# OTERO COUNTY SUBDIVISION REGULATIONS
# APPLICATION FOR SUMMARY REVIEW PLAT APPROVAL

## INSTRUCTIONS

Print or type clearly. Use additional sheets if necessary. All required attachments shall be submitted with this application form. Incomplete or inaccurate applications may delay decision dates. The completed application package must be submitted to the County Planning Coordinator by the subdivider or a designated agent and shall be in compliance with the requirements of the County Subdivision Regulations. Each application must be accompanied by the required administrative fee.

## APPLICANT INFORMATION

1. Subdivider Name: Richard and Claudia Jensen

   Address: Box 416 High Rolls (City) NM (State) 88317 (Zip Code)

   Telephone Number(s): 682-3281

   Signature: Claudia Jensen Date: 6 Jan 97

2. Engineer/Surveyor Name: Burke & Associates, P.C.

   Address: 1909 Cuba Avenue, Suite #5 Alamogordo (City) New Mexico (State) 88310 (Zip Code)

   Telephone Number(s): 437-7074

   Signature: [illegible] Date: 1/6/97

## SUBDIVISION INFORMATION

3. Location of Subdivision (attach map if necessary) Lots 21 & 20, Section 5, T16S, R11E, 0.3 miles along west side road from U.S. Highway 82

4. This is a Type Three X Five ____ Subdivision (check one)

5. Number of lots: 5 Total acreage: 16.04 acres Size of smallest lot: 1.014 acres

6. Municipal planning and platting jurisdiction (if applicable): N/A

7. County Zoning Classification: N/A

## SUPPLEMENTAL INFORMATION

8. If it is determined by the County to be necessary, attach an improvement agreement to ensure completion of required improvements.

9. All affidavits, certificates, permits, and statements required for summary review plats as defined by the County Subdivision Regulations shall be attached to this application.

10. The original drawing and required number of copies of the summary review plat map shall be attached to this application.

11. The final disclosure statement shall be attached to this application.

**PROCEDURAL INFORMATION** (To be completed by County Staff)

Date of pre-application conference: _____ Signed: _____

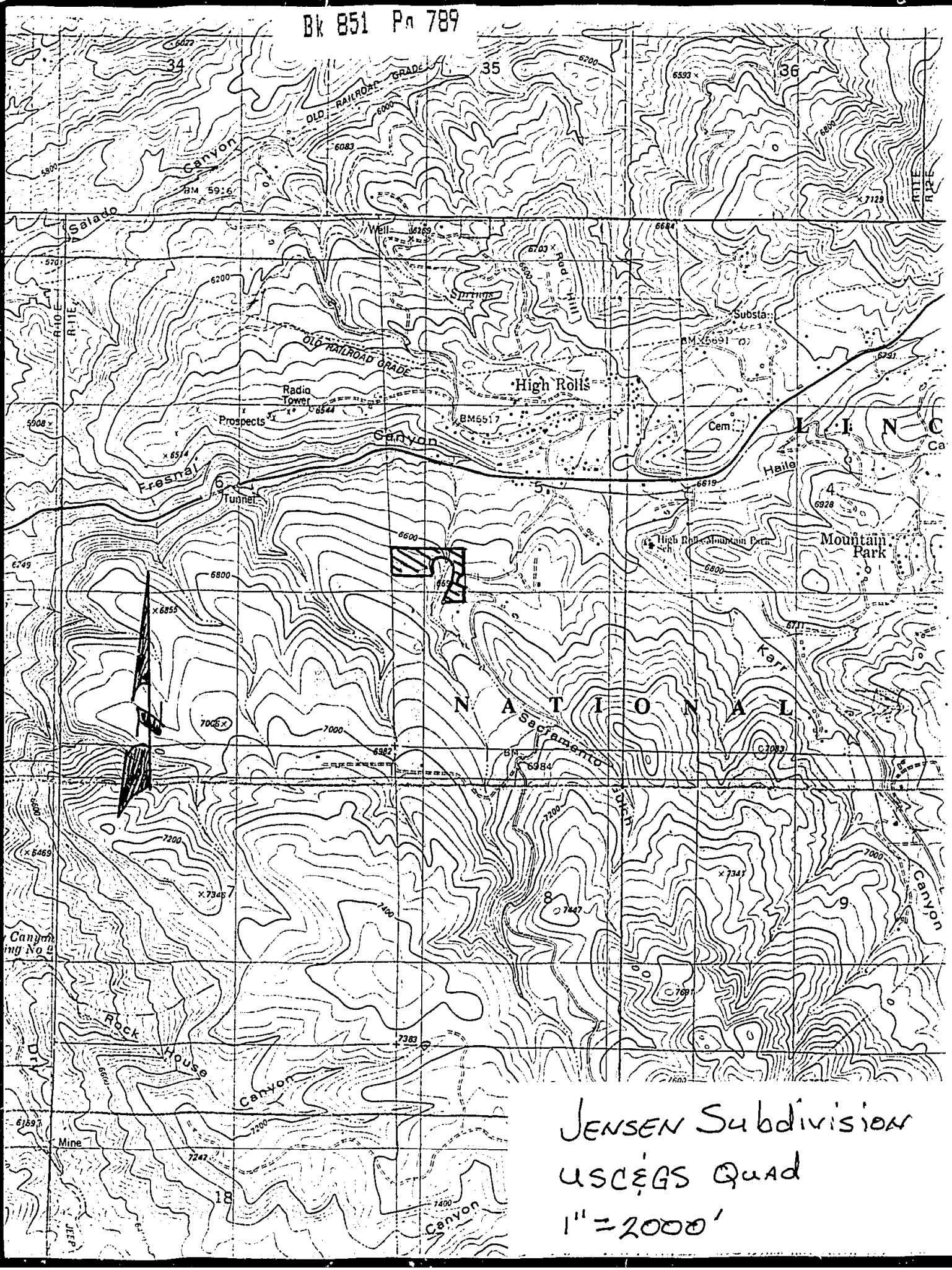
Date application received by County: _____ Signed: _____

Date summary review plat deemed complete: _____ Signed: _____

Date summary review plat approved by County: _____

Date summary review plat filed with County Clerk: _____

Bk 851 Pg 789




JENSEN Subdivision
USGS Quad
1" = 2000'

# DISCLOSURE STATEMENT

FOR ALL SUBDIVISIONS CONTAINING NO MORE THAN FIVE PARCELS.

**YOU SHOULD READ THIS DISCLOSURE STATEMENT BEFORE YOU SIGN ANY DOCUMENTS OR AGREE TO ANYTHING.**

This disclosure statement is intended to provide you with enough information to make an informed decision on the purchase, lease or acquisition of the property described in this statement. You should read carefully all of the information contained in this disclosure statement before you decide to buy, lease or otherwise acquire the described property.

Various public agencies may have issued opinions on both the subdivision proposal and the information contained in this disclosure statement. Summaries of these opinions are contained in this disclosure statement. They may be favorable or unfavorable. You should read them closely.

The Board of County Commissioners has examined this disclosure statement to determine whether the subdivider can fulfill what the subdivider has said in this disclosure statement. However, the Board of County Commissioners does not vouch for the accuracy of what is said in this disclosure statement. In addition, this disclosure statement is not a recommendation or endorsement of the subdivision by either the County or the State. It is informative only.

The Board of County Commissioners recommends that you inspect the property before buying, leasing or otherwise acquiring it.

> **If you have not inspected the parcel before purchasing, leasing or otherwise acquiring it, you have six (6) months from the time of purchase, lease or other acquisition to personally inspect the property. After inspecting the parcel within the six (6) month period, you have three (3) days to rescind the transaction and receive all your money back from the subdivider when merchantable title is revested in the subdivider. To rescind the transaction you must give the subdivider written notice of your intent to rescind within three (3) days after the date of your inspection of the property.**

County regulations require that any deed, real estate contract, lease or other instrument conveying an interest in a parcel in the subdivision be recorded with the Otero County Clerk.

> **Building permits, wastewater permits or other use permits must be issued by state or county officials before improvements are constructed. You should investigate the availability of such permits before you purchase, lease, or otherwise acquire an interest in the land. You should also determine whether such permits are requirements for construction of additional improvements before you occupy the property.**

1. **NAME OF SUBDIVISION:**

   JENSEN SUBDIVISION

2. **NAME AND ADDRESS OF SUBDIVIDER**

   (name of subdivider) RICHARD AND CLAUDIA JENSEN

   (address of subdivider) BOX 416, HIGH ROLLS, NM 88317

**EXHIBIT A**

3. **CONDITION OF TITLE**

Include at least the following information where applicable

(number of mortgages) 1

(name and address of each mortgagee) FIRST NAT'L BANK, PO BOX 9, ALAMOGORDO, NM

(balance owing on each mortgage) $31,086 and $12,024

(summary of release provisions of each mortgage) NONE

(number of real estate contracts on the subdivided land for which the subdivider is making payments as a purchaser) NONE

(name and address of each person holding a real estate contract as owner of the subdivided land for which the subdivider is making payments as a purchaser) N/A

(balance owning on each real estate contract) N/A

(summary of default provisions of each real estate contract) N/A

(summary of release provisions of each real estate contract) N/A

(statement of any other encumbrances on the land) NONE

(statement of any other conditions relevant to the state of title) EASEMENTS OF RECORD AND EXISTING OPTION FOR LOTS 1 AND 2

4. **STATEMENT OF ALL RESTRICTIONS OR RESERVATIONS OF RECORD THAT SUBJECT THE SUBDIVIDED LAND TO ANY CONDITIONS AFFECTING ITS USE OR OCCUPANCY**

(state here all deed and plat restrictions affecting the subdivided land) SEE COVENANTS

5. **UTILITIES**

Name of entity providing electricity: OTERO COUNTY ELECTRIC COOPERATIVE

Gas service: ☒ Propane ☐ Natural

Water: ☒ Well ☐ Community system

Is telephone service available to this subdivision? ☒ Yes ☐ No
Name of entity providing telephone service: ~~TULAROSA BASIN TELEPHONE CO.~~

Method of liquid waste disposal: ☒ Septic tank ☐ Community system

Method of solid waste disposal: ☒ Responsibility of owner
Location of nearest landfill or dump site: 33 Gravel Pit Road, La Luz or 224 LaVelle Road
Location of nearest dumpster, if available: CONVENIENCE CTR ALAMOGORDO, NM

☐ Community system NONE

6. UTILITY LOCATION

Are utilities to be provided by subdivider? ☐ Yes ☒ No

If answer is no, skip to question #8.

(if all utilities are to be provided to each parcel in the subdivision, please state here)

(if utilities are to be provided to some but not all parcels in the subdivision, state which utilities will be provided to each parcel)

(state whether each utility will be above ground or underground)

| | Above ground | Underground |
|---|---|---|
| electricity | | |
| gas | | |
| water | | |
| telephone | | |
| liquid waste disposal | | |
| solid waste disposal | | |

7. INSTALLATION OF UTILITIES

(electricity) _____ (date) _____

(natural gas) _____ (date) _____

(water) _____ (date) _____

(telephone) _____ (date) _____

(liquid waste disposal) _____ (date) _____

(solid waste disposal) _____ (date) _____

8. WATER AVAILABILITY

Will water be used for anything other than domestic purposes, one family per lot?

☐ Yes ☒ No

If yes, describe water use (orchards, farming, etc.) and answer remaining questions under 8. Water Availability.

_____

(describe the availability and sources of water to meet the subdivision's maximum annual water requirements)

_____

(describe the means of water delivery within the subdivision)

_____

(describe any limitations and restrictions on water use in the subdivision)

_____

(summarize the provisions of any covenants or other restrictions requiring the use of water saving fixtures and other water conservation measures)

_____

(describe what measures, if any, will be employed to monitor or restrict water use in the subdivision)

_____

9. **FOR SUBDIVISIONS WITH COMMUNITY WATER SYSTEMS (if applicable)**

(name and address of entity providing water) N/A

(source of water and means of delivery) N/A

(summary of any legal restrictions on either indoor or outdoor usage) N/A

(statement that individual wells are prohibited, if such is the case) N/A

10. **FOR SUBDIVISIONS WITH INDIVIDUAL DOMESTIC WELLS OR SHARED WELLS (if applicable)**

(state whether wells will be provided by the subdivider or by the prospective purchaser/lessee/conveyee) PROSPECTIVE PURCHASER

(if wells are provided by purchaser/lessee/conveyee, state the estimated cost to complete a domestic well, including drilling, pressure tank, control devices, storage and treatment facilities) $6,000 - 10,000

(if wells are provided by the subdivider, state the cost, if any to the purchaser/lessee/conveyee)

(summary of legal restrictions on either indoor or outdoor usage) PER NM STATE ENGINEER

(average depth to groundwater and the minimum and maximum well depths to be reasonably expected) Well log of wells in the vicinity of Jensen Subdivision indicate depths to water varying from 110' to 800'. Depth to water will vary depending on ~~topographic & geologic location. Dry holes~~ are possible.

11. **LIQUID WASTE DISPOSAL**

(describe the precise type of liquid waste disposal system that is proposed for use within the subdivision) STANDARD SEPTIC TANK & LEACH FIELD

NOTE: **NO LIQUID WASTE DISPOSAL SYSTEM MAY BE USED IN THIS SUBDIVISION OTHER THAN A SYSTEM APPROVED FOR USE IN THIS SUBDIVISION BY THE BOARD OF COUNTY COMMISSIONERS AND THE NEW MEXICO ENVIRONMENT DEPARTMENT.**

12. TERRAIN MANAGEMENT

(describe the suitability for residential use of the soils in the subdivision as defined in the Natural Resource Conservation District's soil survey for Otero County) SEE ATTACHED

(describe any measures necessary for overcoming soil and topographic limitations, and who will be responsible for implementing these measures) UNKNOWN, PURCHASER'S RESPONSIBILITY

(identify by lot and block numbers all parcels within the subdivision that are subject to flooding) PER FIRM PANEL 14, NOT IN AN "A" ZONE

(identify by lot and block numbers all parcels within the subdivision located in whole or in part on slopes in excess of 8%) LOTS 1-5

(describe the surface drainage for all lots in the subdivision) SHEETFLOW, NATURAL DRAINAGE, TO EXISTING ARROYOS

(describe the subsurface drainage for all lots in the subdivision) UNKNOWN

(describe the nature, location and completion dates of all storm drainage systems constructed or required to be constructed in the subdivision) NONE PLANNED

13. SUBDIVISION ACCESS

(name of town nearest to subdivision) 7.8 MILES TO CLOUDCROFT
8.5 MILES TO ALAMOGORDO

(distance from nearest town to subdivision and the route over which that distance is computed) 7.8 MILES BY FOREST RT 90 (WEST SIDE ROAD) AND HWY 82

(describe access roads to subdivision) APPROXIMATELY 20 ASPHALT CHIP

(state whether or not subdivision is accessible by conventional vehicle) YES

(state whether or not subdivision is ordinarily accessible at all times of the year and under all weather conditions) ORDINARILY YES

(describe the width and surfacing of all roads within the subdivision) APPROXIMATELY 14' GRAVEL

(state whether the roads within the subdivision have been accepted for maintenance by the County) NO

(if the roads within the subdivision have not been accepted for maintenance by the County, state how the roads will be maintained and describe lot owners' responsibilities and obligations with respect to road maintenance; state whether the roads and other improvements within the subdivisions will be maintained by the county, the subdivider or an association of lot owners, and what measures have been taken to make sure that maintenance takes place) See item 6 of Restrictive Covenants.

14. CONSTRUCTION GUARANTEES (if applicable)

(describe any proposed roads, drainage structures, water treatment facilities or other improvements that will not be completed before parcels in the subdivision are offered for sale) N/A

(describe all performance bonds, letters of credit or other collateral securing the completion of each proposed improvement) N/A

**UNLESS THERE IS SUFFICIENT BOND, LETTER OF CREDIT OR OTHER ADEQUATE COLLATERAL TO SECURE THE COMPLETION OF PROPOSED IMPROVEMENTS, IT IS POSSIBLE THAT THE PROPOSED IMPROVEMENTS WILL NOT BE COMPLETED. CAUTION IS ADVISED.**

15. ADVERSE OR UNUSUAL CONDITIONS

(state any activities or conditions adjacent to or nearby the subdivision, such as feed lots, dairies, cement plants or airports, that would subject the subdivided land to any unusual conditions affecting its use or occupancy) POSSIBLE ADVERSE EFFECTS FROM WILD/RABID ANIMALS, AND THE HUNTING OF GAME ANIMALS

16. **FIRE PROTECTION**

(distance to nearest fire station from subdivision) 1.1 MILES TO HIGH ROLLS VOLUNTEER FIRE DEPARTMENT

Nearest fire station: ☐ Municipality _____ ☒ Volunteer _____
(state name of Municipality or Volunteer Fire Department)

17. **POLICE PROTECTION**

Show the various police units that may patrol the subdivision.

☒ NM State Police ☒ Otero County Sheriff's Department ☐ _____ Police Department

# SPECIAL SOIL SURVEY

# OF

# SACRAMENTO MOUNTAIN AREA
# OTERO COUNTY, NEW MEXICO

SCS

SOIL CONSERVATION SERVICE

UNITED STATES DEPARTMENT OF AGRICULTURE

(IN COOPERATION WITH OTERO COUNTY COMMISSIONERS)

MAY, 1985

# SOIL MAP UNIT DESCRIPTION

SOIL SURVEY AREA: SACRAMENTO MOUNTAINS — MLRA: 70 — CP-3

SOIL MAP UNIT SYMBOL AND NAME: 15--IRWIN VARIANT ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES

1.00 SETTING: THIS UNIT IS IN THE NORTHWESTERN PART OF THE SURVEY AREA

| Avg. Annual Air Temperature (Degrees F.) | Avg. Annual Precipitation (Inches) | Frost-Free Season (Days) | Elevation Range (Feet) |
|---|---|---|---|
| 50-53 | 17-19 | 150-190 | 6,400-7,250 |

2.00 MAP UNIT COMPOSITION

| MAJOR SOILS AND/OR MISC. LAND AREAS | % IN M.U. | PHYSIOGRAPHY, PARENT MATERIAL AND SLOPE CHARACTERISTICS | PRESENT VEGETATION TYPE |
|---|---|---|---|
| 2.10 IRWIN VARIANT EXTREMELY GRAVELLY SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES | 60 | FORMED IN RESIDUUM FROM LIMESTONE AND IS ON HILLS | PINYON, ONESEED AND ALLIGATOR JUNIPER, AND SHORT AND MID-GRASSES |
| FINE, MIXED, MESIC PACHIC ARGIUSTOLLS | 30 | EXPOSURES OF HARD BEDROCK | NONE |
| 2.20 ROCK OUTCROP | | | |

| CONTRASTING INCLUDED SOILS AND/OR MISC. LAND AREAS | % IN M.U. | PHYSIOGRAPHY, SHAPE OF UNIT AND SLOPE CHARACTERISTICS | CONTRASTING CHARACTERISTICS |
|---|---|---|---|
| 2.30 UNNAMED | 10 | ON HILLS | CALCIC HORIZON |
| 2.40 | | | |
| 2.50 | | | |
| 2.60 | | | |

3.00 CHARACTERISTICS AND ESTIMATED PROPERTIES OF MAJOR SOILS AND/OR MISC. LAND AREAS

3.10 MAJOR COMPONENT NAME: IRWIN VARIANT

| DEPTH (INS.) | USDA TEXTURE | > 3 IN. (% BY WT.) | 2 MM-3 IN. (% BY WT.) | UNIFIED | AASHTO | STRUCTURE | CONSISTENCE DRY | CONSISTENCE MOIST | REACTION (pH) | SALINITY (MMHOS/CM) | % Clay |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 0-3 | GRX-SICL | 0 | 75-90 | GP-GM,GC | A-2 | GRANULAR | SOFT | V. FRIABLE | 7.4-7.8 | - | 27-35 |
| 3-9 | SIC | 0 | 0-25 | CH | A-7 | BLOCKY | VERY HARD | FRIABLE | 7.4-7.8 | - | 45-55 |
| 8-30 | C | 0 | 0-25 | CH | A-7 | BLOCKY | VERY HARD | FRIABLE | 7.4-7.8 | - | 45-55 |
| 30 | UWB | - | - | - | - | - | - | - | - | - | - |

| DEPTH (INS.) | PERMEABILITY (INS./HR.) | A.W.C. (IN./IN.) | SHRINK-SWELL POTENTIAL | EROS. FACTORS K | EROS. FACTORS T | SOIL HYD. GRP. | FLOODING FREQUENCY | FLOODING DURATION | FLOODING MONTHS | HIGH WATER TABLE DEPTH (FT.) | HIGH WATER TABLE KIND | HIGH WATER TABLE MONTHS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0-3 | 0.2-0.6 | 0.04-0.08 | MODERATE | .05 | 2 | C | NONE | | | > 6.0 | | |
| 3-8 | 0.06-0.2 | 0.13-0.15 | HIGH | .24 | | | | | | | | |
| 8-30 | 0.06-0.2 | 0.12-0.14 | HIGH | | | | | | | | | |
| 30 | - | - | - | | | | | | | | | |

| WIND EROD. GRP. | EROSION HAZARD WATER | EROSION HAZARD WIND | CORROSIVITY STEEL | CORROSIVITY CONCRETE | POTENTIAL FROST ACTION | CEMENTED PAN OR BEDROCK DEPTH (INS.) | CEMENTED PAN THICKNESS | BEDROCK HARDNESS |
|---|---|---|---|---|---|---|---|---|
| 5 | MODERATE | MODERATE | MODERATE | LOW | LOW | 20-40 | | HARD |

3.11 ADDITIONAL FEATURES OF SOIL 3.10

3.20 MAJOR COMPONENT NAME:

| DEPTH (INS.) | USDA TEXTURE | > 3 IN. (% BY WT.) | 2 MM-3 IN. (% BY WT.) | UNIFIED | AASHTO | STRUCTURE | CONSISTENCE DRY | CONSISTENCE MOIST | REACTION (pH) | SALINITY (MMHOS/CM) | % Clay |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | |

| DEPTH (INS.) | PERMEABILITY (INS./HR.) | A.W.C. (IN./IN.) | SHRINK-SWELL POTENTIAL | EROS. FACTORS K | EROS. FACTORS T | SOIL HYD. GRP. | FLOODING FREQUENCY | FLOODING DURATION | FLOODING MONTHS | HIGH WATER TABLE DEPTH (FT.) | HIGH WATER TABLE KIND | HIGH WATER TABLE MONTHS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| WIND EROD. GRP. | EROSION HAZARD WATER | EROSION HAZARD WIND | CORROSIVITY STEEL | CORROSIVITY CONCRETE | POTENTIAL FROST ACTION | CEMENTED PAN OR BEDROCK DEPTH (INS.) | CEMENTED PAN THICKNESS | BEDROCK HARDNESS |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

3.21 ADDITIONAL FEATURES OF SOIL 3.20

4.00 FOOTNOTES AND ADDITIONAL MAP UNIT INFORMATION:

# SOIL MAP UNIT INTERPRETATION

SOIL MAP UNIT SYMBOL AND NAME: 15--IRWIN VARIANT-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES
PRESENT MAJOR LAND USES: RECREATION
POTENTIAL FORSEEABLE USES: HOMESITES

5.00 INTERPRETATIONS FOR SELECTED USES – RATINGS AND RESTRICTIVE FEATURES / Design Consideration

| SPECIFIED USE | RATING | MAJOR MAP UNIT COMPONENTS: IRWIN VARIANT | RATING | |
|---|---|---|---|---|
| Septic Tank Absorption Field | SEVERE | DEPTH TO ROCK/SEEPAGE BED, HOLDING TANK<br>PERCS SLOWLY/INCREASE FILTER SIZE, HOLDING TANK | | |
| Dwellings without Basements | SEVERE | SHRINK-SWELL/KEEP FOUNDATION DRY | | |
| Dwellings with Basements | SEVERE | DEPTH TO ROCK/BLASTING<br>SHRINK-SWELL/KEEP FOUNDATION DRY | | |
| Local Roads and Streets | SEVERE | LOW STRENGTH/IMPORT MATERIAL<br>SHRINK-SWELL/IMPORT MATERIAL | | |
| Shallow Excavations | SEVERE | DEPTH TO ROCK/BLASTING, SPECIAL EQUIPMENT | | |
| Small Commercial Buildings | SEVERE | SHRINK-SWELL/KEEP FOUNDATION DRY<br>SLOPE/SPLIT LEVEL, LEVELING | | |
| Lawns and Landscaping | SEVERE | SMALL STONES/IMPORT TOPSOIL | | |
| Pond Reservoir Area | SEVERE | SLOPE/EXCAVATE | | |
| Camp Areas | SEVERE | SMALL STONES/REMOVE OR COVER | | |
| Picnic Areas | SEVERE | SMALL STONES/REMOVE OR COVER | | |
| Paths and Trails | SEVERE | SMALL STONES/REMOVE OR COVER | | |
| Embankments, Dikes and Levees | SEVERE | THIN LAYER/IMPORT MATERIAL | | |
| ROADFILL Source | POOR | LOW STRENGTH, SHRINK-SWELL, THIN LAYER | | |
| SAND Source | POOR | EXCESS FINES, THIN LAYER | | |
| GRAVEL Source | POOR | EXCESS FINE, THIN LAYER | | |
| TOPSOIL Source | FAIR | TOO CLAYEY, AREA RECLAIM, THIN LAYER | | |

6.00 POTENTIAL NATIVE PLANT COMMUNITY (RANGELAND OR WOODLAND UNDERSTORY VEGETATION)

| COMMON PLANT NAME | PLANT SYMBOL (NLSPN) | PERCENTAGE COMPOSITION (DRY WEIGHT) 2.10 IRWIN VARIANT | 2.20 |
|---|---|---|---|
| BLUE GRAMA | BOGR2 | 20 | |
| WESTERN WHEATGRASS | AGSM | 20 | |
| SIDEOATS GRAMA | BOCU | 10 | |
| VINE MESQUITE | PAOB | 10 | |
| BOTTLEBRUSH SQUIRRELTAIL | SIHY | 5 | |
| JUNIPER SPP. | JUNIP | 10 | |
| PINON | PIED | 5 | |
| OTHER PERINNIAL GRASSES | PPGG | 10 | |
| OTHER SHRUBS | SSSS | 5 | |
| OTHER PERENNIAL FORBS | PPFF | 5 | |
| RANGE SITE NAME | | | |
| RANGE SITE NUMBER | | | |
| POTENTIAL PRODUCTION LBS. PER AC. PER YEAR (DRY WT.) FAVORABLE YEARS | | 1500 | |
| POTENTIAL PRODUCTION LBS. PER AC. PER YEAR (DRY WT.) UNFAVORABLE YEARS | | 400 | |

7.00 INTERPRETATIONS FOR WOODLAND

| MAJOR MAP UNIT COMPONENTS | ORD. SYM. | WOODLAND SUITABILITY: PRODUCTIVITY COMMON TREES | SITE INDEX | Cords Per Acre |
|---|---|---|---|---|
| 2.10 IRWIN VARIANT | 2X | ONESEED JUNIPER | 92 | 12 |
| | | PINYON PINE | - | - |
| | | ALLIGATOR JUNIPER | - | - |
| 2.20 | | | | |

8.00 INTERPRETATIONS FOR Land Capability and Windbreaks

| MAJOR MAP UNIT COMPONENTS | Capability Subclass NIRR | IRR. | WINDBREAK SUITABILITY GROUP. |
|---|---|---|---|
| 2.10 IRWIN VARIANT | 4E | - | 4C |
| 2.20 | | | |

9.00 FOOTNOTES AND ADDITIONAL INFORMATION

# SOIL MAP UNIT DESCRIPTION

MLRA: 70 CP-3

SOIL SURVEY AREA: SACRAMENTO MOUNTAINS

SOIL MAP UNIT SYMBOL AND NAME: 28--IRWIN VARIANT-ROCK OUTCROP COMPLEX, 25 TO 40 PERCENT SLOPES

1.00 SETTING: THIS UNIT IS IN THE NORTHWESTERN PART OF THE SURVEY AREA

| Avg. Annual Air Temperature (Degrees F.) | Avg. Annual Precipitation (Inches) | Frost-Free Season (Days) | Elevation Range (Feet) |
|---|---|---|---|
| 50-53 | 17-19 | 150-190 | 6,400-7,250 |

2.00 MAP UNIT COMPOSITION

| | MAJOR SOILS AND/OR MISC. LAND AREAS | % IN M.U. | PHYSIOGRAPHY, PARENT MATERIAL AND SLOPE CHARACTERISTICS | PRESENT VEGETATION TYPE |
|---|---|---|---|---|
| 2.10 | IRWIN VARIANT EXTREMELY GRAVELLY SILTY CLAY LOAM, 25 TO 40 PERCENT SLOPES FINE, MIXED, MESIC PACHIC ARGIUSTOLLS | 45 | FORMED IN RESIDUUM FROM LIMESTONE AND IS ON HILLS | PINYON, OHESEED AND ALLIGATOR JUNIPER WITH AN UNDERSTORY OF SHORT AND MID-GRASSES |
| 2.20 | ROCK OUTCROP | 40 | EXPOSURES OF HARD BEDROCK | NONE |

| | CONTRASTING INCLUDED SOILS AND/OR MISC. LAND AREAS | % IN M.U. | PHYSIOGRAPHY, SHAPE OF UNIT AND SLOPE CHARACTERISTICS | CONTRASTING CHARACTERISTICS |
|---|---|---|---|---|
| 2.30 | UNNAMED | 10 | ON HILLS | SHALLOW TO BEDROCK |
| 2.40 | IRWIN VARIANT | 5 | SMALL AREAS NEAR DRAINAGEWAYS | GREATER SLOPES |
| 2.50 | | | | |
| 2.60 | | | | |

3.00 CHARACTERISTICS AND ESTIMATED PROPERTIES OF MAJOR SOILS AND/OR MISC. LAND AREAS

3.10 MAJOR COMPONENT NAME: IRWIN VARIANT

| DEPTH (INS.) | USDA TEXTURE | > 3 IN. (% BY WT.) | 2 MM-3 IN. (% BY WT.) | UNIFIED | AASHTO | STRUCTURE | CONSISTENCE DRY | CONSISTENCE MOIST | REACTION (pH) | SALINITY (MMHOS/CM) | % Clay |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 0-3 | GRX-SICL | 0 | 75-90 | GP-GM,GC | A-2 | GRANULAR | SOFT | V. FRIABLE | 7.4-7.8 | - | 27-35 |
| 3-8 | SIC | 0 | 0-25 | CH | A-7 | BLOCKY | VERY HARD | FRIABLE | 7.4-8.4 | - | 45-55 |
| 8-30 | C | 0 | 0-25 | CH | A-7 | BLOCKY | VERY HARD | FRIABLE | 7.4-8.4 | - | 45-55 |
| 30 | UWB | - | - | - | - | - | - | - | - | - | - |

| DEPTH (INS.) | PERMEABILITY (INS./HR.) | A.W.C. (IN./IN.) | SHRINK-SWELL POTENTIAL | EROS. FACTORS K | EROS. FACTORS T | SOIL HYD. GRP. | FLOODING FREQUENCY | FLOODING DURATION | FLOODING MONTHS | HIGH WATER TABLE DEPTH (FT.) | HIGH WATER TABLE KIND | HIGH WATER TABLE MONTHS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0-3 | 0.2 -0.6 | 0.04-0.08 | MODERATE | .05 | 2 | C | NONE | | | >6.0 | | |
| 3-8 | 0.06-0.2 | 0.13-0.15 | HIGH | .24 | | | | | | | | |
| 8-30 | 0.06-0.2 | 0.12-0.14 | HIGH | | | | | | | | | |
| 30 | - | - | - | | | | | | | | | |

| WIND EROD. GRP. | EROSION HAZARD WATER | EROSION HAZARD WIND | CORROSIVITY STEEL | CORROSIVITY CONCRETE | POTENTIAL FROST ACTION | CEMENTED PAN OR BEDROCK DEPTH (INS.) | CEMENTED PAN THICKNESS | BEDROCK HARDNESS |
|---|---|---|---|---|---|---|---|---|
| 5 | HIGH | MODERATE | MODERATE | LOW | LOW | 20-40 | | HARD |

3.11 ADDITIONAL FEATURES OF SOIL 3.10

3.20 MAJOR COMPONENT NAME:

| DEPTH (INS.) | USDA TEXTURE | > 3 IN. (% BY WT.) | 2 MM-3 IN. (% BY WT.) | UNIFIED | AASHTO | STRUCTURE | CONSISTENCE DRY | CONSISTENCE MOIST | REACTION (pH) | SALINITY (MMHOS/CM) | % Clay |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | |

| DEPTH (INS.) | PERMEABILITY (INS./HR.) | A.W.C. (IN./IN.) | SHRINK-SWELL POTENTIAL | EROS. FACTORS K | EROS. FACTORS T | SOIL HYD. GRP. | FLOODING FREQUENCY | FLOODING DURATION | FLOODING MONTHS | HIGH WATER TABLE DEPTH (FT.) | HIGH WATER TABLE KIND | HIGH WATER TABLE MONTHS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| WIND EROD. GRP. | EROSION HAZARD WATER | EROSION HAZARD WIND | CORROSIVITY STEEL | CORROSIVITY CONCRETE | POTENTIAL FROST ACTION | CEMENTED PAN OR BEDROCK DEPTH (INS.) | CEMENTED PAN THICKNESS | BEDROCK HARDNESS |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

3.21 ADDITIONAL FEATURES OF SOIL 3.20

4.00 FOOTNOTES AND ADDITIONAL MAP UNIT INFORMATION.

# SOIL MAP UNIT INTERPRETATION

SOIL MAP UNIT SYMBOL AND NAME: 28--IRWIN VARIANT-ROCK OUTCROP COMPLEX, 25 TO 40 PERCENT SLOPES
PRESENT MAJOR LAND USES: IDLE
POTENTIAL FORSEEABLE USES: IDLE

5.00 INTERPRETATIONS FOR SELECTED USES – RATINGS AND RESTRICTIVE FEATURES / Design Consideration

| SPECIFIED USE | RATING | MAJOR MAP UNIT COMPONENTS: IRWIN VARIANT | RATING |
|---|---|---|---|
| Septic Tank Absorption Field | SEVERE | DEPTH TO ROCK/SEEPAGE BED, HOLDING TANK<br>PERCS SLOWLY/INCREASE FIELD SIZE, HOLDING TANK<br>SLOPE/CONTOUR BEDS, SEEPAGE | |
| Dwellings without Basements | SEVERE | SHRINK-SWELL/KEEP FOUNDATION DRY<br>SLOPE/SPLIT LEVEL, ELEVATED | |
| Dwellings with Basements | SEVERE | DEPTH TO ROCK/BLASTING<br>SLOPE/SPLIT LEVEL, LEVELING<br>SHRINK-SWELL/KEEP FOUNDATION DRY | |
| Local Roads and Streets | SEVERE | LOW STRENGTH/IMPORT MATERIAL<br>SLOPE/BUILD ON CONTOUR<br>SHRINK-SWELL/IMPORT MATERIAL | |
| Shallow Excavations | SEVERE | DEPTH TO ROCK/BLASTING, SPECIAL EQUIPMENT<br>SLOPE/BENCH CONSTRUCTION | |
| Small Commercial Buildings | SEVERE | SHRINK-SWELL/KEEP FOUNDATION DRY<br>SLOPE/SPLIT LEVEL, LEVELING | |
| Lawns and Landscaping | SEVERE | SMALL STONES/IMPORT TOPSOIL<br>SLOPE/TERRACE AND REPLACE TOPSOIL | |
| Pond Reservoir Area | SEVERE | SLOPE/EXCAVATE | |
| Camp Areas | SEVERE | SLOPE/SHAPING AND LEVELING<br>SMALL STONES/REMOVE OR COVER | |
| Picnic Areas | SEVERE | SLOPE/SHAPING AND LEVELING<br>SMALL STONES/REMOVE OR COVER | |
| Paths and Trails | SEVERE | SLOPE/BUILD ON CONTOUR<br>SMALL STONES/REMOVE OR COVER | |
| Embankments, Dikes and Levees | SEVERE | THIN LAYER/IMPORT MATERIAL | |
| ROADFILL Source | POOR | LOW STRENGTH, THIN LAYER, SHRINK-SWELL | |
| SAND Source | POOR | EXCESS FINES, THIN LAYER | |
| GRAVEL Source | POOR | EXCESS FINES, THIN LAYER | |
| TOPSOIL Source | POOR | TOO CLAYEY, AREA RECLAIM, THIN LAYER | |

6.00 POTENTIAL NATIVE PLANT COMMUNITY (RANGELAND OR WOODLAND UNDERSTORY VEGETATION)

| COMMON PLANT NAME | PLANT SYMBOL (MLSPN) | PERCENTAGE COMPOSITION (DRY WEIGHT) 2.10 IRWIN VARIANT | 2.20 |
|---|---|---|---|
| SIDEOATS GRAMA | BOCU | 15 | |
| BLACK GRAMA | BOER4 | 10 | |
| BLUE GRAMA | BOGR2 | 10 | |
| MUHLY SPP. | MUHLE | 10 | |
| JUNIPER SPP. | JUNIP | 5 | |
| PINON | PIED | 5 | |
| OTHER PERENNIAL GRASSES | PPGG | 15 | |
| OTHER SHRUBS | SSSS | 20 | |
| OTHER PERENNIAL FORBS | PPFF | 10 | |
| RANGE SITE NAME | | | |
| RANGE SITE NUMBER | | | |
| POTENTIAL PRODUCTION LBS. PER AC. PER YEAR (DRY WT.) FAVORABLE YEARS | | 1400 | |
| POTENTIAL PRODUCTION LBS. PER AC. PER YEAR (DRY WT.) UNFAVORABLE YEARS | | 400 | |

7.00 INTERPRETATIONS FOR WOODLAND

| MAJOR MAP UNIT COMPONENTS | ORD. SYM. | WOODLAND SUITABILITY / PRODUCTIVITY: COMMON TREES | SITE INDEX | Cords Per Acre |
|---|---|---|---|---|
| 2.10 IRWIN VARIANT | | NONE | | |
| 2.20 | | | | |

8.00 INTERPRETATIONS FOR Land Capability and Windbreaks

| MAJOR MAP UNIT COMPONENTS | Capability Subclass NIRR | Capability Subclass IRR. | WINDBREAK SUITABILITY GROUP. |
|---|---|---|---|
| 2.10 IRWIN VARIANT | 7E | - | 4C |
| 2.20 | | | |

9.00 FOOTNOTES AND ADDITIONAL INFORMATION

# RESTRICTIVE COVENENANTS
# of
# JENSEN SUBDIVISION, OTERO COUNTY, NEW MEXICO

WHEREAS, the undersigned owners of the property hereinafter described and located in Otero County, New Mexico, have heretofore filed a plat of the subdivision known and described as Jensen Subdivision in the office of the County Clerk, Otero County, New Mexico, and

WHEREAS, the undersigned owners of said subdivision desire to make and file certain restrictive covenanents affecting said property for the protection of all future property owners in said subdivision.

NOW, THEREFORE, the undersigned do hereby declare the creation and existence of certain restrictive covenanents as hereinafter set forth and declare that said restrictions and covenants shall run with the land hereinafter described and to be binding upon all parties who are or shall become parties in interest to said land. The property covered and affected by the covenants set forth herein and the restrictions applicable thereto is described as follows, to-wit:

Lots 1 through 5 inclusive of the Jensen Subdivision, a subdivision lying within Lot 21, Section 5, T16S, R11E, NMPM, as shown on the official plat thereof on file in the Office of the County Clerk of Otero County, New Mexico.

The restrictions and protective covenants herein referred to are as follows:

1. Lots 1 - 5 shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential lot other than one single family dwelling and such structures as are incidental to the use of said lot, such as a private garage, well house, storage room, or stable. There shall be no commercial activity or business engaged upon any lot. The lot may be re-subdivided in the future for similiar residential purposes only.

2. No buildings or structures whatsoever of any kind shall be located nearer than fifty (50') feet to the front lot line of each lot nor nearer than twenty-five (25') feet to any side lot line or rear lot line of any individual lot.

3. All dwellings shall be finished as to the exterior within one year from the start of construction. All structures shall be completely finished front, sides, and rear to the same degree as a first class front, so the view from overlooking or adjoining lots will not be unduly impaired.

4. No dwelling house smaller than 1800 square feet with a minimum of 1400 square feet heated area shall be constructed on any lot herein. No trailer, trailer house, prefabricated building, second hand structures, tent, shack, barn, or other outbuilding shall be used as a

residence. All buildings are to be either brick or stone veneer or painted or stained on exterior or wall surfaces within thirty days from the date of completion of construction. Concrete block exterior surfaces, even painted, are not acceptable.

5. A temporary building or a mobile home may be moved onto any lot and used during the construction period, after which it must be immediately removed.

6. The premises and improvements of each lot must be maintained in an orderly condition and a good state of repair at all times. The adjacent roadway easement shall be maintained in good repair and the cost shall be proportioned for the benefit of all lots serviced for as long as the roadway easement exists. Any individual reponsible for misuse or damage to the roadway, other than general wear and tear, shall be solely responsible for its restoration.

7. No noxious or offensive activity shall be carried out on any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, whether by reason of noise, odor, or otherwise. No lot shall be used for the collection of trash, garbage, waste, junk, or salvage. Salvage shall include wrecked or salvaged automobiles or any other type of used materials or products which are not intended for use within six months on the lot. Trash, garbage, and waste shall not be kept on the premises except in sanitary containers. Any unregistered vehicle may be designated as junk for this purpose.

8. Livestock, such as horses, cattle, sheep, etc. shall be permitted, provided that none are kept for commercial purposes, and must be contained. Pigs, swine, and poultry are not permitted.

Household pets are allowed but must be contained. Kenneling is not permitted.

9. All lots shall be maintained in as natural a state as possible. Native growth shall not be destroyed or removed except as necessary for roadways, utility ways, structures, walled-in or fenced-in yards, gardens, patios, and landscaping. Natural drainage shall not be altered.

These covenants shall be binding upon the undersigned and all persons claiming under it, their heirs, successors or assigns from the date these Restrictive Covenants are recorded. After thirty (30) years from the date these Restrictive Covenants are recorded, these covenants may be modified amended or repealed, in whole or in part, by filing in the office of the County Clerk of Otero County, New Mexico, such amendment, modification, or notice of repeal duly executed and subscribed by a simple majority of the then adjacent owners of record. Modification, amendment, or repeal of any one or more of the foregoing restictive covenants shall not affect the validity of the remaining covenants.

Failure to enforce the provisions of the above covenants immediately upon violation shall not be considered as a waiver of such covenants. All of the restrictive covenants contained herin are for the benefit of any and all owners of lots within this tract of land, and if any

person or persons violate or attempt to violate any of said covenants, then it should be lawful for any other persons owning land in and around said tract of land to prosecute any proceedings at the law or in equity to recover damages or to enjoy such act, and to have any and all further legal and equitable relief.

Invalidation of any one of these covenants by judgement or Court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

DATED this 12 day of February, 1997

By: _____
Richard W. Jensen

By: _____
Claudia C. Jensen

STATE OF NEW MEXICO )
) SS:
COUNTY OF OTERO )

The foregoing instrument was acknowledged before me this 12 day of February, 1997, by Richard W. and Claudia C. Jensen, joint owners with right of survivorship.

_____
Notary Public

My Commission Expires:

3-10-99

OFFICIAL SEAL
Sue Ellen Cox
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3-10-99

STATE OF NEW MEXICO } S.S.
OTERO COUNTY

FILED FOR RECORD IN MY OFFICE
This 13th day of February, 1997
At 2:30 o'clock P M and duly recorded
in Book No. 851 Page 787-805
the records of Otero County, New Mexico
Mary D. Quintana
County Clerk, Otero County, New Mexico
By Robyn Silva Deputy
# 1358

COUNTY CLERK
OTERO
COUNTY
NEW MEXICO