
TOWN OF EDGEWOOD
RESOLUTION NO. 14, 2005

**A RESOLUTION DECLARING THE INTENT OF THE TOWN TO FORM A PUBLIC
IMPROVEMENT DISTRICT**

WHEREAS the Town received a Petition for formation of a Public Improvement District ("PID") on April 15, 2005, filed by Campbell Corporation ("Campbell") pursuant to the Public Improvement District Act, NMSA 1978, §§ 5-11-1, et seq. ("PIDA").

WHEREAS § 5-11-3 of the PIDA required the governing body to take action on said petition within ninety (90) days from presentation of the petition, or by July 14, 2005;

WHEREAS § 5-11-3 provides for said action to be taken by means of the promulgation of a resolution of intent to form a PID, so as to allow public hearings to take place; and

WHEREAS, although Campbell as property owner of 100% of the affected land, has waived public hearing, the Town wishes to provide an appropriate public process for its consideration of the Petition;

THEREFORE, be it resolved by and through the Town's governing body as follows:

I. STATEMENT OF INTENT

The Town hereby declares its intent, pursuant to the PIDA, to act upon the April 15, 2005 Petition filed by Campbell, and thereby possibly to create a PID, for the area and for the purposes outlined herein, subject to Campbell's compliance with the reasonable requirements of the Town and the PIDA regarding the contents of said Petition.

II. AREA AND PURPOSE

SECTION 1.1. AREA INCLUDED IN PID.

The area to be included in the PID proposed by Campbell is shown in Exhibit "A" to the "District General Plan" included in Campbell's April 15, 2005 Petition. A copy of that Exhibit is attached hereto and incorporated herein as Exhibit "1."

SECTION 1.2. PROPOSED PURPOSE OF PID.

The PID is proposed to provide "enhanced services" to the area described above, including specifically police protection, fire protection, and emergency services for the Enhanced Service District therein described. See § 5-11-2(H) of the PIDA. Campbell proposes to provide these services through contractual arrangements with Bernalillo County or other third-party providers.

1 II. GENERAL PLAN AND FINANCING OF PROPOSED ENHANCED SERVICE PID.

2
3 SECTION 2.1. STATEMENT REGARDING GENERAL PLAN.

4
5 A general plan for the district is on file with the Town Clerk and includes a map
6 depicting the boundaries of the district and the real property proposed to be
7 included in the district, a general description of anticipated enhances services,
8 general cost estimates, proposed financing methods and anticipated tax levies,
9 special levies or charges, financing methods and other information.

10
11 SECTION 2.2. FINANCING OF PROPOSED PID.

12
13 Petitioner proposes to finance the operations of the Enhanced Services PID
14 through an annual special levy or a District Property Tax as provided by the
15 PIDA.

16
17 If the Enhanced Services are funded through an annual special levy, the levy will
18 be imposed at maximum build-out on all levyable or taxable land within the
19 District in an amount not to exceed \$6,000,000.00 per annum, subject to a
20 maximum annual adjustment equal to the greater of the Consumer Price Index or
21 2%. Any special levy shall be apportioned to each legally exiting tract or lot
22 according to the percentage of levyable land within the District or portion thereof
23 served by the Enhanced Service, calculated by acreage, that such tract or lot
24 represents.

25
26 If the Enhanced Services are funded through a District Property Tax, the
27 maximum rate of the tax will be the mill rate necessary to produce annual
28 aggregate District Property Tax Revenue not to exceed \$6,000,000.00 per
29 annum when applied to all taxable land within the District. This tax rate is
30 subject to a maximum annual adjustment equal to the greater of the Consumer
31 Price Index or 2%, and as limited by the PIDA.

32
33
34 III. PUBLIC NOTICES AND RELATED DISCLOSURES

35
36 SECTION 3.1. PUBLIC NOTICE.

37
38 Attached hereto is a public notice in conformance with the provisions of § 5-11-4
39 of the PIDA and executed by the Town Clerk. A copy of this Notice shall be sent
40 to Campbell, as the owner of the real property in question, and shall be published
41 as required by the PIDA.

42
43 SECTION 3.2. FILING OF WRITTEN OBJECTIONS.

44
45 Written Objections may be filed by mailing, postage prepaid, to the Town Clerk at

1 the Town's Offices, which location is provided below:
2

3 Clerk-Treasurer
4 Town of Edgewood
5 P.O. Box 3610
6 Edgewood, New Mexico 87015
7

8 **SECTION 3.3. NOTICE OF POSSIBLE FINANCIAL CONSEQUENCES TO PROPERTY**
9 **OWNERS WITHIN PROPOSED ENHANCED SERVICES DISTRICT.**
10

11 The PIDA provides a mechanism for local government to finance public
12 improvements or enhanced services to a defined area. Under the PIDA an
13 improvement district may finance its activities through the use of methods
14 including property taxes or special levies or other fees or charges on landowners
15 within the district. § 5-11-3(7). Bonds issued by a district shall not be a general
16 obligation of the state, the county, or the municipality in which the district is
17 located and shall not pledge the full faith and credit of the state, the county, or
18 the municipality in which the district is located, irrespective of whether the
19 district board is governed by the governing body of the county or municipality in
20 which the district is located. § 5-11-8(C).
21

22 **SECTION 3.4. REFERENCE TO THE PIDA.**
23

24 The legal requirements for formation of a PID, and the resulting powers, duties,
25 and rights of the PID are contained within the PIDA, NMSA 1978, §§ 5-11-1, et
26 seq.
27

28 **SECTION 3.5. PROPOSED BOARD OF DIRECTORS.**
29

30 Campbell has proposed a board of directors composed of five individuals to be
31 appointed by the governing body. The names of these individuals are contained
32 in Campbell's Petition, on file with the Town Clerk.
33

34 **IV. DIRECTION FOR FURTHER STUDY OF FEASIBILITY**
35

36 **SECTION 4.1. FURTHER INFORMATION AND CONSULTATION REQUIRED.**
37

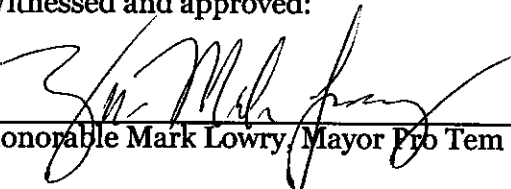
38 Prior to a vote on final approval of the proposed PID, the governing body directs
39 Petitioner, the Mayor, Town Staff, and such consultants as the Mayor deems
40 necessary and appropriate, to meet and discuss in further detail matters
41 involving the proposed financing and provision of services to the Enhanced
42 Services District.
43

- 44 a. These consultations should generally comply with and produce the
45 information required under the policies and procedures for PID approval

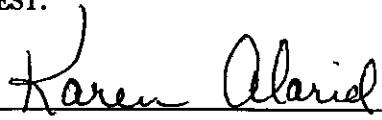
1 adopted by this Council, copies of which have been provided to Petitioner.
2

- 3 b. These consultations should include appropriate consultation with officials
4 and employees of Bernalillo County, which has authorized its staff to engage
5 in discussions and negotiations with the Town regarding a joint powers
6 agreement for provision of enhanced services within the PID. See §§ 5-11-
7 10(A)(3), (5), (13), (15).
8
- 9 c. Should additional time be required to provide sufficient information to allow
10 the governing body to vote on approval of the proposed PID, with the consent
11 of the Petitioner the governing body will consider, in lieu of denying the
12 Petition, tabling action on the Petition at the scheduled hearing in order to
13 allow the process described herein to be completed.
14

15 Witnessed and approved:

16 
17
18
19 Honorable Mark Lowry, Mayor Pro Tem

20 ATTEST:

21 
22
23
24 Karen Alarid
25 Town Clerk
26
27



1 PUBLIC NOTICE

2
3 The Town Clerk shall cause the following public notice to be mailed by registered
4 or certified United States mail, postage prepaid, to all owners of real property in
5 the proposed district at least by June 13, 2005. In addition, notice shall be
6 published once each week for two successive weeks in a newspaper of general
7 circulation in the municipality or county in which the proposed district lies. The
8 last publication shall be published no later than July 10, 2005.
9

10 To Whom It May Concern:

11
12 The governing body of the Town of Edgewood on June 7, 2005, adopted the
13 attached resolution declaring its intention to form a tax-levying public
14 improvement district. A hearing on formation will be held on July 13, 2005, at
15 ^{4:30} 5:30 pm at the Edgewood Community Center. All persons owning or claiming an
16 interest in property in the proposed district who object to the inclusion of their
17 land in the district, to the formation of the district or to the contents of the
18 general plan must file a written objection with the undersigned at the following
19 address before the time set for the hearing.
20

21 (Date) 6-8-05

22 Karen Alarid

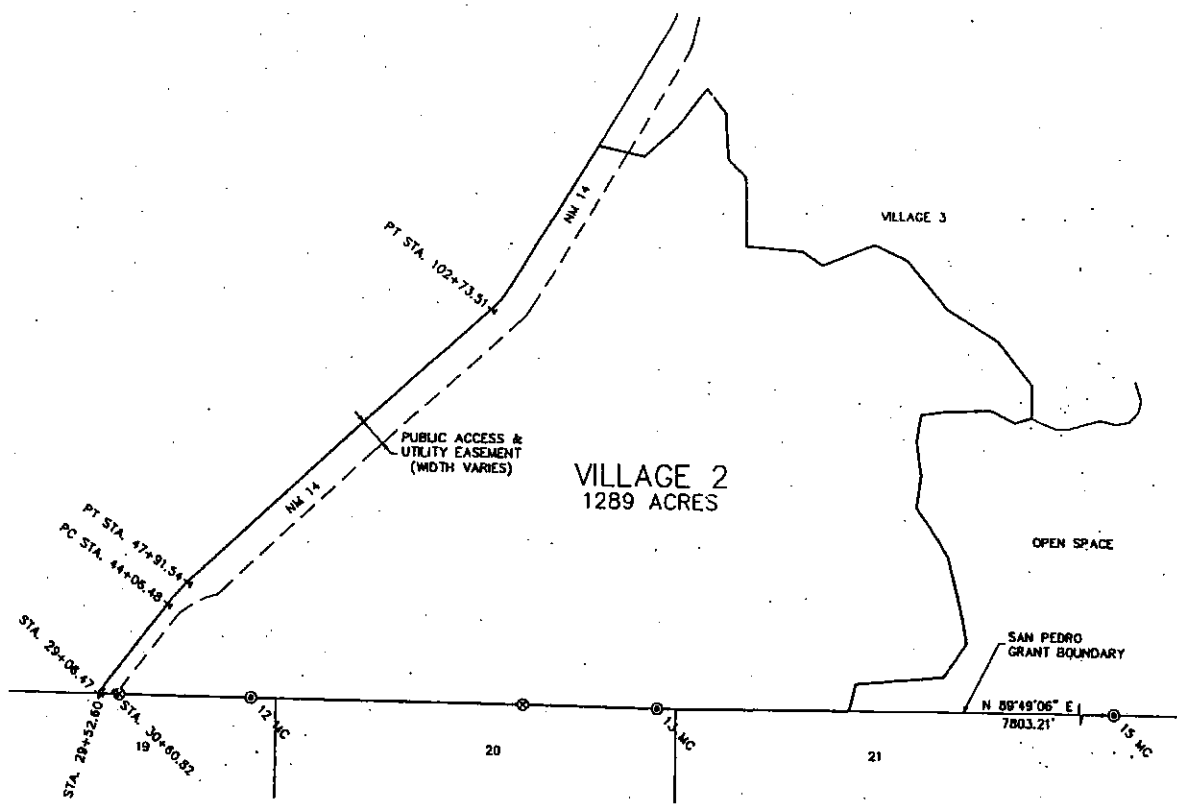
23
24 Karen Alarid, Clerk-Treasurer

25
26 Address: Clerk-Treasurer
27 Town of Edgewood
28 P.O. Box 3610
29 Edgewood, New Mexico 87015
30

31 Town of Edgewood
32

MAP OF
VILLAGE 2, CAMPBELL RANCH

WITHIN THE SAN PEDRO GRANT
 IN PROJECTED SECTIONS, 8, 9, 16, 17, 18, 19, 20, AND 21, T.11N. R.6E. N.M.P.M.,
 TOWN OF EDGEWOOD, BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2005



LEGEND

- ⊙ MARKED STONE
- ⊗ BRASS CAP
- T-RAIL
- BOUNDARY LINE
- - - - EASEMENT LINE



SCALE: 1"=2000'



SURVEYOR'S CERTIFICATION

I, TIMOTHY RAY ODEN, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 8667, DO HEREBY CERTIFY THAT THIS MAP AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS MAP; THAT THIS MAP MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Timothy Ray Oden
 TIMOTHY RAY/ODEN
 P.S. NO. 8667

30 March 2005
 DATE

LEGAL DESCRIPTION OF
VILLAGE 2 CAMPBELL RANCH

BEING ALL THAT CERTAIN TRACT WHICH IS VILLAGE NUMBERED TWO (2) OF THE CONCEPTUAL MASTER PLAN OF CAMPBELL RANCH, AS THE SAME IS SHOWN AND DESIGNATED ON THAT PLAT THEREOF FILED IN THE OFFICES OF THE COUNTY CLERKS OF BERNALILLO COUNTY ON 18 MARCH, 2005, IN BOOK A93, PAGE 7854, SANDOVAL COUNTY ON 10 MARCH, 2005, IN VOLUME 3, FOLIO 2512-B, AS DOCUMENT NO. 8421, AND SANTA FE COUNTY ON 4 MARCH, 2005, AS INSTRUMENT #1369540, IN BOOK 582, PAGE 22, AND LOCATED WITHIN THE SAN PEDRO GRANT IN PROJECTED SECTIONS, 8, 9, 16, 17, 18, 19, 20, AND 21, T.11N. R.6E. N.M.P.M., TOWN OF EDGEWOOD, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED FROM WHICH A MARKED STONE LABELED 15M BEARS N 89°49'06" E, A DISTANCE OF 7803.21 FEET;

THENCE, S 89°49'06" W, A DISTANCE OF 2620.99 FEET TO THE 13 MILE CORNER ON SAID SAN PEDRO GRANT;
THENCE, N 89°11'45" W, A DISTANCE OF 1834.28 FEET;
THENCE, N 89°11'20" W, A DISTANCE OF 3696.69 FEET TO THE 12 MILE CORNER ON SAID SAN PEDRO GRANT;
THENCE, N 89°13'21" W, A DISTANCE OF 1795.91 FEET TO A BRASS CAP FOR NW SMALL HOLDING CLAIM 5048 TR. 2;
THENCE, N 89°25'55" W, A DISTANCE OF 50.74 FEET TO T-RAIL STA. 30+60.82 ON THE EASTERLY R.O.W. OF NM 14;
THENCE, N 89°01'54" W, A DISTANCE OF 177.40 FEET TO T-RAIL STA. 29+52.60 ON THE WESTERLY R.O.W. OF NM 14;
THENCE, N 88°31'13" W, A DISTANCE OF 76.52 FEET TO T-RAIL STA. 29+06.47 ON THE WESTERLY R.O.W. OF NM 14;
THENCE, N 38°37'00" E, ALONG SAID WESTERLY R.O.W. A DISTANCE OF 1518.62 FEET, TO T-RAIL STA. 44+06.48;
THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF NM 14, FOLLOWING A CURVE TO THE RIGHT WHOSE RADIUS IS 2461.77 FEET, WHOSE ARC LENGTH IS 396.71 FEET, WHOSE CENTRAL ANGLE IS 09°13'59", AND WHOSE CHORD BEARS N 43°11'31" E, A DISTANCE OF 396.28 FEET TO T-RAIL STA. 47+91.54;
THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF NM 14, N 47°47'56" E, A DISTANCE OF 5481.97 FEET TO T-RAIL STA. 102+73.51;
THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF NM 14, FOLLOWING A CURVE TO THE LEFT WHOSE RADIUS IS 1373.10 FEET, WHOSE ARC LENGTH IS 394.62 FEET, WHOSE CENTRAL ANGLE IS 16°27'59", AND WHOSE CHORD BEARS N 39°31'30" E, A DISTANCE OF 393.26 FEET;
THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF NM 14, N 31°18'19" E A DISTANCE OF 2234.37 FEET;
THENCE, LEAVING SAID WESTERLY R.O.W. OF NM 14, S 78°42'04" E, A DISTANCE OF 652.14 FEET;
THENCE, N 47°24'53" E, A DISTANCE OF 601.09 FEET;
THENCE, N 38°26'46" E, A DISTANCE OF 654.83 FEET;
THENCE, S 40°04'43" E, A DISTANCE OF 415.79 FEET;
THENCE, S 04°42'16" E, A DISTANCE OF 821.25 FEET;
THENCE, S 46°15'58" E, A DISTANCE OF 341.34 FEET;
THENCE, S 01°12'49" E, A DISTANCE OF 566.04 FEET;
THENCE, S 01°05'06" E, A DISTANCE OF 365.39 FEET;
THENCE, S 89°00'47" E, A DISTANCE OF 763.06 FEET;
THENCE, S 57°15'14" E, A DISTANCE OF 324.19 FEET;
THENCE, N 68°00'06" E, A DISTANCE OF 743.40 FEET;
THENCE, S 66°18'45" E, A DISTANCE OF 476.73 FEET;
THENCE, S 40°45'38" E, A DISTANCE OF 840.53 FEET;
THENCE, S 59°03'42" E, A DISTANCE OF 825.57 FEET;
THENCE, S 40°20'34" E, A DISTANCE OF 765.69 FEET;
THENCE, S 00°00'00" E, A DISTANCE OF 442.12 FEET;
THENCE, S 72°54'49" W, A DISTANCE OF 240.76 FEET;
THENCE, N 63°27'30" W, A DISTANCE OF 356.19 FEET;
THENCE, S 88°19'14" W, A DISTANCE OF 603.40 FEET;
THENCE, S 81°52'41" W, A DISTANCE OF 375.52 FEET;
THENCE, S 08°32'21" W, A DISTANCE OF 357.66 FEET;
THENCE, S 09°02'19" E, A DISTANCE OF 466.25 FEET;
THENCE, S 07°19'09" W, A DISTANCE OF 436.02 FEET;
THENCE, S 35°20'19" E, A DISTANCE OF 520.30 FEET;
THENCE, S 31°38'00" E, A DISTANCE OF 270.02 FEET;
THENCE, S 15°32'21" E, A DISTANCE OF 660.81 FEET;
THENCE, S 12°06'24" E, A DISTANCE OF 506.44 FEET;
THENCE, S 35°21'14" W, A DISTANCE OF 552.17 FEET;
THENCE, S 84°55'46" W, A DISTANCE OF 600.29 FEET;
THENCE, S 84°50'04" W, A DISTANCE OF 589.29 FEET;
THENCE, S 13°46'33" W, A DISTANCE OF 368.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1289 ACRES AS SURVEYED DURING THE MONTH OF MARCH, 2005.



SURVEYOR'S CERTIFICATION

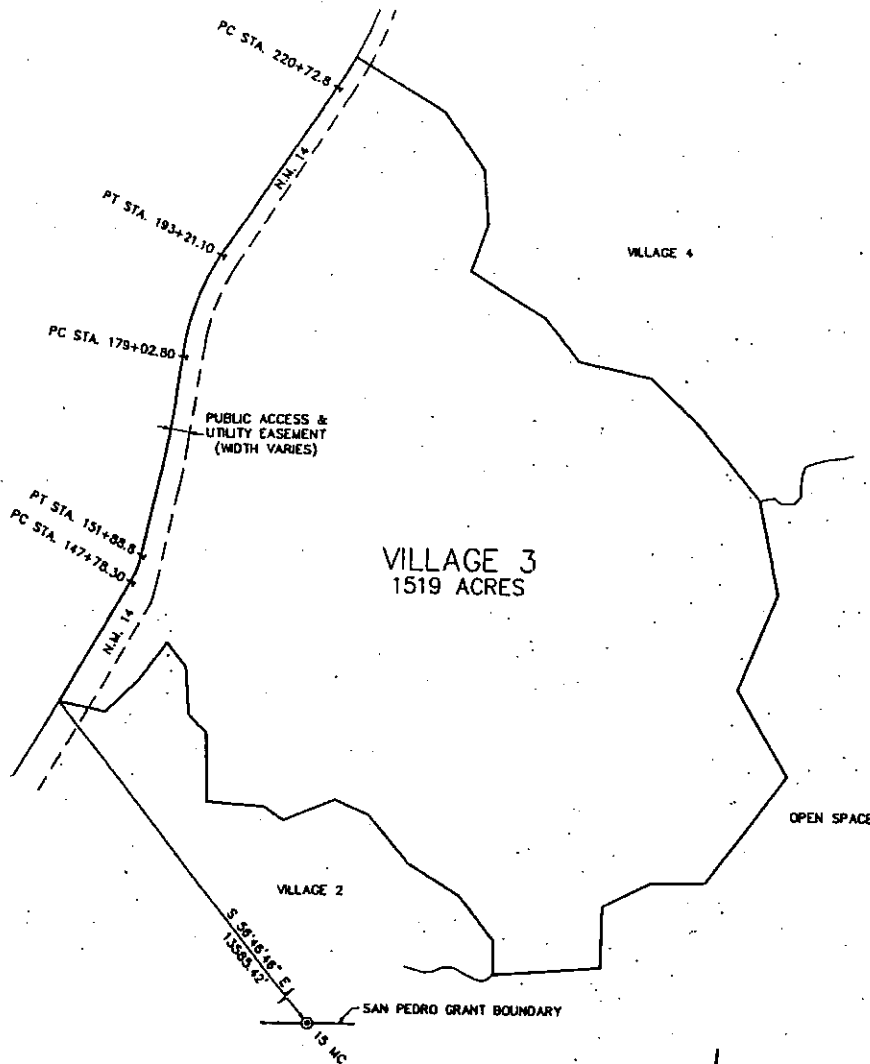
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Timothy Ray Oden
TIMOTHY RAY ODEN
P.S. NO. 8667

30 March 2005
DATE

MAP OF
VILLAGE 3, CAMPBELL RANCH

WITHIN THE SAN PEDRO GRANT
 IN PROJECTED SECTIONS, 3, 4, 8, 9, 10, 15, AND 16, T.11N. R.6E. N.M.P.M.
 TOWN OF EDGEWOOD, BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2005



LEGEND

- ⊙ MARKED STONE
- T-RAIL
- BOUNDARY LINE
- - - EASEMENT LINE



SCALE: 1"=2000'

SURVEYOR'S CERTIFICATION

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Timothy Ray Oden
 TIMOTHY RAY ODEN
 P.S. NO. 8667

30 March 2005
 DATE

LEGAL DESCRIPTION OF
VILLAGE 3, CAMPBELL RANCH

BEING ALL THAT CERTAIN TRACT WHICH IS VILLAGE NUMBERED THREE (3) OF THE CONCEPTUAL MASTER PLAN OF CAMPBELL RANCH, AS THE SAME IS SHOWN AND DESIGNATED ON THAT PLAT THEREOF FILED IN THE OFFICES OF THE COUNTY CLERKS OF BERNALILLO COUNTY ON 03/18/2005, IN BOOK A93, PAGE 7854, SANDOVAL COUNTY, ON 10 MARCH, 2005, IN VOLUME 3, PLAT 2512-B, AS DOCUMENT NO. 8421, AND SANTA FE COUNTY, ON 4 MARCH, 2005, AS INSTRUMENT #1369540, IN BOOK 2, PAGE 22, AND LOCATED IN THE SAN PEDRO GRANT IN PROJECTED SECTIONS, 3, 4, 8, 9, 10, 15, AND 16, T.11N. R.6E. .M.P.M., TOWN OF EDGEWOOD, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED FROM WHICH A MARKED STONE, LABELED 15M BEARS S 56°46'46" E, A DISTANCE OF 13585.42 FEET;

THENCE, N 31°18'19" E, ALONG THE WESTERLY R.O.W. OF N.M. 14, A DISTANCE OF 1844.44 FEET TO T-RAIL STA. 147+78.30;
THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF N.M. 14, FOLLOWING A CURVE TO THE LEFT WHOSE RADIUS IS 1186.85 FEET, WHOSE ARC LENGTH IS 377.82 FEET, WHOSE CENTRAL ANGLE IS 18°14'22", AND WHOSE CHORD BEARS N 22°12'35" E, A DISTANCE OF 376.22 FEET TO T-RAIL STA. 151+88.8;
THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF N.M. 14, N 13°03'54" E, A DISTANCE OF 1490.51 FEET;
THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF N.M. 14, N 10°36'22" E, A DISTANCE OF 491.27 FEET;
THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF N.M. 14, N 08°03'23" E, A DISTANCE OF 721.14 FEET TO T-RAIL STA. 179+02.80;
CONTINUING ALONG SAID WESTERLY R.O.W. OF N.M. 14, THENCE, FOLLOWING A CURVE TO THE RIGHT WHOSE RADIUS IS 3298.32 FEET, WHOSE ARC LENGTH IS 1466.39 FEET, WHOSE CENTRAL ANGLE IS 25°28'23", AND WHOSE CHORD BEARS N 20°24'45" E, A DISTANCE OF 1454.34 FEET TO T-RAIL STA. 193+21.10;
THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF N.M. 14, N 34°12'00" E, A DISTANCE OF 666.74 FEET;
THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF N.M. 14, N 33°26'45" E, A DISTANCE OF 2071.04 FEET TO T-RAIL STA. 220+72.8;
THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF N.M. 14, FOLLOWING A CURVE TO THE LEFT WHOSE RADIUS IS 5629.58 FEET, WHOSE ARC LENGTH IS 475.19 FEET, WHOSE CENTRAL ANGLE IS 04°50'11", AND WHOSE CHORD BEARS N 30°59'04" E, A DISTANCE OF 475.05 FEET;
THENCE, LEAVING SAID WESTERLY R.O.W. OF NM 14, S 59°50'41" E, A DISTANCE OF 1402.19 FEET;
THENCE, S 36°29'49" E, A DISTANCE OF 961.72 FEET;
THENCE, S 05°16'19" E, A DISTANCE OF 732.39 FEET;
THENCE, S 20°14'37" W, A DISTANCE OF 680.71 FEET;
THENCE, S 59°53'01" E, A DISTANCE OF 1205.86 FEET;
THENCE, S 39°30'03" E, A DISTANCE OF 740.57 FEET;
THENCE, S 78°30'53" E, A DISTANCE OF 1012.89 FEET;
THENCE, S 46°29'52" E, A DISTANCE OF 927.77 FEET;
THENCE, S 39°38'21" E, A DISTANCE OF 1265.85 FEET;
THENCE, S 12°28'02" E, A DISTANCE OF 1269.70 FEET;
THENCE, S 22°33'30" W, A DISTANCE OF 1362.47 FEET;
THENCE, S 30°59'21" E, A DISTANCE OF 1340.91 FEET;
THENCE, S 37°00'39" W, A DISTANCE OF 1793.90 FEET;
THENCE, S 88°36'15" W, A DISTANCE OF 726.03 FEET;
THENCE, S 64°04'50" W, A DISTANCE OF 728.26 FEET;
THENCE, S 01°16'28" W, A DISTANCE OF 796.02 FEET;
THENCE, S 85°33'15" W, A DISTANCE OF 1482.66 FEET;
THENCE, N 00°00'00" E, A DISTANCE OF 442.12 FEET;
THENCE, N 40°20'34" W, A DISTANCE OF 765.69 FEET;
THENCE, N 59°03'42" W, A DISTANCE OF 825.57 FEET;
THENCE, N 40°45'38" W, A DISTANCE OF 840.53 FEET;
THENCE, N 66°18'45" W, A DISTANCE OF 476.73 FEET;
THENCE, S 68°00'06" W, A DISTANCE OF 743.40 FEET;
THENCE, N 57°15'14" W, A DISTANCE OF 324.19 FEET;
THENCE, N 86°00'47" W, A DISTANCE OF 763.06 FEET;
THENCE, N 01°05'06" W, A DISTANCE OF 385.39 FEET;
THENCE, N 01°12'49" W, A DISTANCE OF 566.04 FEET;
THENCE, N 46°15'58" W, A DISTANCE OF 341.34 FEET;
THENCE, N 04°42'16" W, A DISTANCE OF 621.25 FEET;
THENCE, N 40°04'43" W, A DISTANCE OF 415.79 FEET;
THENCE, S 38°26'46" W, A DISTANCE OF 654.83 FEET;
THENCE, S 47°24'53" W, A DISTANCE OF 601.09 FEET;
THENCE, TO THE WESTERLY R.O.W. OF NM 14, N 78°42'04" W, A DISTANCE OF 652.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 1519 ACRES AS SURVEYED DURING THE MONTH OF MARCH, 2005.



SURVEYOR'S CERTIFICATION

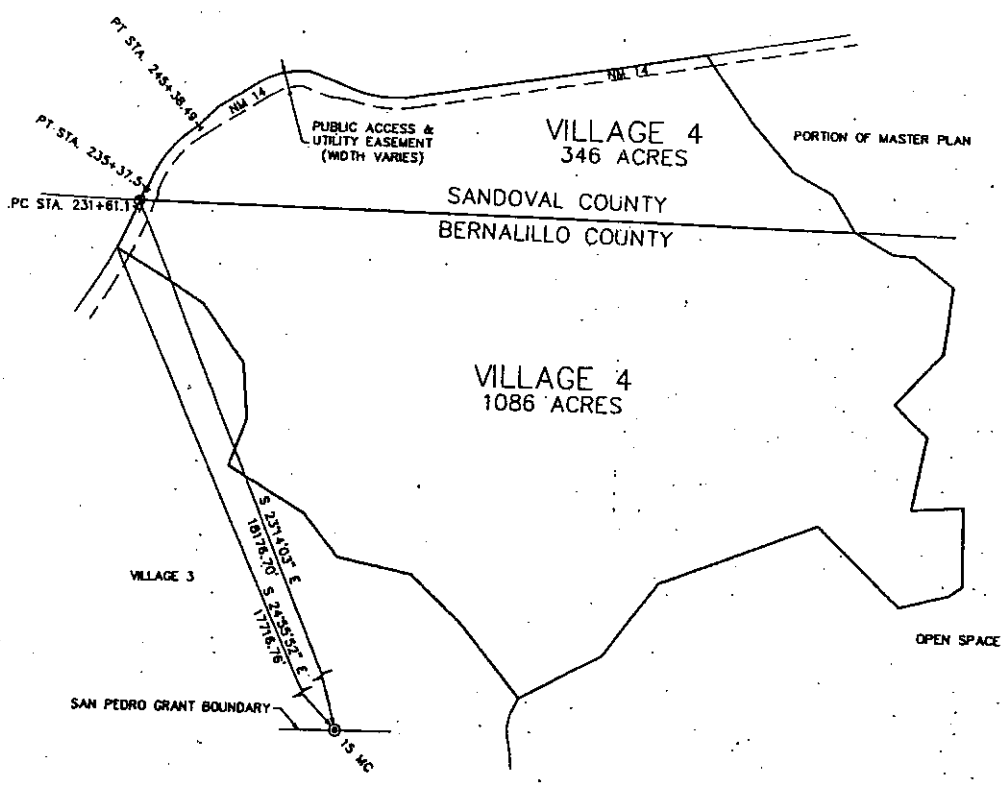
I, TIMOTHY RAY ODEN, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 8667, DO HEREBY CERTIFY THAT THIS DESCRIPTION AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS DESCRIPTION; THAT THIS DESCRIPTION MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Timothy Ray Oden
TIMOTHY RAY ODEN
P.S. NO. 8667

20 March 2005
DATE

MAP OF
VILLAGE 4 CAMPBELL RANCH

WITHIN THE SAN PEDRO GRANT
 IN PROJECTED SECTIONS, 2, 3, 4, AND 10, T.11N. R.6E. N.M.P.M.,
 AND PROJECTED SECTIONS, 33, 34, AND 35, T.12N. R.6E. N.M.P.M.,
 TOWN OF EDGEWOOD, BERNALILLO COUNTY AND SANDOVAL COUNTY, NEW MEXICO
 MARCH, 2005

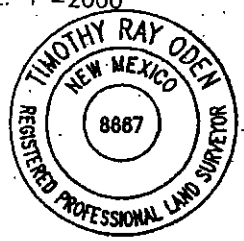


LEGEND

- ⊙ ALUMINUM CAP STAMPED "LS 7258"
- ⊙ MARKED STONE
- T-RAIL
- BOUNDARY LINE
- - - - EASEMENT LINE



SCALE: 1"=2000'



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Timothy Ray Oden
 TIMOTHY RAY ODEN
 P.S. NO. 8667

30 March 2005
 DATE

VILLAGE 4, BERNALILLO COUNTY, CAMPBELL RANCH

BEING ALL THAT CERTAIN TRACT WHICH IS VILLAGE NUMBERED FOUR (4) OF THE CONCEPTUAL MASTER PLAN OF CAMPBELL RANCH, AS THE SAME IS SHOWN AND DESIGNATED ON THAT PLAT THEREOF FILED IN THE OFFICES OF THE COUNTY CLERKS OF BERNALILLO COUNTY ON 03/18/2005, IN BOOK A93, PAGE 7854, SANDOVAL COUNTY, ON 10 MARCH, 2005, IN VOLUME 3, FOLIO 2512-B, AS DOCUMENT NO. 8421, AND SANTA FE COUNTY, ON 4 MARCH, 2005, AS INSTRUMENT #1369540, IN BOOK 2, PAGE 22, AND LOCATED IN THE SAN PEDRO GRANT IN PROJECTED SECTIONS, 2, 3, 4, AND 10, T.11N. R.6E. N.M.P.M., 4th 1/4 OF EDGEWOOD, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED FROM WHICH A MARKED STONE LABELED 15M BEARS S 24°55'52" E, A DISTANCE OF 17716.76 FEET;

THENCE, ALONG THE WESTERLY R.O.W. OF NM 14, FOLLOWING A CURVE TO THE LEFT WHOSE RADIUS IS 5629.58 FEET, WHOSE ARC LENGTH IS 593.42 FEET, WHOSE CENTRAL ANGLE IS 06°02'23", AND WHOSE CHORD BEARS N 25°32'48" E, A DISTANCE OF 593.15 FEET TO T-RAIL STA. 231+61.1;

THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF NM 14, N 22°21'03" E, A DISTANCE OF 109.82 FEET TO AN ALUMINUM CAP STAMPED "LS 7258";

THENCE, LEAVING SAID WESTERLY R.O.W. OF NM 14, S 88°57'08" E, ALONG THE NORTHERLY LINE OF BERNALILLO COUNTY, A DISTANCE OF 9732.83 FEET;

THENCE, S 61°40'11" E, A DISTANCE OF 605.10 FEET;

THENCE, S 86°38'13" E, A DISTANCE OF 286.50 FEET;

THENCE, S 52°16'52" E, A DISTANCE OF 659.32 FEET;

THENCE, S 06°35'19" W, A DISTANCE OF 879.77 FEET;

THENCE, S 42°51'15" W, A DISTANCE OF 939.97 FEET;

THENCE, S 47°13'53" E, A DISTANCE OF 618.78 FEET;

THENCE, S 10°44'58" W, A DISTANCE OF 992.21 FEET;

THENCE, N 86°38'52" E, A DISTANCE OF 374.93 FEET;

THENCE, N 84°50'20" E, A DISTANCE OF 316.77 FEET;

THENCE, S 00°55'30" E, A DISTANCE OF 1042.16 FEET;

THENCE, S 54°00'00" W, A DISTANCE OF 228.75 FEET;

THENCE, S 75°37'57" W, A DISTANCE OF 677.31 FEET;

THENCE, N 47°14'55" W, A DISTANCE OF 1535.06 FEET;

THENCE, S 69°45'11" W, A DISTANCE OF 2331.14 FEET;

THENCE, S 36°56'03" W, A DISTANCE OF 1231.91 FEET;

THENCE, S 62°01'40" W, A DISTANCE OF 1251.46 FEET;

THENCE, N 39°38'21" W, A DISTANCE OF 1265.85 FEET;

THENCE, N 46°29'52" W, A DISTANCE OF 927.77 FEET;

THENCE, N 78°30'53" W, A DISTANCE OF 1012.89 FEET;

THENCE, N 39°30'03" W, A DISTANCE OF 740.57 FEET;

THENCE, N 59°53'01" W, A DISTANCE OF 1205.86 FEET;

THENCE, N 20°14'37" E, A DISTANCE OF 680.71 FEET;

THENCE, N 05°16'19" W, A DISTANCE OF 732.39 FEET;

THENCE, N 36°29'49" W, A DISTANCE OF 961.72 FEET;

THENCE, N 59°50'41" W, TO THE WESTERLY R.O.W. OF NM 14, A DISTANCE OF 1402.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 1086 ACRES AS SURVEYED DURING THE MONTH OF MARCH, 2005.



SURVEYOR'S CERTIFICATION

I, TIMOTHY RAY ODEN, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 8667, DO HEREBY CERTIFY THAT THIS DESCRIPTION AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS DESCRIPTION; THAT THIS DESCRIPTION MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Timothy Ray Oden
TIMOTHY RAY ODEN
P.S. NO. 8667

30 March 2005
DATE

VILLAGE 4, SANDOVAL COUNTY, CAMPBELL RANCH

BEING ALL THAT CERTAIN TRACT WHICH IS A PORTION OF THE MASTER PLAN AREA OF THE CONCEPTUAL MASTER PLAN OF CAMPBELL RANCH, AS THE SAME IS SHOWN AND DESIGNATED ON THAT PLAT THEREOF FILED IN THE OFFICES OF THE COUNTY CLERKS OF BERNALILLO COUNTY ON 03/18/2005, IN BOOK A93, PAGE 7854, SANDOVAL COUNTY, ON 10 MARCH, 2005, IN VOLUME 3, FOLIO 2512-B, AS DOCUMENT NO. 8421, AND SANTA FE COUNTY, ON 4 MARCH, 2005, AS INSTRUMENT #1369540, BOOK 582, PAGE 22, AND LOCATED IN THE SAN PEDRO GRANT IN PROJECTED SECTIONS, 33, 34, AND 35, T.12N. R.6E. M.P.M., TOWN OF EDGEWOOD, SANDOVAL COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT AN ALUMINUM CAP FOUND ON THE COUNTY LINE OF BERNALILLO AND SANDOVAL COUNTIES, WHICH IS THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED AND FROM WHICH A MARKED STONE LABELED 15M BEARS S 23°14'03" E, A DISTANCE OF 18176.70 FEET;

THENCE, N 22°21'03" E, ALONG THE WESTERLY R.O.W. OF NM 14, A DISTANCE OF 182.85 FEET TO T-RAIL STA. 235+37.5;
 THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF NM 14, S 67°22'44" E, A DISTANCE OF 25.00 FEET;
 THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF NM 14, N 22°35'45" E, A DISTANCE OF 83.24 FEET;
 THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF NM 14, FOLLOWING A CURVE TO THE RIGHT WHOSE RADIUS IS 1712.47 FEET, WHOSE ARC LENGTH IS 1046.78 FEET, WHOSE CENTRAL ANGLE IS 35°01'24", AND WHOSE CHORD BEARS N 40°06'46" E, A DISTANCE OF 1030.56 FEET TO T-RAIL STA 245+38.49;
 THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF NM 14, N 44°19'00" E, A DISTANCE OF 371.36 FEET;
 THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF NM 14, N 57°33'06" E, A DISTANCE OF 632.53 FEET;
 THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF NM 14, FOLLOWING A CURVE TO THE RIGHT WHOSE RADIUS IS 1167.75 FEET, WHOSE ARC LENGTH IS 744.00 FEET, WHOSE CENTRAL ANGLE IS 36°30'16", AND WHOSE CHORD BEARS N 75°49'18" E, A DISTANCE OF 731.48 FEET;
 THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF NM 14, S 69°46'19" E, A DISTANCE OF 376.99 FEET;
 THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF NM 14, S 66°59'39" E, A DISTANCE OF 187.73 FEET;
 THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF NM 14, FOLLOWING A CURVE TO THE LEFT WHOSE RADIUS IS 1562.02 FEET, WHOSE ARC LENGTH IS 890.51 FEET, WHOSE CENTRAL ANGLE IS 32°39'52", AND WHOSE CHORD BEARS S 83°19'34" E, A DISTANCE OF 878.50 FEET;
 THENCE, CONTINUING ALONG SAID WESTERLY R.O.W. OF NM 14, N 80°20'32" E, A DISTANCE OF 3979.65 FEET;
 THENCE, LEAVING SAID WESTERLY R.O.W. OF NM 14, S 36°14'45" E, A DISTANCE OF 1163.69 FEET;
 THENCE, S 41°55'22" E, A DISTANCE OF 836.79 FEET;
 THENCE, S 62°10'58" E, A DISTANCE OF 623.05 FEET;
 THENCE, S 32°46'07" E, A DISTANCE OF 590.67 FEET;
 THENCE, N 88°57'08" W, ALONG THE SOUTHERLY LINE OF SANDOVAL COUNTY, A DISTANCE OF 9732.83 FEET TO THE WESTERLY R.O.W. OF NM 14, WHICH IS THE POINT OF BEGINNING AND CONTAINING 346 ACRES AS SURVEYED DURING THE MONTH OF MARCH, 2005.



SURVEYOR'S CERTIFICATION

I, TIMOTHY RAY ODEN, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 8867, DO HEREBY CERTIFY THAT THIS DESCRIPTION AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS DESCRIPTION; THAT THIS DESCRIPTION MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Timothy Ray Oden
 TIMOTHY RAY ODEN

30 March 2005

P.S: NO. 8667

DATE

RESOLUTION 2005-13

**A RESOLUTION RELATING TO THE PUBLIC
EMPLOYEE'S RETIREMENT ASSOCIATION (PERA)**

Whereas, the Town of Edgewood will provide payment on behalf of eligible employee's who upon becoming vested within the New Mexico Public Employee's Retirement Association (PERA), elect to purchase PERA service for the period from their date of hire as a regular employee with the Town of Edgewood to the date of the Town's affiliation with PERA, on January 1, 2004. This payment will be equivalent to the employer's and employee's contribution plus interest as may be required by PERA. Eligible Employees under this resolution are, Karen Mahalick, Kathy Smith and Rebecca Anaya.

APPROVED & ADOPTED this 18th day of May, 2005.

Robert M. Stealey 5/19/05
Robert M. Stealey, Mayor

ATTEST:

Karen Alarid
Karen Alarid, Town Clerk-Treasurer



TOWN OF EDGEWOOD
RESOLUTION NO. 14, 2005

**A RESOLUTION DECLARING THE INTENT OF THE TOWN TO FORM A PUBLIC
IMPROVEMENT DISTRICT**

WHEREAS the Town received a Petition for formation of a Public Improvement District ("PID") on April 15, 2005, filed by Campbell Corporation ("Campbell") pursuant to the Public Improvement District Act, NMSA 1978, §§ 5-11-1, et seq. ("PIDA").

WHEREAS § 5-11-3 of the PIDA required the governing body to take action on said petition within ninety (90) days from presentation of the petition, or by July 14, 2005;

WHEREAS § 5-11-3 provides for said action to be taken by means of the promulgation of a resolution of intent to form a PID, so as to allow public hearings to take place; and

WHEREAS, although Campbell as property owner of 100% of the affected land, has waived public hearing, the Town wishes to provide an appropriate public process for its consideration of the Petition;

THEREFORE, be it resolved by and through the Town's governing body as follows:

I. STATEMENT OF INTENT

The Town hereby declares its intent, pursuant to the PIDA, to act upon the April 15, 2005 Petition filed by Campbell, and thereby possibly to create a PID, for the area and for the purposes outlined herein, subject to Campbell's compliance with the reasonable requirements of the Town and the PIDA regarding the contents of said Petition.

II. AREA AND PURPOSE

SECTION 1.1. AREA INCLUDED IN PID.

The area to be included in the PID proposed by Campbell is shown in Exhibit "A" to the "District General Plan" included in Campbell's April 15, 2005 Petition. A copy of that Exhibit is attached hereto and incorporated herein as Exhibit "1."

SECTION 1.2. PROPOSED PURPOSE OF PID.

The PID is proposed to provide "enhanced services" to the area described above, including specifically police protection, fire protection, and emergency services for the Enhanced Service District therein described. See § 5-11-2(H) of the PIDA. Campbell proposes to provide these services through contractual arrangements with Bernalillo County or other third-party providers.

1 **II. GENERAL PLAN AND FINANCING OF PROPOSED ENHANCED SERVICE PID.**

2
3 **SECTION 2.1. STATEMENT REGARDING GENERAL PLAN.**

4
5 A general plan for the district is on file with the Town Clerk and includes a map
6 depicting the boundaries of the district and the real property proposed to be
7 included in the district, a general description of anticipated enhances services,
8 general cost estimates, proposed financing methods and anticipated tax levies,
9 special levies or charges, financing methods and other information.

10
11 **SECTION 2.2. FINANCING OF PROPOSED PID.**

12
13 Petitioner proposes to finance the operations of the Enhanced Services PID
14 through an annual special levy or a District Property Tax as provided by the
15 PIDA.

16
17 If the Enhanced Services are funded through an annual special levy, the levy will
18 be imposed at maximum build-out on all levyable or taxable land within the
19 District in an amount not to exceed \$6,000,000.00 per annum, subject to a
20 maximum annual adjustment equal to the greater of the Consumer Price Index or
21 2%. Any special levy shall be apportioned to each legally exiting tract or lot
22 according to the percentage of levyable land within the District or portion thereof
23 served by the Enhanced Service, calculated by acreage, that such tract or lot
24 represents.

25
26 If the Enhanced Services are funded through a District Property Tax, the
27 maximum rate of the tax will be the mill rate necessary to produce annual
28 aggregate District Property Tax Revenue not to exceed \$6,000,000.00 per
29 annum when applied to all taxable land within the District. This tax rate is
30 subject to a maximum annual adjustment equal to the greater of the Consumer
31 Price Index or 2%, and as limited by the PIDA.

32
33
34 **III. PUBLIC NOTICES AND RELATED DISCLOSURES**

35
36 **SECTION 3.1. PUBLIC NOTICE.**

37
38 Attached hereto is a public notice in conformance with the provisions of § 5-11-4
39 of the PIDA and executed by the Town Clerk. A copy of this Notice shall be sent
40 to Campbell, as the owner of the real property in question, and shall be published
41 as required by the PIDA.

42
43 **SECTION 3.2. FILING OF WRITTEN OBJECTIONS.**

44
45 Written Objections may be filed by mailing, postage prepaid, to the Town Clerk at

1 the Town's Offices, which location is provided below:
2

3 Clerk-Treasurer
4 Town of Edgewood
5 P.O. Box 3610
6 Edgewood, New Mexico 87015
7

8 **SECTION 3.3. NOTICE OF POSSIBLE FINANCIAL CONSEQUENCES TO PROPERTY**
9 **OWNERS WITHIN PROPOSED ENHANCED SERVICES DISTRICT.**
10

11 The PIDA provides a mechanism for local government to finance public
12 improvements or enhanced services to a defined area. Under the PIDA an
13 improvement district may finance its activities through the use of methods
14 including property taxes or special levies or other fees or charges on landowners
15 within the district. § 5-11-3(7). Bonds issued by a district shall not be a general
16 obligation of the state, the county, or the municipality in which the district is
17 located and shall not pledge the full faith and credit of the state, the county, or
18 the municipality in which the district is located, irrespective of whether the
19 district board is governed by the governing body of the county or municipality in
20 which the district is located. § 5-11-8(C).
21

22 **SECTION 3.4. REFERENCE TO THE PIDA.**
23

24 The legal requirements for formation of a PID, and the resulting powers, duties,
25 and rights of the PID are contained within the PIDA, NMSA 1978, §§ 5-11-1, et
26 seq.
27

28 **SECTION 3.5. PROPOSED BOARD OF DIRECTORS.**
29

30 Campbell has proposed a board of directors composed of five individuals to be
31 appointed by the governing body. The names of these individuals are contained
32 in Campbell's Petition, on file with the Town Clerk.
33

34 **IV. DIRECTION FOR FURTHER STUDY OF FEASIBILITY**
35

36 **SECTION 4.1. FURTHER INFORMATION AND CONSULTATION REQUIRED.**
37

38 Prior to a vote on final approval of the proposed PID, the governing body directs
39 Petitioner, the Mayor, Town Staff, and such consultants as the Mayor deems
40 necessary and appropriate, to meet and discuss in further detail matters
41 involving the proposed financing and provision of services to the Enhanced
42 Services District.
43

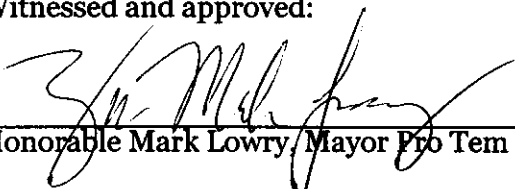
- 44 a. These consultations should generally comply with and produce the
45 information required under the policies and procedures for PID approval

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adopted by this Council, copies of which have been provided to Petitioner.

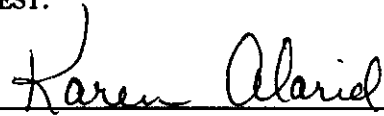
- b. These consultations should include appropriate consultation with officials and employees of Bernalillo County, which has authorized its staff to engage in discussions and negotiations with the Town regarding a joint powers agreement for provision of enhanced services within the PID. See §§ 5-11-10(A)(3), (5), (13), (15).
- c. Should additional time be required to provide sufficient information to allow the governing body to vote on approval of the proposed PID, with the consent of the Petitioner the governing body will consider, in lieu of denying the Petition, tabling action on the Petition at the scheduled hearing in order to allow the process described herein to be completed.

Witnessed and approved:



Honorable Mark Lowry, Mayor Pro Tem

ATTEST:



Town Clerk



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PUBLIC NOTICE

The Town Clerk shall cause the following public notice to be mailed by registered or certified United States mail, postage prepaid, to all owners of real property in the proposed district at least by June 13, 2005. In addition, notice shall be published once each week for two successive weeks in a newspaper of general circulation in the municipality or county in which the proposed district lies. The last publication shall be published no later than July 10, 2005.

To Whom It May Concern:

The governing body of the Town of Edgewood on June 7, 2005, adopted the attached resolution declaring its intention to form a tax-levying public improvement district. A hearing on formation will be held on July 13, 2005, at ^{4:30} 5:30 pm at the Edgewood Community Center. All persons owning or claiming an interest in property in the proposed district who object to the inclusion of their land in the district, to the formation of the district or to the contents of the general plan must file a written objection with the undersigned at the following address before the time set for the hearing.

(Date) 6-8-05



Karen Alarid, Clerk-Treasurer

Address: Clerk-Treasurer
Town of Edgewood
P.O. Box 3610
Edgewood, New Mexico 87015

Town of Edgewood