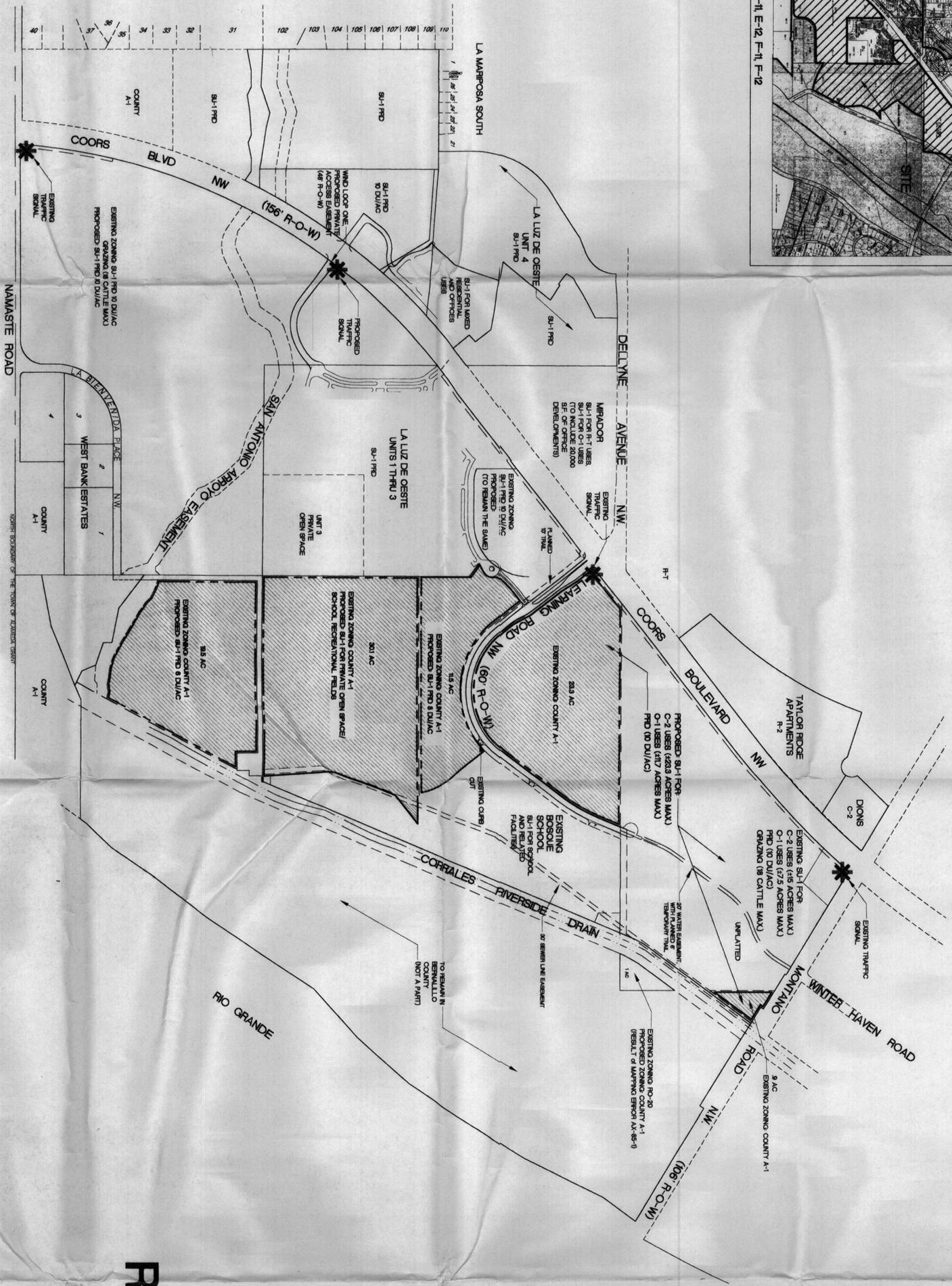
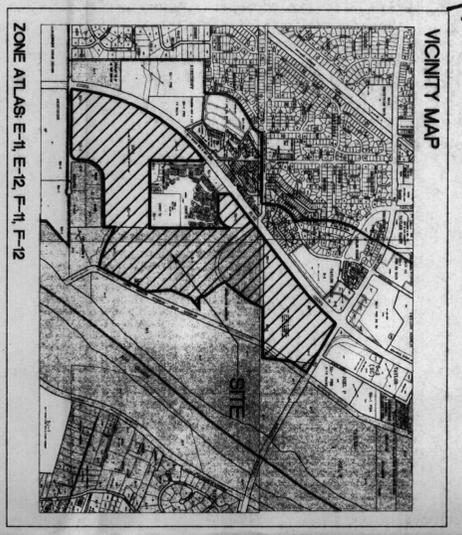


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8-3-22-01
D. Graham
E-12



Annexation and Zoning LANDS OF RAY A. GRAHAM III

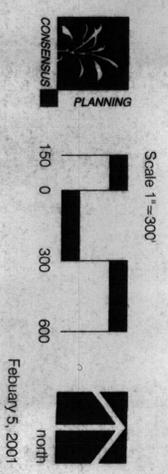
Prepared For:
Ray A. Graham III
1 Wind Road NW
Albuquerque, New Mexico 87120

Prepared By:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, New Mexico 87102

Bordenave Designs
P.O. Box 91194
Albuquerque, New Mexico 87199

APPROVALS

Planning Director	Date
Transportation Development	Date
City Engineer/MAFCA	Date
Utility Development	Date
Parks and Recreation Department	Date



SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE:
The site consists of unplatted land, approximately 229.2 acres, with a portion in the City of Albuquerque and a portion in Bernalillo County. The portion in Bernalillo County is proposed for annexation and establishment of zoning.

PROPOSED USE:
The proposed zoning for the annexation parcels is SU-1 for O-1, C-2, PRD (varying densities), and Private Open Space/School Recreational Fields. The parcels in the City of Albuquerque are proposed to remain the same relative to zoning and land use.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS: Two new roads have been constructed (Learning Road and La Luz Connection Road) and one new 48 foot private access easement is planned (Wind Loop Road) to provide vehicular ingress and egress to these parcels, to increase safety to existing development, and to be consistent with City policies contained in the Coors Corridor Plan. Two additional right-of-way access points onto Coors Boulevard are proposed between Learning Road and Montano Road. Learning Road is a signalized intersection and Wind Loop Road is proposed to be a signalized intersection.

BICYCLE AND TRAIL ACCESS: Bicycle access is provided by 6 foot on-street bike lanes in Learning Road, the planned Learning Road trail (a 10 foot trail within a 20 foot landscape easement), and a 6 foot temporary trail to connect the northern end of Learning Road to Montano Road. Both trails are planned for construction by the City Parks and Recreation Department.

TRANSIT ACCESS: Coordination with the City Transit Department shall be initiated at the Site Plan for Building Permit to provide access and service to this property. Coors Boulevard is a major transit route on the West Side.

INTERNAL CIRCULATION REQUIREMENTS:

Conceptual access points (30 feet in width) have been identified on this Site Plan for each of the proposed parcels. Final locations, widths, and configuration shall be determined with future Site Plans for Building Permit with approval by the City Engineer. Internal sidewalks and/or trails shall be provided within each parcel with future Site Plans for Building Permit.

BUILDING HEIGHTS AND SETBACKS:

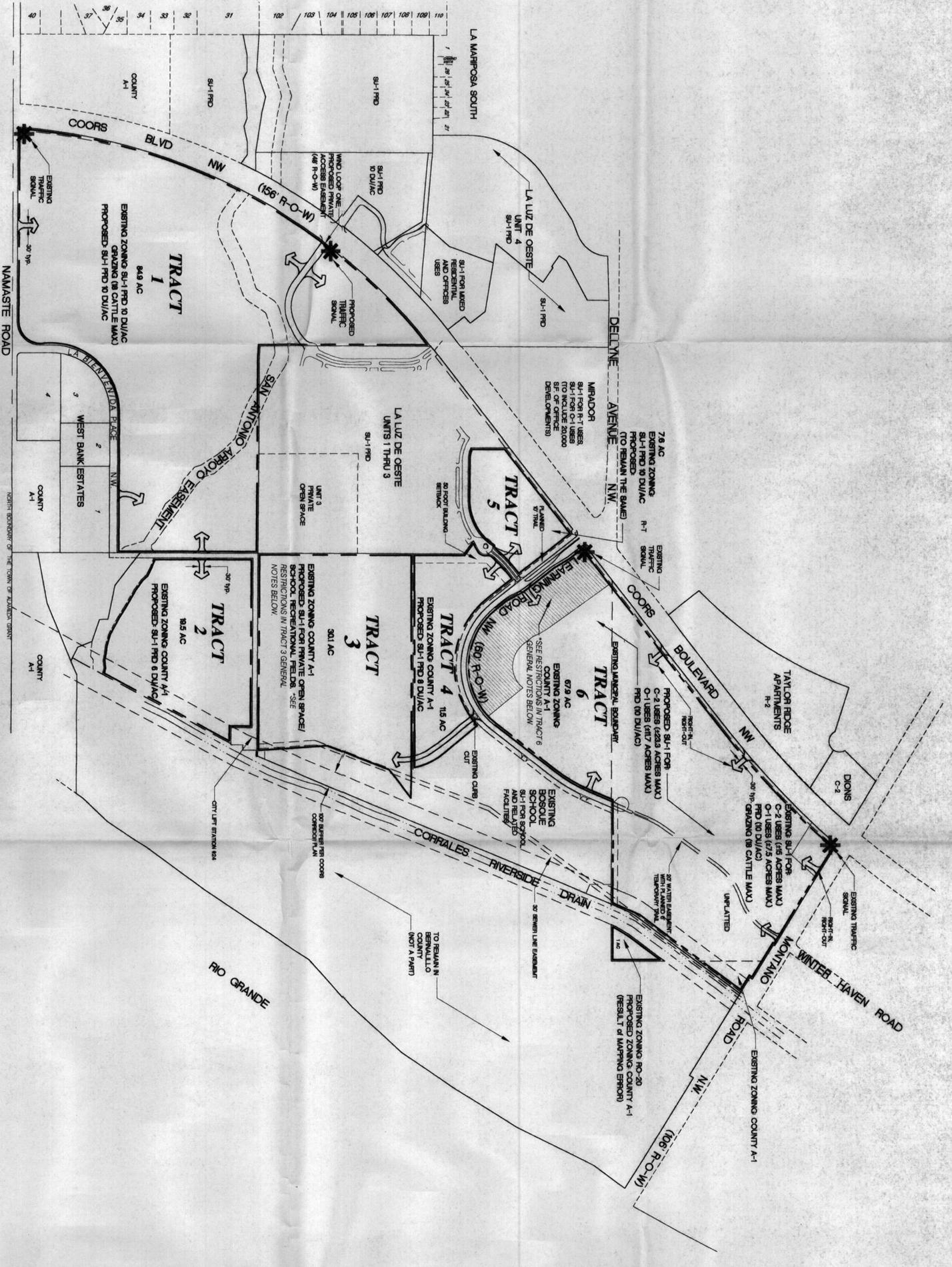
See Sheet 3 of 3, Design Standards. Building height shall be consistent with the Coors Corridor Plan and should be kept to a minimum, with the majority of the buildings to be one-story.

MAXIMUM FAR:

A maximum floor area ratio (FAR) shall be .35 for the SU-1 for C-2 and SU-1 for O-1 portions of Tract 6.

LANDSCAPE PLAN:

The Design Standards (see Sheet 3 of 3) provide for preservation of significant cottonwoods, emphasis on native and naturalized plant species, landscape criteria, and landscape buffers. Subsequent landscape plans shall be consistent with City standards and policies regarding water conservation.



GENERAL NOTES:

Currently, all of the land covered by this Site Plan for Subdivision is unplatted. The Tract boundaries were created through actions by others. The goal is to: (1) annex Bernalillo County land to the City of Albuquerque and to establish zoning consistent with City goals and policies contained in the Coors Corridor Plan, West Side Strategic Plan, and the Comprehensive Plan; and (2) plat all of these tracts. Details regarding each tract are provided below:

TRACT 1:

This tract contains approximately 84.9 acres that was annexed to the City of Albuquerque by the State Boundary Commission (AXX-85-1). It is bound by La Luz de Oeste to the north and east, Coors Boulevard to the west, and Nemaste Road and La Bernavinda Place rights-of-way to the south and east. The San Antonio Arroyo runs through the tract from west to east. A proposed 48' private access easement (Wind Loop) also runs through the tract from Coors Boulevard to La Luz to provide traffic signal access per the Coors Corridor Plan. The existing zoning is SU-1 for PRD 10 du/ac max. and no change is proposed.

TRACT 2:

This tract contains approximately 19.5 acres and is currently in Bernalillo County. It is bound by the City lift station right-of-way to the north and west, Corrales Riverside Drain to the east and the San Antonio Arroyo Easement to the south. The existing zoning is County A-1 and the proposal is to annex it to the City and establish SU-1 PRD 8 du/ac.

TRACT 3:

This tract contains approximately 30.1 acres and is currently in Bernalillo County. It is bound on the north by Vacant County A-1 land (proposed SU-1 PRD 8 du/ac), Besque School to the east, City-owned road to Lift Station 24 to the south and La Luz to the west. The existing zoning is County A-1. The property is proposed for annexation and establishment of SU-1 for Open Space and School Recreational Fields. School Recreational Fields shall be limited to an area of 2,400 X 350 in the northeasterly portion of Tract 3. No parking or field lighting is permitted in the vicinity of Recreational Fields.

TRACT 4:

This tract contains approximately 11.5 acres within Bernalillo County. It is bound by Learning Road to the north, La Luz to the west, Besque School to the east, and Vacant County A-1 land (proposed for SU-1 for Open Space/School Recreational Fields) to the south. The existing zoning is County A-1 and the proposal is to annex it to the City and establish SU-1 PRD 8 du/ac zoning.

TRACT 5:

This tract contains approximately 7.6 acres and was annexed to the City of Albuquerque by the State Boundary Commission (AXX-85-1). It is bound by Coors Boulevard to the west, Learning Road to the north, La Luz de Oeste Units 1-3 to the south, and the La Luz Connection Road to the east. Existing zoning is SU-1 PRD 10 du/ac max. and no change is proposed.

TRACT 6:

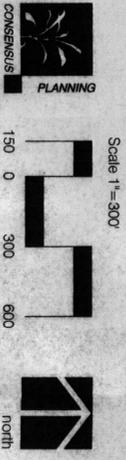
This tract contains approximately 67.9 acres with a portion within Bernalillo County and another portion within the City. It is bound by Learning Road and Besque School to the south, Coors and Montano Roads to the north and west, and Besque School and the Rio Grande Besque to the east. Approximately 23.3 acres are zoned County A-1. The proposal is to complete the annexation of the property to the City and establish SU-1 for C-2 Uses (23.3 acres max.); O-1 Uses (11.7 acres max.); and PRD (10 du/ac). The area of Tract 6 adjacent to Tracts 4 & 5 (a minimum of 300 feet north of Learning Road) shall be restricted to office and residential uses (PRD & O-1).

RAY A. GRAHAM III
Site Plan for Subdivision
LANDS OF

Prepared For:
Ray A. Graham III
1 Wind Road NW
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924 Park Avenue SW
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Design Standards

The purpose of these Design Standards is to provide a framework to assist the architects, landscape architects, and designers in understanding the vision and development goals for the project. The primary goal for this property is to achieve a vibrant, mixed-use community that fosters pedestrian accessibility and maintains a Village-Type character.

The Design Standards should be used to facilitate the design of buildings which respect the natural conditions of the site, maintain and highlight the spectacular views of the Sandia and Manzano Mountains, and provide a high quality and consistency in style for site amenities including benches, plazas, walkways, lighting, etc., providing shared walkways, and creating separate pedestrian and bicycle circulation systems in the form of a village-type character. Access to the Bosque will be a key feature for the property.

These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for the Graham property. They are intended to be complementary to La Luz, Albuquerque's first cluster housing project, and the Bosque School. Subsequent Site Plans for Building Purposes shall be consistent with the Design Standards established by this Site Plan for Subdivision.

PEDESTRIAN AND SITE AMENITIES

The creation of a pedestrian-friendly environment will depend on creative site design and will be a primary design objective for the Graham property. Objectives to achieve this goal include maintaining a high quality and consistency in style for site amenities including benches, plazas, walkways, lighting, etc., providing shared walkways, and creating separate pedestrian and bicycle circulation systems in the form of a village-type character. Access to the Bosque will be a key feature for the property.

The use of alternative paving materials (brick, colored concrete, etc.) for pedestrian pathways are encouraged. Public art is another site amenity that is strongly encouraged, and if proposed, should be part of the subsequent building plans.

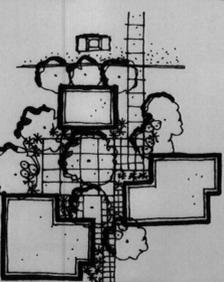
- Pedestrian connections to buildings should be provided in parking lots with greater than 50 spaces and should connect to adjacent roadways, sidewalks, and pathways.

- All pedestrian paths shall be designed to be handicap accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).
- The use of asphalt paving for pedestrian paths is discouraged.

- Pedestrian crossings shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles.

- Restrooms, if proposed by subsequent Site Plans for Building Purposes, shall provide outdoor patios and shall be shaded by trees and/or a shade structure that is architecturally integrated with building architecture.

- Non-residential and multi-family development, if proposed by subsequent Site Plans for Building Purposes, shall provide secure bicycle storage racks that are conveniently located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code.



OUTDOOR AREAS - defined by building design, determination of parking, variety of scales of landscaping

PARKING

In order to support the goals for the property regarding the parking design, a special attention should be paid to the parking design. An effort should be made by designers to lessen the impact of parking facilities on the land and to preserve views to the Bosque and the Sandia and Manzano Mountains. In order to lessen the visual impact of parking areas, parking facilities should be broken up into a series of smaller areas.

- Handicapped parking spaces shall be provided adjacent to building entrances.

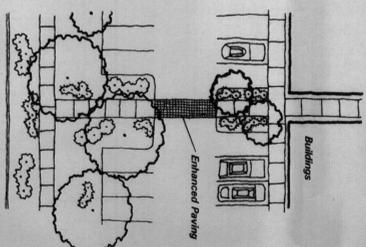
- The total maximum amount of parking provided shall meet parking requirements in the City Zoning Code, plus 10 percent.

- Structures and on-site circulation systems should be designed to provide pedestrian access to link structures to the public sidewalk.

- Parking areas shall be designed to include a pedestrian link to buildings.

- In cases where parking is adjacent to roadways, landscaping for screening purposes shall be required. The wall shall be architecturally compatible with the surrounding buildings.

- Parking is not allowed in the vicinity of the recreational fields in Tract 3.



Enhanced Parking

PARKING - parking areas should be provided between screening areas and buildings

SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually appealing and pedestrian friendly environments. Screening materials, including landscaping, earthen berms, and walls. Parking areas are discouraged from being adjacent to roadways.

Lot Setbacks

- Front Yard: 20 feet
- Side Yard: 15 feet
- Rear Yard: 15 feet
- Setbacks on western edge of Tract 4 shall be 50 feet in order to preserve views from La Luz

Parking Area Setbacks
To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

- 15 feet

LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the property and is complementary to the Rio Grande Bosque. The landscape design should emphasize native and naturalized plant species.

All landscaped areas need to be coordinated and responsive to existing environmental conditions and local building policies. These standards are to be used as a supplement to the City requirements in the



PLANNING
CONSENSUS

Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance, and landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

The following are minimum standards for the development of specific landscape plans:

- Significant cottonwood specimens shall be identified and preserved, where feasible.

- Street trees shall be provided along roadways at a rate of one tree per 25 linear feet. They should be randomly placed.

- Individual lot owners will be responsible for the installation and maintenance of the landscape on their property and within the adjacent public right-of-way, if any. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the lot owner in a living, attractive condition.



PEDESTRIAN AREAS - should include shade trees

- A minimum of 30 percent of the site area (minus the building square footage) shall be devoted to landscape materials.

- Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. Living, percentage is calculated based on the mature canopy size of all plant materials.

- All planting areas not covered with turf shall have a ground topping of river rock, shredded bark, or similar material which extends completely under the plant material.

- Appropriate landscape headers shall be used to separate any turf and groundcover areas.

- To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.

- 75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25 feet.

- An automatic underground irrigation system shall be provided to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.

- All plant materials shall be chosen from the City of Albuquerque's Water Conservation Ordinance Plant List.

- Minimum plant sizes at time of installation shall be as follows:

- Trees: 2 inch caliper, or 10 to 12 feet in height
- Shrubs & Groundcovers: 1 gallon
- Turf Grasses: provide complete ground coverage within 1 growing season after installation.

SCREENING / WALLS AND FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery areas is essential to the overall design of the property. The site orientation of these elements shall be away from any street or pedestrian area. The standards established in the landscape and setback sections will provide the main objectives to screening-unattractive elements and activities.

Screening:

- Parking areas shall be located away from adjacent streets and properties and shall be screened with a combination of plant materials, walls, and earthen berms. Such screening shall have a minimum height of 3 feet. Since the viewing public is from above the topography, the focus of the screening materials should be on trees.
- All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash generated between collections. Trash enclosures shall be screen with plant material.

- The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.

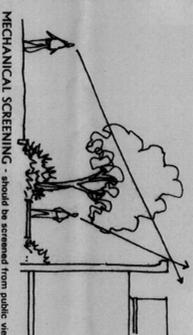
- No refuse collection areas shall be allowed between streets and buildings.

- All roof-mounted and/or ground-mounted equipment shall be screened from public view by materials of the same nature as the basic materials of the building.
- Unfinished block walls and barred wire, chain link, concrete, wire, and plastic/vinyl fencing are prohibited.

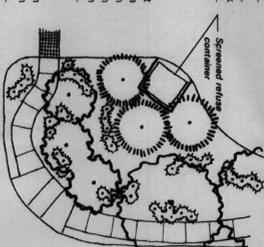
Perimeter Walls/Fences:

Perimeter fencing is allowed on the property, however, an effort should be made by the site designer to lessen its visual impact through landscaping, landscaping adjacent to the Bosque to ensure visual access.

- Perimeter walls, if used, shall include pedestrian openings at key locations within the development to ensure convenient access to the property, as well as to the Bosque.
- Visual openings shall be provided in perimeter walls every 100 feet.



MECHANICAL SCREENING - should be screened from public view



REFUSE CONTAINERS - shall be screened by a 6 foot tall enclosure and plant materials

ARCHITECTURE

The design objective for architecture is to provide a series of buildings clustered together in order to create small interior plazas and leaving large areas dedicated to open space. Specific architectural style is not dictated at this time. However, the architectural design should demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations.

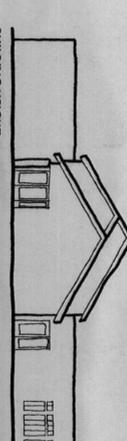
- Buildings and structures shall comply with all applicable City of Albuquerque zoning, building, and fire codes, as well as other local codes.

- Finished building materials shall be applied to all exterior sides of buildings and structures and shall be consistent on all sides. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.

- Generic franchise building elevations or canopies are prohibited.

- No plastic or vinyl building panels, awnings, or canopies are allowed. Awnings and canopies, if used, shall be integrated with building architecture.

- Building heights should be kept to a minimum, with the majority of the buildings to be 1 story. Maximum height shall be limited to 45 feet for the ridge of the building to correspond with the Coors Corridor Plan.



BUILDING HEIGHT - should be kept to a minimum with the majority of buildings 1 story

- Entry ways to non-residential and multi-family buildings shall be clearly defined.

- No freestanding cell towers or antennas are allowed; rather antennas shall be integrated with the building architecture.

- Highly reflective surfaces shall be screened from public view.

LIGHTING STANDARDS

In order to accomplish the lighting goals, the following guidelines shall be required for the design of the lighting system:

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.

- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Color lights are prohibited.

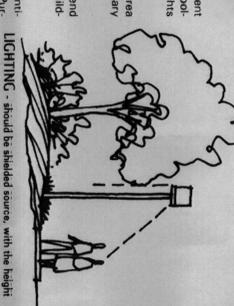
- The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.

- Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.

- The location of light fixtures shall be identified on subsequent Site Plans for Building Purposes. They shall be a maximum of 20 feet in height, consistent with the Coors Corridor Plan.

- No parking or field lighting is allowed in the vicinity of the recreational fields in Tract 3.

- Neon lights are prohibited in the area of Tract 6, adjacent to Tracts 3 and 4, and lying 300 feet north of Learning Road.



LIGHTING - should be shielded source, with the height kept to a minimum necessary to meet safety standards

SIGNAGE STANDARDS

The following signage standards were developed to regulate the size, location, type, and quality of sign placement on the property. The signage shall maintain a consistent style, creates a sense of arrival, and complements the visual character of the property.

- Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings.

- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.

- No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.

- Signs shall not overhang into the public right-of-way or extend above the building roof line.

- Off-premise signs are prohibited.

- Building-mounted signs shall not exceed 5 percent of the facade area and the lettering shall not exceed 1 foot in height.

- No illuminated plastic panel signs are allowed except business logos within the non-residential areas of the property.

UTILITIES
To ensure the overall aesthetic quality of the property and the natural environment, the visual impact of utilities and equipment should be minimized by the following:

- All electric distribution lines shall be placed underground.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.

- When an above-ground backflow prevention device is required by the City of Albuquerque, the meter enclosure shall be constructed of materials compatible with the architectural materials used on the building. The enclosure shall be appropriately screened from view by walls and/or landscaping.

RAY A. GRAHAM III

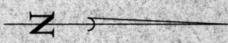
Site Plan for Subdivision
LANDS OF

Prepared For:

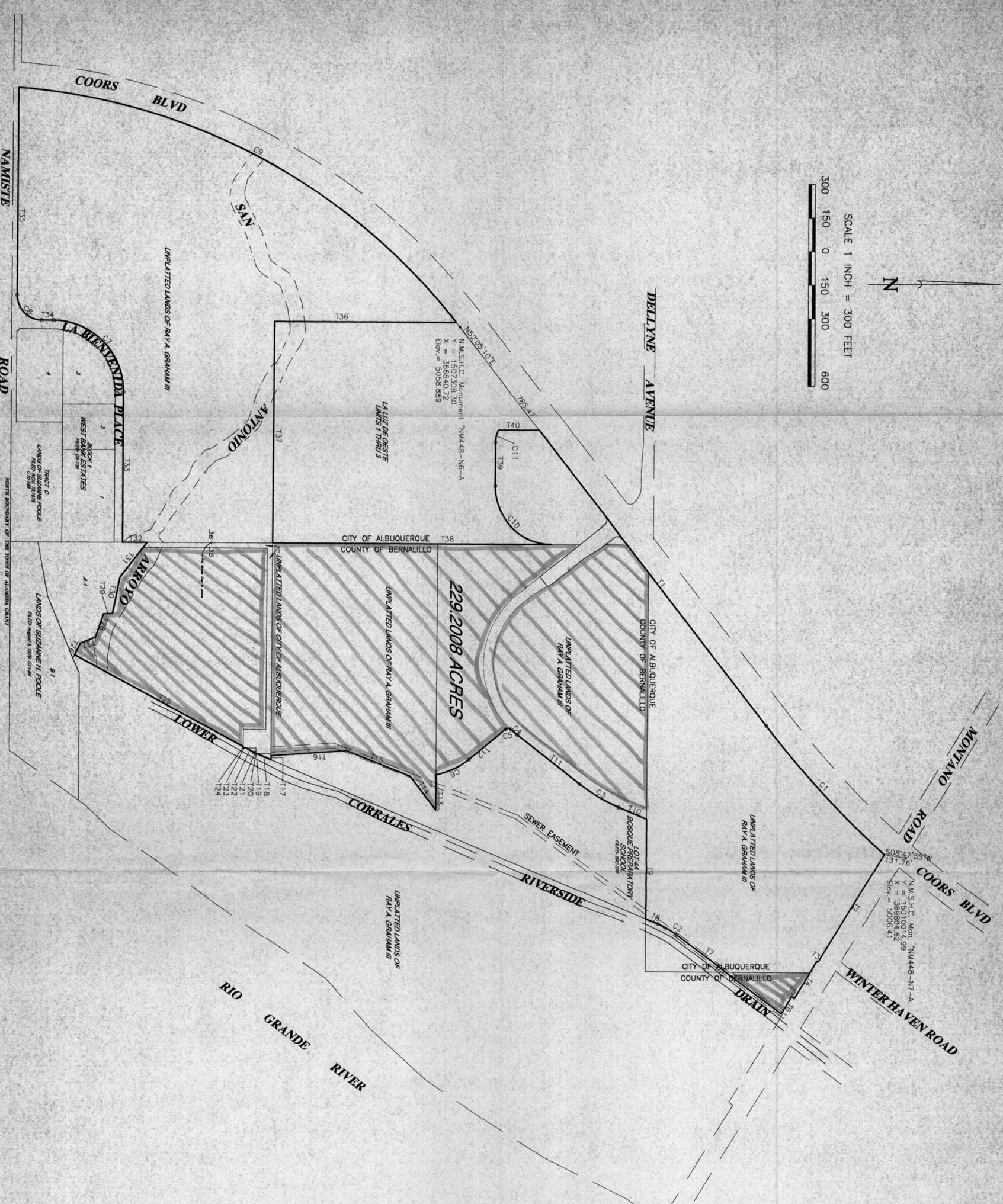
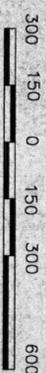
Ray A. Graham III
1 Wind Road NW
Albuquerque, NM 87120

Prepared By:

Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102
February 5, 2001



SCALE 1 INCH = 300 FEET



ANNEXATION AND ZONING PLAN
LANDS OF RAY A. GRAHAM III
AND

CITY OF ALBUQUERQUE
PORTION OF SECTIONS 25, 35 AND 36 T11N, R2E, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2000

TANGENT TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
T1	N8°59'15"E	2231.70'	T21	S22°48'32"W	51.84'
T2	S22°48'32"W	733.70'	T22	S00°51'13"W	53.82'
T3	S28°20'11"W	130.02'	T23	N89°41'27"W	7.19'
T4	S58°14'39"E	257.26'	T24	S28°14'37"W	1157.82'
T5	S36°19'51"W	200.07'	T25	N21°21'54"W	76.32'
T6	S55°14'39"E	121.31'	T26	N63°01'54"W	99.10'
T7	S36°19'52"W	416.97'	T27	N21°21'54"W	148.82'
T8	S22°46'48"W	79.82'	T28	N71°00'54"W	2155.05'
T9	N69°42'38"W	600.00'	T29	N02°48'54"W	265.09'
T10	N44°44'31"W	180.00'	T30	N52°07'54"W	265.09'
T11	S37°46'48"W	483.09'	T31	N52°07'54"W	147.93'
T12	S38°53'47"E	287.04'	T32	S00°13'26"W	895.95'
T13	S89°41'19"E	202.19'	T33	N89°46'32"W	895.95'
T14	S51°56'11"W	254.33'	T34	S00°14'52"W	73.37'
T15	S21°28'05"W	413.11'	T35	N89°45'58"W	1235.89'
T16	S03°45'22"W	458.29'	T36	S00°19'15"W	1099.65'
T17	S09°44'22"W	23.29'	T37	S89°38'10"W	1320.16'
T18	S07°44'22"W	23.29'	T38	N89°44'04"E	1259.39'
T19	S00°51'33"W	3.36'	T39	N89°44'04"E	249.23'
T20	N89°41'27"W	1.36'	T40	N00°18'05"E	

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	107°23'55"	5604.58'	1053.48'	1052.03'	N46°47'17"E
C2	157°00'00"	1046.02'	229.72'	229.72'	S28°33'58"W
C3	157°00'00"	530.00'	48.43'	48.43'	S40°23'52"W
C4	81°54'42"	25.00'	35.74'	32.77'	S02°03'34"W
C5	81°54'42"	440.00'	219.21'	216.95'	S24°37'20"E
C6	28°32'41"	425.00'	667.42'	600.92'	S45°14'10"W
C7	89°58'36"	425.00'	235.29'	211.85'	S45°14'27"E
C8	89°58'10"	3744.72'	3083.10'	2996.75'	N27°49'24"E
C9	47°10'22"	4710.22'	541.68'	487.72'	N45°00'58"W
C10	47°10'22"	170.00'	73.68'	73.68'	N71°00'58"W
C11	25°30'29"	170.00'	73.68'	73.68'	N71°00'58"W



BORDENAVE DESIGNS
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(505) 823-1344



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Page 1 of 1
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BOUNDARY SURVEY PLAT
FOR
TONY SENA TRACT
(FORMERLY JOHN BLACK'S TRACT)
SECTION 34, T.10N., R.2E., NMPM
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SURVEYED: MAY 1999

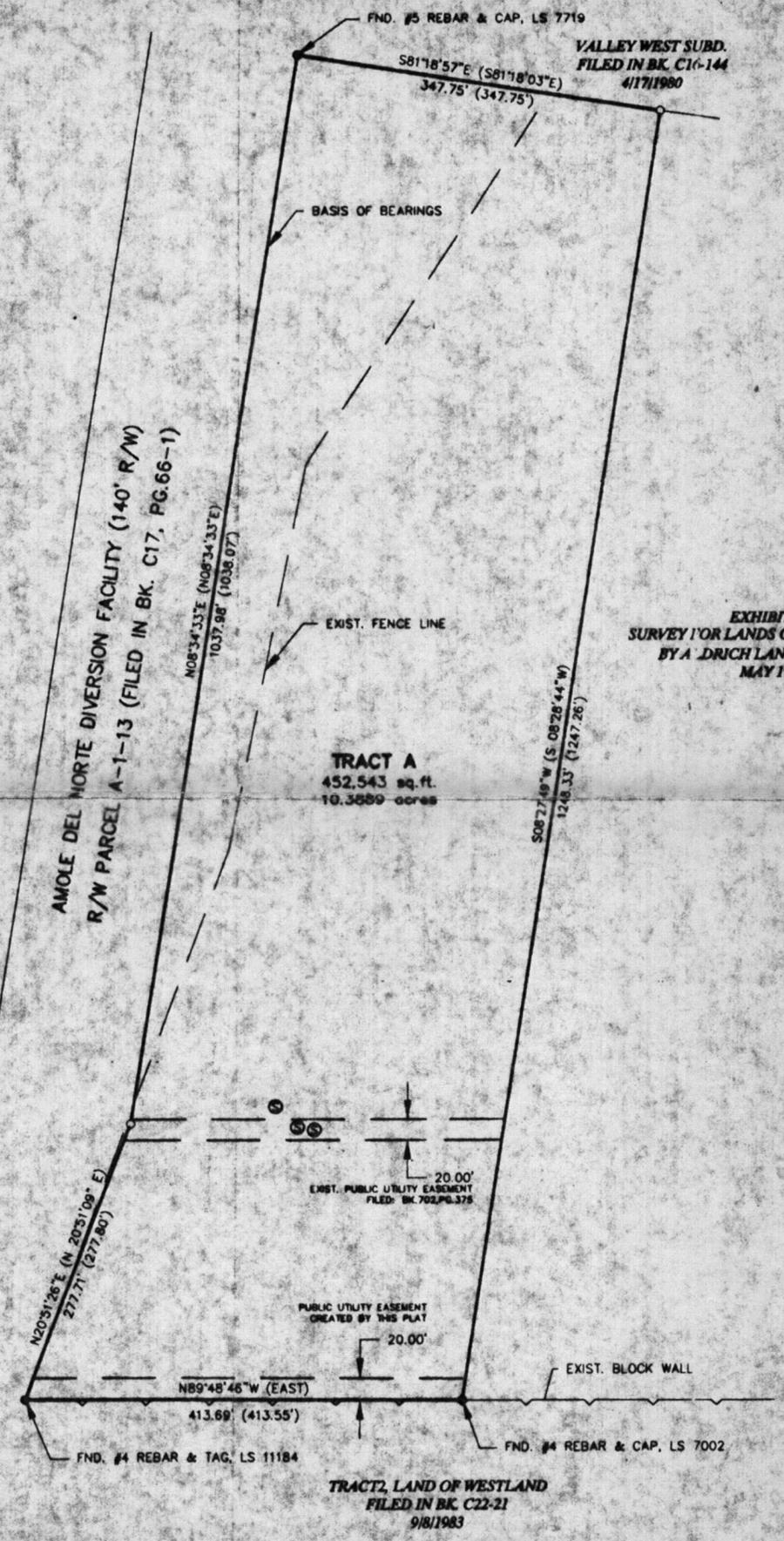
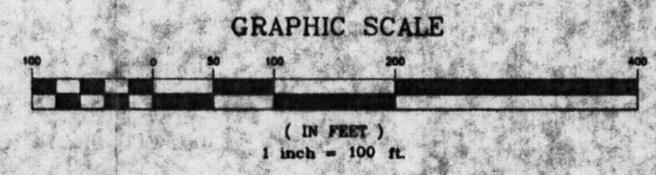
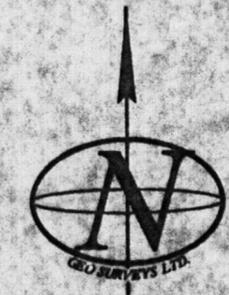


EXHIBIT "B"
SURVEY FOR LANDS OF GEORGE SENA
BY ALDRICH LAND SURVEYING
MAY 1993

LEGEND:

- FOUND SURVEY MONUMENT
- SET 5/8" REBAR & CAP PS 10202
- ⊙ SEWER MANHOLE

REFERENCE DOCUMENTS:

WARRANTY DEED: MESA ENTERPRISES
FILED 04/23/1980 IN BOOK D118A, PAGE 945.
BOUNDARY SURVEY PLAT PREPARED BY DOUGLAS SMITH IN JUNE 1997,
ENTITLED "PLAT OF SURVEY OF A PORTION OF LAND SITUATE WITHIN
SECTION 34, T10N, R2E, NMPM, ALBUQUERQUE, NEW MEXICO. (UNRECORDED)
BOUNDARY SURVEY PLAT PREPARED BY ALDRICH LAND SURVEYING IN MAY 1993,
ENTITLED "BOUNDARY SURVEY OF LANDS OF GEORGE SENA". (UNRECORDED)
RIGHT OF WAY MAP FOR AMOLE DEL NORTE DIVERSION FACILITY,
FILED IN BK. C17-66-1 ON SEP. 11, 1980.
SUMMARY PLAT OF LAND OF WESTLAND DEVELOPMENT CO. INC.
FILED IN BK. C22-21 ON SEP. 08, 1983.

NOTES

1. Bearings shown are based on the plat of "Plot of Survey of a Portion of..." by Douglas Smith.
2. Distances shown are actual field distances.
3. Unless otherwise indicated, all set corners are marked with iron stake surmounted with a cap marked "LS 10202".
4. Plat shows all easements made known to me by the undersigned owner.
5. Record measurements are shown in parenthesis.

DISCLOSURE STATEMENT:

The purpose of this survey is to define the boundary of the real property shown hereon. This plat and survey does NOT divide, partition or in any way further subdivide the parcel hereon.

Tony Sena
Signature of owner

INDEXING INFORMATION FOR COUNTY CLERK:

NAME OF OWNER: TONY SENA
LOCATION: SECTION 34, T10N, R2E, NMPM

SURVEYOR'S CERTIFICATE:



I, Rick O. Fencil, New Mexico Professional Surveyor 10202, hereby certify that this Boundary Survey Plat was prepared from an actual field survey performed by me or under my supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this Boundary Survey Plat and the field survey upon which it is based, meet the Minimum Standards for Surveying in New Mexico; and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a Boundary Survey Plat of an existing tract or tracts.

Rick O. Fencil 6/24/99
Rick O. Fencil, NM Professional Surveyor No. 10202 Date

GeoSurveys - geodesy, mapping, land surveying