

**BULK LAND PLAT OF
LA CUENTISTA SUBDIVISION
TRACTS B-1 AND B-2**

WITHIN SECTION 15
T.11N., R.2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2016

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATED WITHIN SECTION 15, TOWNSHIP 11 NORTH, RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING DESCRIBED AS LA CUENTISTA SUBDIVISION, TRACT B, AS THE SAME IS SHOWN AND DESIGNATED ON CORRECTION PLAT OF THE BULK LAND PLAT OF LA CUENTISTA SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 7, 2004, IN BOOK: 2004C, PAGE: 7;

NOW COMPRISING LA CUENTISTA SUBDIVISION, TRACTS B-1 AND B-2, AND DEDICATED ROW; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT B-1:

BEGINNING AT AN ANGLE POINT ON THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED BEING A POINT ON THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF ROSA PARKS ROAD NW; WHENCE, THE A.C.S (ALBUQUERQUE CONTROL STATION) "8-C10", A BRASS CAP IN PLACE, BEARS N06°18'54"E, 1,812.35 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING ALONG SAID PROPOSED NORTHERLY RIGHT OF WAY LINE OF ROSA PARKS ROAD NW, N67°15'06"E A DISTANCE OF 399.98 FEET TO AN ANGLE POINT; THENCE, NORTHWESTERLY, 39.27 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N.67°44'54"W., 35.36 FEET) TO A POINT OF TANGENCY, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF AZUCENA PLACE; THENCE,

ALONG SAID RIGHT OF WAY LINE FOR THE NEXT FOUR (4) COURSES, N.22°44'54"W., A DISTANCE OF 72.48 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, 117.59 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 66°58'23" (SAID CURVE HAVING A RADIUS OF 100.60 FEET AND A CHORD WHICH BEARS N.56°15'05"W., 111.01 FEET) TO A POINT OF TANGENCY; THENCE, N.89°42'53"W., A DISTANCE OF 799.75 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, 39.27 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N.44°42'53"W., 35.36 FEET) TO A POINT OF TANGENCY, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FRAMBUESA ROAD; THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE, N.00°17'07"E., A DISTANCE OF 845.00 FEET TO AN ANGLE POINT, BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF VALIENTE ROAD; THENCE,

ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT TWO (2) COURSES, N.89°42'53"W., A DISTANCE OF 265.00 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, 39.27 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N.44°42'53"W., 35.36 FEET) TO A POINT OF TANGENCY, BEING A POINT ON THE EAST RIGHT OF WAY LINE OF A URRACA STREET; THENCE,

ALONG SAID EAST RIGHT OF WAY LINE, N.00°17'07"E., A DISTANCE OF 440.24 FEET TO THE NORTHWEST CORNER OF SAID COMPRISED TRACT HEREIN DESCRIBED, BEING A POINT ON SAID LINE COMMON TO THE SOUTH BOUNDARY OF THE TOWN OF ALAMEDA GRANT; THENCE, ALONG SAID COMMON LINE,

S.89°41'11"E., A DISTANCE OF 1,630.87 FEET TO AN ANGLE POINT, THENCE, S.89°32'40"E., A DISTANCE OF 509.34 FEET TO AN ANGLE POINT, BEING THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE,

S.00°17'34"W., A DISTANCE OF 292.14 FEET TO AN ANGLE POINT; THENCE, N89°42'26"W A DISTANCE OF 128.00 FEET TO AN ANGLE POINT; THENCE, N00°17'34"E A DISTANCE OF 122.10 FEET TO AN ANGLE POINT; THENCE, N89°42'26"W A DISTANCE OF 232.00 FEET TO AN ANGLE POINT; THENCE, S00°17'34"W A DISTANCE OF 55.59 FEET TO AN ANGLE POINT; THENCE, N89°42'26"W A DISTANCE OF 128.00 FEET TO AN ANGLE POINT; THENCE, S00°17'34"W A DISTANCE OF 830.00 FEET TO AN ANGLE POINT; THENCE, N89°42'26"W A DISTANCE OF 15.43 FEET TO AN ANGLE POINT; THENCE,

S00°17'34"W A DISTANCE OF 261.99 FEET TO AN ANGLE POINT AND TO THE POINT OF BEGINNING. AND CONTAINING AN AREA OF 47.9000 ACRES, MORE OR LESS (2,086,526.71 SQ.FT., MORE OR LESS).

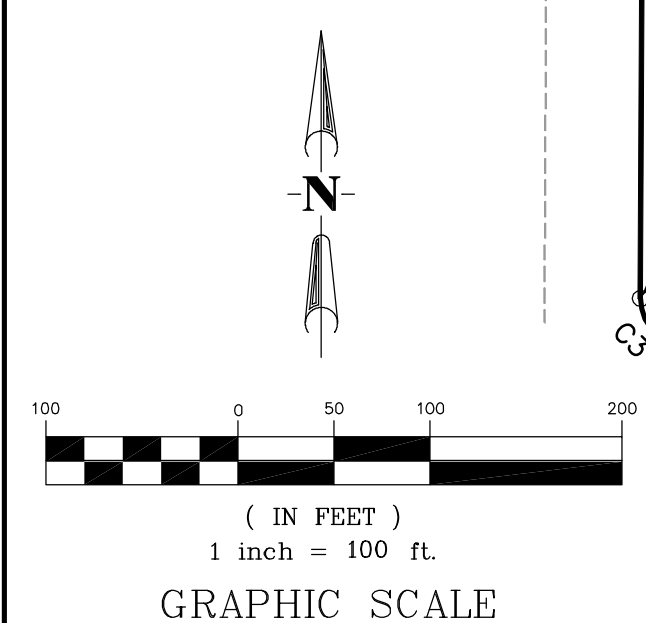
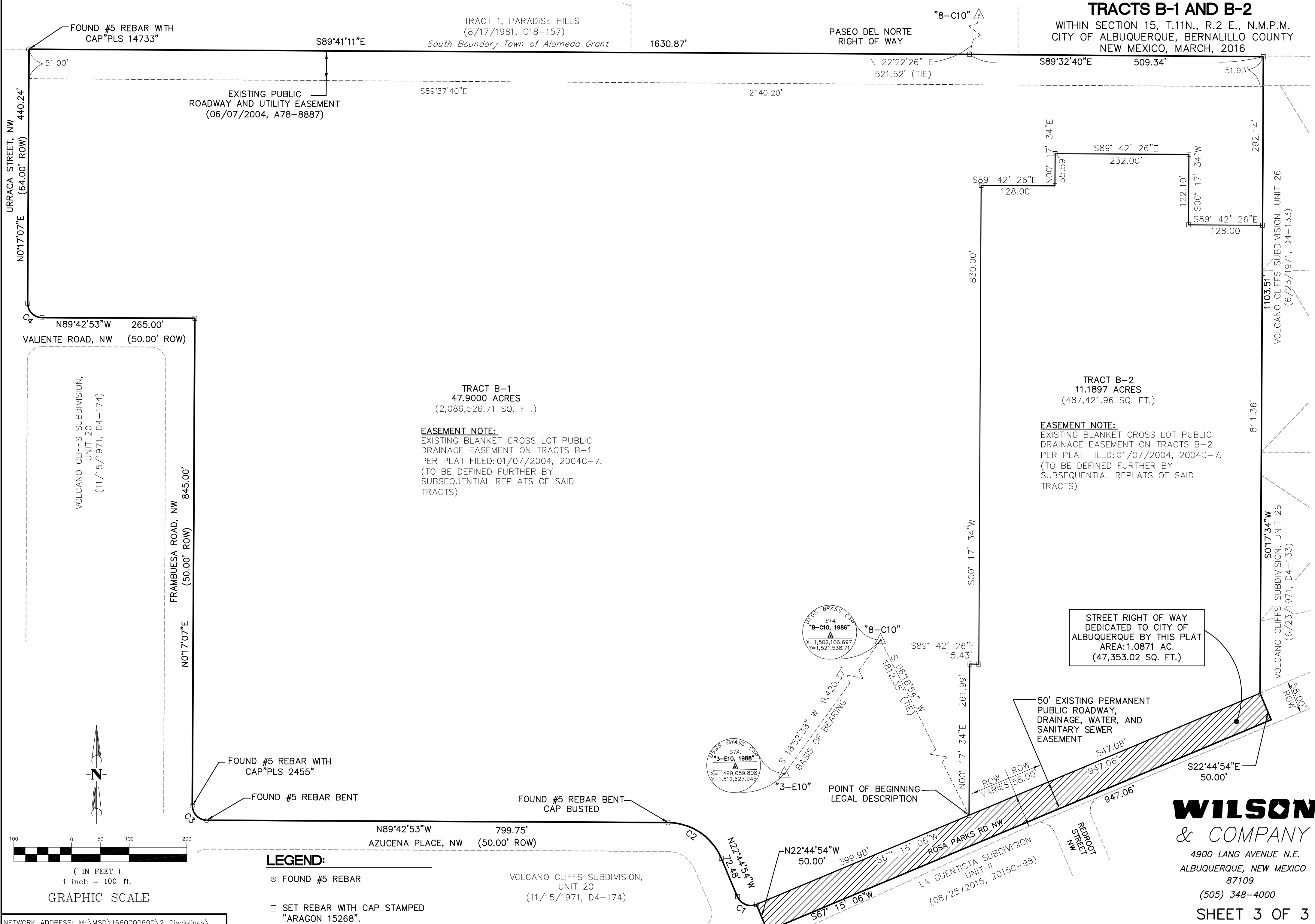
TOGETHER WITH TRACT B-2:

BEGINNING AT AN ANGLE POINT ON THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED BEING A POINT ON THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF ROSA PARKS ROAD NW; WHENCE, THE A.C.S (ALBUQUERQUE CONTROL STATION) "8-C10", A BRASS CAP IN PLACE, BEARS N06°18'54"E, 1,812.35 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING LEAVING THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF ROSA PARKS ROAD NW, N00°17'34"E A DISTANCE OF 261.99 FEET TO AN ANGLE POINT; THENCE, S89°42'26"E A DISTANCE OF 15.43 FEET TO AN ANGLE POINT; THENCE, N00°17'34"E A DISTANCE OF 830.00 FEET TO AN ANGLE POINT; THENCE, S89°42'26"E A DISTANCE OF 128.00 FEET TO AN ANGLE POINT; THENCE, N00°17'34"E A DISTANCE OF 55.59 FEET TO AN ANGLE POINT; THENCE, S89°42'26"E A DISTANCE OF 232.00 FEET TO AN ANGLE POINT; THENCE, S00°17'34"W A DISTANCE OF 122.10 FEET TO AN ANGLE POINT; THENCE, S89°42'26"E A DISTANCE OF 128.00 FEET TO AN ANGLE POINT; THENCE, S00°17'34"W A DISTANCE OF 811.36 FEET TO A ANGEL POINT ON THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF ROSA PARKS ROAD NW; THENCE ALONG SAID RIGHT OF WAY LINE S67°15'06"W A DISTANCE OF 547.08 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING AN AREA OF 11.1897 ACRES (487,421.96 SQ. FT.) MORE OR LESS.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	39.27'	25.00'	25.00'	90°00'00"	N67°44'54"W	35.35'
C2	117.59'	100.60'	66.55'	66°97'31"	N56°15'05"W	111.01'
C3	39.27'	25.00'	25.00'	90.00'00"	N44°42'53"W	35.35'
C4	39.27'	25.00'	25.00'	90.00'00"	N44°42'53"W	35.35'

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CITY OF ALBUQUERQUE, BERNALILLO COUNTY
NEW MEXICO, MARCH, 2016



- LEGEND:**
- FOUND #5 REBAR
 - SET REBAR WITH CAP STAMPED "ARAGON 15268".

VOLCANO CLIFFS SUBDIVISION,
UNIT 20
(11/15/1971, D4-174)

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000
SHEET 3 OF 3

NETWORK ADDRESS: M:\MSD\1660000600\2_Disciplines\Survey\Drawings\1660000600 BULK LAND PLAT_SKETCH.DWG