

SUBDIVISION DATA:

TOTAL NO. OF LOTS AND TRACTS EXISTING 4
 TOTAL NO. OF LOTS CREATED 122 TOTAL NO. OF TRACTS CREATED 11
 TOTAL MILES OF STREETS CREATED 0.81 4276.80 FT.
 GROSS SUBDIVISION ACREAGE 32.3537 ACRES
 ZONE ATLAS INDEX NO. C-10, C-11, D-10, & D-11
 CURRENT ZONING R-1 DATE OF SURVEY SEPTEMBER 2017

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 U.S. SURVEY FEET, Y= 1,521,538.71 U.S. SURVEY FEET,
 ELEV.=5392.936 U.S. SURVEY FEET (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 U.S. SURVEY FEET, Y= 1,512,627.946 U.S. SURVEY FEET,
 ELEV.=5318.888 U.S. SURVEY FEET (NAVD 1988)
 GROUND TO GRID FACTOR = 0.999672416, DELTA ALPHA = (-)00'16"20.35" NAD 1983
- FIELD SURVEY PERFORMED SEPTEMBER 2017.
- 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 STAMPED "CROSHAW 14733". ALL OTHER PROPERTY CORNERS WILL BE SET WITH 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733".
- ALL INTERIOR TRACT CORNERS WILL BE SET WITH COMPLETION OF INFRASTRUCTURE.
- 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.
- SUBDIVISION ORDINANCE 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 ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.
- ALL BOUNDARY PERIMETER BEARINGS AND DISTANCES ARE THE SAME AS SHOWN AND DESIGNATED IN THE LA CUENTISTA SUBDIVISION, UNIT II PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 1, 2008 IN MAP BOOK 2008, FOLIO 19.

DRAWING NAME: 1460008900 Final Plat.dwg
 NETWORK ADDRESS: M:\MSD\14-600-089-00\2_Disciplines\
 Survey\Drawings\Final Plat for Correction Plat of the La Cuentista, Unit II

LEGAL DESCRIPTION:

A LARGE PARCEL OF LAND BEING COMPRISED OF TRACTS 1A, 1B, 2A & 2B, ALL AS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "REPLAT OF LA CUENTISTA SUBDIVISION, UNIT II, WITHIN SECTIONS 15, 22 AND 23, T.11N., R.2E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON AUGUST 25, 2015 IN BOOK: 2015C, PAGE: 0098 AS DOCUMENT NO. 2015073816. REFILED AS CORRECTION PLAT ON SEPTEMBER 17, 2015, AS DOCUMENT NO. 2015081308.

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE LOTS AND TRACTS, GRANT EASEMENTS, AND DEDICATE ROW AS SHOWN.

FREE CONSENT AND DEDICATION:

THE SUBDIVISION HEREON DESCRIBED AND NOW COMPRISING LA CUENTISTA SUBDIVISION, UNIT II 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 AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR OVERHEAD AND/OR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; SAID OWNER(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

PROPERTY OWNER APPROVAL:

OWNER/PROPRIETOR OF LA CUENTISTA SUBDIVISION, UNIT II

 BY: ROBERT C. PREWITT, VICE PRESIDENT/CORPORATE SECRETARY
 FOR: DOUBLE M PROPERTIES, INC.
 4400 ALAMEDA BLVD. NE, SUITE E, ALBUQUERQUE, NM 87113

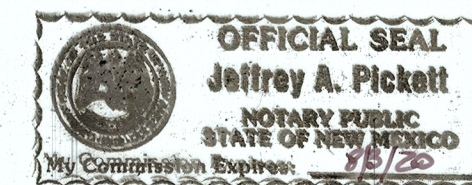
DATE 10-12-17

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12 DAY OF October, 2017, BY ROBERT C. PREWITT, VICE PRESIDENT/CORPORATE SECRETARY.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 8/3/20



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # : 1-010-064-526-074-4-23-01, 1-010-064-526-030-4-23-02
 1-010-064-461-003-4-22-02, 1-010-064-418-039-4-22-01

PROPERTY OWNER OF RECORD: LA CUENTISTA SUBDIVISION, UNIT II

BERNALILLO COUNTY TREASURER'S OFFICE: _____ DATE: _____

**FINAL PLAT OF
 LA CUENTISTA SUBDIVISION, UNIT II**

WITHIN SECTIONS 15, 22 & 23
 T.11N., R.2 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2017

PROJECT NUMBER: 1005182

APPLICATION NUMBER: _____

PLAT APPROVAL

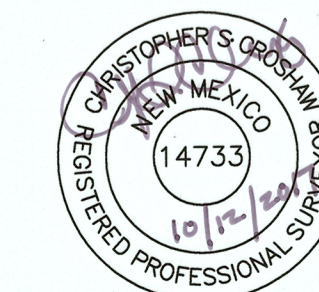
UTILITY APPROVALS: PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEDED TO BE IN THE PUBLIC INTEREST. PNM GAS & ELECTRIC SERVICES DISCLAIMER: IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM DOES 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 GAS AND ELECTRIC SERVICES	DATE
CENTURYLINK	DATE
COMCAST	DATE
CITY APPROVALS:	
<u>Soren M. Rindhauer P.S.</u>	<u>10/12/17</u>
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, CHRISTOPHER S. CROSHAW, 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 JULY 24, 2016.

CHRISTOPHER S. CROSHAW
 N.M.P.L.S. #14733
12 OCTOBER 2017
 DATE



WILSON & COMPANY
 4900 LANG AVENUE N.E.
 ALBUQUERQUE, NEW MEXICO
 87109
 (505) 348-4000
 SHEET 1 OF 4
 WCI PROJ. NO. 1460008900

FINAL PLAT OF LA CUENTISTA SUBDIVISION, UNIT II

WITHIN SECTIONS 15, 22 & 23
T.11N., R.2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2017



EXISTING EASEMENT KEY:

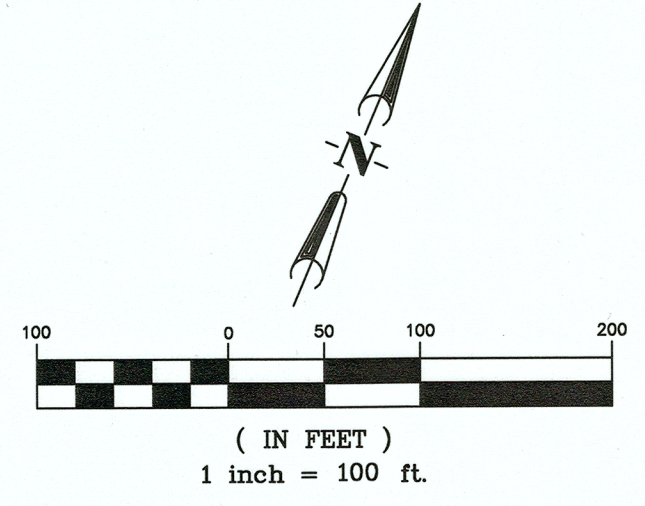
- Ⓐ EXISTING 10' PUBLIC UTILITY EASEMENT (2/1/2008; DOC #2008 C-19)
- Ⓑ EXISTING 20' WIDE PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE (9/17/2015; DOC #2015081308).
- Ⓒ EXISTING 20' WIDE PUBLIC SANITARY SEWER EASEMENT GRANTED TO ABCWUA (9/17/2015; DOC #2015081308).

NEW EASEMENT KEY:

- Ⓓ NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO UTILITY OWNERS.
- Ⓔ NEW 20' PUBLIC STORM DRAIN EASEMENT (GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.)

PRIVATE 'COMMON AREA' TRACTS 1 THROUGH 11, ALL TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

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



LEGEND:

- ⊙ FOUND 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733", UNLESS OTHERWISE NOTED.
- ⊞ SET REBAR WITH CAP STAMPED "CROSHAW 14733".
- ⚠ SET COA CENTERLINE MONUMENT STAMPED "CROSHAW 14733".

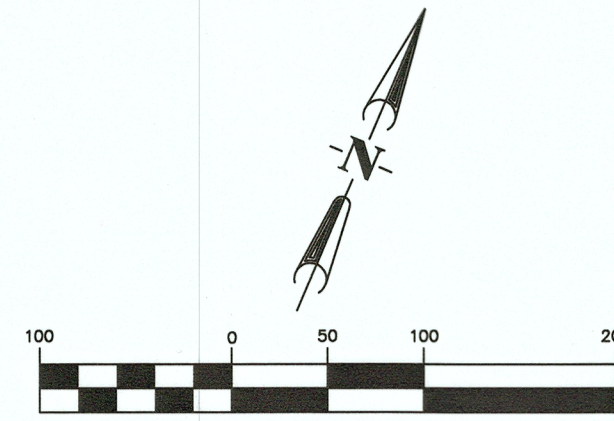
DRAWING NAME: 1460008900 Final Plat.dwg
NETWORK ADDRESS: M:\MSD\14-600-089-00\2_Disciplines\Survey\Drawings\Final Plat for Correction Plat of the La Cuentista, Unit II

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO 87109
(505) 348-4000
SHEET 2 OF 4
WCI PROJ. NO. 1460008900

SEE SHEET 3 OF 4

FINAL PLAT OF LA CUENTISTA SUBDIVISION, UNIT II

WITHIN SECTIONS 15, 22 & 23
T.11N., R.2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2017



GRAPHIC SCALE

EXISTING EASEMENT KEY:

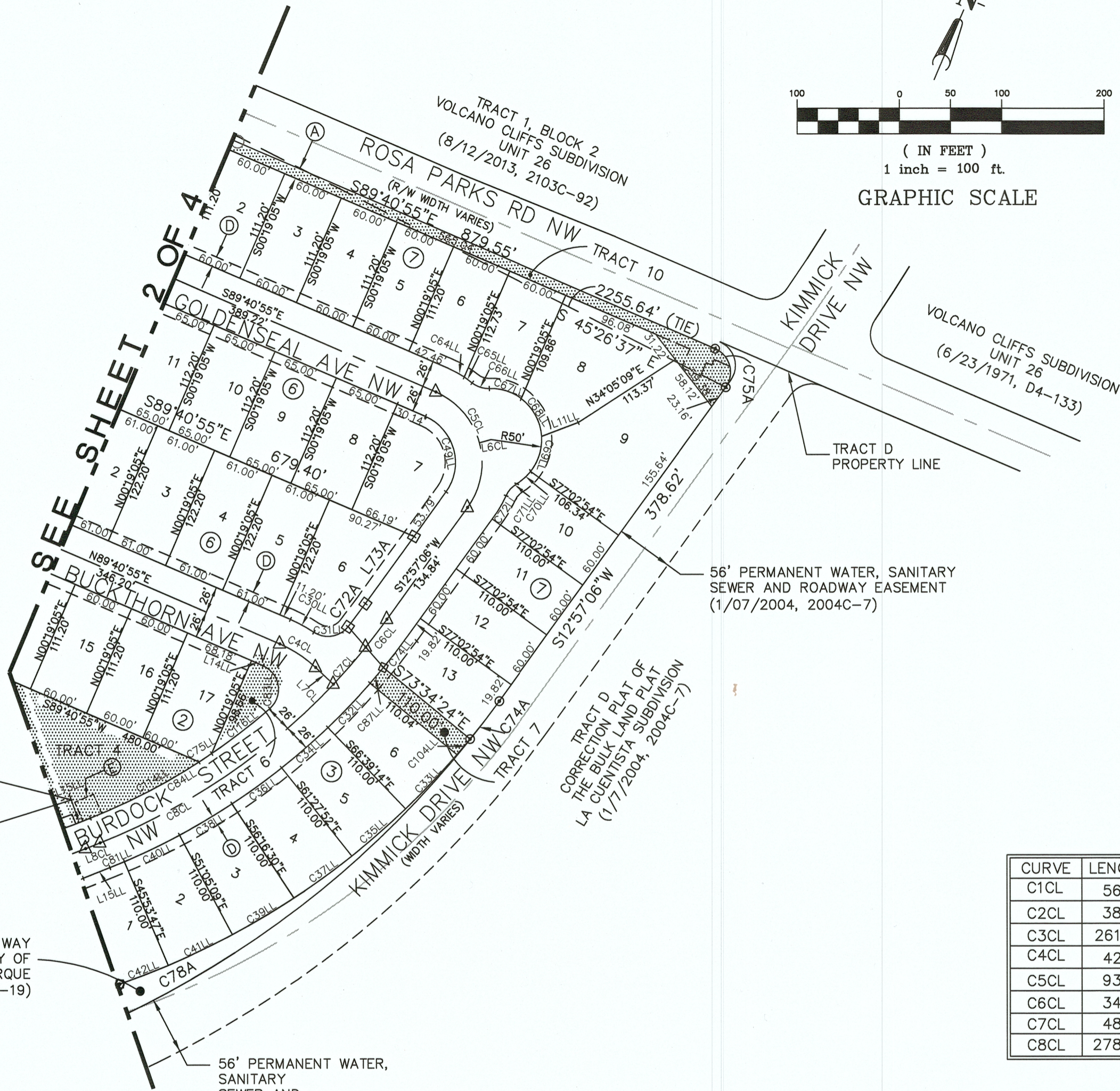
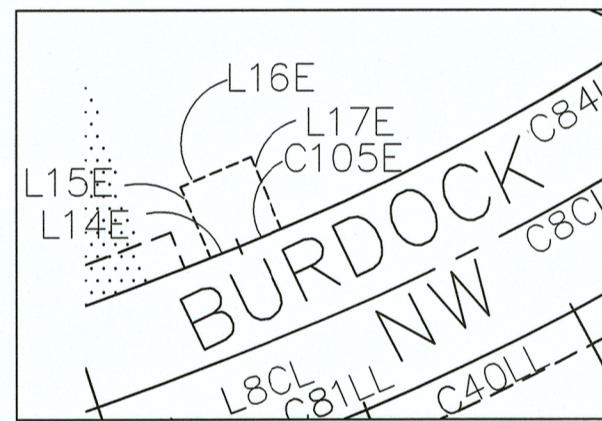
- (A) EXISTING 10' PUBLIC UTILITY EASEMENT (2/1/2008; DOC #2008 C-19)
- (B) EXISTING 20' WIDE PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE (9/17/2015; DOC #2015081308).
- (C) EXISTING 20' WIDE PUBLIC SANITARY SEWER EASEMENT GRANTED TO ABCWUA (9/17/2015; DOC #2015081308).

NEW EASEMENT KEY:

- (D) NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO UTILITY OWNERS. SEE PUBLIC UTILITY ACKNOWLEDGEMENT,
- (E) NEW 20' PUBLIC STORM DRAIN EASEMENT (GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.)

PRIVATE 'COMMON AREA' TRACTS 1 THROUGH 11, ALL TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

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



LINE TABLE
FOR DEDICATED CENTERLINES

LINE	LENGTH	BEARING	STREET NAME
L1CL	21.80'	S22°44'54"E	BASIL PLACE
L2CL	25.00	S22°44'54"E	BASIL PLACE
L3CL	21.00'	S41°55'50"W	BUCKTHORN CT
L4CL	34.07'	N48°00'00"E	BUCKTHORN CT
L5CL	25.00'	S00°19'05"W	GOLDENSEAL CT
L6CL	11.75'	N52°03'29"E	GOLDENSEAL CT
L7CL	23'92"	S69°38'35"E	GOLDENSEAL CT
L8CL	15.28'	N45°25'25"E	BURDOCK ST

CURVE TABLE
FOR DEDICATED CENTERLINES

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING	STREET NAME
C1CL	56.00'	76.00'	42°12'58"	29.34'	54.74'	S69°06'29"W	BUCKTHORN CT
C2CL	38.08'	95.00'	22°57'53"	19.30'	37.82'	N78°44'02"E	BUCKTHORN CT
C3CL	261.68'	650.00'	23°04'00"	132.64'	259.92'	S78°47'05"W	BUCKTHORN AVE
C4CL	42.00'	120.00'	20°02'19"	21.20'	41.76'	N79°39'45"W	BUCKTHORN AVE
C5CL	93.67'	75.00'	102°38'00"	93.67'	117.09'	N38°21'55"W	BURDOCK ST
C6CL	34.22'	636.46'	03°04'52"	17.12'	34.22'	N14°29'31"E	BURDOCK ST
C7CL	48.04'	636.46'	04°19'28"	24.03'	48.03'	N18°11'41"E	BURDOCK ST
C8CL	278.45'	636.46'	25°04'00"	141.49'	276.23'	N32°53'25"E	BURDOCK ST

LEGEND:

- FOUND 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733", UNLESS OTHERWISE NOTED.
- SET REBAR WITH CAP STAMPED "CROSHAW 14733".
- SET COA CENTERLINE MONUMENT STAMPED "CROSHAW 14733".

LINE TABLE
FOR STORM DRAIN EASEMENTS

LINE	LENGTH	BEARING
L12E	20.00'	S80°28'44"E
L13E	25.00'	S09°31'16"W
L14E	8.01'	N45°25'25"E
L15E	20.00'	N46°03'07"W
L16E	20.00'	N43°56'53"E
L17E	20.40'	N46°03'07"W

CURVE TABLE
FOR STORM DRAIN EASEMENTS

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C105E	12.00'	610.46'	01°07'32"	6.00'	12.00'	N44°51'39"E

LINE TABLE
FOR BOUNDARY PERIMETER

LINE	LENGTH	BEARING
L8A	50.00'	N27°02'14"W
L25A	100.76'	S81°42'18"W
L26A	10.78'	S78°13'19"W
L27A	101.64'	S90°00'00"W
L28A	78.60'	N28°20'37"W
L68A	166.35'	S67°15'06"W
L70A	26.45'	N67°15'06"E
L71A	17.87'	S71°03'44"W
L73A	81.05'	S12°57'06"W

CURVE TABLE
FOR BOUNDARY PERIMETER AND TRACT 1A,1B,2A,2B BOUNDARY

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C20A	41.14'	25.00'	94°17'20"	26.95'	36.65'	N69°53'34"W
C55A	28.07'	375.00'	04°17'20"	14.04'	28.06'	S65°06'26"W
C57A	39.27'	25.00'	90°00'00"	25.00'	35.36'	N67°44'54"W
C58A	131.85'	100.00'	75°32'48"	77.49'	122.51'	S60°31'18"W
C59A	34.19'	25.00'	78°21'34"	20.37'	31.59'	N59°06'55"W
C60A	142.84'	100.00'	81°50'33"	86.69'	131.00'	N60°51'24"W
C61A	139.40'	375.00'	21°17'57"	70.52'	138.60'	S88°52'18"W
C62A	23.74'	175.00'	07°46'17"	11.89'	23.72'	N76°35'36"W
C63A	165.32'	100.00'	94°43'17"	108.60'	147.13'	S59°55'54"W
C71A	122.77'	676.00'	10°24'20"	61.55'	122.60'	N72°27'16"E
C72A	28.26'	610.46'	02°39'10"	14.13'	28.26'	S14°16'40"W
C74A	46.85'	772.46'	03°28'31"	23.43'	46.85'	N14°41'21"E
C75A	44.78'	25.00'	102°38'00"	31.22'	39.03'	N38°21'55"W
C76A	285.25'	708.54'	23°04'00"	144.58'	283.33'	N78°47'05"E
C77A	38.48'	25.00'	88°11'06"	24.22'	34.79'	N21°23'17"E
C78A	550.63'	772.46'	40°50'31"	287.60'	539.05'	N36°50'52"E

**WILSON
& COMPANY**

4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
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SHEET 3 OF 4
WCI PROJ. NO. 1460008900

