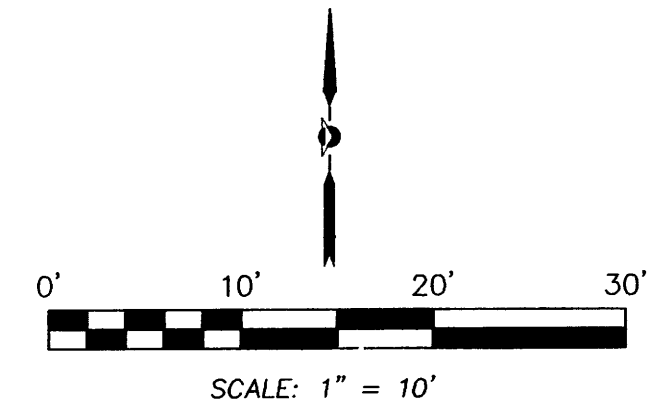
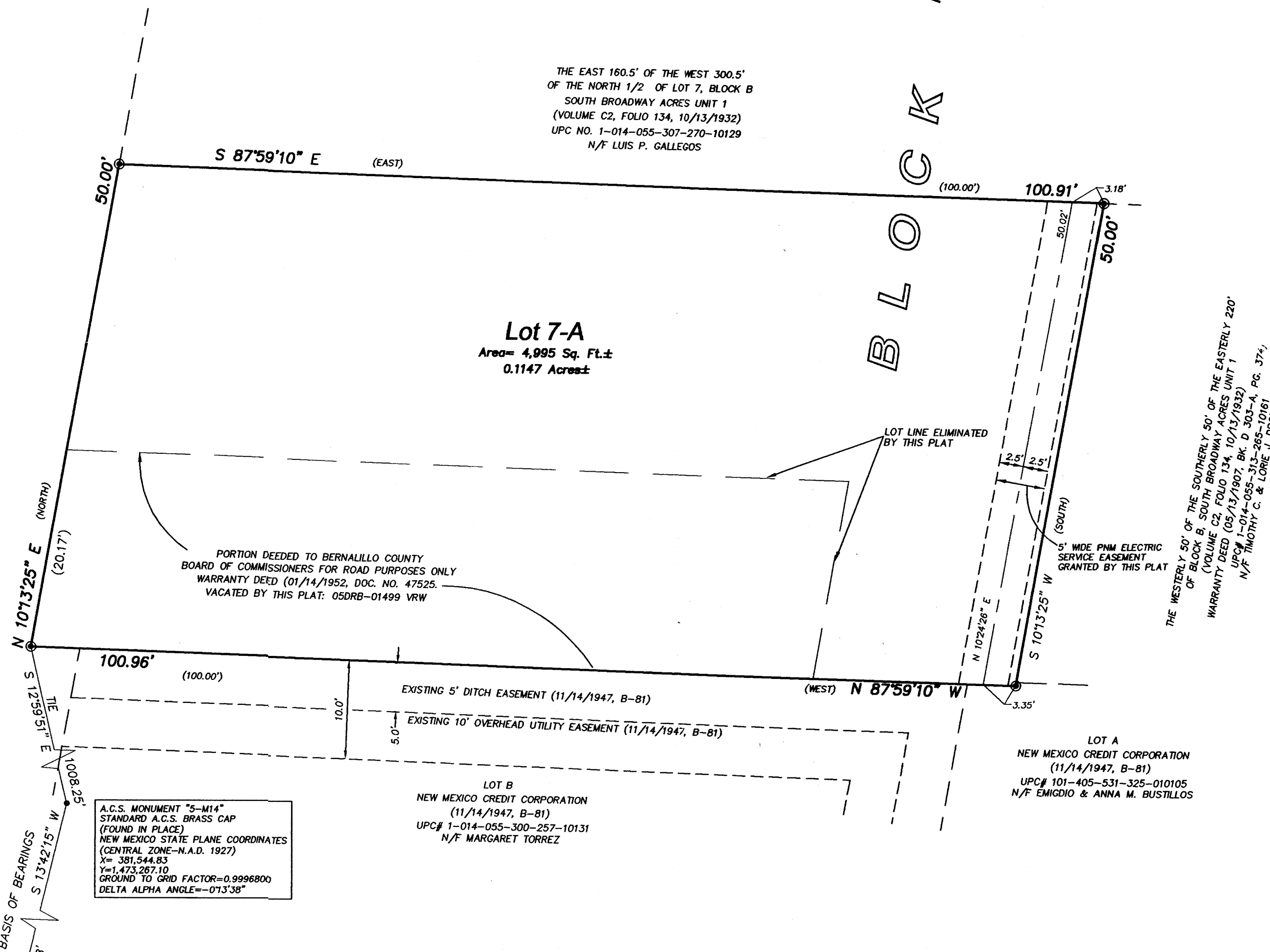


Plat of
 Lot 7-A, Block B
South Broadway Acres
Unit No. 1
 Albuquerque, Bernalillo County, New Mexico
 October 2005

RECORDING STAMP



JOHN STREET, S.E.
 R.O.W. = 40'



Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOW IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊙	NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY

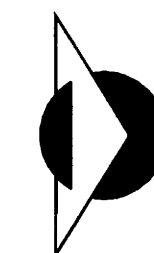
A.C.S. MONUMENT "7-M14"
 STANDARD A.C.S. BRASS CAP
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=361,502.72
 Y=1,471,650.91
 GROUND TO GRID FACTOR=0.9996798
 DELTA ALPHA ANGLE=-013'41"

A.C.S. MONUMENT "5-M14"
 STANDARD A.C.S. BRASS CAP
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=381,544.83
 Y=1,473,267.10
 GROUND TO GRID FACTOR=0.9996800
 DELTA ALPHA ANGLE=-013'38"

LOT B
 NEW MEXICO CREDIT CORPORATION
 (11/14/1947, B-81)
 UPC# 1-014-055-300-257-10131
 N/F MARGARET TORREZ

LOT A
 NEW MEXICO CREDIT CORPORATION
 (11/14/1947, B-81)
 UPC# 01-405-531-325-010105
 N/F EMIGDIO & ANNA M. BUSTILLOS

SEE SHEET 3 OF 3
 FOR EXISTING IMPROVEMENTS

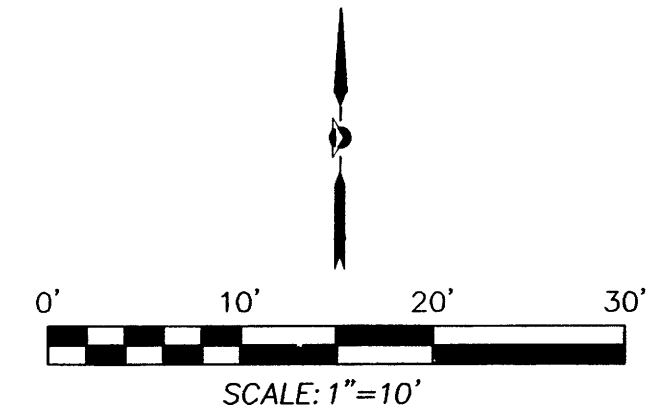


PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

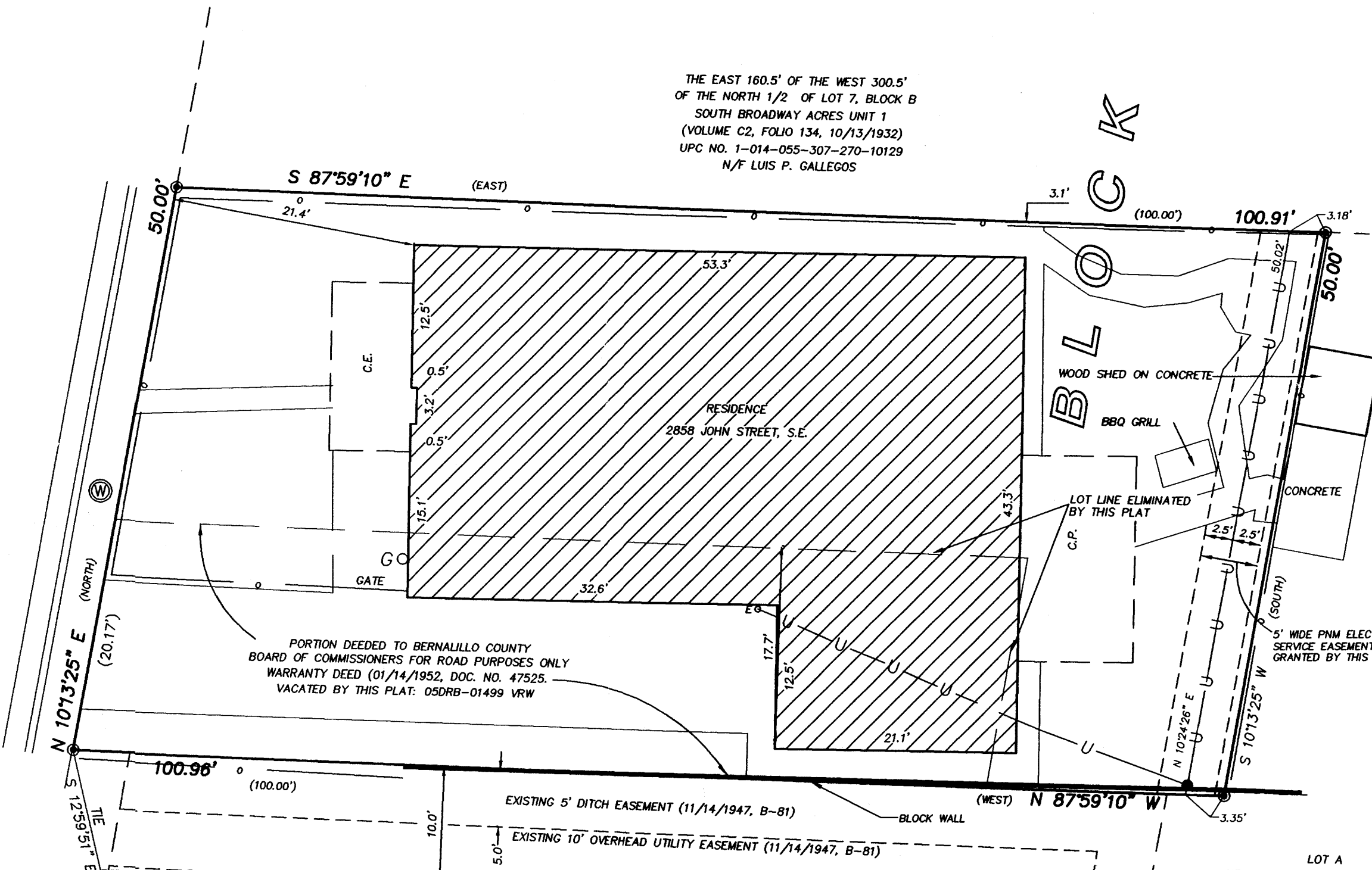
Plat of
 Lot 7-A, Block B
South Broadway Acres
Unit No. 1
 Albuquerque, Bernalillo County, New Mexico
 October 2005

RECORDING STAMP



JOHN STREET, S.E.
 R.O.W. = 40'

THE EAST 160.5' OF THE WEST 300.5'
 OF THE NORTH 1/2 OF LOT 7, BLOCK B
 SOUTH BROADWAY ACRES UNIT 1
 (VOLUME C2, FOLIO 134, 10/13/1932)
 UPC NO. 1-014-055-307-270-10129
 N/F LUIS P. GALLEGOS



PORTION DEEDED TO BERNALILLO COUNTY
 BOARD OF COMMISSIONERS FOR ROAD PURPOSES ONLY
 WARRANTY DEED (01/14/1952, DOC. NO. 47525)
 VACATED BY THIS PLAT: 05DRB-01499 VRW

THE WESTERLY 50' OF THE SOUTHERLY 50' OF THE EASTERLY 220'
 OF BLOCK B, SOUTH BROADWAY ACRES UNIT 1
 WARRANTY DEED (05/13/1907, 10/13/1932)
 UPC# 014-055-31, BK. D 303-A, PG. 374
 N/F TIMOTHY C. & LORE J. DROPPS

LOT A
 NEW MEXICO CREDIT CORPORATION
 (11/14/1947, B-81)
 UPC# 101-405-531-325-010105
 N/F EMIGDIO & ANNA M. BUSTILLOS

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 (11/14/1947, B-81)
 UPC# 1-014-055-300-257-10131
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 GROUND TO GRID FACTOR=0.9996798
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Legend

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N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊙	NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
—	BLOCK WALL
•	UTILITY POLE
⊕	WATER METER
⊙	GAS METER
⊖	ELECTRIC METER
—U—	OVERHEAD UTILITY LINES
⊖	CHAINLINK FENCE



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Plat of
 Lot 7-A, Block B
South Broadway Acres
 Unit No. 1
 Albuquerque, Bernalillo County, New Mexico
 October 2005
 Project No. 1004454

Application No. 05 DRB - 01670

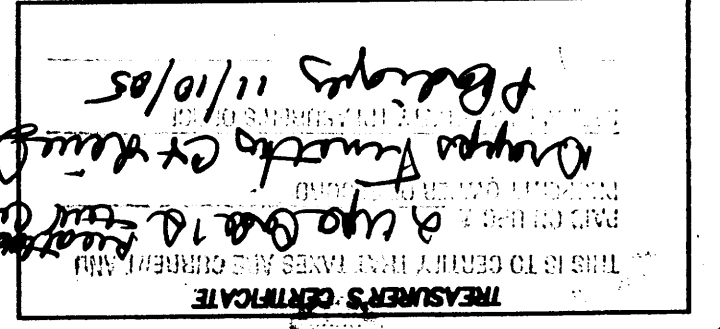
Utility Approvals

DATE	10-25-05	PNM ELECTRIC SERVICES
DATE	10-25-05	PNM GAS SERVICES
DATE	10-25-05	WEST TELECOMMUNICATIONS
DATE	10-26-05	COMCAST

City Approvals

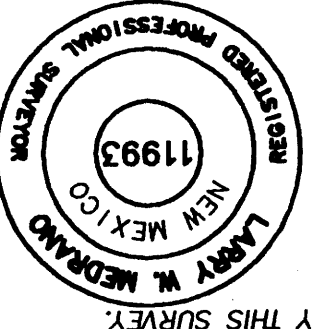
DATE	10-25-05	CITY SURVEYOR
DATE	11-9-05	TRAFFIC ENGINEERING TRANSPORTATION DIVISION
DATE	11/9/05	UTILITY DEVELOPMENT
DATE	11/9/05	CHARTERED DEVELOPMENT
DATE	10/31/05	PARKS AND RECREATION DEPARTMENT
DATE	10/31/05	AMARCA
DATE	10/19/05	BUDLEY & BUDLEY
DATE	11/10/05	CITY ENGINEER

DRB CHAIRPERSON, PLANNING DEPARTMENT
 Andrew Garcia
 DATE 11/10/05



Surveyor's Certificate

LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM NOTES OF AN ACTUAL SURVEY MEETING AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.



PRECISION SURVEYS, INC.
 8414 D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

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 538288
 Page 1 of 3
 11/18/2005 02:19P
 Mary Herrera Born. Co. PLAT R 17 89 BK-2885C Pg-364

Legal Description

AN UNPLATTED TRACT OF LAND LYING AND SITUATE WITHIN SECTION 32, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF THE SOUTH ONE-HALF OF LOT NUMBERED SEVEN (7), EXCEPT THE EAST TWO HUNDRED FEET AND EXCEPT THE WEST ONE HUNDRED FORTY FEET OF BLOCK LETTERED "B" OF SOUTH BROADWAY ACRES, UNIT NUMBER ONE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 13, 1932 IN VOLUME C2, FOLIO 134, SAID PORTION ALSO DESCRIBED IN WARRANTY DEED RECORDED ON JULY 27, 1965 IN BOOK D-781, PAGE 788, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1927) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF JOHN STREET, S.E. MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993", FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "5-M14" BEARS S 12°59'51" E, A DISTANCE OF 1,008.25 FEET;

THENCE FROM SAID BEGINNING POINT, N 10°13'25" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 87°59'10" E, A DISTANCE OF 100.91 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 10°13'25" W, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 87°59'10" W, A DISTANCE OF 100.96 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1147 ACRES (4,995 SQUARE FEET) MORE OR LESS, NOW COMPRISING LOT 7-A, BLOCK B, SOUTH BROADWAY ACRES, UNIT NO. 1.

PROPERTY MANAGEMENT
 11/10/05

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR, EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFESIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ADDITIONAL RIGHT OF WAY FOR JOHN STREET, S.E. FOR ROADWAY PURPOSES TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

TIMOTHY C. DROPPS
 10-21-05
 DATE

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO))
 I, LORIE J. DROPPS
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 04-22-2007

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO))
 I, LORIE J. DROPPS
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 04-22-2007

Notes:

1. MISC. DATA: ZONING SU-2 MR
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES--US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN SECTION 32, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. TALOS LOG NO. 2005420131

Easements

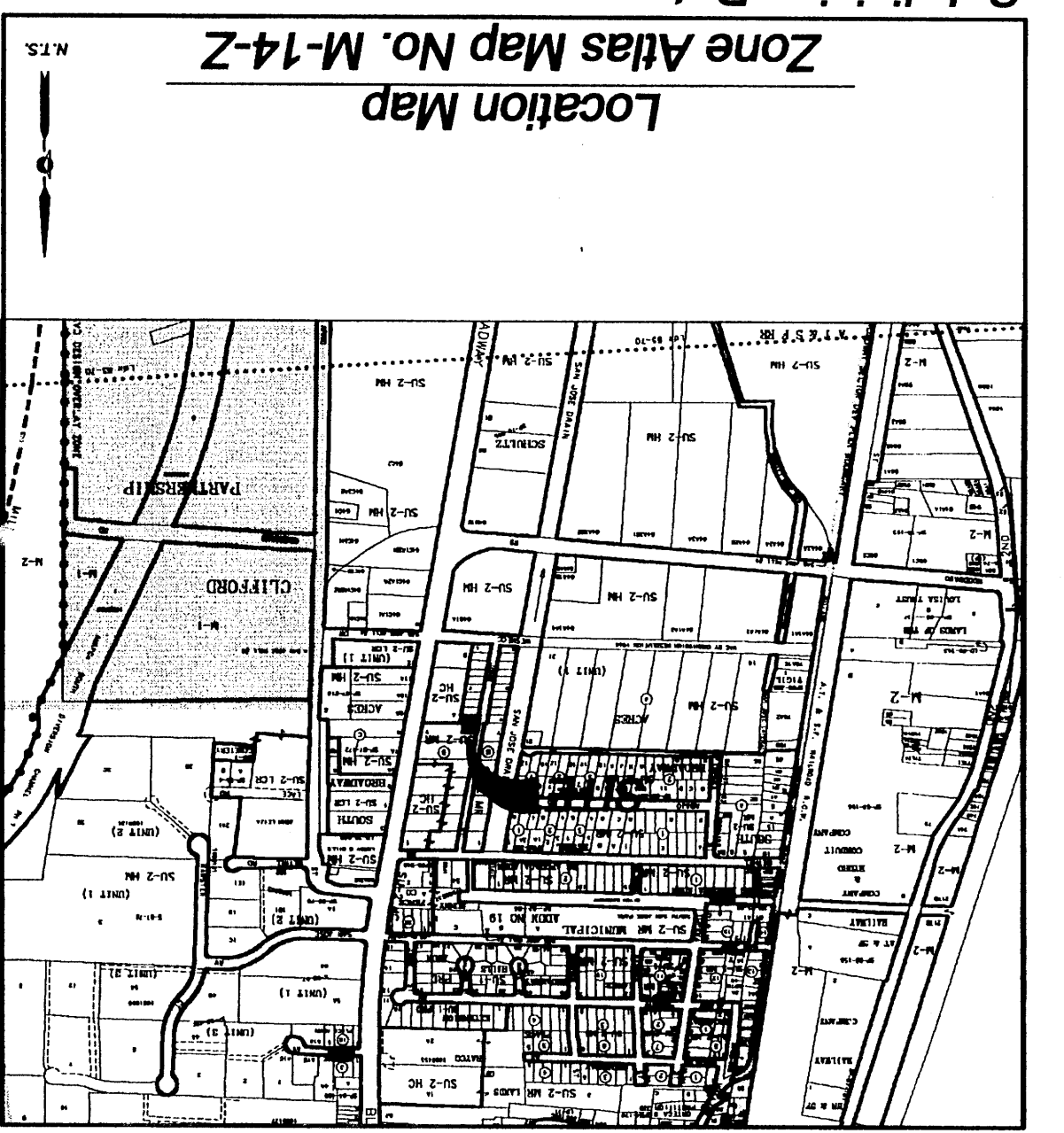
THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDIESTALS AND CLOSURES.
4. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, REPAIR, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE CREATED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARERS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.



Disclosure Statement:

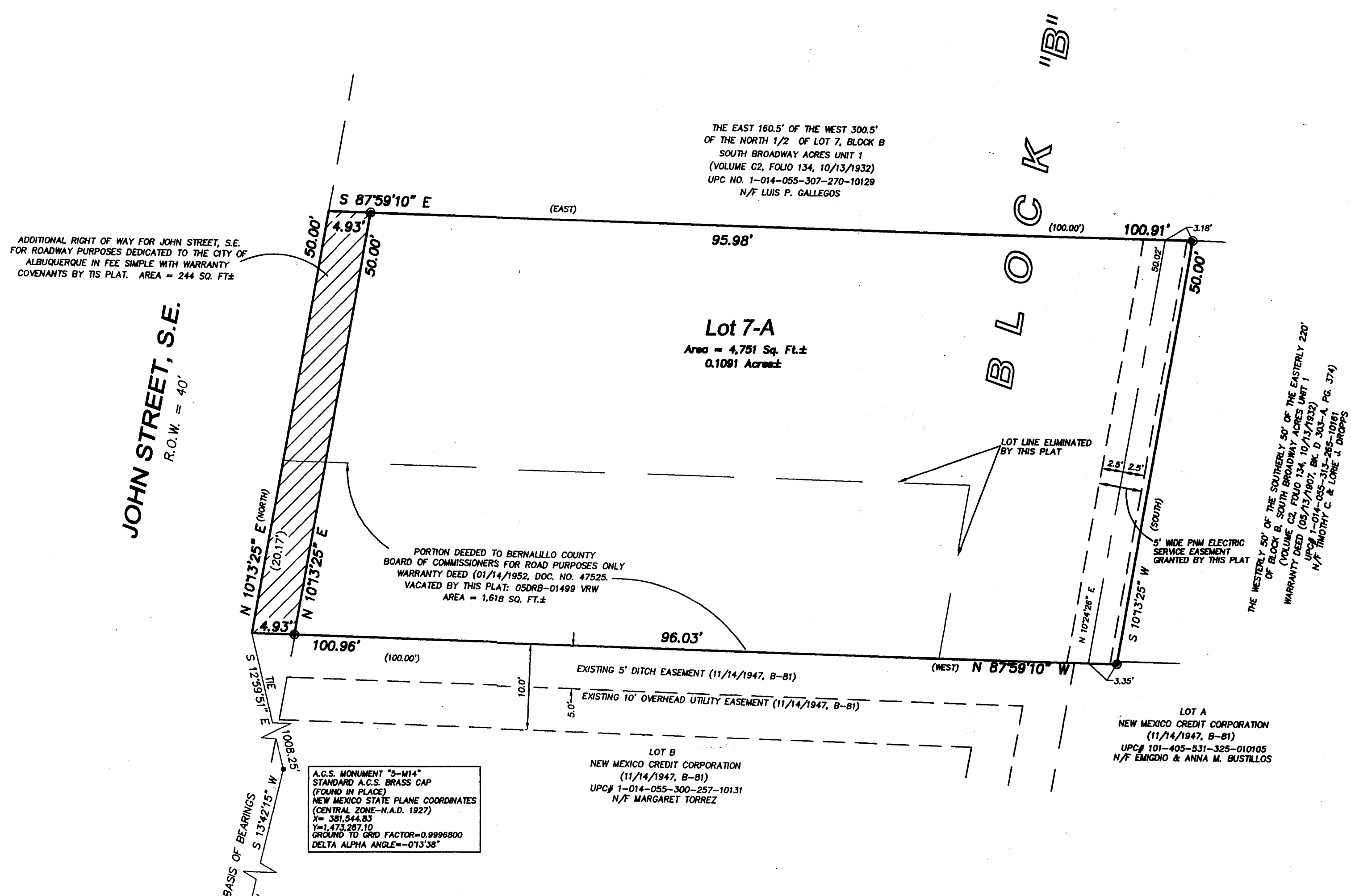
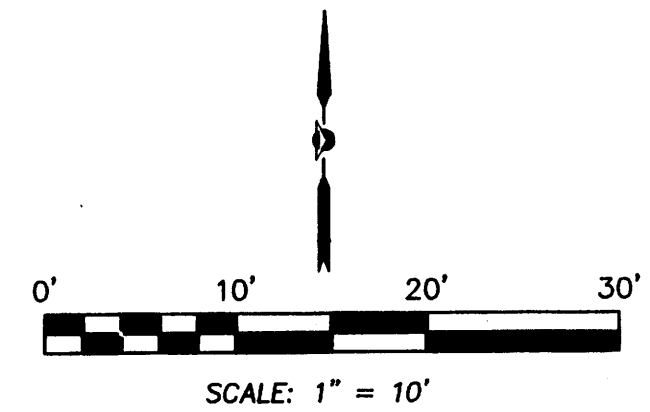
THE PURPOSE OF THIS PLAT IS TO VACATE EXISTING PUBLIC ROAD RIGHT OF WAY AND TO REPLAT SAID VACATED RIGHT OF WAY WITH AN EXISTING PORTION OF LOT 7, BLOCK B, SOUTH BROADWAY ACRES UNIT NO. 1 INTO ONE NEW LOT.

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.1147 ACRES
 ZONE ATLAS INDEX NO. M-14-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 1
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: AUGUST 30, 2005

Plat of
 Lot 7-A, Block B
South Broadway Acres
Unit No. 1
 Albuquerque, Bernalillo County, New Mexico
 October 2005

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 Page: 2 of 3
 11/18/2005 02:19P
 BK-2885C Pg-364
 Mary Herrera Bern. Co. PLRT R 17.00



ADDITIONAL RIGHT OF WAY FOR JOHN STREET, S.E. FOR ROADWAY PURPOSES DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT. AREA = 244 SQ. FT.±

JOHN STREET, S.E.
 R.O.W. = 40'

THE EAST 160.5' OF THE WEST 300.5' OF THE NORTH 1/2 OF LOT 7, BLOCK B SOUTH BROADWAY ACRES UNIT 1 (VOLUME C2, FOLIO 134, 10/13/1932) UPC NO. 1-014-055-307-270-10129 N/F LUIS P. GALLEGOS

Lot 7-A
 Area = 4,751 Sq. Ft.±
 0.1081 Acres±

PORTION DEDICATED TO BERNALILLO COUNTY BOARD OF COMMISSIONERS FOR ROAD PURPOSES ONLY WARRANTY DEED (01/14/1952, DOC. NO. 47525, VACATED BY THIS PLAT; 05DRB-01499 VRW AREA = 1,618 SQ. FT.±

THE WESTERLY 50' OF THE SOUTHERLY 50' OF THE EASTERLY 220' OF BLOCK B SOUTH BROADWAY ACRES UNIT 1 (VOLUME C2, FOLIO 134, 10/13/1932) WARRANTY DEED (02/13/1907, BK. D 303-A, PG. 374) N/F TIMOTHY C. & LORNE J. SNODGRASS

LOT A
 NEW MEXICO CREDIT CORPORATION
 (11/14/1947, B-81)
 UPC# 101-405-531-325-010105
 N/F EMIGDIO & ANNA M. BUSTILLOS

LOT B
 NEW MEXICO CREDIT CORPORATION
 (11/14/1947, B-81)
 UPC# 1-014-055-300-257-10131
 N/F MARGARET TORREZ

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SEE SHEET 3 OF 3
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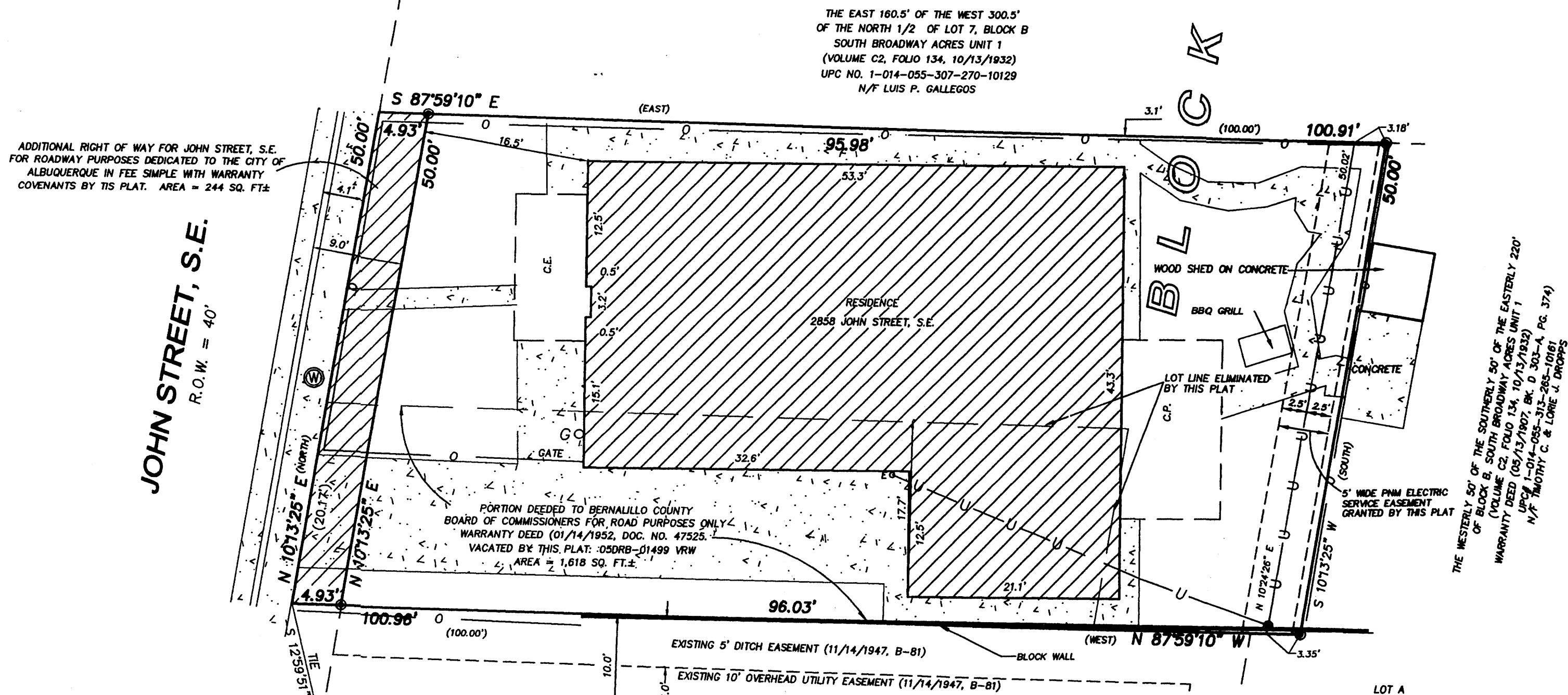
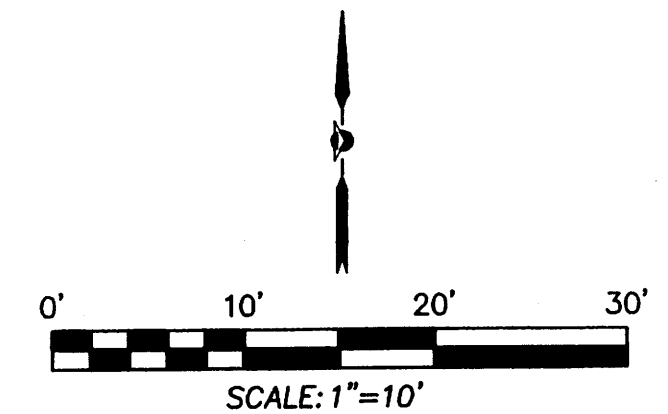
PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Plat of
 Lot 7-A, Block B
South Broadway Acres
Unit No. 1

Albuquerque, Bernalillo County, New Mexico
 October 2005

2885167847
 6363889
 Page: 3 of 3
 11/10/2885 02:19P
 Mary Herrera Bern. Co. PLAT R 17.89 Bk-2885C Pg-364



ADDITIONAL RIGHT OF WAY FOR JOHN STREET, S.E.
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 (VOLUME C2, FOLIO 134, 10/13/1932)
 WARRANTY DEED (05/13/1997, BK. D 303-4, PG. 374)
 N/F MAURITIO C. & LORE J. DROPPS

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GO	GAS METER
EO	ELECTRIC METER
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PRECISION SURVEYS, INC.
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 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900