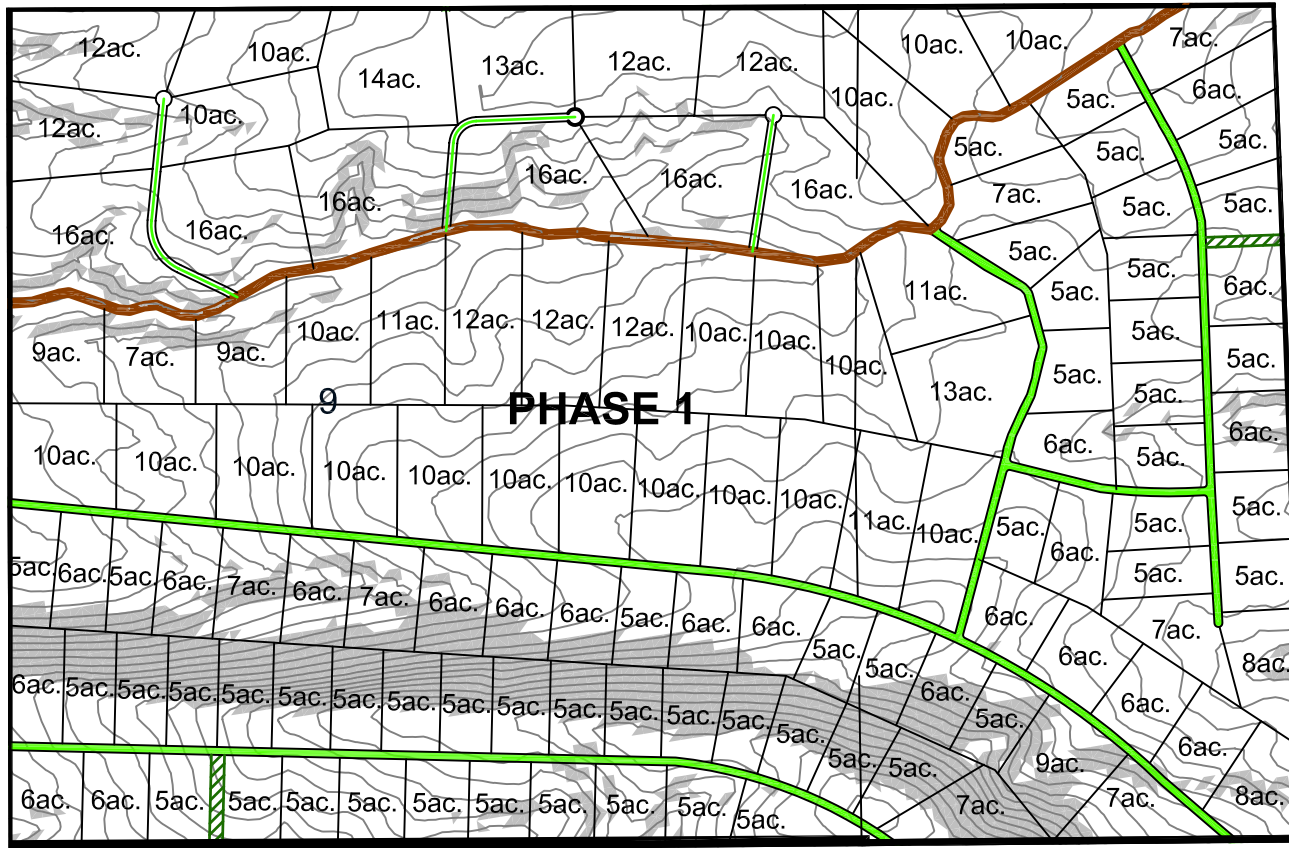


"SKY MOUNTAIN" SUBDIVISION - PRELIMINARY PLAT

LAND LYING IN T.11 N, R.14 W SECTIONS:
1,2,3,4,5,8,9,10,11,12,13,14,15,17 AND 18
T11N, R14W, N.M.P.M.
CIBOLA COUNTY, NEW MEXICO



PHASE#	TOTAL ACREAGE	LOTTED ACREAGE	NUMBER OF LOTS	AVERAGE LOT SIZE (ac.)	SMALLEST LOT (ac.)	LARGEST LOT (ac.)	ROAD IN PROJECT (ac.)		ROADS IN PROJECT (mi)	
							COUNTY	PRIVATE	COUNTY	PRIVATE
1	966.0	928	125	7	5	16	0.0	38	0.0	6.3

PLAT RESTRICTIONS

THE OWNERS CONSTRUCTION AND MAINTENANCE RESPONSIBILITIES, INCLUDING ALL RESTRICTIONS, REQUIRED TO BE FILLED WITH THE PLAT, BY THE COMMISSION OR ITS DELEGATES.

THE OWNER/SUBDIVIDER OF THE LAND WILL CONSTRUCT ALL OF THE ROADS WITHIN EACH PHASE OF THE SUBDIVISION PRIOR TO THE SALE OF ANY LOT.

THE OWNER/SUBDIVIDER SHALL CAUSE TO BE INCORPORATED, A NEW MEXICO NOT-FOR-PROFIT CORPORATION, NAMED "HORIZON DEVELOPMENT LLC" (HEREINAFTER CALLED "THE ASSOCIATION"), WHOSE MEMBERS ARE ALL OWNERS OF LAND WITHIN THE SUBDIVISION; AND SHALL, AT SUCH TIME AS THE ASSOCIATION IS VISIBLE, CONVEY TO THE ASSOCIATION THE FEES TITLE TO THE ROADS WITHIN THE SUBDIVISION, SUBJECT TO THE RIGHTS OF THE SUBDIVIDER, ITS ASSIGNS, INHOLDERS, AND PARTIES WITH HISTORICAL ACCESS TO ALSO USE THE ROADS WITHIN THE SUBDIVISION FOR ACCESS AND UTILITIES.

ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO A 15' WIDE UTILITY EASEMENT ALONG ALL SIDE AND BACK OF LOT LINES, AND TO A 20' WIDE UTILITY EASEMENT ALONG THE BOUNDARIES OF EACH PHASE OF THE SUBDIVISION.

MAINTENANCE OF ALL ROADS WITHIN EACH PHASE OF THE SUBDIVISION WILL BE PERFORMED BY THE OWNER/SUBDIVIDER UNTIL SUCH TIME AS 2/3 OF THE LOTS WITHIN EACH PHASE OF THE SUBDIVISION HAVE BEEN SOLD.

THE OWNER/SUBDIVIDER AGREES TO POST AND MAINTAIN SIGNS AT THE ENTRANCES TO THE SUBDIVISION TO GIVE NOTICE TO THE WORLD THAT THESE ROADS ARE PRIVATE ROADS, FOR THE USE OF THE ASSOCIATION, THE SUBDIVIDER AND ITS ASSIGNS, INHOLDERS, AND PARTIES WITH HISTORICAL ACCESS.

NOTES:

- 1) THIS PRELIMINARY PLAT IS GIVEN TO SHOW PROPOSED ROAD LAYOUT AND LOTTING FOR THE "SKY MOUNTAIN" SUBDIVISION, AND IS NOT INTENDED TO REPRESENT A SURVEY OF ANY OF THE LANDS SHOWN. THIS PLAT IS NOT FOR CONSTRUCTION OR SCALING OF LOT LINES. MINOR CHANGES MAY BE MADE ON THIS PLAN AS IT IS UPDATED DURING THE COUNTY REVIEW PROCESS. REFERENCE TO THE FINAL SUBDIVISION PLAT, SURVEY PLAT, AND TERRAIN MANAGEMENT PLAN, INCLUDED IN THE PROPERTY REPORT FOR THIS SUBDIVISION, WHICH WILL BE FILED IN THE CIBOLA COUNTY CLERK'S OFFICE UPON FINAL APPROVAL OF THE SUBDIVISION BY THE COUNTY BOARD OF COMMISSIONERS.
- 2) LOT ACREAGE'S AND ROAD LENGTHS ARE BY SCALE, AND ARE APPROXIMATE.
- 3) ROAD RIGHT-OF-WAYS ARE 50' IN WIDTH. COUNTY ROAD RIGHT-OF-WAYS ARE 60' IN WIDTH AT THE REQUEST OF COUNTY GOVERNMENT. ALL LOTS ARE SUBJECT TO A 15' WIDE UTILITY EASEMENT ALONG THE SIDE LOT LINES, AND A 20' UTILITY EASEMENT ALONG THE PHASE BOUNDARY LINES.
- 4) TOPOGRAPHIC INFORMATION IS FROM USGS AND USCAGS 7.5 MIN. QUAD, MAPS, KETNER CANYON QUAD.
- 5) MAJOR CONTOURS ARE 100 FOOT INTERVALS WITH 20 FOOT MINOR CONTOURS.
- 6) ROAD ALIGNMENTS TO BE ADJUSTED IN THE FIELD ON A CASE BY CASE BASIS DURING CONSTRUCTION TO ASSURE COMPLIANCE WITH THE ROAD DEDICATION POLICY

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY THAT THE BOARD OF COMMISSIONERS OF CIBOLA COUNTY, NEW MEXICO, AT A REGULAR MEETING HELD ON THIS _____ DAY OF _____, 2006 DID CONDITIONALLY APPROVE THIS PRELIMINARY PLAT OF THE "SKY MOUNTAIN", A TYPE IV SUBDIVISION IN THE VICINITY OF RAMAH, CIBOLA COUNTY, NEW MEXICO, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CIBOLA COUNTY LAND SUBDIVISION REGULATIONS.

APPROVAL OR CONDITIONAL APPROVAL OF THIS PRELIMINARY PLAT DOES NOT CONSTITUTE APPROVAL ON THE FINAL PLAT OR VARIANCE REQUESTS. RATHER, IT SHALL BE DEEMED AS AN EXPRESSION OF APPROVAL BY THE COUNTY COMMISSION OF THE LAYOUT SUBMITTED ON THE PRELIMINARY PLAT, AS A GUIDE TO THE PREPARATION OF THE FINAL PLAT.

WITNESS OUR HANDS AND THE OFFICIAL SEAL OF CIBOLA COUNTY, NEW MEXICO, THIS DAY OF _____ OF _____, 2006.

CHAIRMAN

MEMBER

MEMBER

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General Notes

- PROPOSED SUBDIVISION ROAD
- NATIONAL FOREST ROAD
- OPEN SPACE
- LOT BOUNDARY
- PHASE BOUNDARY
- SUBDIVISION BOUNDARY
- PRIMARY SELECTOR STREET

No.	Revision/Issue	Date

HORIZON DEVELOPMENT LLC

3521 E. Brown Road, Suite 101
Mesa, Arizona 85213

ANDERSON
ENGINEERING COMPANY, INC.

877 West 2100 South
SALT LAKE CITY, UTAH 84119
(801) 972-4222

DRAWN BY: GMM

ENGINEER:

APPROVED:

**SKY MOUNTAIN
PRELIMINARY PLAT**

CIBOLA COUNTY, NEW MEXICO

Project: 06-282	Sheet:
Date: 25-JULY-06	1
Scale: AS SHOWN	