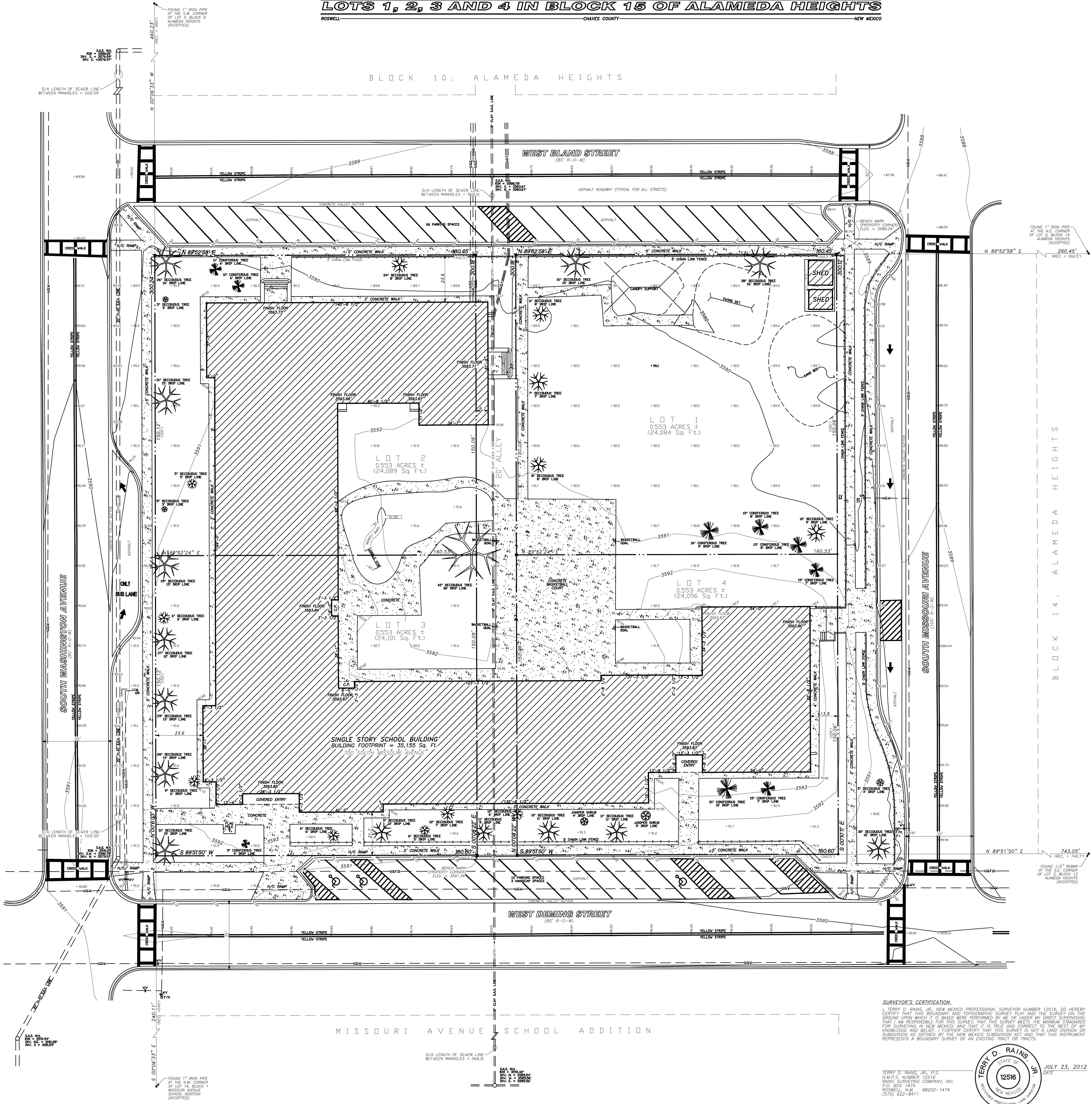
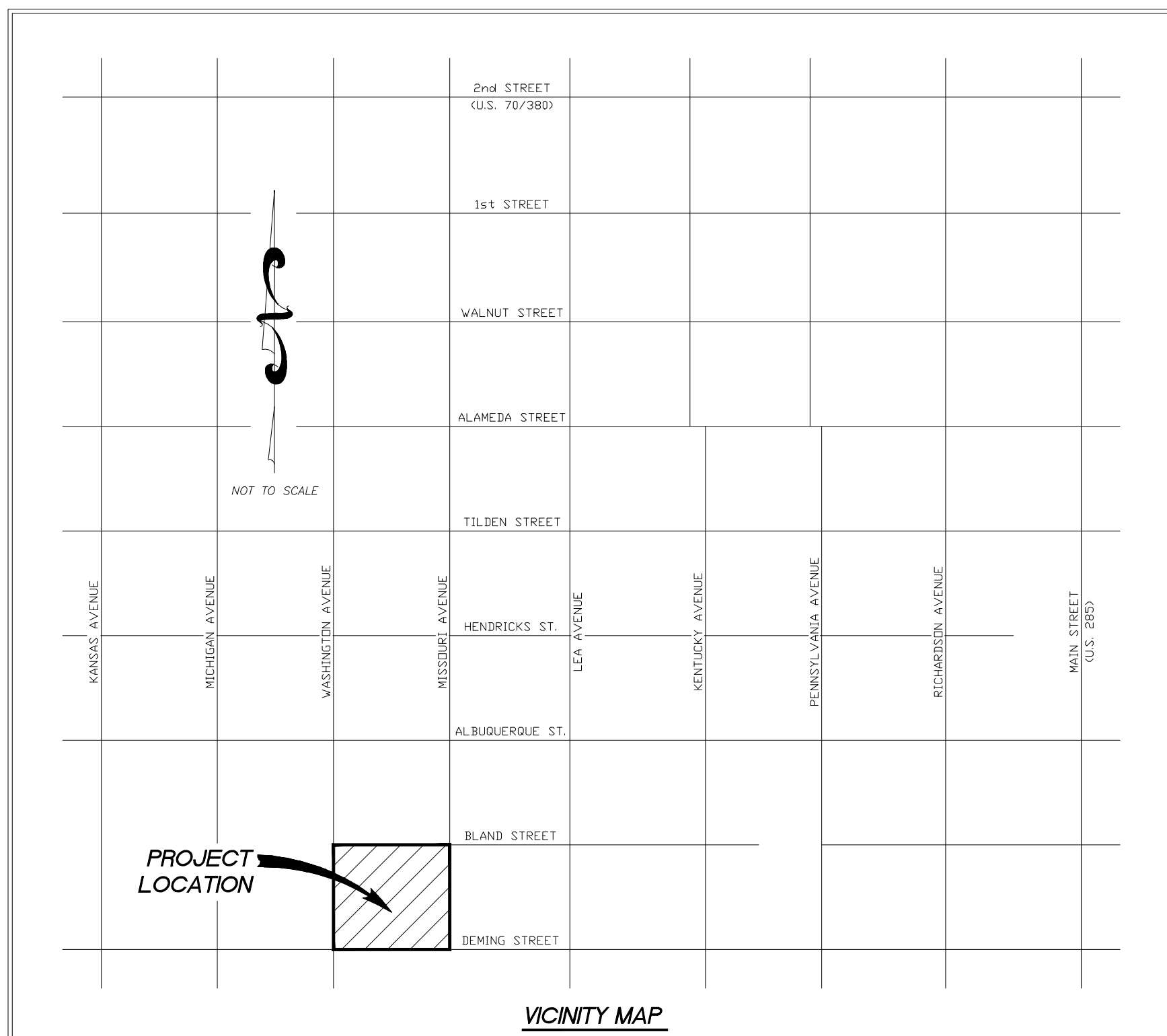
THE SUBJECT PROPERTY IS ZONED "R-2" (RESIDENTIAL DISTRICT) AS PER THE OFFICIAL MUNICIPAL ZONING MAP OF ROSWELL, N.M. MINIMUM BUILDING SETBACK REQUIREMENTS FOR ZONE "R-2" ARE:

FRONT YARD - 25 FEET
 REAR YARD - 20 FEET
 SIDE YARDS - 5 FEET FOR SINGLE STORY AND 10 FEET FOR TWO STORY.
 STREET SIDE YARDS - 25 FEET

THE MAXIMUM BUILDING HEIGHT FOR ANY BUILDING IN ZONE "R-2" IS 35 FEET

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AO" (1' DEPTH) AS PER THE F.I.R.M. MAP NUMBER 35005C13700 EFFECTIVE SEPTEMBER 25, 2009.

PAVED ALL ACCEPTED CORNERS USED IN DEFINING THE BOUNDARY OF THE SUBJECT PROPERTY WITH 3/4" BRASS WASHER STAMPED P.S. 12516.



SURVEYOR'S CERTIFICATION

I, TERRY D. RAINS, JR., NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 12516, DO HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY PLAN AND THE 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 BY THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT REPRESENTS A BOUNDARY SURVEY OF AN EXISTING TRACT OR TRACTS.

TERRY D. RAINS, JR., P.S.
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 RAINS SURVEYING COMPANY, INC.
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JULY 23, 2012

