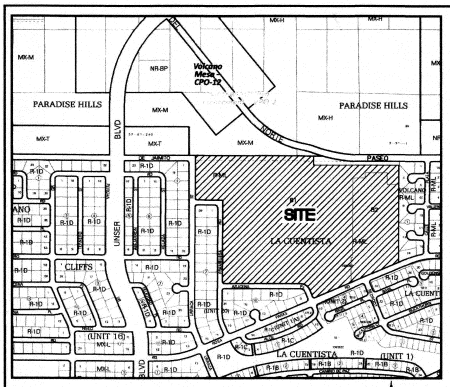


Vicinity Map - Zone Atlas C-10-Z

N.T.S.

## Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE CO., HAVING FILE NO. BN210123 AND AN EFFECTIVE DATE OF MARCH 5, 2021.
2. PLAT OF RECORD FOR TRACTS B-1-A AND B-2-A, LA CUENTISTA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 5, 2022, IN BOOK 2022C, PAGE 27.
3. QUITCLAIM DEED FOR SUBJECT PROPERTY FROM FRANCES PAVICH TO ELK HAVEN, LLC, FILED IN THE BERNALILLO COUNTY CLERK'S 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 NEW AND AZUCENA PLACE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

4-6-23

STAN DIAMOND, MANAGING MEMBER — DATE
ELK HAVEN, LLC (OWNER, TRACT B-1-A)

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 6, 2023
BY: STAN DIAMOND, MANAGING MEMBER, ELK HAVEN, LLC (OWNER, TRACT B-1-A)

BY:
NOTARY PUBLIC

STATE OF NEW MEXICO
NOTARY PUBLIC
JOHN S SALINAS
Commission # 1131697
My Comm. Exp. 10/01/2024

MY COMMISSION EXPIRES 10-1-2024

## Indexing Information

Section 15, Township 11 North, Range 2 East, N.M.P.M.
Subdivision: La Cuentista Subdivision
Owner: Elk Haven, LLC (Tract B-1-A)
Owner: Pulte Homes of New Mexico, Inc. (Tract B-2-A)
UPC #: TBD (Tract B-1-A)
UPC #: TBD (Tract B-2-A)

## Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

## Subdivision Data

| | |
|---|---|
| GROSS ACREAGE | 59.0834 ACRES |
| ZONE ATLAS PAGE NO. | C-10-Z |
| NUMBER OF EXISTING TRACTS | 2 |
| NUMBER OF LOTS CREATED | 57 |
| NUMBER OF TRACTS CREATED | 13 |
| MILES OF FULL-WIDTH STREETS | 0.5973 MILES |
| MILES OF HALF-WIDTH STREETS | 0.00 MILES |
| RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE | 0.0505 ACRES |
| DATE OF SURVEY | MAY 2022 |

## 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. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION EXACTLY, AS SHOWN ON THE PLAT OF RECORD.
5. TRACTS 1-7, 10 AND 11 TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

## Legal Description

TRACTS B-1-A AND B-2-A, OF THE BULK LAND PLAT OF 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, 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 APRIL 6, 2022, IN BOOK 2022C, PAGE 27, AS DOCUMENT NO. 2022033635.

DOC# 2023038977
06/29/2023 01:09 PM Page 1 of 5
PLAT R 528.00 $ 20230 P 0048 Linda Stover, Bernalillo County

## 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 NEW AND AZUCENA PLACE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

4/3/2023

KEVIN PATTON — DATE
DIRECTOR OF LAND PLANNING AND ENTITLEMENTS
PULTE HOMES OF NEW MEXICO, INC (OWNER, TRACT B-2-A)

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 3, 2023
BY: KEVIN PATTON, DIRECTOR OF LAND PLANNING AND ENTITLEMENTS
PULTE HOMES OF NEW MEXICO, INC (OWNER, TRACT B-2-A)

BY:
NOTARY PUBLIC

MY COMMISSION EXPIRES 05/11/23

## Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: 101006428126404 03
101006432912340404

PROPERTY OWNER OF RECORD
Pulte Homes

BERNALILLO COUNTY TREASURER'S OFFICE
6-23-23

# Plat for La Cuentista Subdivision, Phase I

Being Comprised of
Tracts B-1-A and B-2-A,
La Cuentista Subdivision
City of Albuquerque
Bernalillo County, New Mexico
March 2023

**Project Number:** PR-2021-004968

**Application Number:** SD-2023-00108

## Plat Approvals:

| | |
|---|---|
| PNM Electric Services | 03/30/2023 |
| Abdul A Bhuyan<br>Qwest Corp. d/b/a CenturyLink QC | 03/30/2023 |
| New Mexico Gas Company | 3/30/2023 |
| Mike Mortus<br>Comcast | 03/29/2023 |

## City Approvals:

| | |
|---|---|
| Loren N. Risenhoover P.S.<br>City Surveyor | 3/14/2023 |
| Ernest Armijo<br>Traffic Engineering, Transportation Division | Jun 15, 2023 |
| ABCWUA | Jun 15, 2023 |
| Parks and Recreation Department | Jun 15, 2023 |
| AMAFCA | 4/3/2023 |
| Hydrology | Jun 15, 2023 |
| Code Enforcement | Jun 15, 2023 |
| Jay Rodenbeck<br>Planning Department | Jun 15, 2023 |
| Shahab Biazar<br>City Engineer | Jun 21, 2023 |

## Surveyor's Certificate

I, BRIAN MARTINEZ, 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.

3/31/23
BRIAN MARTINEZ — Date
N.M.R.P.S. No. 18374

BRIAN J. MARTINEZ
NEW MEXICO
No. 18374
REGISTERED PROFESSIONAL SURVEYOR

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