

Vicinity Map - Zone Atlas C-10-Z

Indexing Information

Section 15, Township 11 North, Range 2 East, N.M.P.M.
 Subdivision: La Cuentista Subdivision
 Owner: Elk Haven LLC
 UPC #: 101006434613240404 (Tract B-1)
 UPC #: 101006444912440403 (Tract B-2)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC #: 101006434613240404
 101006444912440403

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENT(S) AS SHOWN HEREON.
4. DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

PROPERTY OWNER OF RECORD
 Elk Haven LLC
 BERNALILLO COUNTY TREASURER'S OFFICE
 Brandi Zamora

Subdivision Data

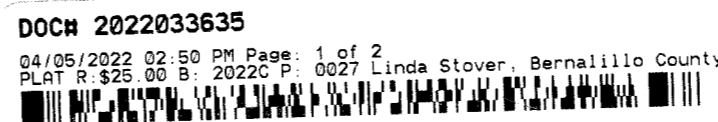
GROSS ACREAGE 59.0834 ACRES
 ZONE ATLAS PAGE NO. C-10-Z
 NUMBER OF EXISTING TRACTS 2
 NUMBER OF TRACTS CREATED 2
 MILES OF FULL-WIDTH STREETS 0.00 MILES
 MILES OF HALF-WIDTH STREETS 0.00 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 2.4013 ACRES
 DATE OF SURVEY JULY 2021

Legal Description

TRACTS B-1 AND B-2, OF THE BULK LAND PLAT OF LA CUENTISTA SUBDIVISION TRACTS B-1 AND B-2, WITHIN SECTION 15, TOWNSHIP 11 NORTH, RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, 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 JULY 14, 2016, IN BOOK 2016C, PAGE 69, AS DOCUMENT NO. 2016054344.

Notes

1. FIELD SURVEY PERFORMED IN MARCH AND APRIL 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS



Bulk Land Variance Note

THE PLAT FOR TRACTS B-1-A AND B-2-A, LA CUENTISTA, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS.

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 FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

IN SIGNING THIS PLAT, THE OWNER HEREBY ACKNOWLEDGES THAT BUILDING PERMITS CAN NOT BE ISSUED BEFORE FURTHER SUBDIVISION AND THAT RECORDING OF THE FINAL SUBDIVISION PLAT FOR THE SUBJECT AREA HAS BEEN COMPLETED.

Solar Collection Note

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.

Bulk Land Plat for Tracts B-1-A and B-2-A, La Cuentista Subdivision Being Comprised of Tracts B-1 and B-2, La Cuentista Subdivision City of Albuquerque Bernalillo County, New Mexico October 2021

Project Number: PR-2021-004968

Application Number: SD-2021-00145

Plat Approvals: thru 00150

PNM Electric Services 03/10/2022
 Abdul A. Bhuiyan 3/1/2022
 Qwest Corp. d/b/a CenturyLink QC
 Jeff Estvanko Digitally signed by Jeff Estvanko Date: 2022.03.01 08:11:38 -0700
 New Mexico Gas Company 3/1/2022
 Mike Montua
 Comcast

City Approvals:

Loren N. Risenhoover P.S. 10/28/2021
 City Surveyor
 Jeanne Wolfenbarger Mar 10, 2022
 Traffic Engineer
 Blaine Carter Mar 11, 2022
 ABCWA
 Chief Hamilton Mar 10, 2022
 Parks and Recreation Department
 Jeff Palmer Mar 10, 2022
 Code Enforcement
 Ernest Armijo 2/28/2022
 AMAFCA
 Ernest Armijo Mar 10, 2022
 City Engineer
 Will Plotner Mar 11, 2022
 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 FOR THE CITY OF ALBUQUERQUE 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. 10/29/2021
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

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

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE CO., HAVING FILE NO. BN210123 AND AN EFFECTIVE DATE OF MARCH 5, 2021.
2. PLAT OF RECORD FOR TRACTS B-1 AND B-2, LA CUENTISTA FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON JULY 14, 2016 IN BOOK 2016C, PAGE 69.
3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY, FROM STANLEY DIAMOND TO STANLEY DIAMOND AND FRANCES PAVICH, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON OCTOBER 1, 2012 AS DOCUMENT NO. 2012102233.
4. SPECIAL WARRANTY DEED FROM STANLEY DIAMOND TO ELK HAVEN, LLC FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON DECEMBER 14, 2012 AS DOCUMENT NO. 2012132102.
5. QUITCLAIM DEED FROM FRANCES PAVICH TO ELK HAVEN, LLC, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON OCTOBER 4, 2017 AS DOCUMENT NO. 2017095817.

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN PASEO DEL NORTE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

STAN DIAMOND, MANAGING MEMBER
 ELK HAVEN, LLC

10-29-2021
 DATE

STATE OF NEW MEXICO }
 COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 29, 2021
 BY: STAN DIAMOND, MANAGING MEMBER, ELK HAVEN, LLC

By: Dawn Sena
 NOTARY PUBLIC

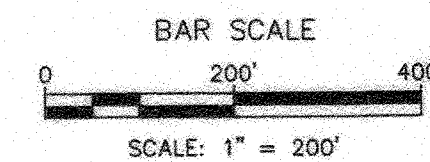


MY COMMISSION EXPIRES 05/11/23

Bulk Land Plat for Tracts B-1-A and B-2-A, La Cuentista Subdivision Being Comprised of Tracts B-1 and B-2, La Cuentista Subdivision City of Albuquerque Bernalillo County, New Mexico October 2021

Legend

| | |
|-----------------|---|
| N 90°00'00" E | MEASURED BEARINGS AND DISTANCES |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES PER PLAT (6/14/2016, 2016C-69) |
| ● | FOUND REBAR WITH CAP 5/8" REBAR UNLESS OTHERWISE INDICATED |
| △ | FOUND CENTERLINE MONUMENT "LS 14733" UNLESS OTHERWISE INDICATED |
| ○ | SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED |



Public Utility Easements

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

- 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.
- 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.
- Qwest Corporation 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.
- 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.

CSI-CARTESIAN SURVEYS INC.

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

Sheet 2 of 2
210703

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"
* U.S. SURVEY FOOT

Unplatted Lands of Board of Education Being a Portion of N1/2 of the SE1/4 of Section 15, T11N, R2E, NMPM
Right-of-Way Dedicated to the City of Albuquerque in Fee Simple
104,601 Sq. Ft.
2.4013 Acres

Tract 1, Paradise Hills (08/17/1981, C18-157)

Tract 2, Paradise Hills (08/17/1981, C18-157)

Tract B-1-A
1,288,260 Sq. Ft.
29.5744 Acres

Tract B-2-A
1,180,811 Sq. Ft.
27.1077 Acres

ACS Monument "3_E10"
NAD 1983 CENTRAL ZONE
X=1499059.808*
Y=1512627.946*
Z=5318.888* (NAVD 1988)
G-G=0.999672416
Mapping Angle=-0°16'20.35"
* U.S. SURVEY FOOT

Easement Notes

- EXISTING 51' PUBLIC ROADWAY AND UTILITY EASEMENT (6/7/2004, BK. A78, PG. 8887)
- EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT (01/07/2004, 2004C-7) TO BE DEFINED BY SUBSEQUENT PLATS
- EXISTING 20' PUBLIC PERMANENT WATERLINE EASEMENT (1/17/2017, DOC. NO. 2017004098) VACATED WITH THE FILING OF THIS PLAT
- EXISTING 20' PUBLIC PERMANENT WATERLINE EASEMENT (1/17/2017, DOC. NO. 2017004099) VACATED WITH THE FILING OF THIS PLAT
- EXISTING 20' PUBLIC PERMANENT WATERLINE EASEMENT (1/17/2017, DOC. NO. 2017004100) VACATED WITH THE FILING OF THIS PLAT
- EXISTING 55.59' PUBLIC PERMANENT PUBLIC ROADWAY EASEMENT (2/1/2017, DOC. NO. 2017009558) VACATED WITH THE FILING OF THIS PLAT
- EXISTING 20' PUBLIC PERMANENT STORM DRAIN EASEMENT (2/1/2017, DOC. NO. 2017009559) VACATED WITH THE FILING OF THIS PLAT
- 20' FLOATING TEMPORARY CONSTRUCTION EASEMENT GRANTED WITH THE FILING OF THIS PLAT, TO BE RELOCATED CONFINED AND DEFINED OR REMOVED AND/OR VACATED BY DEVELOPER WITH FUTURE PLATTING ACTION

DOCH 2022033635

04/05/2022 02:50 PM Page: 2 of 2
PLAT R 325 00 B: 2022C P: 0027 Linda Stover, Bernalillo County

| Line # | Direction | Length (ft) |
|--------|-------------------------------|-------------------|
| L1 | N 22°44'54" W (N 22°44'54" W) | 71.84' (72.48') |
| L2 | S 00°15'44" W (S 00°17'07" W) | 50.00' (50.00') |
| L3 | S 00°17'07" W | 121.98' |
| L4 | S 89°43'20" E | 15.00' |
| L5 | S 00°16'40" W | 52.00' |
| L6 | S 89°43'20" E | 130.30' |
| L7 | S 89°27'58" E | 55.03' |
| L8 | N 00°22'20" E | 128.19' |
| L9 | N 89°43'44" W (N 89°42'53" W) | 265.01' (265.00') |
| L10 | N 00°19'59" E | 88.57' |

| Curve # | Length | Radius | Delta | Chord Length | Chord Direction |
|---------|-------------------|-------------------|-----------|--------------|-----------------|
| C1 | 39.27' (39.27') | 25.00' (25.00') | 90°00'37" | 35.36' | N 44°43'58" W |
| C2 | 39.27' (39.27') | 25.00' (25.00') | 90°00'00" | 35.36' | N 44°43'14" W |
| C3 | 39.27' (39.27') | 25.00' (25.00') | 90°00'00" | 35.36' | N 67°44'54" W |
| C4 | 117.62' (117.59') | 100.60' (100.60') | 66°59'22" | 111.03' | N 56°14'35" W |
| C5 | 66.47' | 251.00' | 15°10'26" | 66.28' | N 82°08'07" W |

2022C-27

(2)