

Vicinity Map Zone Atlas C-11-Z and D-11-Z

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.

Notes

- 1. FIELD SURVEY PERFORMED IN SEPTEMBER 2015.
- 2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NM STATE PLANE COORDINATES (NAD 83-GRID).

Bulk Land Plat Variance Note

THE PLAT FOR TRACTS D1, D2, AND D3, LA CUENTISTA SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER OF WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RESTORABLE DOCUMENT, REMOVING SUCH CONDITIONS FORM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

Indexing Information

Sections 14 & 23, Township 11 North, Range 2 East, N.M.P.M.
 Subdivision: La Cuentista
 Owner: Elk Haven LLC & Frances Pavich LLC
 UPC #: 101106407101630601 (W'y Portion of Tract D)

Subdivision Data

GROSS ACREAGE. 15.0001 ACRES
 ZONE ATLAS PAGE NO. C-11-Z & D-11-Z
 NUMBER OF EXISTING LOTS. 1
 NUMBER OF LOTS CREATED. 3
 MILES OF FULL-WIDTH STREETS. 0.00 MILES
 MILES OF HALF-WIDTH STREETS. 0.00 MILES
 RIGHT-OF-WAY DEDICATION. 0.00 ACRES
 DATE OF SURVEY. APRIL 2017

Legal Description

TRACT "D" OF TRACTS "A" THROUGH "E", BULK LAND PLAT OF LA CUENTISTA SUBDIVISION (THE "BULK PLAT") WITHIN SECTIONS 14, 15, 22 AND 23, TOWNSHIP 11 NORTH, RANGE 2 EAST, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 9, 2003 IN PLAT BOOK 2003C, PAGE 368 AND RE-RECORDED ON JANUARY 7, 2004, IN BOOK 2004C, PAGE 7, LESS AND EXCEPTING THEREFROM THE FOLLOWING REAL PROPERTY TO WIT: A CERTAIN PARCEL OF LAND SITUATE WITHIN SECTIONS 14 & 23, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM, BEING AN EASTERLY PORTION OF TRACT LETTERED "D" OF THE PLAT REFERENCED ABOVE SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL MARKED BY A BATHEY MARKER WITH CAP "LS 14271," WHENCE A TIE TO ACS MONUMENT "8_C10" BEARS N 36° 33' 12" W, A DISTANCE OF 3264.35 FEET; THENCE S 49° 36' 33" E, A DISTANCE TO 235.58 FEET TO A POINT OF CURVATURE MARKED WITH A 5/8" REBAR WITH CAP "LS 14733," THENCE, 353.48 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, A DELTA OF 90° 00' 45", AND A CHORD BEARING S 04° 36' 10" E, A DISTANCE OF 318.23 FEET TO A POINT OF TANGENCY BEING MARKED WITH A 5/8" REBAR WITH CAP "LS 14733," THENCE, S 40° 24' 13" W, A DISTANCE OF 250.35 FEET TO THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL ALSO BEING THE SOUTHEASTERLY CORNER OF TRACT "D" BEING MARKED WITH A 5/8" REBAR; THENCE, ALONG THE SOUTHERLY LINE OF TRACT "D," N, 49° 35' 58" W, A DISTANCE OF 460.60 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL MARKED BY A BATHEY MARKER WITH CAP "LS 14271", THENCE, LEAVING SAID SOUTHERLY LINE OF TRACT "D", N 40° 24' 02" E, A DISTANCE OF 475.32 FEET TO THE POINT OF BEGINNING.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC #: _____

 PROPERTY OWNER OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

Bulk Land Plat for Tracts D1, D2 and D3 La Cuentista Subdivision Being Comprised of the W'y Portion of Tract D La Cuentista Subdivision City of Albuquerque Bernalillo County, New Mexico April 2017

Approved and Accepted by:
 APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number: _____

Application Number: _____

Plat Approvals:

- PNM Electric Services
- Qwest Corp. d/b/a CenturyLink QC
- New Mexico Gas Company
- Comcast
- City Approvals:**
 Loren N. Rinnehoover P.S. 4/19/17
 City Surveyor
- Traffic Engineer
- ABCWUA
- Parks and Recreation Department
- AMAFCA
- City Engineer
- DRB Chairperson, Planning Department

Surveyor's Certificate

"I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr. 4/18/17
 N.M.R.P.S. No. 14271 Date

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244



**Bulk Land Plat for
Tracts D1, D2 and D3
La Cuentista Subdivision
Being Comprised of the
W'ly Portion of Tract D
La Cuentista Subdivision
City of Albuquerque
Bernalillo County, New Mexico
April 2017**

ACS Monument " 1-C11
NAD 1983 CENTRAL ZONE
X=1506287.794
Y=1519187.728
Z=5275.136 (NAVD 1988)
G-G=0.999672216
Mapping Angle=-0°15'30.84"

ACS Monument " 8-C10
NAD 1983 CENTRAL ZONE
X=1502106.697
Y=1521538.71
Z=5392.936 (NAVD 1988)
G-G=0.999667901
Mapping Angle=-0°16'00.09"

ACS Monument " 8-C10
NAD 1983 CENTRAL ZONE
X=1502106.697
Y=1521538.71
Z=5392.936 (NAVD 1988)
G-G=0.999667901
Mapping Angle=-0°16'00.09"

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	353.48' (353.43')	225.00' (225.00')	90°00'45"	318.23'	S 04°36'10" E
C2	168.68' (168.67')	229.96' (229.96')	42°01'40"	164.92'	N 28°34'15" W
C3	195.43' (195.43')	373.97' (373.97')	29°56'30"	193.21'	N 64°33'20" W
C4	301.78' (296.02')	1028.00' (1028.00')	16°49'11"	300.70'	N 59°09'10" E
C5	511.66' (641.28')	972.00' (972.00')	30°09'37"	505.77'	N 35°39'46" E
C6	44.78' (44.78')	25.00' (25.00')	102°37'42"	39.03'	N 38°22'20" W

Line #	Direction	Length (ft)
L1	N 79°31'35" W (N 79°32'38" W)	100.89' (100.89')
L2	N 67°33'45" E	28.20'
L3	N 39°15'25" W (N 39°14'50" W)	56.00' (56.00')
L4	N 19°15'22" W	2854.50'

Easement Notes

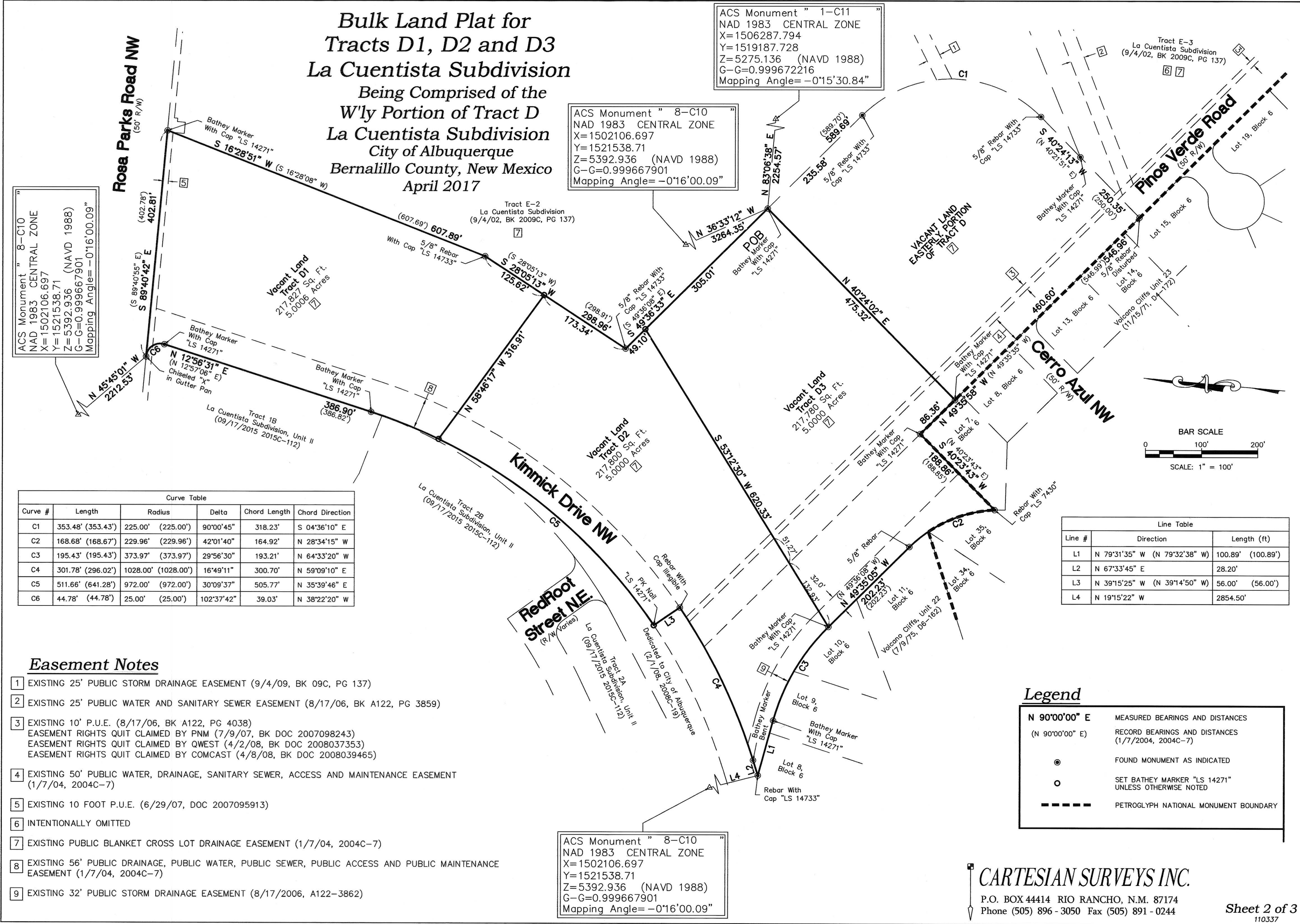
- EXISTING 25' PUBLIC STORM DRAINAGE EASEMENT (9/4/09, BK 09C, PG 137)
- EXISTING 25' PUBLIC WATER AND SANITARY SEWER EASEMENT (8/17/06, BK A122, PG 3859)
- EXISTING 10' P.U.E. (8/17/06, BK A122, PG 4038)
EASEMENT RIGHTS QUIT CLAIMED BY PNM (7/9/07, BK DOC 2007098243)
EASEMENT RIGHTS QUIT CLAIMED BY QWEST (4/2/08, BK DOC 2008037353)
EASEMENT RIGHTS QUIT CLAIMED BY COMCAST (4/8/08, BK DOC 2008039465)
- EXISTING 50' PUBLIC WATER, DRAINAGE, SANITARY SEWER, ACCESS AND MAINTENANCE EASEMENT (1/7/04, 2004C-7)
- EXISTING 10 FOOT P.U.E. (6/29/07, DOC 2007095913)
- INTENTIONALLY OMITTED
- EXISTING PUBLIC BLANKET CROSS LOT DRAINAGE EASEMENT (1/7/04, 2004C-7)
- EXISTING 56' PUBLIC DRAINAGE, PUBLIC WATER, PUBLIC SEWER, PUBLIC ACCESS AND PUBLIC MAINTENANCE EASEMENT (1/7/04, 2004C-7)
- EXISTING 32' PUBLIC STORM DRAINAGE EASEMENT (8/17/2006, A122-3862)

ACS Monument " 8-C10
NAD 1983 CENTRAL ZONE
X=1502106.697
Y=1521538.71
Z=5392.936 (NAVD 1988)
G-G=0.999667901
Mapping Angle=-0°16'00.09"

Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES (1/7/2004, 2004C-7)
- FOUND MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
- PETROGLYPH NATIONAL MONUMENT BOUNDARY

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Being Comprised of the
W'ly Portion of Tract D
La Cuentista Subdivision
City of Albuquerque
Bernalillo County, New Mexico
April 2017

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Frances Povich
DATE 4-18-17
ON BEHALF OF FRANCES PAVICH, LLC

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 18, 2017
BY:

BY: *Diane Whaley*
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/28/20



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Stan Diamond by Frances Povich, his attorney in fact
DATE 4-18-17
ON BEHALF OF ELK HAVEN, LLC

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 18, 2017
BY:

By: *Diane Whaley*
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/28/20



Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corp. d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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 or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

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