

SUBDIVISION DATA:

TOTAL NO. OF LOTS AND TRACTS EXISTING: 1
 TOTAL NO. OF LOTS AND TRACTS CREATED: 72 LOTS AND 4 TRACTS
 TOTAL MILES OF STREETS CREATED: 0.4172
 GROSS SUBDIVISION ACREAGE: 11.1897 ACRES
 ZONE ATLAS INDEX NO.: C-10
 CURRENT ZONING: SU-2-VCUR
 DATE OF SURVEY: FEBRUARY 2016

GENERAL NOTES:

- ACS CONTROL STATION "8-C10, 1986" DATA:
 3-1/4" ALUMINUM DISC SET FLUSH IN THE LAVA OUTCROP
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=1,502,106.697 Y=1,521,538.710 ELEV.=5,392.936 (NAVD 1988)
 GROUND-TO-GRID FACTOR = 0.999667901, DELTA ALPHA = (-)00'16"00"09,
 NAD 1983
- ACS CONTROL STATION "3-E10" DATA:
 3-1/4" BRASS DISC SET IN A CONCRETE POST 0.3' ABOVE GROUND
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=1,499,059.808 Y=1,512,627.946 ELEV.=5,318.888 (NAVD 1988)
 GROUND-TO-GRID FACTOR = 0.999672416, DELTA ALPHA = (-)00'16"20.35,
 NAD 1983
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS
 (CENTRAL ZONE NAD 83) BASED UPON A LINE FROM ACS "8-C10" TO ACS
 "3-E10". SAID BEARING BEING: S18° 52' 38"W.
- ALL DISTANCES ARE GROUND DISTANCES.
- CORNERS SHOWN AS ARE FOUND REBARS WITH CAP. ALL OTHER PROPERTY
 CORNERS WILL BE SET WITH 5/8" REBAR WITH CAP STAMPED "B.M. ARAGON PS
 15268".
- ALL INTERIOR TRACT CORNERS WILL BE SET WITH COMPLETION OF PLATTING.
- ALL BOUNDARY PERIMETER BEARINGS AND DISTANCES ARE THE SAME AS SHOWN
 AND DESIGNATED IN THE 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 MAP BOOK 2004C,
 FOLIO 7.
- SUBJECT PROPERTY LIES WITHIN "ZONE X", DESIGNATING "AREAS DETERMINED TO
 BE OUTSIDE THE FLOODPLAIN PER FLOOD INSURANCE RATE MAP, PANEL 112 OF
 825, MAP NUMBER 35001C0112 G, EFFECTIVE DATE: SEPTEMBER 26, 2008.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY,
 STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF
 CENTERLINE MONUMENTATION.
- SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE
 INSTALLATION OF SOLAR COLLECTORS ON PROPERTY WITHIN AN AREA FOR WHICH
 DRB APPROVAL IS SOUGHT. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL
 ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT,
 OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED
 NO BUILDINGS OR ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF
 PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS
 PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # : 101006437513240404
 PROPERTY OWNER OF RECORD: ELK HAVEN LLC. AND FRANCES PAVICH LLC.

BERNALILLO COUNTY TREASURER'S OFFICE: _____ DATE: _____
 NETWORK ADDRESS: M:\MSD\166000600\2_Disciplines\Survey\Drawings\166006_PLAT.dwg

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE 72 LOTS AND 4 TRACTS WITHIN TRACT B-2,
 BULK LAND PLAT OF LA CUENTISTA SUBDIVISION, GRANT EASEMENTS AND DEDICATE
 RIGHT-OF-WAY, AS SHOWN HEREON.

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND BEING IDENTIFIED AS TRACT B-2, AS SHOWN AND
 DESIGNATED ON THE BULK LAND PLAT OF LA CUENTISTA SUBDIVISION, FILED IN THE OFFICE
 OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 14, 2016 IN BOOK:
 2016C, PAGE: 69 AS DOCUMENT #2016054344; AND BE MORE PARTICULARLY DESCRIBED BY
 METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL HEREIN DESCRIBED BEING A
 POINT ON THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF ROSA PARKS ROAD NW;
 WHENCE, FOR A TIE, THE ALBUQUERQUE CONTROL STATION "8-C10, 1986", A BRASS CAP IN
 PLACE, BEARS N.06°18'54"E., 1812.35 FEET DISTANT; THENCE, FROM SAID POINT OF
 BEGINNING, LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE,
 N.00°17'34"E. A DISTANCE OF 261.99 FEET TO AN ANGLE POINT; THENCE,
 S.89°42'26"E., A DISTANCE OF 15.43 FEET TO AN ANGLE POINT; THENCE,
 N.00°17'34"E., A DISTANCE OF 830.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL
 HEREIN DESCRIBED; THENCE,
 S.89°42'26"E., A DISTANCE OF 128.00 FEET TO AN ANGLE POINT, BEING A POINT ON THE
 WESTERLY RIGHT OF WAY LINE OF (NEWLY DEDICATED) CORNSILK STREET NW; THENCE, ALONG
 SAID WESTERLY RIGHT OF WAY LINE,
 N.00°17'34"E., A DISTANCE OF 55.59 FEET TO AN ANGLE POINT, BEING A POINT
 INTERSECTING THE NORTHERLY RIGHT OF WAY LINE OF (NEWLY DEDICATED) SMOKETREE
 AVENUE NW; THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE,
 S.89°42'26"E., A DISTANCE OF 232.00 FEET TO AN ANGLE POINT, BEING A POINT
 INTERSECTING THE EASTERLY RIGHT OF WAY LINE OF (NEWLY DEDICATED) PRIVET STREET NW;
 THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE,
 S.00°17'34"W., A DISTANCE OF 122.10 FEET TO AN ANGLE POINT; THENCE, LEAVING SAID
 EASTERLY RIGHT OF WAY LINE,
 S.89°42'26"E., A DISTANCE OF 128.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL
 HEREIN DESCRIBED; THENCE,
 S.00°17'34"W., A DISTANCE OF 811.36 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL
 HEREIN DESCRIBED, BEING A POINT ON THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE
 OF SAID ROSA PARKS ROAD NW; THENCE, ALONG SAID EXISTING NORTHWESTERLY RIGHT OF WAY
 LINE,
 S.67°15'06"W., A DISTANCE OF 547.08 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL
 HEREIN DESCRIBED, BEING THE POINT OF BEGINNING AND CONTAINING AN AREA OF 487422
 SQUARE FEET, MORE OR LESS (11.1897 ACRES, MORE OR LESS).

FREE CONSENT AND DEDICATION:

THE SUBDIVISION HEREON DESCRIBED AND NOW COMPRISING LA CUENTISTA SUBDIVISION
 TRACT B-2, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF
 THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID UNDERSIGNED
 OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ADDITIONAL EASEMENTS,
 DEDICATE ADDITIONAL PUBLIC RIGHT-OF-WAY AS SHOWN HEREON TO THE CITY OF
 ALBUQUERQUE IN FEE SIMPLE AS SHOWN HEREON AND DO HEREBY REPRESENT THAT
 THEY ARE SO AUTHORIZED TO ACT.

OWNER/PROPRIETOR OF LA CUENTISTA SUBDIVISION, TRACT B-2

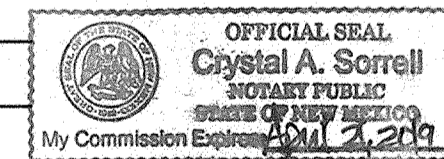
BY: FRANCES PAVICH
 FOR: FRANCES PAVICH, LLC.
 ADDRESS: 21 VISTA VALLE CIR, LAMY, NM 87540
 DATE: 9-1-16

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 1st DAY OF
September, 2016, BY FRANCES PAVICH.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: April 21, 2019



OWNER/PROPRIETOR OF LA CUENTISTA SUBDIVISION, TRACT B-2

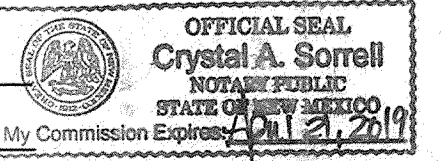
BY: STAN DIAMOND, MANAGING MEMBER
 FOR: ELK HAVEN, LLC.
 ADDRESS: 13 BISHOP LAMY RD, LAMY, NM 87540
 DATE: 9-1-16

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 1st DAY OF
September, 2016, BY STAN DIAMOND

NOTARY PUBLIC:

MY COMMISSION EXPIRES: April 21, 2019



**PRELIMINARY PLAT OF
 LA CUENTISTA SUBDIVISION
 TRACT B-2
 WITHIN SECTION 15
 T.11N., R.2 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2016**

PROJECT NUMBER: 1000922

APPLICATION NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS: PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT
 EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES
 DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF
 ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEDED TO BE IN THE
 PUBLIC INTEREST. DISCLAIMER: IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF
 NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A
 TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM AND NMGC
 DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE
 BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT, WHICH ARE NOT SHOWN
 ON THIS PLAT.

NEW MEXICO GAS COMPANY	DATE
PNM ELECTRIC SERVICES	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
CITY APPROVALS:	
 Soren N. Rindboom P.S.	<u>9/1/16</u> DATE
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION:

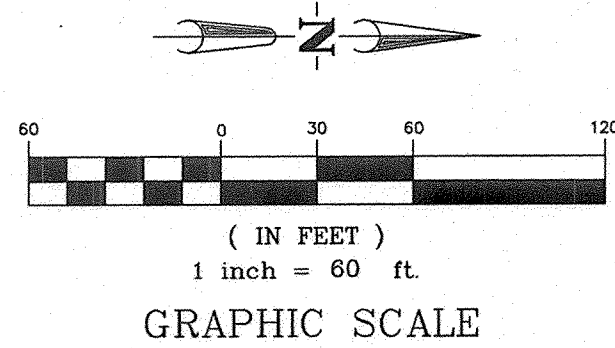
I, BENJAMIN M. ARAGON, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE
 STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR
 UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR
 MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS
 ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER
 PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF
 AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR
 SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW
 MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL
 ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007.

BENJAMIN M. ARAGON
 N.M.P.S. #15268
8-31-16
 DATE



**WILSON
 & COMPANY**
 4900 Long Avenue NE
 Albuquerque, NM 87109
 Phone: (505) 348-4000

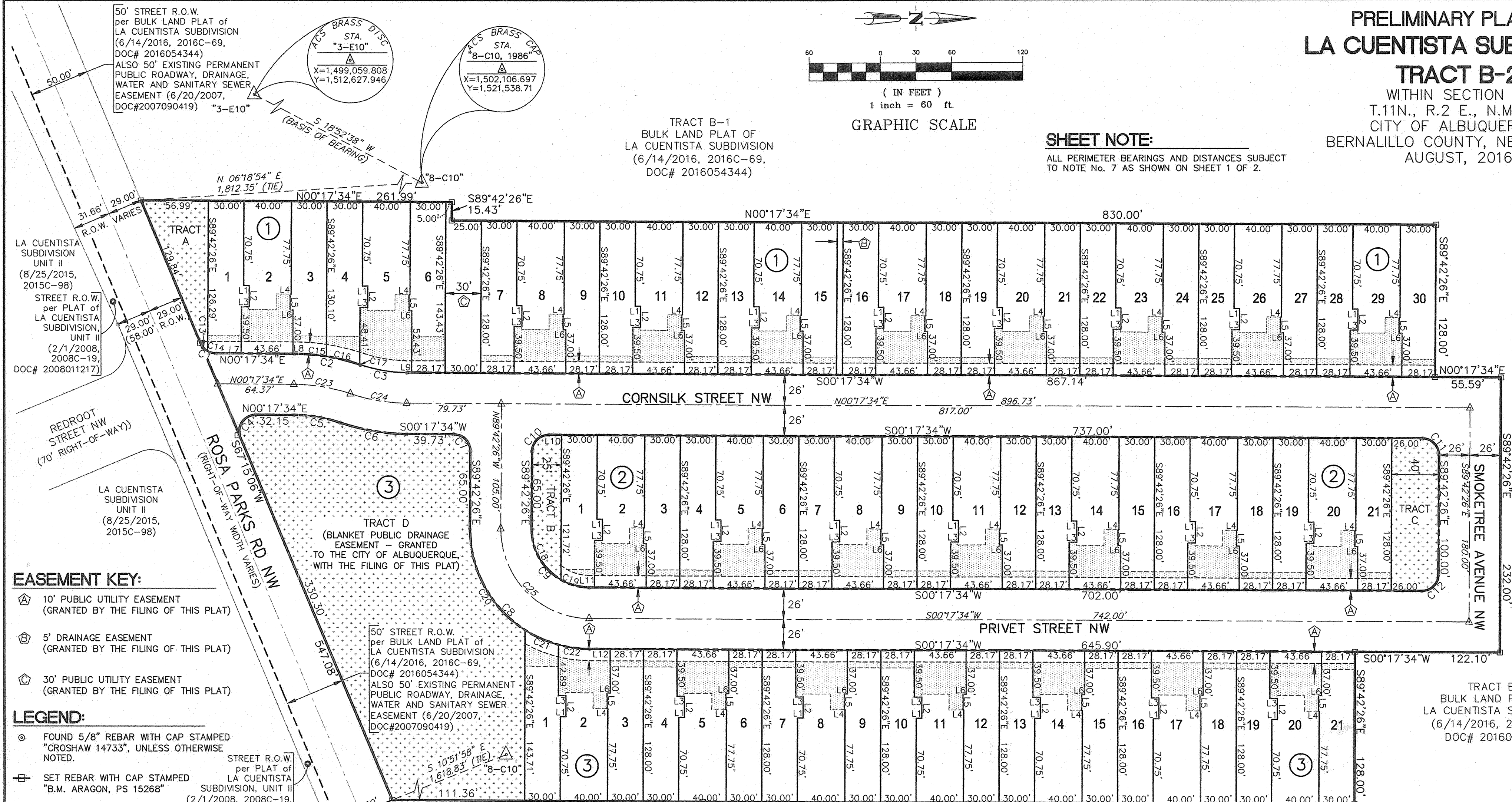
PRELIMINARY PLAT OF
LA CUENTISTA SUBDIVISION
TRACT B-2
 WITHIN SECTION 15
 T.11N., R.2 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2016



TRACT B-1
 BULK LAND PLAT OF
 LA CUENTISTA SUBDIVISION
 (6/14/2016, 2016C-69,
 DOC# 2016054344)

SHEET NOTE:

ALL PERIMETER BEARINGS AND DISTANCES SUBJECT
 TO NOTE No. 7 AS SHOWN ON SHEET 1 OF 2.



EASEMENT KEY:

- Ⓜ 10' PUBLIC UTILITY EASEMENT (GRANTED BY THE FILING OF THIS PLAT)
- Ⓜ 5' DRAINAGE EASEMENT (GRANTED BY THE FILING OF THIS PLAT)
- Ⓜ 30' PUBLIC UTILITY EASEMENT (GRANTED BY THE FILING OF THIS PLAT)

LEGEND:

- ⊙ FOUND 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733", UNLESS OTHERWISE NOTED.
- ⊕ SET REBAR WITH CAP STAMPED "B.M. ARAGON, PS 15268"
- ⊖ SET CITY OF ALBUQUERQUE CENTERLINE MONUMENT STAMPED "B.M. ARAGON, PS 15268"
- ▨ PRIVATE COMMON ACCESS AREA
- ▨ PRIVATE COMMON AREA "TRACTS A THRU D, TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

BLANKET PUBLIC DRAINAGE EASEMENT (GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT)

LOT #	Sq.Ft.	Acres	LOT #	Sq.Ft.	Acres	LOT #	Sq.Ft.	Acres
1	3846.70	0.0883	11	5168.40	0.1187	21	3781.17	0.0868
2	5171.39	0.1187	12	3781.17	0.0868	22	3850.44	0.0884
3	3800.12	0.0872	13	3850.44	0.0884	23	5168.40	0.1187
4	3993.95	0.0917	14	5168.40	0.1187	24	3781.17	0.0868
5	5759.81	0.1322	15	3781.17	0.0868	25	3850.44	0.0884
6	4237.53	0.0973	16	3850.44	0.0884	26	5168.40	0.1187
7	3850.44	0.0884	17	5168.40	0.1187	27	3781.17	0.0868
8	5168.40	0.1187	18	3781.17	0.0868	28	3850.44	0.0884
9	3781.17	0.0868	19	3850.44	0.0884	29	5168.40	0.1187
10	3850.44	0.0884	20	5168.40	0.1187	30	3781.17	0.0868

TRACT	Sq.Ft.	Acres	TRACT	Sq.Ft.	Acres
A	3,799.24	0.0872	C	2,699.56	0.0617
B	3,840.00	0.0881	D	5,035.88	0.1156

LOT #	Sq.Ft.	Acres	LOT #	Sq.Ft.	Acres
1	3801.56	0.0873	11	5168.40	0.1187
2	5168.40	0.1187	12	3781.17	0.0868
3	3781.17	0.0868	13	3850.44	0.0884
4	3850.44	0.0884	14	5168.40	0.1187
5	5168.40	0.1187	15	3781.17	0.0868
6	3781.17	0.0868	16	3850.44	0.0884
7	3850.44	0.0884	17	5168.40	0.1187
8	5168.40	0.1187	18	3781.17	0.0868
9	3781.17	0.0868	19	3850.44	0.0884
10	3850.44	0.0884	20	5168.40	0.1187
21	3781.17	0.0868			

LOT #	Sq.Ft.	Acres	LOT #	Sq.Ft.	Acres
1	4095.26	0.0940	11	5168.40	0.1187
2	5197.47	0.1193	12	3781.17	0.0868
3	3781.17	0.0868	13	3850.44	0.0884
4	3850.44	0.0884	14	5168.40	0.1187
5	5168.40	0.1187	15	3781.17	0.0868
6	3781.17	0.0868	16	3850.44	0.0884
7	3850.44	0.0884	17	5168.40	0.1187
8	5168.40	0.1187	18	3781.17	0.0868
9	3781.17	0.0868	19	3850.44	0.0884
10	3850.44	0.0884	20	5168.40	0.1187
21	3781.17	0.0868			

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C23	48.32'	150.00'	66°57'32"	24.37'	48.11'	N09°31'18"E
C24	48.32'	150.00'	18°27'28"	24.37'	48.11'	N09°31'18"E
C25	117.81'	75.00'	18°27'28"	106.07'	N45°17'34"E	

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	16.36'	14.00'	66°57'32"	9.26'	15.45'	N33°46'20"E
C2	56.70'	176.00'	18°27'28"	28.60'	56.45'	N09°31'18"E
C3	39.95'	124.00'	18°27'28"	20.15'	39.77'	N09°31'18"E
C4	27.62'	14.00'	18°27'28"	21.17'	23.35'	N56°13'40"W
C5	39.95'	124.00'	18°27'28"	20.15'	39.77'	N09°31'18"E
C6	56.70'	176.00'	18°27'28"	28.60'	56.45'	N09°31'18"E
C7	21.99'	14.00'	18°27'28"	14.00'	19.80'	N45°17'34"E
C8	158.65'	101.00'	18°27'28"	101.00'	142.84'	N45°17'34"E
C9	76.97'	49.00'	18°27'28"	49.00'	69.30'	S45°17'34"W
C10	22.00'	14.00'	18°27'28"	14.00'	20.00'	N44°42'26"W
C11	22.00'	14.00'	18°27'28"	14.00'	20.00'	N45°17'34"E
C12	22.00'	14.00'	18°27'28"	14.00'	20.00'	S44°42'26"E
C13	9.36'	14.00'	18°27'28"	4.87'	9.19'	N48°05'24"E
C14	7.00'	14.00'	18°27'28"	3.57'	6.92'	N14°36'38"E
C15	27.23'	176.00'	18°27'28"	13.64'	27.20'	N04°43'27"E
C16	29.01'	176.00'	18°27'28"	14.54'	28.98'	N13°52'41"E
C17	0.46'	176.00'	18°27'28"	0.23'	0.46'	N18°40'31"E
C18	51.89'	49.00'	18°27'28"	28.68'	49.50'	N59°57'22"E
C19	25.08'	49.00'	18°27'28"	12.82'	24.81'	N14°57'22"E
C20	101.56'	101.00'	18°27'28"	55.54'	97.33'	N61°29'13"E
C21	30.87'	101.00'	18°27'28"	15.55'	30.75'	N23°55'35"E
C22	26.23'	101.00'	18°27'28"	13.19'	26.15'	N07°43'55"E

LINE	LENGTH	BEARING
L1	4.67'	N00°17'34"E
L2	17.75'	S89°42'26"E
L3	6.16'	S00°17'34"W
L4	0.67'	S00°17'34"W
L5	13.25'	S89°42'26"E
L6	2.50'	N00°17'34"E
L7	21.46'	S00°17'34"W
L8	1.05'	S00°17'34"W
L9	3.97'	S00°17'34"W
L10	11.00'	N00°17'34"E
L11	4.17'	S00°17'34"W
L12	17.73'	N00°17'34"E

WILSON & COMPANY
 4900 Lang Avenue NE
 Albuquerque, NM 87109
 Phone: (505) 348-4000