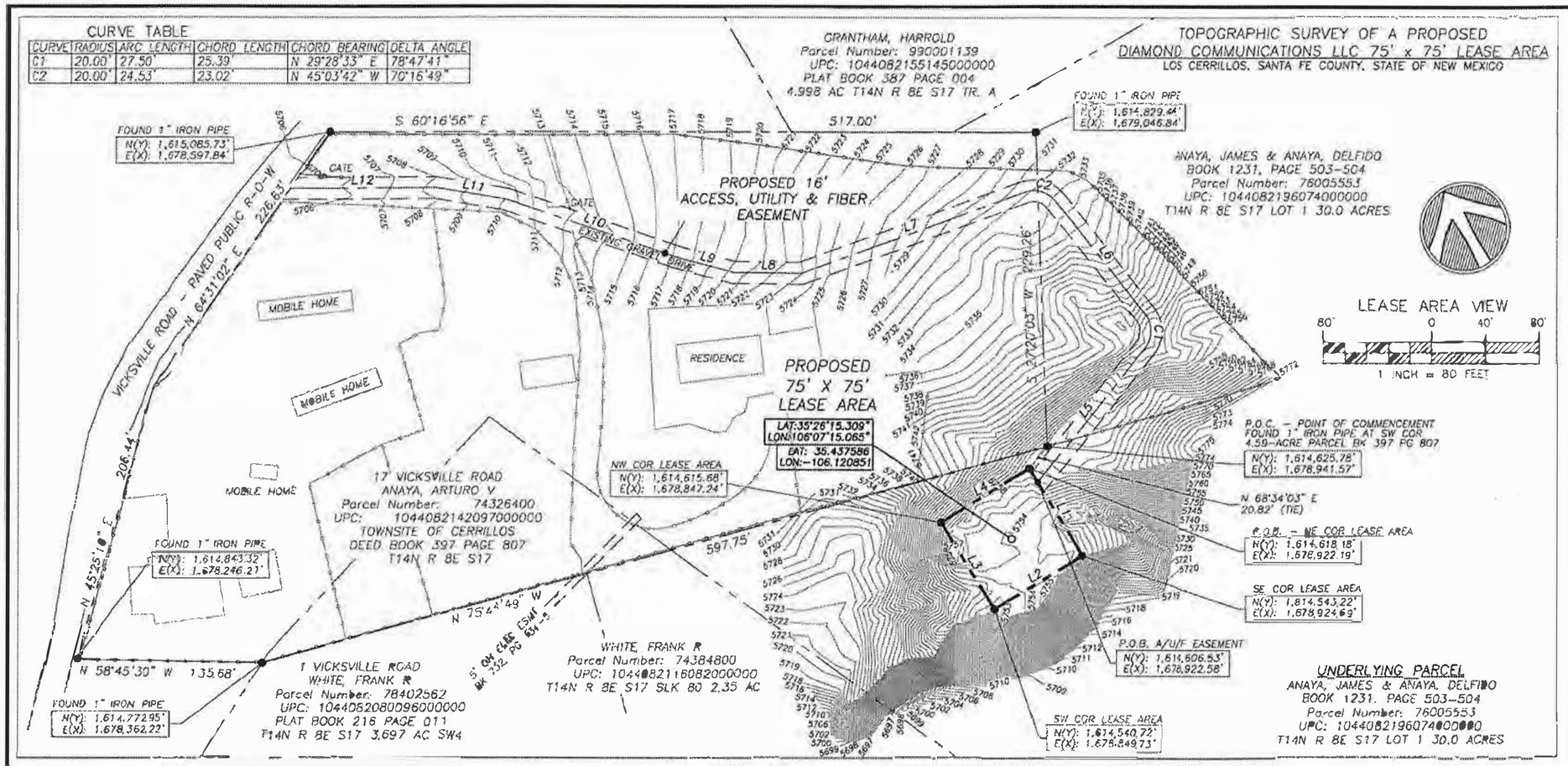
Diamond Towers V LLC
Los Cerrillos Site
Santa Fe County
Pre-Application
Neighborhood Meeting

Diamond
Communications

Preliminary Survey

TOPOGRAPHIC SURVEY OF A PROPOSED DIAMOND COMMUNICATIONS LLC 75' x 75' LEASE AREA

LOS CERRILLOS, SANTA FE COUNTY, STATE OF NEW MEXICO



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	27.50'	25.39'	N 29°28'33" E	78°47'41"
C2	20.00'	24.53'	23.02'	N 45°03'42" W	70°16'49"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°54'22" E	75.00'
L2	S 88°05'38" W	75.00'
L3	N 01°54'22" W	75.00'
L4	N 88°05'38" E	75.00'
L5	N 68°52'24" E	126.31'
L6	N 09°55'17" W	106.19'
L7	N 80°12'07" W	173.27'
L8	N 59°36'55" W	50.02'
L9	N 45°31'12" W	43.01'
L10	N 41°52'07" W	133.50'
L11	N 50°52'47" W	52.14'
L12	N 60°36'27" W	105.70'

The information contained in this set of documents is proprietary by nature. Any use or disclosure other than that which relates to the client name is strictly prohibited.

W-T COMMUNICATION DESIGN GROUP, LLC
WIRELESS INFRASTRUCTURE
2675 Prairie Avenue
Hoffman Estates, IL 60192
PH: 224-293-6333
http://www.wtengineering.com

CHRISTIAN A. CLAUSEN
NEW MEXICO
16467
LICENSED PROFESSIONAL SURVEYOR

ISSUED FOR:	DATE:
REVIEW	01-16-2020
UPDATE ADDRESS	09-21-2020

SITE NAME:
NM017 LOS CERRILLOS

SITE ADDRESS:
17 VICKSVILLE ROAD
LOS CERRILLOS, NM 87010

SHEET TITLE
SURVEY SHEET

SHEET NUMBER
SUR-1

SURVEYOR'S DESCRIPTIONS

PROPOSED 75'X75' LEASE AREA

The following is the description of a proposed 75' X 75' telecommunications lease area "(PROPOSED 75' X 75' LEASE AREA") within that UNDERLYING PARCEL described generally as a 30-acre parcel of land within the South One-Half (S-1/2) of LOT 1 of SECTION 17 TOWNSHIP 14 NORTH, RANGE 8 EAST, NMPM, Santa Fe County, STATE OF NEW MEXICO (DEED REFERENCE: BK 1231, PG 503-504, RECORDED JANUARY 6, 1996); said PROPOSED 75' X 75' LEASE AREA being more particularly described with reference to the NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 3002 (NAD83[2010]) as follows:

The POINT OF COMMENCEMENT ("P.O.C.") being a 1" pipe found for the southwest corner of that 4.59-acre parcel of land described in that deed recorded in Book 397, Page 807, Official Public Records of Santa Fe County; said P.O.C. having coordinates of N(Y): 1,614,625.78', E(X): 1,678,941.57'; THENCE, from said P.O.C., South 68° 34' 03" West 20.82 feet to a #5 rebar with cap stamped "NM15467" set for the northeast corner of the PROPOSED 75' X 75' LEASE AREA; the same being the POINT OF BEGINNING "P.O.B." of this lease area description and having coordinates of N(Y): 1,614,618.18', E(X): 1,678,922.19'; THENCE, from said POINT OF BEGINNING, the following four (4) courses:

1. South 01° 54' 22" East 75.00 feet to a #5 rebar with tag set for the southeast corner of the PROPOSED 75' x 75' LEASE AREA (N(Y): 1,614,543.22', E(X): 1,678,924.69');
2. South 88° 05' 38" West 75.00 feet to a #5 rebar with tag set for the southwest corner of the PROPOSED 75' x 75' LEASE AREA (N(Y): 1,614,540.72', E(X): 1,678,849.73');
3. North 01° 54' 22" West 75.00 feet to a #5 rebar with tag set for the northwest corner of the PROPOSED 75' x 75' LEASE AREA (N(Y): 1,614,615.68', E(X): 1,678,847.24');
4. North 88° 05' 38" East 75.00 feet to the POINT OF BEGINNING and containing, in all, 5,625 square feet of land. TOGETHER WITH an easement for access and utilities described by centerline as follows:

PROPOSED 16' WIDE ACCESS, UTILITY AND FIBER EASEMENT – CENTERLINE DESCRIPTION

A sixteen-foot (16') strip of land across the following parcels of land to provide access and utility connections to the hereinbefore described PROPOSED 75' X 75 LEASE AREA and Vicksville Road; described by centerline and with reference to the NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 3002 (NAD83[2010]) as follows:

Parcels Underlying Proposed Easement:
1. 30-acre parcel, ANAYA ET AL, Book 1231 Page 503
2. 4.59-acre parcel, ANAYA ET AL, Book 397, Page 807

The Point of Beginning ("P.O.B. Easmt") being a point in the east line of the PROPOSED 75' X 75' LEASE AREA described hereinbefore; the same having coordinates of N(Y): 1,614,606.53', E(X): 1,678,922.58'; THENCE, the following five (5) courses:

1. North 68° 52' 24" East 126.31 feet to the point of curvature of a curve to the left;
2. With the arc of said curve to the left 27.50 feet through a delta angle of 78° 47' 41"; said curve having a radius of 20.00 feet and a long chord which bears North 29° 28' 33" East 25.39 feet;
3. North 09° 55' 17" West 106.19 feet to the point of curvature of a curve to the left;
4. With the arc of said curve to the left 24.53 feet through a delta angle of 70° 16' 49"; said curve having a radius of 20.00 feet and a long chord which bears North 45° 03' 42" West 23.09 feet;
5. North 80° 12' 07" West 173.27 feet;
6. North 59° 36' 55" West 50.02 feet;
7. North 45° 31' 12" West 43.01 feet;
8. North 41° 52' 07" West 133.30 feet;
9. North 50° 52' 47" West 52.14 feet;
10. North 60° 36' 27" West 105.70 feet to the POINT OF TERMINATION in the east right-of-way line of Vicksville Road.

NOTES

1. REFERENCE WAS MADE TO A COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. DI-19065069-017, DATED SEPT 6, 2019 AT 8:00 AM, SCHEDULE B- SECTION 2 ITEMS 10 THROUGH 12 DO NOT ADVERSELY AFFECT THE PROPOSED LEASE AREA DEPICTED HEREON.

10. Easement, and rights incident thereto, by and between Jane C. Sanchez, a married woman and Manuel P. Sanchez, her husband, and Howard G. Vick, a married man and Emma Sue Vick, his wife, recorded April 24, 1972 in Book 29 @ Pages 074-072 as Instrument No. 342256, records of Santa Fe County, New Mexico, as to Tract B.

11. Easements, if any, as shown and designated on the Plat of Survey for Cerrillos Water System recorded July 27, 1988 in Book 200, Pages 025-026 as Instrument No. 684187, records of Santa Fe County, New Mexico, as to Tract B.

12. Easement, and rights incident thereto, in favor of Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company, recorded September 11, 1981 in Book 732, Pages 634-635 as Instrument No. 748780, records of Santa Fe County, New Mexico, as to Tract B.

2. CONTRACTOR BEARS FULL RESPONSIBILITY TO PROPERLY LOCATE UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.

3. LESSEE BEARS FULL RESPONSIBILITY IN VERIFYING OWNERSHIP OF ANY PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THE PROPOSED SUBJECT LEASE AREA OR ANY PROPOSED EASEMENTS.

4. BASIS OF BEARINGS IS GRID NORTH, NEW MEXICO STATE PLANE COORDINATE SYSTEM (NAD83), CENTRAL ZONE (3002). DISTANCES ARE GRID.

5. REFERENCE WAS MADE TO A PROPERTY SURVEY ("PLAT OF SURVEY FOR ARTURO ANAYA") BY SALVADOR VICK, NMPLS 4405, PROJECT NUMBER C1-119, DATED 4-16-1975

CERTIFICATION

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY DEPICTING A PROPOSED LEASE AREA WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THE INFORMATION PRESENTED HEREON IS TRUE AND CORRECT TO BEST OF MY KNOWLEDGE AND BELIEF. THIS IS NOT A BOUNDARY SURVEY OF THE UNDERLYING PARCEL. THIS IS NOT A FORMAL LAND SUBDIVISION AS DEFINED BY THE NEW MEXICO LAND SUBDIVISION ACT.
(FIELD 08-09-2020) 09-21-2020

PRELIMINARY – NOT TO BE RECORDED

CHRISTIAN A. CLAUSEN, NMPLS, RPLS (TX 5811-NM 15467-A-#5821) CLAUSEN LAND SURVEYING LLC – 5326 CRANSHAW OAKS DRIVE, EL PASO, TX 79932 – PH: 915-355-9481 surveyor@clausenlandsurvey.com

Site Plans
80 Foot Total Height
Stealth Monopine Tower

Diamond
Communications

AT&T
MOBILITY CORP.

1355 W UNIVERSITY DR,
MESA, AZ 85201

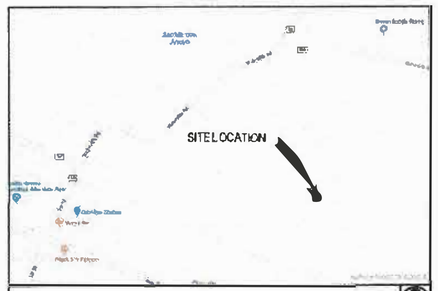
SITE NAME
LOS CERRILLOS

NEW FA NUMBER
12816061

SITE ADDRESS

17 VICKSVILLE ROAD
LOS CERRILLOS, NM 87010
SANTA FE COUNTY
LATITUDE: 35° 26' 15.309" (35.437586) N
LONGITUDE: -106° 07' 15.065" (-106.120851) W
GROUND ELEVATION: 5804' AMSL

NOTE:
ANTENNA INFORMATION OBTAINED FROM AT&T RF DATA CONFIGURATION SHEET DATED 08/28/19



VICINITY MAP

ALBUQUERQUE INTERNATIONAL SUNPORT. TAKE 2200 SUNPORT BLVD, ALBUQUERQUE, NM 87106. TAKE I-40 E AND NM-14 N TO MAIN ST IN SANTA FE AND HEAD EAST ON SUNPORT BLVD. MERGE ONTO I-25 N TOWARD I-40. USE THE RIGHT 2 LANES TO TAKE EXIT 175 TOWARD NM-14/CEDAR CREST AND CONTINUE ON MAIN ST. DRIVE TO CO RD 59 IN LOS CERRILLOS AND CONTINUE TO FOLLOW CO RD 59.

DRIVING DIRECTIONS

MUNICIPALITY:
SANTA FE COUNTY

STATE:
NEW MEXICO

TOWER TYPE:
MONOPINE

TOWER HEIGHT:
75' (80' TO HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:
0 EXISTING, 1 NEW, 2 FUTURE

USE:
NEW TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT

CONSULTANT
WT Group
5580 PETERSON LANE, STE 250
DALLAS, TX 75240
PHONE: (214) 384-0744
ATTN.: ANGEL GANDARA

PROJECT SUMMARY

DEVELOPER
DIAMOND COMMUNICATIONS
820 MORRIS TURNPIKE, SUITE 104
SHORT HILLS, NJ 07078
(973) 544-6828
(973) 258-0098
info@diamondcomm.com

POWER COMPANY
PNM
PHONE: (505)-241-3430

FIBER COMPANY
T.B.D.
PHONE: T.B.D.

PROPERTY OWNER
ANAYA, JAMES & ANAYA, DELFIDO, SAMMY ANAYA
17 VICKSVILLE ROAD
LOS CERRILLOS, NM 87010

CONTACTS

SHEET	DESCRIPTION	REV.
T-1	COVER SHEET	A
S.1	SITE SURVEY	1
Z-1	OVERALL SITE PLAN	A
Z-2	ENLARGED SITE PLAN	A
Z-3	FENCE, GATE DETAILS	A
Z-4	TOWER ELEVATION	A
Z-5	ELECTRICAL	A

SHEET INDEX

2015 INTERNATIONAL BUILDING CODES
2014 NATIONAL ELECTRICAL CODES

BUILDING CODES

DIAMOND COMMUNICATIONS
820 MORRIS TURNPIKE, SUITE 104
SHORT HILLS, NJ 07078
PH: (973) 544-6828
FAX: (973) 258-0098
EMAIL: info@diamondcomm.com

WT GROUP
Engineering with Passion, Passion for Service
5580 Peterson Lane, Ste. 250 | Dallas, TX 75240
T: 214.384.0744 | F: 214.384.0744
www.wtgroupinc.com
TBPE Registration No. F-11672 | TBPLS Registration No. 10193920
Expiration Date: 1/31/21 | Expiration Date: 1/31/21

LOS CERRILLOS
AT&T SITE ID: MND17
FA NUMBER: 12816061
USID: 272232
17 VICKSVILLE ROAD
LOS CERRILLOS, NM 87010

REVISIONS

REV.	DESCRIPTION	DATE	BY
A	ZONING DRAWING	01/22/20	BA
B	ZONING DRAWING	02/11/20	JS
A	ZONING DRAWING	02/18/20	BA

AQUATIC \ DESIGN & PROGRAM MANAGEMENT
CIVIL \ TELECOMMUNICATION \ MECHANICAL
PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECKED:
DRAWN: BA
JOB: 181365ST

T-1

COVER SHEET

NOTE:
APPROXIMATE DIMENSIONS TO BE VERIFIED ONCE FINAL SURVEY IS PROVIDED

VICKSVILLE ROAD

EXISTING FENCE

EXISTING BUILDING

PROPERTY LINE

NEW 12'-0" GRAVEL ACCESS DRIVE.

NEW 16'-0" ACCESS & UTILITY EASEMENT

NEW DIAMOND COMMUNICATIONS 75'-0" MONOPINE TOWER. DESIGNED BY TOWER MANUFACTURER

NEW 6'-0" CHAIN LINK FENCE WITH (3) STRANDS OF BARBED WIRE

NEW DIAMOND COMMUNICATIONS 75'-0"X75'-0" LEASE AREA WITH 74'-0"X74'-0" FENCED COMPOUND

EXISTING 5' OVERHEAD ELECTRIC EASEMENT

EXISTING SECTION OF FENCE TO BE REMOVED

NEW 12'-0" DOUBLE SWING GATE

N

OVERALL SITE PLAN

SCALE: 1"= 60'-0"

1

DIAMOND COMMUNICATIONS
820 MORRIS TURNPIKE, SUITE 104
SHORT HILLS, NJ 07078
PHONE: (973) 258-0008
FAX: (973) 258-0009
EMAIL: info@diamondcomm.com

Diamond Communications LLC

WT GROUP
Engineering, Architecture, Planning & Construction
Corporate Headquarters: Long Beach, 1 Beach 17th Street, Long Beach, NY 11561 (516) 432-0244
www.wtgroupnyc.com

WT Group

LOS CERRILLOS
AT&T SITE ID: MN017
FA NUMBER: 12818061
USD: 272232
17 VICKSVILLE ROAD
LOS CERRILLOS, NM 87010

REVISIONS

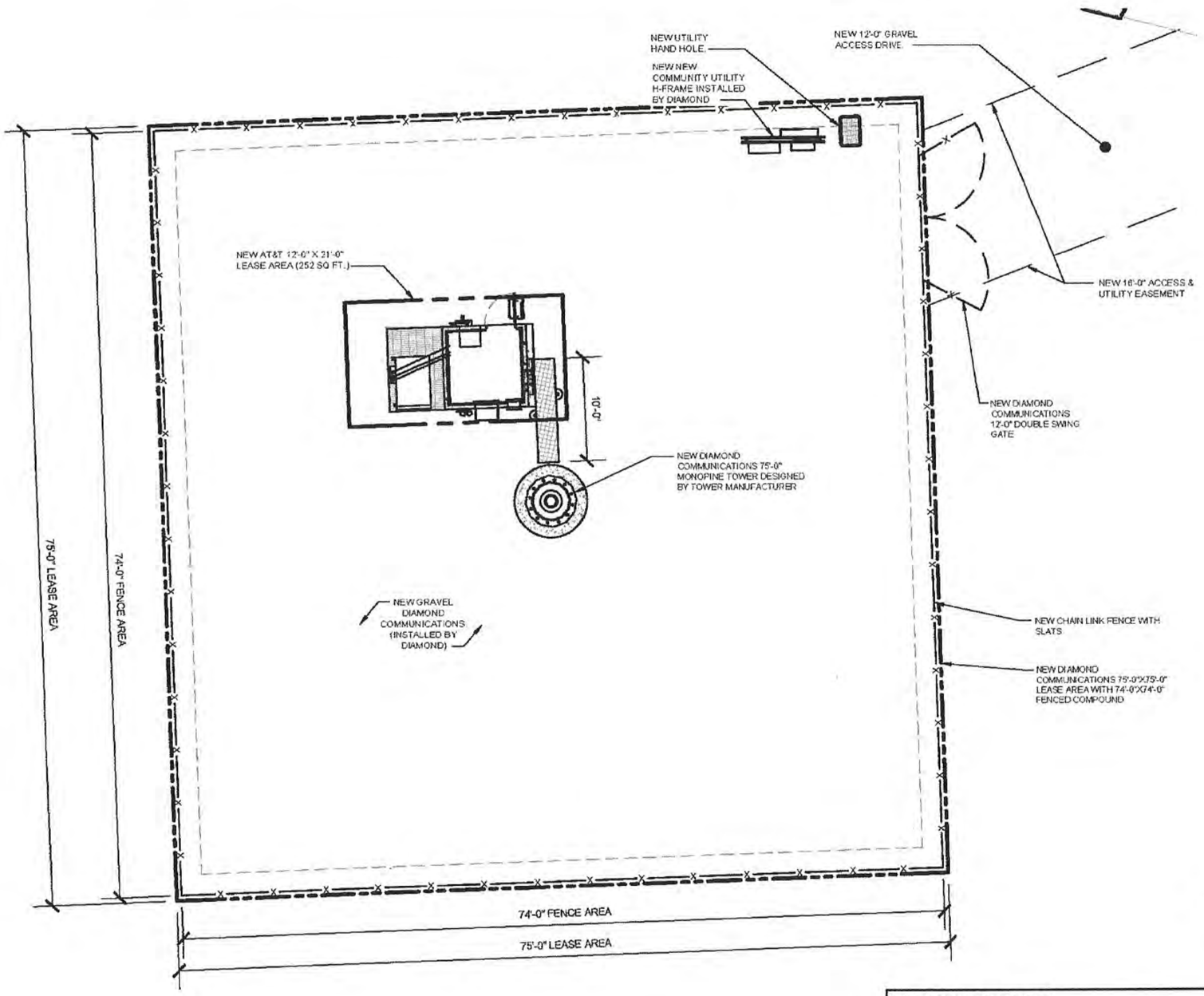
REV.	ISSUED FOR	DATE	BY
A	ZONING DRAWING	01/23/20	DA
B	ZONING DRAWING	02/10/20	JS
C	ZONING DRAWING	02/18/20	DA

AQUATIC \ DESIGN & PROGRAM MANAGEMENT
CIVIL \ TELECOMMUNICATION \ MECHANICAL
PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECKED BY
DRAWN BY
JOB NUMBER

Z-1

OVERALL SITE PLAN



ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

1

DIAMOND COMMUNICATIONS
623 MORRIS AVENUE, SUITE 104
SHORT HILLS, NJ 07078
PH: (973) 544-5828
FAX: (973) 258-0099
EMAIL: info@diamondcommcom

WT GROUP
Engineering with Principle, Pride and Passion
3500 Parkway Lane, Suite 250 (Dallas) TX 75240
T 214.373.0341 F 214.373.0344
www.wtgroupeng.com
TBPE Registration No. F-11704 Expires 03.31.2020
© COPYRIGHT 2020 WT GROUP, LLC

LOS CERRILLOS
AT&T SITE ID: MN017
FA NUMBER: 12816061
USID: 272232
17 VICKSVILLE ROAD
LOS CERRILLOS, NM 87010

REVISIONS

REV.	ISSUED FOR	DATE	BY
1	ZONING DRAWING	01/22/20	BA
2	ZONING DRAWING	02/10/20	JS
3	ZONING DRAWING	02/19/20	BA

AQUATIC \ DESIGN & PROGRAM MANAGEMENT
CIVIL \ TELECOMMUNICATION \ MECHANICAL
PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECK:AG
DRAWN:BA
JOB:191365ET

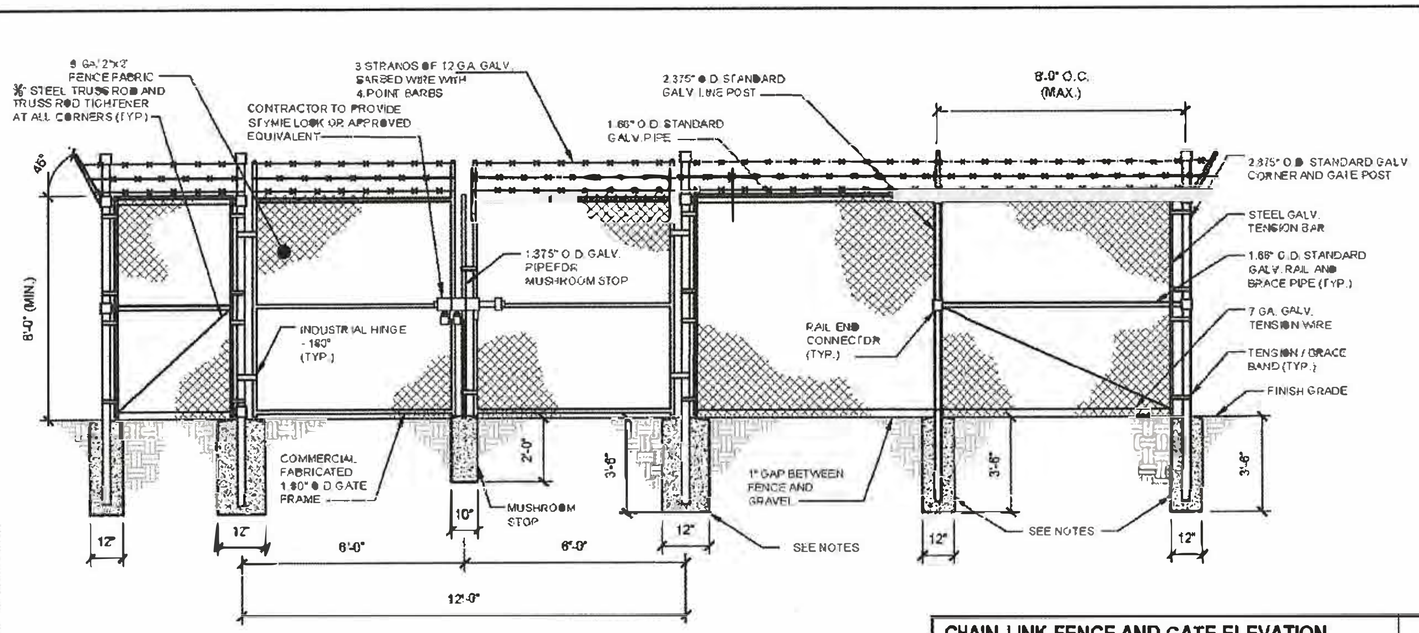
Z-2

ENLARGED SITE PLAN

FENCE NOTES

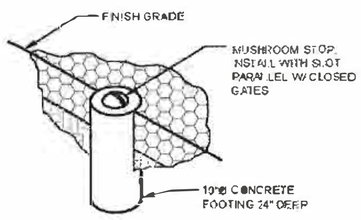
1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
5. PROVIDE MID RAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS. DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.

NOTE:
FENCE DETAIL SPECIFICATIONS PER DIAMOND COMMUNICATIONS STANDARDS. GENERAL CONTRACTOR TO CONFIRM SPECIFICATIONS WITH CONSTRUCTION MANAGEMENT AND LOCAL JURISDICTION PRIOR TO INSTALLATION.



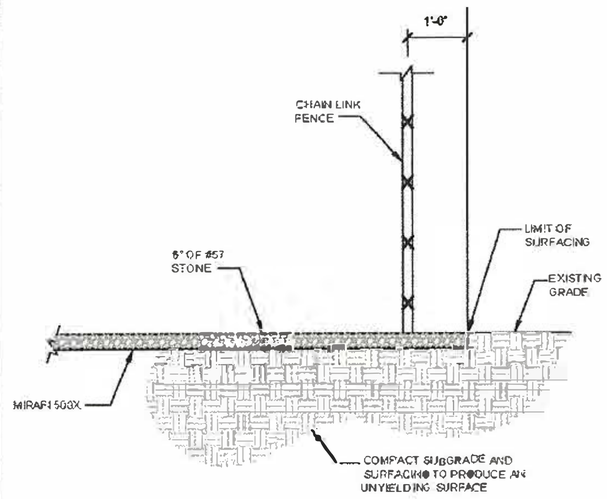
CHAIN LINK FENCE AND GATE ELEVATION — 1

SCALE: NONE



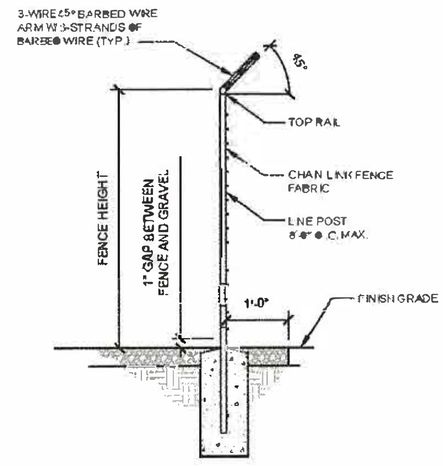
MUSHROOM STOP — 2

SCALE: NONE



SITE COMPOUND SURFACE DETAIL — 3

SCALE: NONE



SECTION AT FENCE — 4

SCALE: NONE

DIAMOND COMMUNICATIONS
800 MAPLE AVENUE, SUITE 104
SPOTSWOOD, NJ 08884
PH: (973) 544-8928
FAX: (973) 258-9098
EMAIL: info@diamondcomm.com

WT GROUP
Engineering, Architecture, P.C. and Surveying
1500 Pavonia Avenue, Suite 300, Jersey City, NJ 07304
T: 201.963.0419 F: 201.963.0444
www.wtgroupnj.com

LOS CERRILLOS
AT&T SITE ID: MN017
FA NUMBER: 12816061
USID: 272232
17 VICKSVILLE ROAD
LOS CERRILLOS, NM 87010

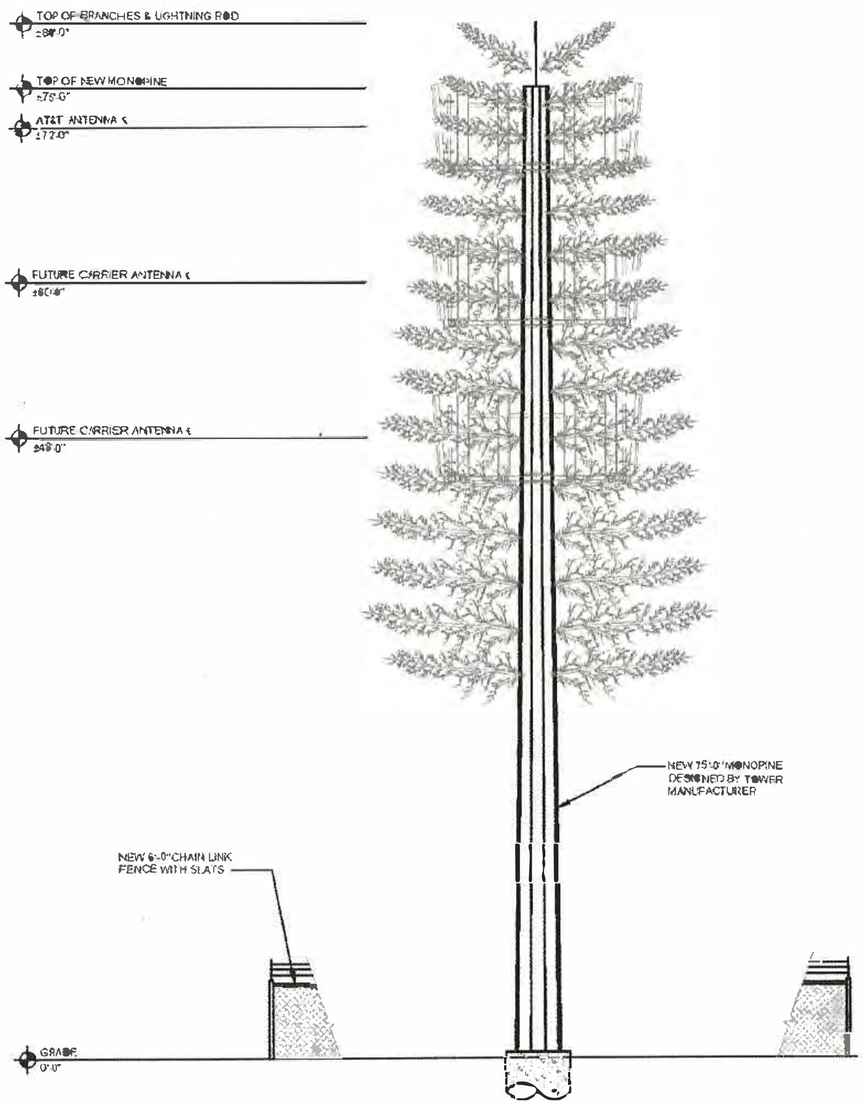
REVISIONS

REV.	ISSUED FOR	DATE	BY
1	ZONING DRAWING	8/12/20	BA
2	ZONING DRAWING	10/10/20	JS
3	ZONING DRAWING	08/10/20	BA

AQUATIC \ DESIGN & PROGRAM MANAGEMENT
CIVIL \ TELECOMMUNICATION \ MECHANICAL
PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECKED
DRAWN BY
JOB: 19128861

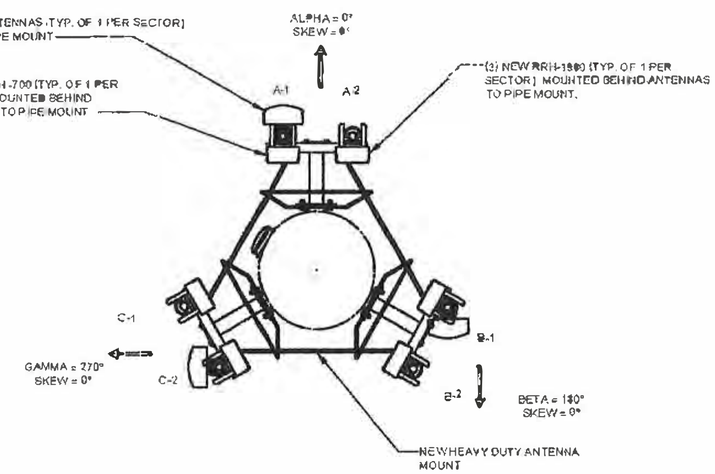
Z-3
FENCE & GATE DETAILS



ELEVATION

SCALE: 1" = 10'-0"

2



ANTENNA PLAN

SCALE: NONE

1

DIAMOND COMMUNICATIONS
6123 WALNUT STREET, SUITE 2 (B)
SHORT HILLS, NJ 07078
PH: (973) 686-6828
FAX: (973) 686-0098
GMAIL: info@diamondcomm.com

WT GROUP
Engineering with Precision, Pride and Passion
3500 Regent Blvd, Suite 200 | Dallas, TX 75063
T: 214.351.0241 | F: 704.293.9444
www.wtgroupeng.com
TX Firm Registration No. F-13154 Expires 06.30.2020
© Copyright 2020 WT Group LLC

LOS CERRILLOS
AT&T SITE ID: MN017
FA NUMBER: 12815061
USID: 272232
17 VICKSVILLE ROAD
LOS CERRILLOS, NM 87010

REVISIONS

REV.	ISSUED FOR	DATE	BY
A	ZONING DRAWING	01/23/20	BA
B	ZONING DRAWING	02/11/20	BA
C	ZONING DRAWING	02/18/20	BA

AQUATIC \ DESIGN & PROGRAM MANAGEMENT
CIVIL \ TELECOMMUNICATION \ MECHANICAL
PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECKED
DRAWN BY
JOB: 16126567

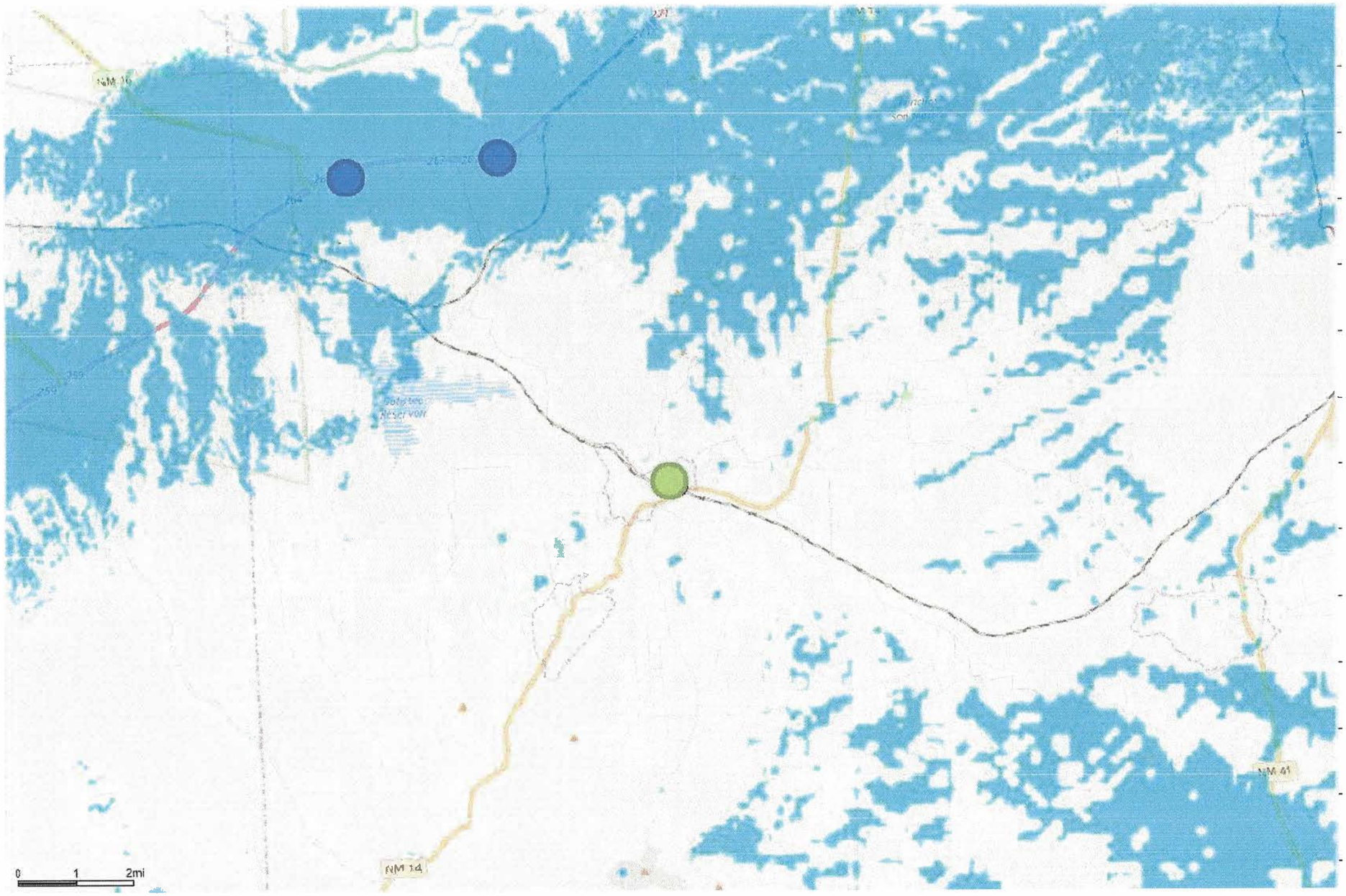
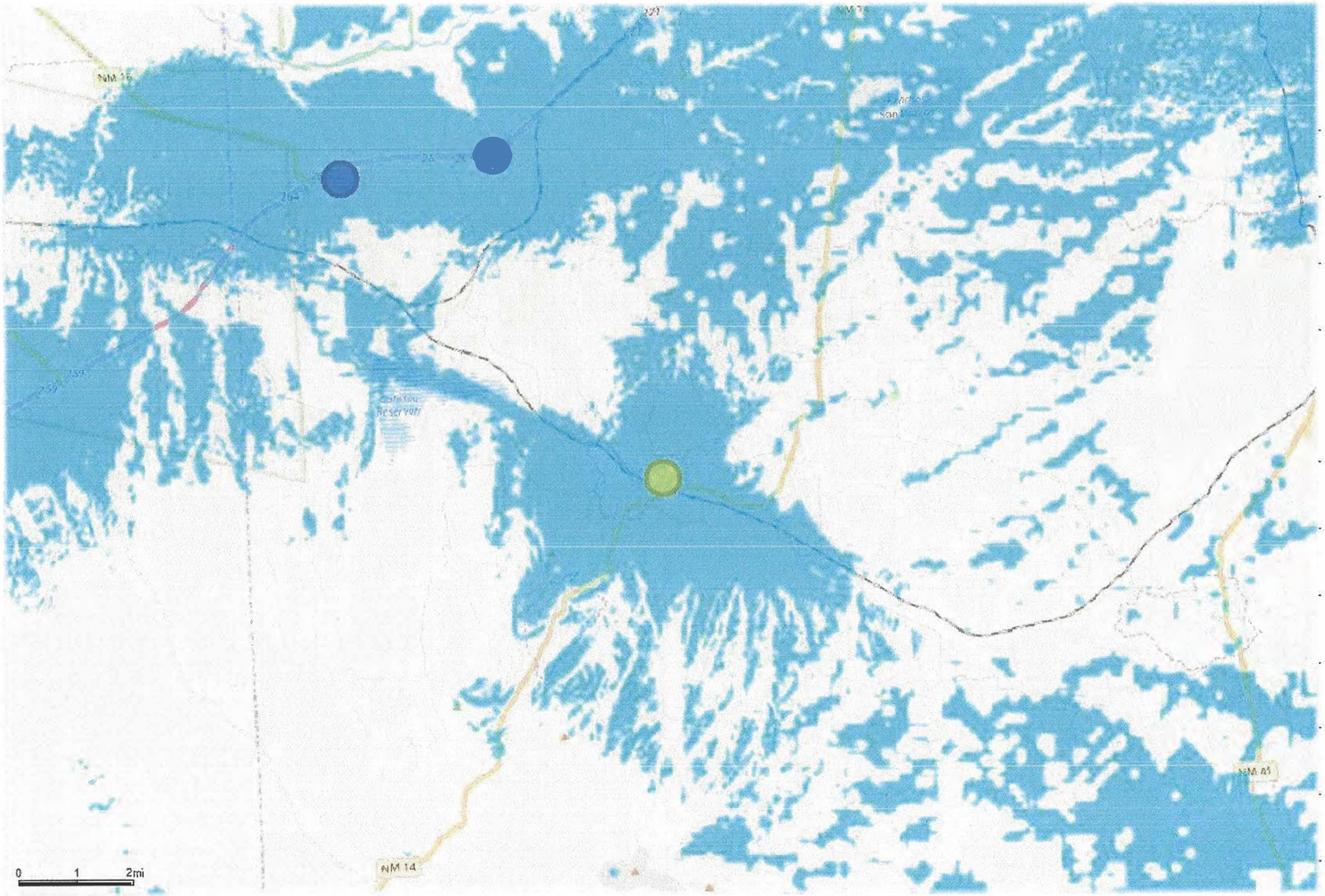
Z-4

ELEVATION

AT&T
Wireless Service Maps

Diamond
Communications

COVERAGE WITHOUT SITE NML01126



COVERAGE WITH SITE NML01126
ANTENNAS AT 75 FT. AGL