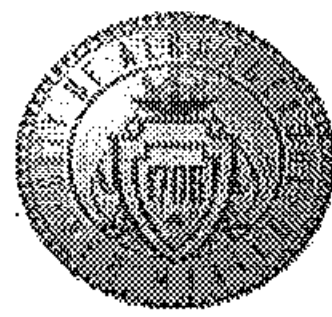




Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	☐ Final Sign off of EPC Site Plan(s) (Form P2)	☐ Variance for Carport within setback(s) (Form V)
☐ Major – Preliminary Plat (Form P1)	☐ Amendment to Site Plan (Form P2)	☐ Vacation of Public Right-of-way (Form V)
☐ Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	☐ Vacation of Public Easement(s) DRB (Form V)
☐ Major - Final Plat (Form S1)	☐ Extension of Infrastructure List (Form S1)	☐ Vacation of Private Easement(s) (Form V)
☐ Amendment to Preliminary Plat (Form S2)	☐ Amendment to Infrastructure List (Form P1)	PRE-APPLICATIONS
☐ Extension of Preliminary Plat (Form S1)	☐ Variance – Temporary Deferral of SW (Form P2)	☒ Sketch Plat Review and Comment (Form P2)
	☐ Variance – Sidewalk Waiver (Form V)	
SITE PLANS	☐ Variance to IDO (Form V)	APPEAL
☐ DRB Site Plan (Form P2)	☐ Variance to DPM (Form V)	☐ Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

Subdivide one existing lot into two new lots and to reflect vacated easements and grant easements

APPLICATION INFORMATION

Applicant: Vista Oriente, LTD. CO.	Phone:	
Address: 4700 Montgomery Blvd. NE, Suite 200	Email:	
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): CSI-Cartesian Surveys, Inc.	Phone: (505) 896-3050	
Address: P.O. Box 44414	Email: cartesian.jayson@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List all owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lot 2	Block:	Unit:
Subdivision/Addition: American Square	MRGCD Map No.:	UPC Code: 101605949430610915
Zone Atlas Page(s): H-16-Z	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (acres): 10.5095

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Menaul Blvd. N.E. Between: Carlisle Blvd. NE, and: Bryn Mawr Dr. NE,

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

SI-2019-00098

Signature:	Date: 4/15/19
Printed Name: Jayson Pyne	☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

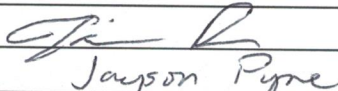
A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- ☒ N/A Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ **SKETCH PLAT REVIEW AND COMMENT**
- ☒ Letter describing, explaining, and justifying the request
- ☒ Scale drawing of the proposed subdivision plat (7 copies, folded)
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- ☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)**
- ☐ Letter describing, explaining, and justifying the request
- ☐ Copy of recorded IIA
- ☐ Proposed Final Plat (7 copies, 24" x 36" folded)
- ☐ Design elevations & cross sections of perimeter walls (3 copies)
- ☐ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ☐ DXF file and hard copy of final plat data for AGIS submitted and approved
- ☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6(I)
- ☐ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☐ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- ☐ Required notice with content per IDO Section 14-16-6-4(K)(6)
- ☐ Office of Neighborhood Coordination Public Notice Inquiry response
- ☐ Proof of emailed notice to applicable Neighborhood Association representatives
- ☐ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- ☐ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ☐ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- ☐ Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ☐ Proposed Infrastructure List, if applicable
- ☐ DXF file and hard copy of final plat data for AGIS submitted and approved
- ☐ **MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST**
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ☐ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- ☐ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature:  Date: 4/15/19

Printed Name: Jayson Pyne ☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Case Numbers: _____ Project Number: _____

Staff Signature: _____

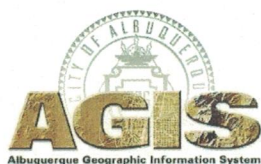
Date: _____



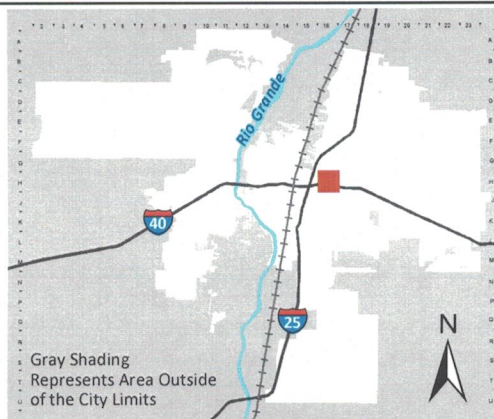


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-16-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

Jeff Jesionowski
Vista Oriente, LTD. Co.
4700 Montgomery Blvd. NE #200
Albuquerque, NM 87109

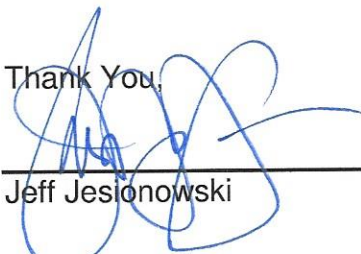
City of Albuquerque Planning Department
Plaza Del Sol Building
600 Second NW
Albuquerque, NM 87102

RE: Letter of Authorization

To whom it may concern,

I, Jeff Jesionowski, do hereby give Cartesian Surveys Inc., authorization to represent me in regards to the subdivision of Lot 2, American Square, located at 3535 Menaul Boulevard N.E..

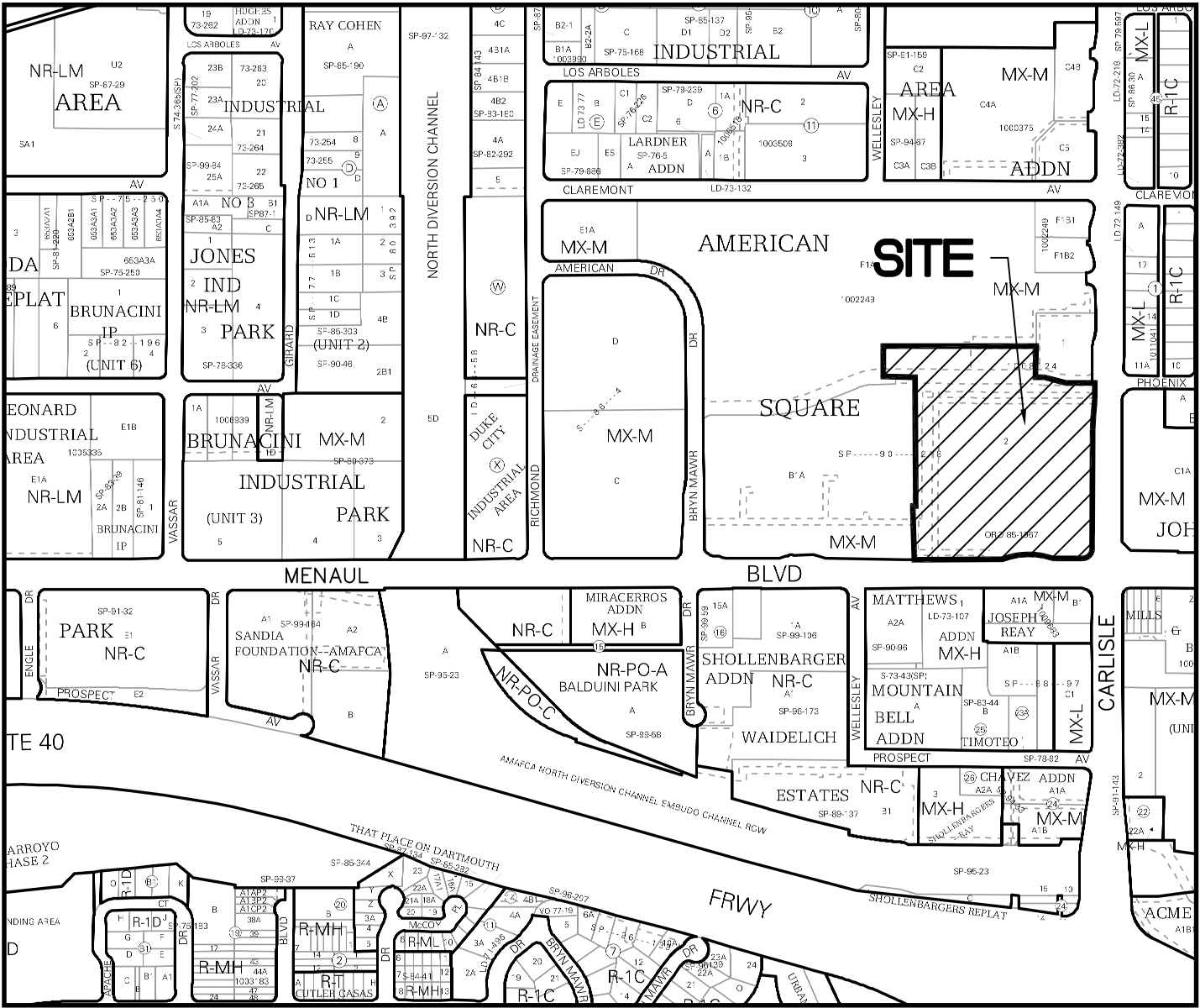
Thank You,



Jeff Jesionowski

Date

4/2/19



Vicinity Map - Zone Atlas H-16-Z



Measured Legal Description

LOT NUMBERED TWO (2) OF AMERICAN SQUARE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF LOTS 1 AND 2, AMERICAN SQUARE, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 19, 2013, IN PLAT BOOK 2013C, PAGE 85, AS DOC. NO. 2013080903.

Documents

- 1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-45104 AND AN EFFECTIVE DATE OF JANUARY 11, 2019.
- 2. PLAT OF RECORD FOR LOTS 1 AND 2, AMERICAN SQUARE FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON JULY 19, 2013 IN BOOK 2013C, PAGE 85.
- 3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON JANUARY 11, 2019, AS DOCUMENT NO. 2019002471.

Notes

- 1. FIELD SURVEY PERFORMED IN FEBRUARY AND MARCH 2019.
- 2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Easement Notes

- 1 EXISTING 10’ P.U.E. (3/25/1988, C36-33)
- 2 EXISTING 20’ P.U.E. (4/12/1968, BK. MISC. 100, PG. 103, DOC. NO. 89532)
- 3 EXISTING 20’ PUBLIC WATER LINE EASEMENT (3/25/1988, C36-33) SHOWN HEREON AS [Symbol]
- 4 EXISTING 10’ POWER AND COMMUNICATIONS EASEMENT (3/25/1988, C36-33)
- 5 EXISTING 10’ P.U.E. (4/15/1968, D3-196) **VACATED** BY THIS PLAT SHOWN HEREON AS [Symbol]
- 6 EXISTING 5’ OVERHEAD UTILITY EASEMENT (3/25/1988, C36-33) **VACATED** BY THIS PLAT SHOWN HEREON AS [Symbol]
- 7 EXISTING 10’ GAS LINE EASEMENT (3/25/1988, C36-33) **VACATED** BY THIS PLAT SHOWN HEREON AS [Symbol]
- 8 EXISTING 5’ MST&T RIGHT OF WAY EASEMENT (5/4/1987, BK. MISC. 482-A, PG. 589, DOC. NO. 8745989)
- 9 INTENTIONALLY OMITTED
- 10 EXISTING 20’ X 4.71’ PUBLIC PERMANENT UNDERGROUND EASEMENT FOR WATER LINE (1/20/1994, BK. 94-2, PG. 9979, DOC. NO. 94008921) SHOWN HEREON AS [Symbol]
- 11a EXISTING U.S. WEST COMMUNICATIONS AND PNM UNDERGROUND EASEMENT (1/6/1994, BK. 94-1, PG. 4556, DOC. NO. 94002199)
- 11b EXISTING 10’ U.S. WEST COMMUNICATIONS AND PNM UNDERGROUND EASEMENT (1/6/1994, BK. 94-1, PG. 4556, DOC. NO. 94002199)
- 12 EXISTING PRIVATE DRAINAGE, ACCESS, PUBLIC WATER, POWER COMMUNICATIONS AND GAS LINE EASEMENT (3/25/1988, C36-33)
- 13 EXISTING 7’ POWER AND COMMUNICATIONS EASEMENT (3/25/1988, C36-33) SHOWN HEREON AS [Symbol]
- 14 EXISTING PERMANENT JOINT USE AREA BENEFITTING AND MAINTAINED BY THE OWNERS OF LOTS 2B AND TRACT F-1-A, AMERICAN SQUARE (7/14/1993, BK. 9318, PG. 8728, DOC. NO. 93075439) SHOWN HEREON AS [Symbol]
- 15 EXISTING 27’ X 278’ SETBACK COVENANT (NO PERMANENT STRUCTURES) (6/15/1990, BK. 90-10, PG. 1901-1904, DOC. NO. 9046436) (6/22/1990, BK. 90-10, PG. 5663-5669, DOC. NO. 9048256)
- 16 EXISTING EXISTING PERMANENT DRIVE AISLES USED FOR JOINT USE AREAS (6/15/1990, BK. 90-10, PG. 1883, DOC. NO. 9046435)
- 17 EXISTING AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT (8/14/1937, BK. 152, PG. 153)
- 18 EXISTING 10’ POWER & COMMUNICATIONS EASEMENT (3/19/1990, 90C-80)
- 19 EXISTING 20’ X 4.71’ PUBLIC WATERLINE EASEMENT (3/19/1990, 90C-80) SHOWN HEREON AS [Symbol]
- 20 EXISTING NON-EXCLUSIVE INGRESS/EGRESS EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER DRIVE AREAS BENEFITTING AND MAINTAINED BY THE OWNERS OF LOTS 2B AND TRACT F-1-A, AMERICAN SQUARE (6/15/1990, BK. 90-10, PG. 1883, DOC. NO. 9046435)
- 21 EXISTING JOINT USE AREA BENEFITTING AND MAINTAINED BY THE OWNERS OF LOTS 2B AND TRACT F-1-A, AMERICAN SQUARE (7/14/1993, BK. 93-18, PG. 8728-8738, DOC. NO. 93075439)
- 22 EXISTING 15’ MST&T EASEMENT (3/25/1988, C36-33)
- 23 10’ PUE GRANTED BY THE FILING OF THIS PLAT
- 24 10’ PUE GRANTED BY THE FILING OF THIS PLAT

Sketch Plat for
Lots 2-A & 2-B
American Square
Being Comprised of
Lot 2
American Square
City of Albuquerque
Bernalillo County, New Mexico
April 2019

Line Table		
Line #	Direction	Length (ft)
L1	N 00°19’02” E (N 00°13’53” E)	108.23’ (108.33’)
L2	S 00°14’41” W (S 00°20’57” W)	108.26’ (108.52’)
L3	S 89°50’09” E (S 89°49’42” E)	13.12’ (13.51’)
L4	S 89°40’18” E (S 89°43’05” E)	90.23’ (90.20)
L5	S 89°40’18” E (S 89°43’05” E)	79.21’ (79.18’)
L6	S 89°40’18” E (S 89°50’39” E)	11.02’ (11.02’)
L7	S 00°23’36” W (S 00°25’16” W)	65.39’ (65.41’)
L8	S 89°11’01” W (N 88°49’37” W)	3.04’ (3.04’)
L9	S 00°23’26” W (S 00°20’58” W)	419.86’ (419.71’)
L10	S 89°53’26” W (S 89°56’39” W)	88.51’ (89.10’)
L11	S 89°58’30” W (N 89°58’17” W)	60.17’ (60.09’)
L12	S 88°33’07” W (S 88°33’04” W)	150.68’ (150.38’)

Line Table		
Line #	Direction	Length (ft)
L13	N 89°46’42” E (N 89°45’42” E)	6.67’ (6.67’)
L14	S 89°56’53” W (S 89°55’15” W)	113.79’ (113.93’)
L15	S 89°56’53” W {N 89°49’42” W}	67.97’ {67.87’}
L16	S 89°56’53” W {N 89°49’42” W}	45.81’ {46.06’}
L17	S 00°03’07” E {S 00°20’30” E}	25.18’ {25.00’}
L18	N 89°51’56” W {N 89°49’42” E}	69.08’ {69.09’}
L19	N 00°19’28” E (N 00°20’57” E)	116.01’ (116.00’)
L20	N 00°19’15” E (N 00°15’35” E)	115.30’ (115.15’)
L21	S 89°56’44” W {S 89°58’17” W}	301.86’ {301.22’}
L22	N 89°56’27” W (S 89°59’59” W)	154.89’ (155.27’)
L23	S 67°28’45” W	1822.85’
L24	S 85°42’43” E	1400.19’

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	54.35’ (54.35’)	150.00’ (150.00’)	20°45’37”	54.05’	S 79°27’21” E
C2	53.92’ (53.92’)	150.00’ (150.00’)	20°35’45”	53.63’	S 79°22’26” E
C3	44.29’ (44.40’)	999.63’ (999.63’)	2°32’19”	44.29’	S 02°13’43” W
C4	55.07’ (55.07’)	1007.00’ (1007.00’)	3°08’00”	55.06’	S 01°55’52” W
C5	54.67’ (55.07’)	35.00’ (35.00’)	89°30’00”	49.28’	S 45°08’26” W
C6	50.09’ (49.60’)	143.00’ (143.00’)	20°04’11”	49.83’	N 80°04’28” W
C7	19.88’ (19.88’)	57.00’ (57.00’)	19°59’07”	19.78’	N 80°01’56” W
C8	21.60’ (21.72’)	57.00’ (57.00’)	21°42’42”	21.47’	S 79°07’09” W
C9	50.64’ (50.64’)	143.00’ (143.00’)	20°17’19”	50.37’	S 78°24’28” W
C10	11.73’	143.00’	4°42’00”	11.73’	N 72°23’23” W
C11	38.36’	143.00’	15°22’11”	38.25’	N 82°25’28” W

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE
EXISTING LOT INTO TWO NEW LOTS AND TO
REFLECT VACATED EASEMENTS [5] , [6] , AND [7]
AND GRANT EASEMENTS [23] AND [24]

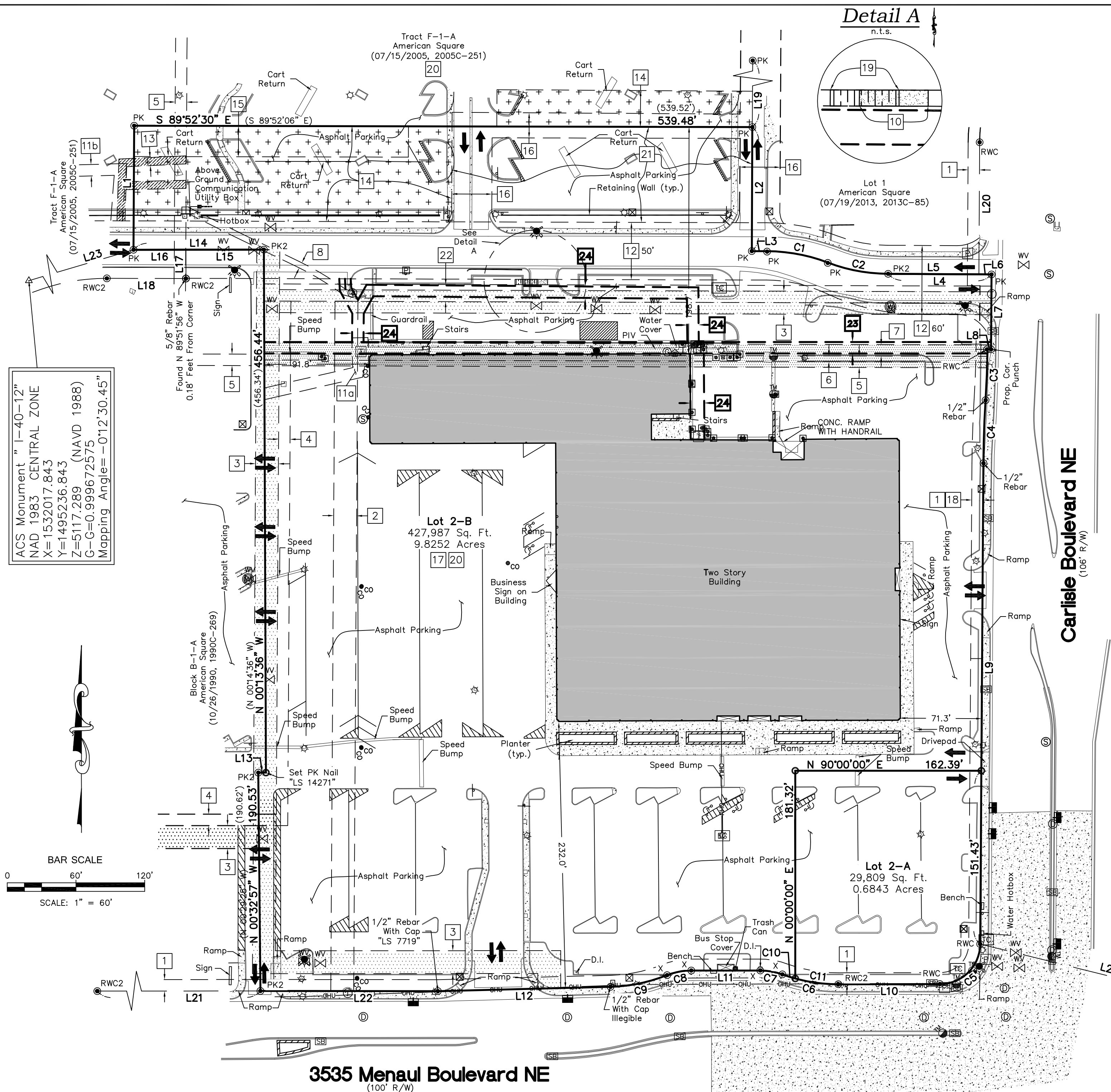
**Sketch Plat for
Lots 2-A & 2-B
American Square
Being Comprised of
Lot 2
American Square
City of Albuquerque
Bernalillo County, New Mexico
April 2019**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	☆	LIGHT POLE
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (7/19/2013, 2013C-85)	⊙	ELECTRIC METER
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (10/26/1990, 90C-269)	⊠	TRANSFORMER
	FOUND MONUMENT AS INDICATED	⊞	SIGNAL BOX
●	FOUND PK NAIL	⊞	TRAFFIC MAST
●	FOUND PK NAIL WITH TAG "LS 11993"	⊞	GAS METER
●	FOUND REBAR WITH CAP "LS 11993"	⊞	GAS VALVE
●	FOUND REBAR WITH CAP "LS 8478"	⊞	TELEPHONE CABINET
●	FOUND CHISELED "X"	⊞	TELEPHONE MANHOLE
○	SET PK NAIL WITH TAG "LS 14271" UNLESS OTHERWISE NOTED	⊞	CABLE MANHOLE
⇄	CURB CUT/INDICATION OF ACCESS TO ROADWAY	⊞	WATER VALVE
— OHU —	OVERHEAD UTILITY LINE	⊞	WATER METER
•	UTILITY POLE	⊞	FIRE HYDRANT
⊞	IRRIGATION BOX	⊞	WELL HEAD
⊞	STORM DRAIN MANHOLE	⊞	SANITARY SEWER MANHOLE
⊞	STORM DRAIN INLET	⊞	SAS CLEANOUT
— OR —	SIGN	⊞	COVERED AREA
▨	BLOCK WALL	⊞	CONCRETE
— H —	HANDRAIL	⊞	UTILITY PEDESTAL
⊞	BOLLARD		

ACS Monument "1-40-12"
NAD 1983 CENTRAL ZONE
X=1532017.843
Y=1495236.843
Z=5117.289 (NAVD 1988)
G-G=0.999672575
Mapping Angle=-0°12'30.45"

BAR SCALE
0 60' 120'
SCALE: 1" = 60'



ACS Monument "10-H17"
NAD 1983 CENTRAL ZONE
X=1535835.595
Y=1495224.388
Z=5166.734 (NAVD 1988)
G-G=0.999669275
Mapping Angle=-0°12'04.02"

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com

Tract F-1-A
American Square
(07/15/2005, 2005C-251)

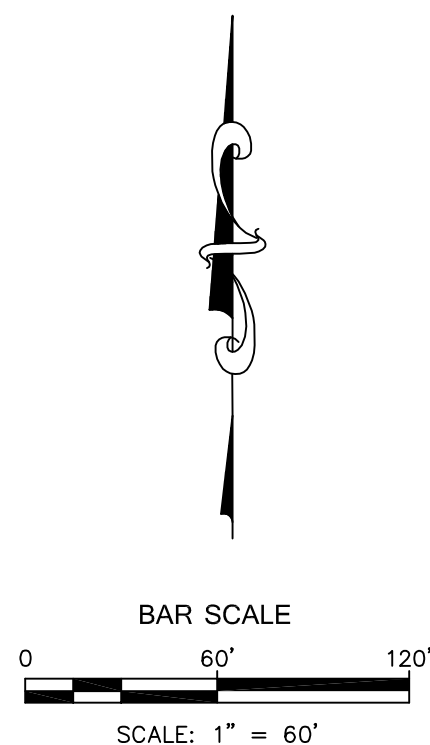
THIS SHEET SHOWS
EASEMENTS TO BE VACATED

*Sketch Plat for
Lots 2-A & 2-B
American Square
Being Comprised of
Lot 2
American Square
City of Albuquerque
Bernalillo County, New Mexico
April 2019*

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (7/19/2013, 2013C-85)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (10/26/1990, 90C-269)
●	FOUND MONUMENT AS INDICATED
●PK	FOUND PK NAIL
●PK2	FOUND PK NAIL WITH TAG "LS 11993"
●RWC	FOUND REBAR WITH CAP "LS 11993"
●RWC2	FOUND REBAR WITH CAP "LS 8478"
●X	FOUND CHISELED "X"
○	SET PK NAIL WITH TAG "LS 14271" UNLESS OTHERWISE NOTED

ACS Monument "1-40-12"
NAD 1983 CENTRAL ZONE
X=1532017.843
Y=1495236.843
Z=5117.289 (NAVD 1988)
G-G=0.999672575
Mapping Angle= -0°12'30.45"



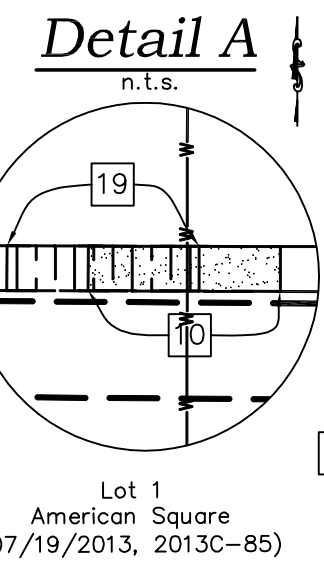
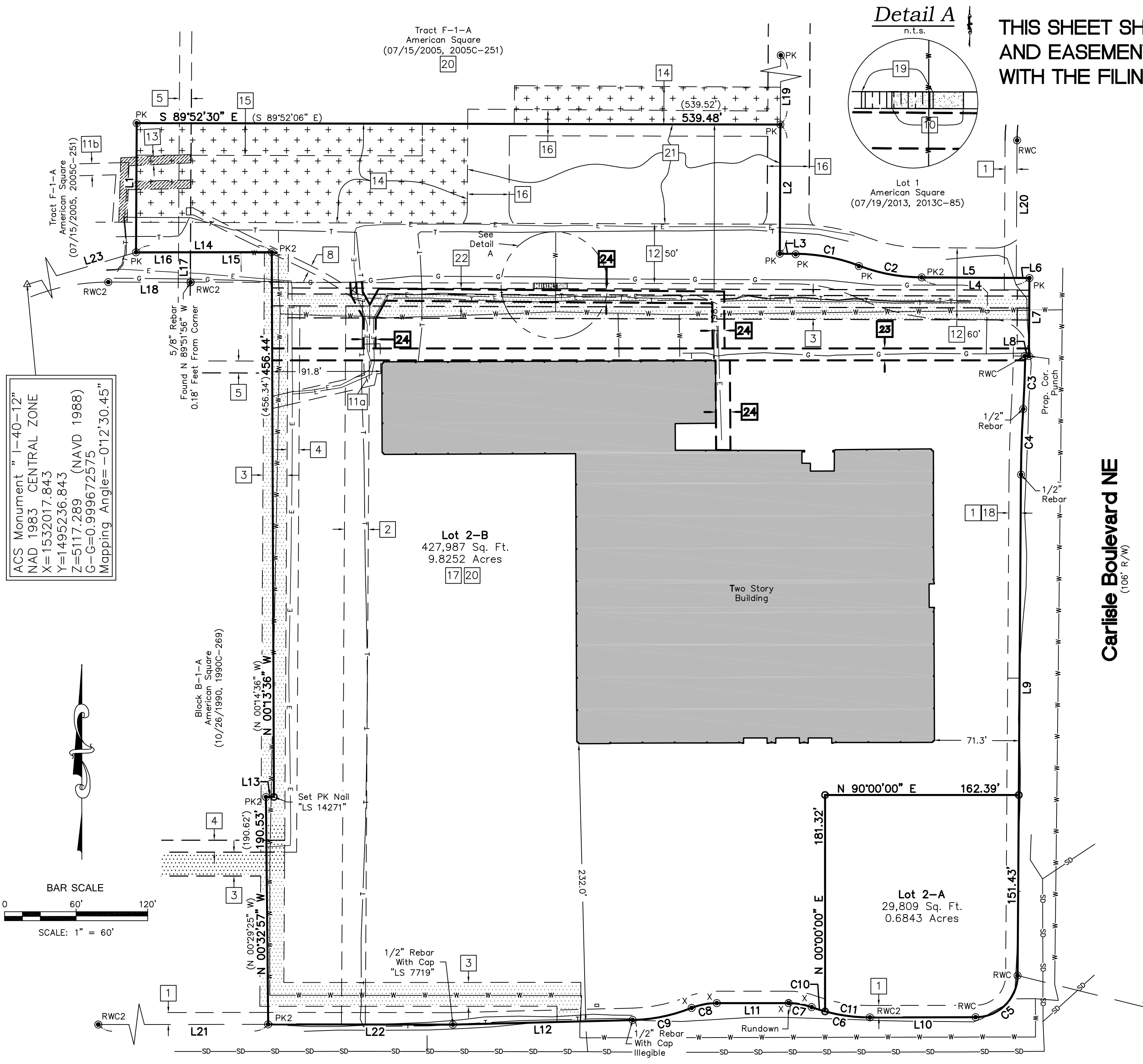
Block B-1-A
American Square
(10/26/1990, 1990C-269)

3535 Menaul Boulevard NE
(100' R/W)

Carlisle Boulevard NE
(106' R/W)

ACS Monument "10-H17"
NAD 1983 CENTRAL ZONE
X=1535835.595
Y=1495224.388
Z=5166.734 (NAVD 1988)
G-G=0.999669275
Mapping Angle= -0°12'04.02"

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Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com



THIS SHEET SHOWS REMAINING
AND EASEMENTS GRANTED
WITH THE FILING OF THIS PLAT

*Sketch Plat for
Lots 2-A & 2-B
American Square
Being Comprised of
Lot 2
American Square
City of Albuquerque
Bernalillo County, New Mexico
April 2019*

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (7/19/2013, 2013C-85)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (10/26/1990, 90C-269)
●	FOUND MONUMENT AS INDICATED
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●RWC2	FOUND REBAR WITH CAP "LS 8478"
●X	FOUND CHISELED "X"
○	SET PK NAIL WITH TAG "LS 14271" UNLESS OTHERWISE NOTED
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
—T—	UNDERGROUND TELEPHONE UTILITY LINE
—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
—C—	UNDERGROUND CABLE UTILITY LINE

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com