

Vicinity Map - Zone Atlas C-10-Z

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 ERRECTED 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.

Indexing Information

Section 15, Township 11 North, Range 2 East, N.M.P.M.
Subdivision: La Cuentista Subdivision, Phase I
Owner: Pulte Homes of New Mexico, Inc.
UPC #: 101006433209540404

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 13.2573 ACRES
ZONE ATLAS PAGE NO. C-10-Z
NUMBER OF EXISTING TRACTS. 1
NUMBER OF LOTS CREATED. 65
NUMBER OF TRACTS CREATED. 9
MILES OF FULL-WIDTH STREETS. 0.4810 MILES
MILES OF HALF-WIDTH STREETS. 0.00 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
DATE OF SURVEY. AUGUST 2024

Notes

- FIELD SURVEY PERFORMED IN MARCH AND APRIL 2021.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION EXACTLY, AS SHOWN ON THE PLAT OF RECORD (6/23/2023, 2023C-48, DOC. NO. 2023038977).
- TRACTS 1-9 TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON OCTOBER 9, 2024.

Legal Description

TRACT B-1-A-2, OF LA CUENTISTA SUBDIVISION, PHASE I, 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 JUNE 23, 2023, IN BOOK 2023C, PAGE 48, AS DOCUMENT NO. 2023038977.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0112G, DATED SEPTEMBER 26, 2008.

Documents

- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE CO., HAVING FILE NO. BN210123 AND AN EFFECTIVE DATE OF MARCH 5, 2021.
- PLAT FOR LA CUENTISTA SUBDIVISION, PHASE I, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 23, 2023, IN BOOK 2023C, PAGE 48, AS DOCUMENT NO. 2023038977.
- 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, AS DOCUMENT NO. 2022033635.
- 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.
- PLAT FOR LA CUENTISTA SUBDIVISION, PHASE II, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 21, 2024, IN BOOK 2024C, PAGE 14, AS DOCUMENT NO. 2024011485.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 1-010-064-53209540404

PROPERTY OWNER OF RECORD
Pulte Homes

BERNALILLO COUNTY TREASURER'S OFFICE
George Stone 11-1-24

Plat for La Cuentista Subdivision, Phase III Being Comprised of Tract B-1-A-2, La Cuentista Subdivision, Phase I City of Albuquerque Bernalillo County, New Mexico August 2024

Project Number: PR-2021-004968

Application Number: SD-2024-00143

Plat Approvals:

Daniel Aragon 09 / 20 / 2024

PNM Electric Services
David Hall 09 / 20 / 2024

Qwest Corp. d/b/a CenturyLink QC
Qwest 09 / 20 / 2024

New Mexico Gas Company
Mike Moritz 09 / 20 / 2024

Comcast

City Approvals:

Loren N. Risenhoover P.S. 9/16/2024

City Surveyor
Ernest Arroyo Oct 24, 2024

Traffic Engineering, Transportation Division
David Galt Oct 25, 2024

ABCWUA
William Babin Oct 24, 2024

Parks and Recreation Department
John P. 09 / 20 / 2024

AMAFCA
Regina Cho Oct 24, 2024

Hydrology
John P. Oct 25, 2024

Code Enforcement
John P. Oct 24, 2024

Planning Department
Shahab Baig Oct 31, 2024

City Engineer

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.

Brian J. Martinez 9/18/24
BRIAN MARTINEZ
N.M.R.P.S. No. 18374



CSI-CARTESIAN SURVEYS INC.

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

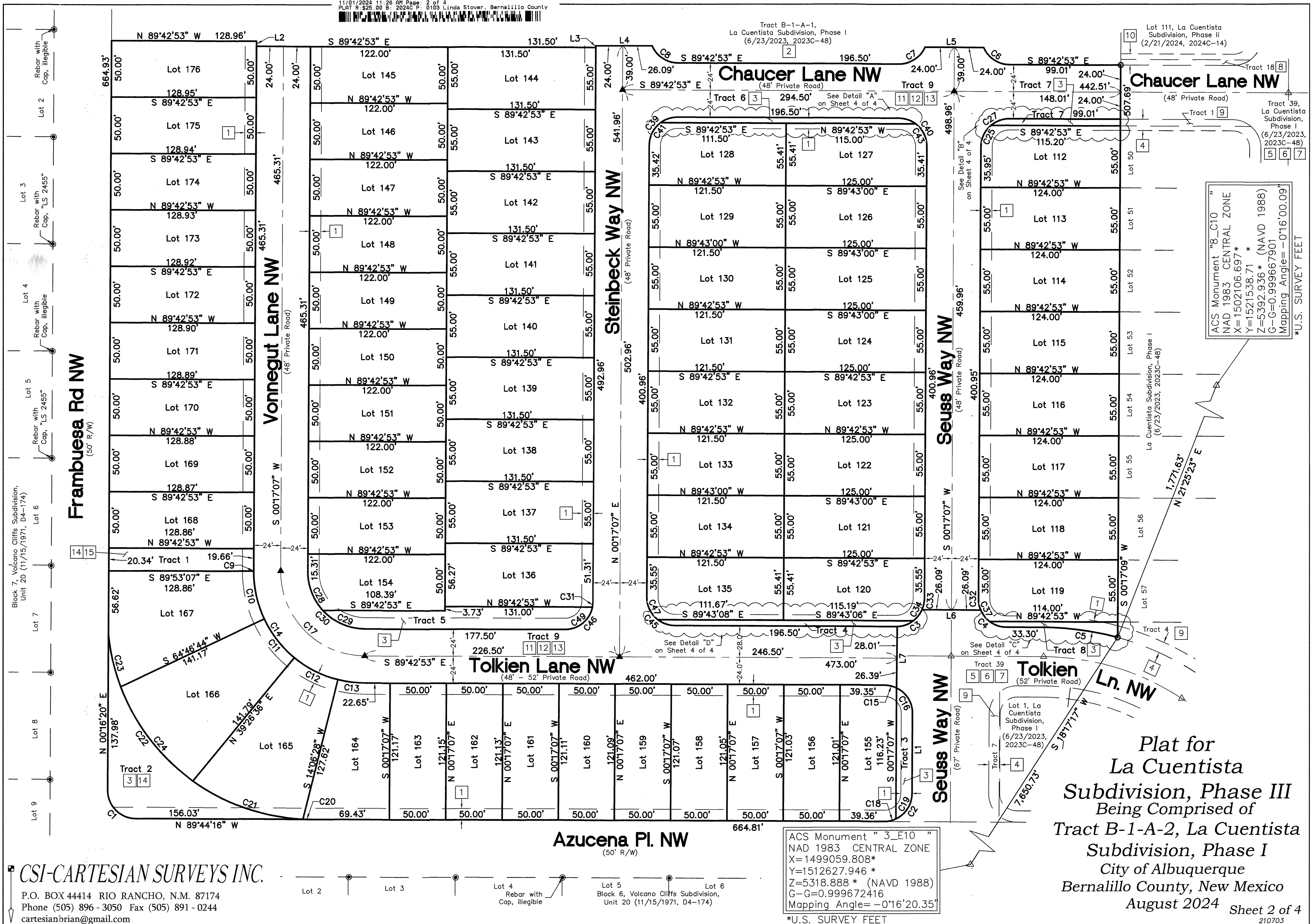
ABCWUA Public Water and Sanitary Sewer Easements

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH USE OF THE EASEMENT.

DOCH 2024078634

11/01/2024 11:26 AM Page: 1 of 4
PLAT R-325-00 B: 2024C P: 0103 Linda Stover, Bernalillo County

Lot 111, La Cuentista
Subdivision, Phase II
(2/21/2024, 2024C-14)



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Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

5/18/24

**Plat for
La Cuentista
Subdivision, Phase III
Being Comprised of
Tract B-1-A-2, La Cuentista
Subdivision, Phase I
City of Albuquerque
Bernalillo County, New Mexico
August 2024**

Sheet 2 of 4

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 FEET

210703

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.27'	25.00'	90°00'37"	35.36'	S 44°43'58" E
C2	39.26'	25.00'	89°58'37"	35.35'	N 45°16'25" E
C3	27.98'	25.00'	64°07'38"	26.54'	N 55°56'14" E
C4	28.99'	25.00'	66°26'10"	27.39'	S 56°30'15" E
C5	66.47'	251.00'	15°10'26"	66.28'	N 82°08'07" W
C6	28.98'	25.00'	66°25'19"	27.39'	S 56°30'14" E
C7	28.98'	25.00'	66°25'19"	27.39'	N 57°04'27" E
C8	28.98'	25.00'	66°25'19"	27.39'	S 56°30'14" E
C9	0.29'	99.00'	0°10'14"	0.29'	S 00°12'00" W
C10	43.78'	99.00'	25°20'08"	43.42'	S 12°33'11" E
C11	43.78'	99.00'	25°20'08"	43.42'	S 37°53'20" E
C12	43.78'	99.00'	25°20'08"	43.42'	S 63°13'28" E
C13	23.88'	99.00'	13°49'21"	23.83'	S 82°48'13" E
C14	155.51'	99.00'	90°00'00"	140.01'	S 44°42'53" E
C15	11.01'	25.00'	25°13'32"	10.92'	N 77°06'07" W
C16	28.26'	25.00'	64°46'28"	26.78'	N 32°06'07" W
C17	117.81'	75.00'	90°00'00"	106.07'	S 44°42'53" E
C18	11.00'	25.00'	25°12'09"	10.91'	N 77°39'39" E
C19	28.26'	25.00'	64°46'28"	26.78'	N 32°40'21" E
C20	7.37'	182.00'	2°19'16"	7.37'	S 88°34'39" E
C21	104.88'	182.00'	33°00'59"	103.43'	S 70°54'32" E
C22	266.83'	182.00'	84°00'05"	243.57'	S 47°44'15" E
C23	47.57'	182.00'	14°58'33"	47.44'	S 13°13'28" E
C24	107.01'	182.00'	33°41'18"	105.48'	S 37°33'23" E
C25	21.66'	25.00'	49°38'01"	20.99'	S 25°06'07" W
C26	17.61'	25.00'	40°21'59"	17.25'	S 70°06'07" W
C27	39.27'	25.00'	90°00'00"	35.36'	S 45°17'07" W
C28	38.15'	51.00'	42°51'15"	37.26'	S 21°08'31" E
C29	41.97'	51.00'	47°08'45"	40.79'	S 66°08'31" E
C30	80.11'	51.00'	90°00'00"	72.12'	S 44°42'53" E
C31	4.99'	25.00'	11°26'30"	4.98'	N 06°00'22" E
C32	10.28'	25.00'	23°34'16"	10.21'	S 11°30'02" E
C33	10.29'	25.00'	23°35'19"	10.22'	N 12°04'46" E
C34	22.94'	25.00'	52°34'22"	22.14'	N 26°34'18" E
C35	16.33'	25.00'	37°25'38"	16.04'	N 71°34'18" E
C36	1.00'	25.00'	2°17'04"	1.00'	N 89°08'35" E
C37	23.18'	25.00'	53°08'06"	22.36'	S 26°16'56" E
C38	16.09'	25.00'	36°52'21"	15.81'	S 71°17'10" E
C39	39.27'	25.00'	90°00'00"	35.36'	S 45°17'07" W
C40	39.27'	25.00'	90°00'00"	35.36'	N 44°42'53" W
C41	23.18'	25.00'	53°07'48"	22.36'	S 26°51'01" W
C42	16.09'	25.00'	36°52'12"	15.81'	S 71°51'01" W
C43	23.18'	25.00'	53°07'48"	22.36'	N 26°16'47" W
C44	16.09'	25.00'	36°52'12"	15.81'	N 71°16'47" W
C45	39.27'	25.00'	90°00'00"	35.36'	S 44°42'53" E
C46	39.27'	25.00'	90°00'00"	35.36'	N 45°17'07" E
C47	22.96'	25.00'	52°37'47"	22.17'	S 26°01'47" E
C48	16.31'	25.00'	37°22'13"	16.02'	S 71°01'47" E
C49	34.28'	25.00'	78°33'30"	31.65'	N 51°00'22" E

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 112	0.1554	6,769
Lot 113	0.1566	6,820
Lot 114	0.1566	6,820
Lot 115	0.1566	6,820
Lot 116	0.1566	6,820
Lot 117	0.1566	6,820
Lot 118	0.1566	6,820
Lot 119	0.1552	6,760
Lot 120	0.1576	6,867
Lot 121	0.1578	6,875
Lot 122	0.1578	6,875
Lot 123	0.1578	6,875
Lot 124	0.1578	6,875
Lot 125	0.1578	6,875
Lot 126	0.1578	6,875
Lot 127	0.1576	6,867
Lot 128	0.1532	6,673
Lot 129	0.1534	6,682
Lot 130	0.1534	6,683
Lot 131	0.1534	6,683
Lot 132	0.1534	6,682
Lot 133	0.1534	6,682
Lot 134	0.1534	6,683
Lot 135	0.1532	6,674
Lot 136	0.1699	7,399
Lot 137	0.1660	7,232
Lot 138	0.1660	7,232
Lot 139	0.1660	7,232
Lot 140	0.1660	7,232
Lot 141	0.1660	7,232
Lot 142	0.1660	7,232
Lot 143	0.1660	7,232
Lot 144	0.1660	7,232
Lot 145	0.1400	6,100
Lot 146	0.1400	6,100
Lot 147	0.1400	6,100
Lot 148	0.1400	6,100
Lot 149	0.1400	6,100
Lot 150	0.1400	6,100
Lot 151	0.1400	6,100
Lot 152	0.1400	6,100
Lot 153	0.1400	6,100
Lot 154	0.1366	5,952
Lot 155	0.1385	6,034
Lot 156	0.1389	6,051
Lot 157	0.1389	6,052
Lot 158	0.1390	6,053
Lot 159	0.1390	6,054
Lot 160	0.1390	6,055
Lot 161	0.1390	6,056
Lot 162	0.1391	6,057
Lot 163	0.1391	6,058
Lot 164	0.1728	7,527
Lot 165	0.2302	10,028
Lot 166	0.2470	10,758
Lot 167	0.2274	9,904
Lot 168	0.1479	6,443
Lot 169	0.1479	6,444
Lot 170	0.1479	6,444
Lot 171	0.1480	6,445

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 172	0.1480	6,445
Lot 173	0.1480	6,446
Lot 174	0.1480	6,447
Lot 175	0.1480	6,447
Lot 176	0.1480	6,448
Tract 1	0.0596	2,596
Tract 3	0.0341	1,484
Tract 4	0.0256	1,116
Tract 5	0.0937	4,082
Tract 6	0.0249	1,085
Tract 7	0.0150	655
Tract 8	0.0169	736
Tract 9	2.7375	119,244

Line Table		
Line #	Direction	Length (ft)
L1	S 00°17'07" W	71.00'
L2	S 00°17'07" W	4.35'
L3	N 00°17'07" E	1.64'
L4	S 89°42'53" E	50.09'
L5	S 89°42'53" E	52.17'
L6	S 89°44'07" E	52.18'
L7	S 00°38'43" W	54.40'

- ### Easement Notes

1

10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

2

EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT (1/7/2004, 2004C-7) DEFINED AND CONFINED TO TRACTS B-1-A-1 ONLY AND SHALL BE CONFINED AND DEFINED BY SUBSEQUENT PLATTING ACTIONS PER PLAT (6/23/2023, 2023C-48)

3

PRIVATE DRAINAGE EASEMENT, GRANTED WITH THE FILING OF THIS PLAT, SEE DRAINAGE FACILITIES MAINTENANCE NOTE ON SHEET 4 FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.

4

EXISTING 10' P.U.E. (6/23/2023, 2023C-48)

5

EXISTING PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT, OVER ALL OF TRACT 39, LA CUENTISTA, SUBDIVISION PHASE I, GRANTED TO ABCWUA, FOR OPERATIONS AND MAINTENANCE OF PUBLIC WATER AND SEWER INFRASTRUCTURE (6/23/2023, 2023C-48)

6

EXISTING PRIVATE SURFACE AND SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION, OVER ALL OF TRACT 39, LA CUENTISTA, SUBDIVISION PHASE I, SEE DRAINAGE FACILITIES MAINTENANCE NOTE ON SHEET 4 FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES (6/23/2023, 2023C-48)

7

EXISTING PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION, OVER ALL OF TRACT 39, LA CUENTISTA, SUBDIVISION PHASE I, FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE SIDEWALK AND ROADWAY INFRASTRUCTURE TO SERVICE THE RESIDENTS IN LA CUENTISTA SUBDIVISION (6/23/2023, 2023C-48)

8

EXISTING PRIVATE DRAINAGE EASEMENT (2/21/2024, 2024C-14)

9

EXISTING PRIVATE DRAINAGE EASEMENT (6/23/2023, 2023C-48)

10

EXISTING 10' P.U.E. (2/21/2024, 2024C-14)

11

PRIVATE SURFACE AND SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION WITH THE FILING OF THIS PLAT, SEE DRAINAGE FACILITIES MAINTENANCE NOTE ON SHEET 4 FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES, OVER ALL OF TRACT 9

12

PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION WITH THE FILING OF THIS PLAT, FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE SIDEWALK AND ROADWAY INFRASTRUCTURE TO SERVICE THE RESIDENTS IN LA CUENTISTA SUBDIVISION, CONFINED TO TRACT 9

13

PUBLIC SANITARY SEWER, PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT, FOR OPERATIONS AND MAINTENANCE OF PUBLIC WATER AND SEWER INFRASTRUCTURE

14

PUBLIC BLANKET WATERLINE EASEMENT, GRANTED TO ABCWUA FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF PUBLIC WATERLINE INFRASTRUCTURE, CONFINED TO TRACTS 1 AND 2

15

PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION WITH THE FILING OF THIS PLAT, FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE SIDEWALK, TO SERVICE THE RESIDENTS IN LA CUENTISTA SUBDIVISION, CONFINED TO TRACT 1
- Plat for
La Cuentista
Subdivision, Phase III
Being Comprised of
Tract B-1-A-2, La Cuentista
Subdivision, Phase I
City of Albuquerque
Bernalillo County, New Mexico
August 2024
- Legend

N 90°00'00" E

MEASURED BEARINGS AND DISTANCES

●

FOUND 5/8" REBAR UNLESS OTHERWISE INDICATED

△


FOUND CENTERLINE MONUMENT "LS 18374" UNLESS OTHERWISE INDICATED

○

SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
- DOCH 2024078634

11/01/2024 11:26 AM Page: 3 of 4

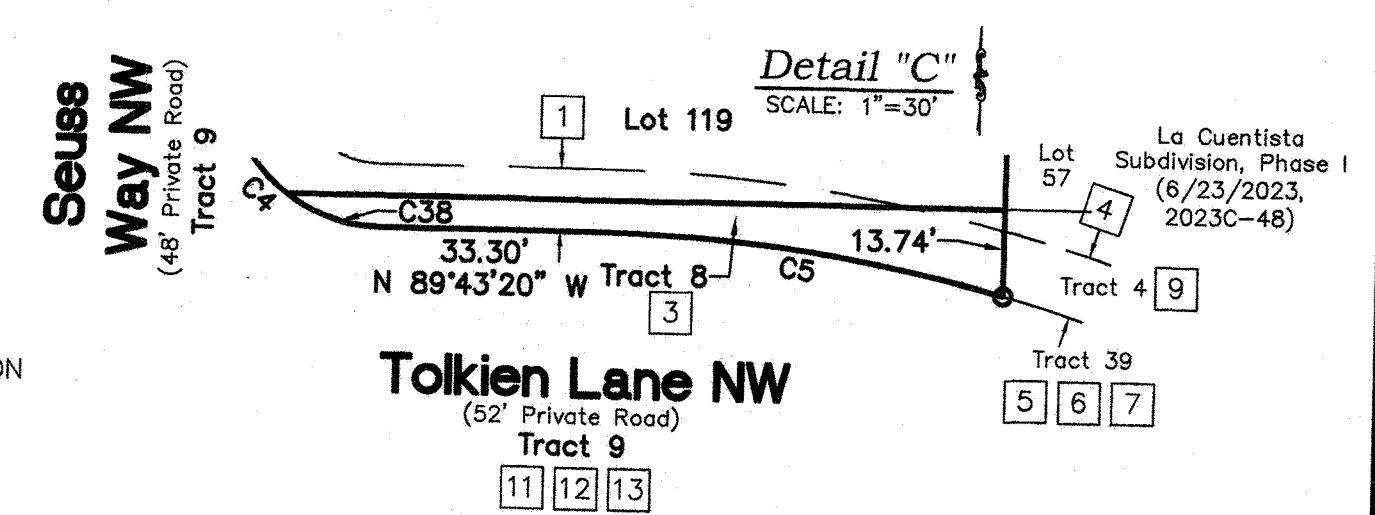
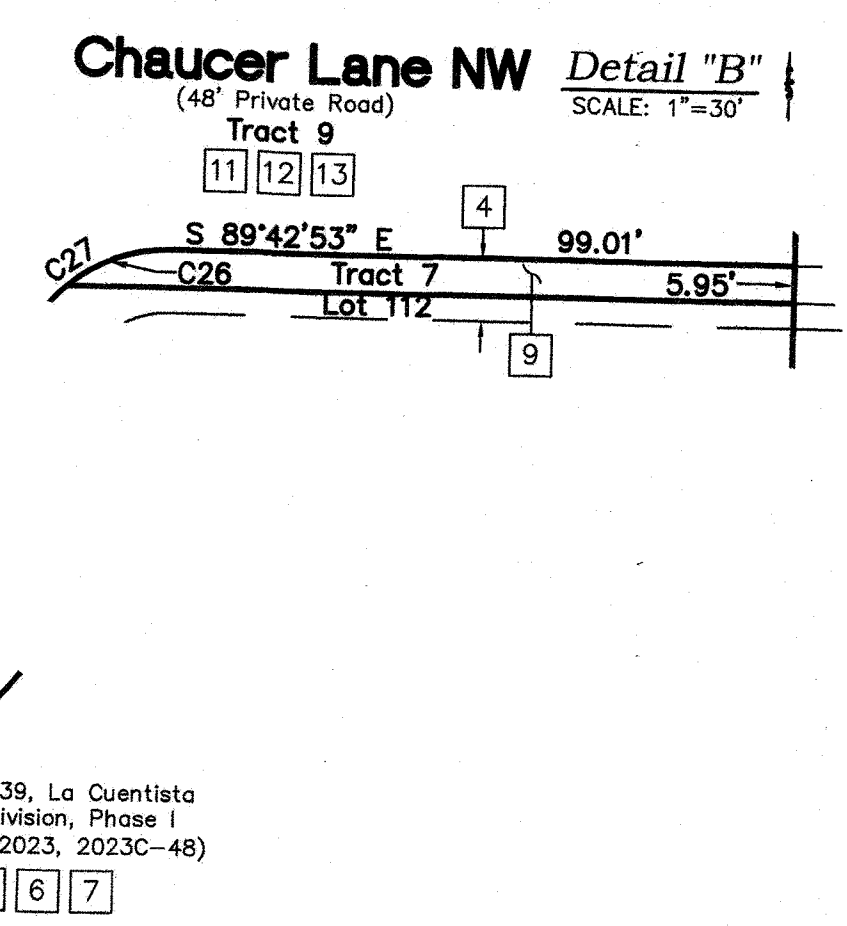
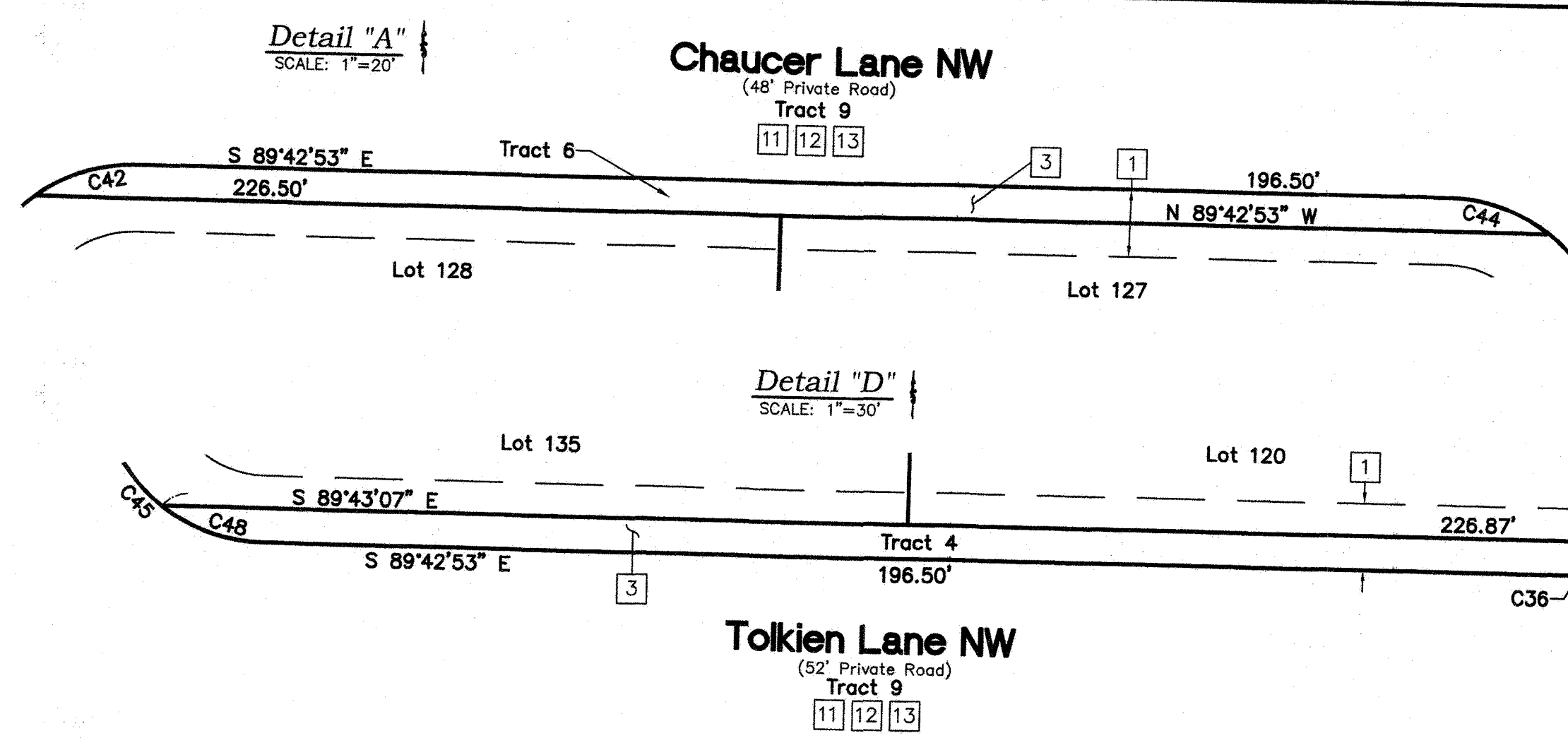
PLRT R: \$25.00 B: 2024C P: 0103 Linda Stover, Bernalillo County


- CSI-CARTESIAN SURVEYS INC.

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- Sheet 3 of 4

210703

Plat for
La Cuentista
Subdivision, Phase III
Being Comprised of
Tract B-1-A-2, La Cuentista
Subdivision, Phase I
City of Albuquerque
Bernalillo County, New Mexico
August 2024



Drainage Facilities Maintenance Note

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ["DETENTION AREAS"] ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES [STORM WATER DETENTION FACILITIES] IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, OR BUILDING OR OTHER CONSTRUCTION (UNLESS SHOWN ON THE APPROVED GRADING PLAN) MAY BE PLACED OR MAINTAINED IN THE EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILED A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

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.

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.

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

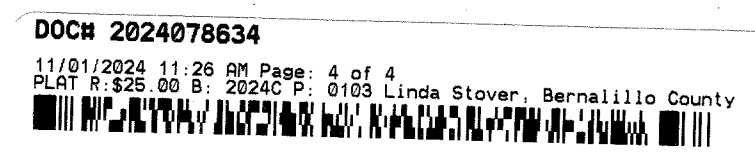
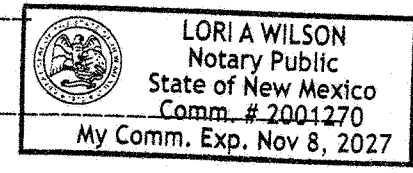
9-19-2024
DATE

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9-19-2024
BY: KEVIN PATTON, DIRECTOR OF LAND PLANNING AND ENTITLEMENTS
PULTE HOMES OF NEW MEXICO, INC (OWNER, TRACT B-2-A)

BY: *Lori A Wilson*
NOTARY PUBLIC

MY COMMISSION EXPIRES 11.8.27



Waiver Notes

THE FOLLOWING WAIVERS WERE APPROVED BY THE DEVELOPMENT REVIEW BOARD AND THE ENVIRONMENTAL PLANNING COMMISSION:

- DPM SECTION 7-4(E) - PEDESTRIAN FACILITIES - WAIVER TO ALLOW SIDEWALK ON ONE SIDE THE STREET AT THE PRIVATE ENTRYWAYS TO THE SUBDIVISION
- DPM SECTION 7-2(C) - TEMPORARY SIDEWALK DEFERRAL - WAIVER TO DEFER THE INSTALLATION OF SIDEWALKS UNTIL EACH HOME CONSTRUCTION IS COMPLETED.
- DPM SECTION 7-4(A)(3) - CONNECTIVITY - WAIVER TO ALLOW BLOCKS TO EXCEED 600 FEET, THE MAXIMUM ALLOWABLE LENGTH FOR A LOCAL STREET. THE WAIVER WAS TO ALLOW THE PEDESTRIAN ACCESS POINTS TO BE STRATEGICALLY PLACED AS IT RELATES TO THE PROPOSED LAYOUT AND ADJACENT PROPERTIES.
- IDO SECTION 5-4(F)(2)(B) - RESIDENTIAL LOTS SHALL AVOID LAYOUTS WHERE THE REAR LOT LINE IS ADJACENT TO A COLLECTOR OR ABOVE. WAIVER TO ALLOW LOT BACKING TO PASEO DEL NORTE WHICH WILL HAVE DEEPER BACK YARDS AS WELL AS PASEO DEL NORTE HAVING AN ADDITIONAL LANDSCAPE BUFFER TO ALLOW A GREATER BUFFER FROM THE ROADWAY.

CSI-CARTESIAN SURVEYS INC.

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