

Vicinity Map - Zone Atlas C-10-Z

N.T.S.

**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 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.
- 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 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/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHEAR 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 #: TBD

**Purpose of Plat**

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

**Subdivision Data**

GROSS ACREAGE.....10.7315 ACRES  
ZONE ATLAS PAGE NO.....C-10-Z  
NUMBER OF EXISTING TRACTS.....1  
NUMBER OF LOTS CREATED.....54  
NUMBER OF TRACTS CREATED.....9  
MILES OF FULL-WIDTH STREETS.....0.3517 MILES  
MILES OF HALF-WIDTH STREETS.....0.00 MILES  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.0000 ACRES  
DATE OF SURVEY.....DECEMBER 2023

**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 (6/23/2023, 2023C-48).
- 5. TRACTS 12-19 TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 6. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON FEBRUARY 7, 2024.

**Legal Description**

TRACT B-2-A-1, 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**

- 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 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.
- 3. PLAT 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.
- 4. 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.

**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.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: 1-010-06442515640402

PROPERTY OWNER OF RECORD  
Pulte homes

BERNALILLO COUNTY TREASURER'S OFFICE  
George Stone 2-21-24

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

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

**Application Number:** SD-2024-00020

**Plat Approvals:**

<u>Rodney Puentes</u> <small>Rodney Puentes (Jan 9, 2024 08:56 MST)</small>	Jan 9, 2024
<u>PNM Electric Services</u> <u>Abdul Bhuiyan</u> <small>Abdul Bhuiyan (Jan 9, 2024 08:10 MST)</small>	Jan 9, 2024
<u>Qwest Corp. d/b/a CenturyLink QC</u> <u>Jeff Estevako</u> <small>Jeff Estevako (Jan 9, 2024 07:40 MST)</small>	Jan 9, 2024
<u>New Mexico Gas Company</u> <u>Mike Morris</u> <small>Mike Morris (Jan 9, 2024 07:56 MST)</small>	Jan 9, 2024
Comcast	

**City Approvals:**

<u>Loren N. Risenhoover P.S.</u> City Surveyor	1/18/2024
<u>Ernest Armijo</u> Traffic Engineering, Transportation Division	02/14/24
<u>ABCWUA</u> <u>Whitney Phelan</u> Parks and Recreation Department	02/20/24
<u>AMAPCA</u> <u>Reggie Chen</u> Hydrology	1/29/2024 02/14/24
<u>Code Enforcement</u> <u>Jay Rodenbeck</u> Planning Department	02/14/24
<u>Shahab Biazar</u> City Engineer	02/21/24

**Surveyor's Certificate**

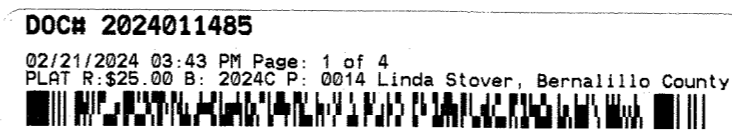
I, BRIAN MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF 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 1/18/24  
BRIAN MARTINEZ Date  
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



**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND 5/8" REBAR UNLESS INDICATED OTHERWISE
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT STAMPED "LS 18374" UNLESS OTHERWISE NOTED

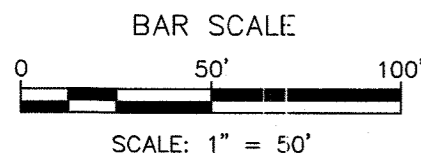
**Plat for  
La Cuentista Subdivision, Phase II  
Being Comprised of  
Tract B-2-A-1, La Cuentista  
Subdivision, Phase I  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2024**

DOCH 2024011485

02/21/2024 08:43 PM Page: 2 of 4  
PLAT R 325.06 2024C P. 8014 Linda Stover, Bernalillo County

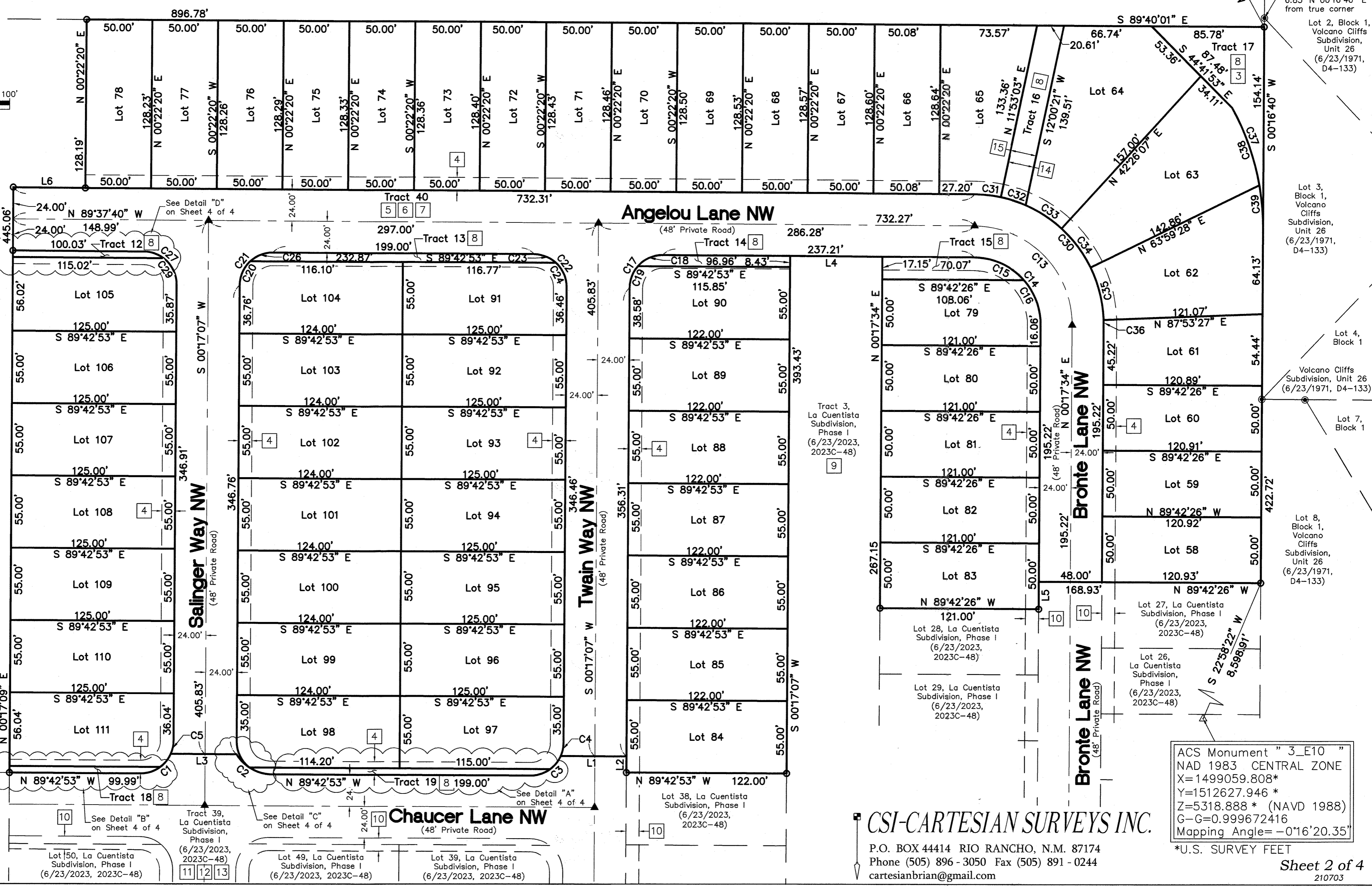
ACS Monument "8\_C10"  
NAD 1983 CENTRAL ZONE  
X=1502106.697\*  
Y=1521538.71\*  
Z=5392.936\* (NAVD 1988)  
G-G=0.999667901  
Mapping Angle=-0°16'00.09"  
\*U.S. SURVEY FEET

**Paseo del Norte NW**  
(R/W Varies)



Tract B-1-A-1, La Cuentista Subdivision, Phase I (6/23/2023, 2023C-48)

Tract B-1-A-2, La Cuentista Subdivision, Phase I (6/23/2023, 2023C-48)



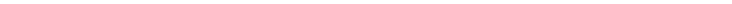
ACS Monument "3\_E10"  
NAD 1983 CENTRAL ZONE  
X=1499059.808\*  
Y=1512627.946\*  
Z=5318.888\* (NAVD 1988)  
G-G=0.999672416  
Mapping Angle=-0°16'20.35"  
\*U.S. SURVEY FEET

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**Plat for  
La Cuentista  
Subdivision, Phase II  
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Tract B-2-A-1, La Cuentista  
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January 2024**

DOC# 2024011485

02/21/2024 03:43 PM Page: 3 of 4  
PLAT #: 925 00 B: 2024C P: 0014 Linda Stover, Bernalillo County



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	28.98'	25.00'	66°25'19"	27.39'	N 57°04'27" E
C2	30.29'	31.73'	54°42'13"	29.15'	S 58°45'04" E
C3	28.98'	25.00'	66°25'19"	27.39'	N 57°04'27" E
C4	10.29'	25.00'	23°34'34"	10.21'	N 12°04'31" E
C5	10.29'	25.00'	23°34'41"	10.22'	N 12°04'27" E
C6	16.09'	25.00'	36°52'12"	15.81'	N 71°51'01" E
C7	14.12'	31.73'	25°30'01"	14.00'	S 44°08'58" E
C8	23.18'	25.00'	53°07'41"	22.36'	N 26°51'05" E
C9	23.05'	25.58'	51°37'01"	22.27'	S 25°49'49" E
C10	16.17'	31.73'	29°12'12"	16.00'	S 71°30'04" E
C11	16.09'	25.00'	36°52'12"	15.81'	N 71°51'01" E
C12	12.89'	25.00'	29°33'07"	12.75'	N 38°38'22" E
C13	117.71'	75.00'	89°55'14"	105.99'	N 44°40'03" W
C14	80.04'	51.00'	89°55'14"	72.07'	N 44°40'03" W
C15	42.90'	51.00'	48°11'47"	41.65'	N 65°31'47" W
C16	37.14'	51.00'	41°43'27"	36.32'	N 20°34'10" W
C17	39.31'	25.00'	90°05'13"	35.38'	S 45°19'43" W
C18	21.39'	25.00'	49°01'12"	20.74'	S 65°51'44" W
C19	17.92'	25.00'	41°04'02"	17.54'	S 20°49'07" W
C20	20.44'	25.00'	46°51'07"	19.88'	S 23°42'40" W
C21	39.31'	25.00'	90°05'13"	35.38'	S 45°19'43" W
C22	39.23'	25.00'	89°54'47"	35.33'	N 44°40'17" W
C23	18.34'	25.00'	42°02'20"	17.93'	N 68°36'30" W
C24	20.89'	25.00'	47°52'27"	20.29'	N 23°39'07" W
C26	18.86'	25.00'	43°14'06"	18.42'	S 68°45'17" W
C27	39.23'	25.00'	89°54'47"	35.33'	N 44°40'17" W
C28	16.09'	25.00'	36°52'12"	15.81'	N 71°11'34" W
C29	23.14'	25.00'	53°02'35"	22.33'	N 26°14'11" W
C30	155.37'	99.00'	89°55'14"	139.91'	N 44°40'03" W
C31	19.89'	99.00'	11°30'43"	19.86'	N 83°52'19" W
C32	20.03'	99.00'	11°35'41"	20.00'	N 72°19'07" W
C33	32.75'	99.00'	18°57'24"	32.61'	N 57°02'35" W
C34	37.25'	99.00'	21°33'21"	37.03'	N 36°47'13" W
C35	41.30'	99.00'	23°54'00"	41.00'	N 14°03'32" W
C36	4.15'	99.00'	2°24'06"	4.15'	N 00°54'29" W
C37	96.44'	190.00'	29°04'53"	95.41'	N 14°15'44" W
C38	62.44'	190.00'	18°49'45"	62.16'	N 19°23'19" W
C39	34.00'	190.00'	10°15'08"	33.95'	N 04°50'52" W

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 58	0.1388	6,046
Lot 59	0.1388	6,046
Lot 60	0.1388	6,045
Lot 61	0.1441	6,275
Lot 62	0.2032	8,852
Lot 63	0.2316	10,090
Lot 64	0.2623	11,424
Lot 65	0.1789	7,792
Lot 66	0.1479	6,441
Lot 67	0.1476	6,429
Lot 68	0.1476	6,428
Lot 69	0.1475	6,426
Lot 70	0.1475	6,424
Lot 71	0.1474	6,422
Lot 72	0.1474	6,421
Lot 73	0.1474	6,419
Lot 74	0.1473	6,417
Lot 75	0.1473	6,416
Lot 76	0.1472	6,414
Lot 77	0.1472	6,412
Lot 78	0.1472	6,410
Lot 79	0.1357	5,912
Lot 80	0.1389	6,050
Lot 81	0.1389	6,050
Lot 82	0.1389	6,050
Lot 83	0.1389	6,050
Lot 84	0.1540	6,710
Lot 85	0.1540	6,710
Lot 86	0.1540	6,710
Lot 87	0.1540	6,710
Lot 88	0.1540	6,710
Lot 89	0.1540	6,710
Lot 90	0.1533	6,678
Lot 91	0.1568	6,828
Lot 92	0.1578	6,875
Lot 93	0.1578	6,875
Lot 94	0.1578	6,875
Lot 95	0.1578	6,875
Lot 96	0.1578	6,875
Lot 97	0.1564	6,815
Lot 98	0.1552	6,760
Lot 99	0.1566	6,820
Lot 100	0.1566	6,820
Lot 101	0.1566	6,820
Lot 102	0.1566	6,820
Lot 103	0.1566	6,820
Lot 104	0.1555	6,775
Lot 105	0.1591	6,930
Lot 106	0.1578	6,874
Lot 107	0.1578	6,875
Lot 108	0.1578	6,875
Lot 109	0.1578	6,875
Lot 110	0.1578	6,875
Lot 111	0.1594	6,945

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Tract 12	0.0127	551
Tract 13	0.0337	1,469
Tract 14	0.0215	937
Tract 15	0.0378	1,647
Tract 16	0.0626	2,728
Tract 17	0.0943	4,109
Tract 18	0.0127	551
Tract 19	0.0251	1,095
Tract 40	2.0058	87,372

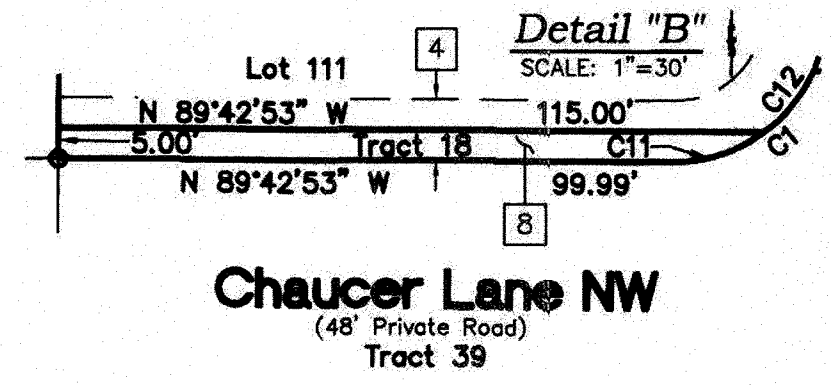
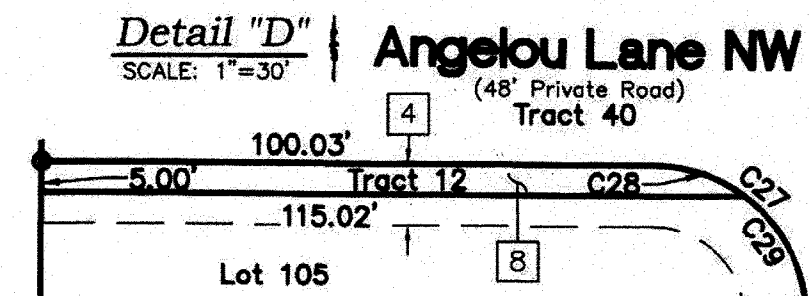
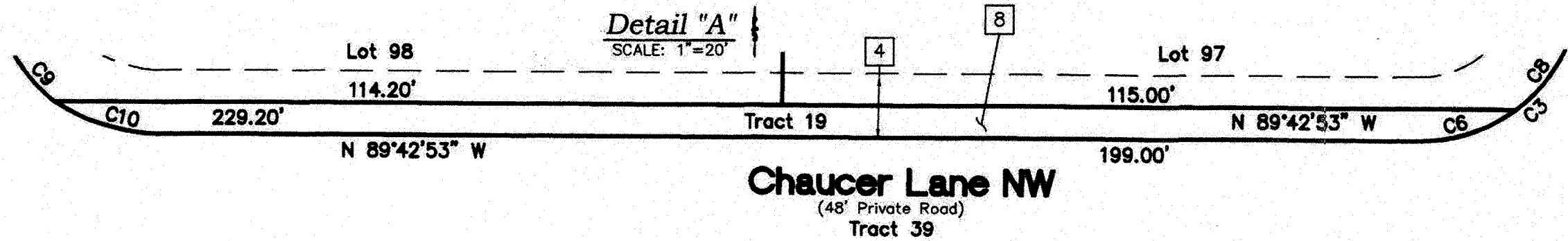
Line Table		
Line #	Direction	Length (ft)
L1	N 89°42'53" W	50.09'
L2	N 00°17'07" E	12.27'
L3	N 89°42'53" W	50.09'
L4	N 89°37'40" W	70.18'
L5	S 00°17'34" W	20.83'
L6	S 89°37'40" E	55.03'

**Easement Notes**

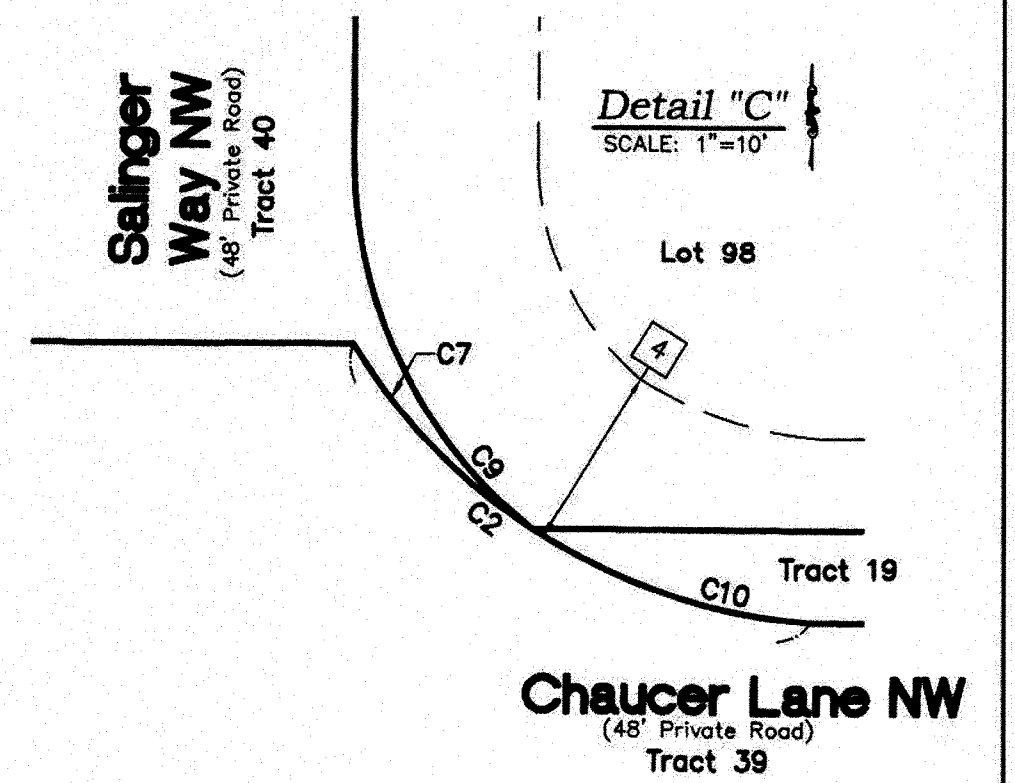
- 1 INTENTIONALLY OMITTED
- 2 EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT (01/07/2004, 2004C-7) AND (6/23/2023, 2023C-48) ON TRACT B-2-A-1, IS NOW CONFINED TO TRACT 40 WITH THE FILING OF THIS PLAT.
- 3 EXISTING 20' FLOATING TEMPORARY CONSTRUCTION EASEMENT, NOW CONFINED TO TRACT 17 ONLY, AND MAY BE FURTHER RELOCATED, CONFINED AND DEFINED OR REMOVED AND/OR VACATED BY THE DEVELOPER BY SUBSEQUENT PLATS
- 4 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 5 PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT FOR OPERATIONS AND MAINTENANCE OF PUBLIC WATER AND SEWER INFRASTRUCTURE, CONFINED TO TRACT 40.
- 6 PRIVATE SURFACE AND SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION WITH THE FILING OF THIS PLAT, SEE DRAINAGE FACILITIES MAINTENANCE NOTE ON THIS SHEET FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES, CONFINED TO TRACT 40.
- 7 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 40.
- 8 PRIVATE DRAINAGE EASEMENT, GRANTED WITH THE FILING OF THIS PLAT, SEE DRAINAGE FACILITIES MAINTENANCE NOTE ON THIS SHEET FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
- 9 EXISTING PRIVATE DRAINAGE EASEMENT (6/23/2023, 2023C-48)
- 10 EXISTING 10' P.U.E. (6/23/2023, 2023C-48)
- 11 PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT FOR OPERATIONS AND MAINTENANCE OF PUBLIC WATER AND SEWER INFRASTRUCTURE, CONFINED TO TRACT 39. (6/23/2023, 2023C-48)
- 12 PRIVATE SURFACE AND SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION WITH THE FILING OF THIS PLAT, SEE DRAINAGE FACILITIES MAINTENANCE NOTE ON THIS SHEET FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES, CONFINED TO TRACT 39. (6/23/2023, 2023C-48)
- 13 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 39. (6/23/2023, 2023C-48)
- 14 20' PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT
- 15 20' PRIVATE PEDESTRIAN EASEMENT, OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION GRANTED WITH THE FILING OF THIS PLAT

**CSI-CARTESIAN SURVEYS INC.**

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Plat for  
La Cuentista  
Subdivision, Phase II  
Being Comprised of  
Tract B-2-A-1, La Cuentista  
Subdivision, Phase I  
City of Albuquerque  
Bernalillo County, New Mexico  
January 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.

**Waiver Notes**

- THE FOLLOWING WAIVERS WERE APPROVED BY THE DEVELOPMENT REVIEW BOARD ON MARCH 30, 2022.
- 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.

**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 TO PASEO DEL NORTE NEW AND AZUCENA PLACE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

*Kevin Patton* 01/26/24  
KEVIN PATTON  
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 1/26/24 20  
BY: KEVIN PATTON, DIRECTOR OF LAND PLANNING AND ENTITLEMENTS  
PULTE HOMES OF NEW MEXICO, INC (OWNER, TRACT B-2-A)

BY: *Elizabeth Roybal*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 04-05-25

STATE OF NEW MEXICO  
NOTARY PUBLIC  
ELIZABETH ROYBAL  
Commission # 1133109  
My Comm. Exp. April 5, 2025

CSI-CARTESIAN SURVEYS INC.  
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