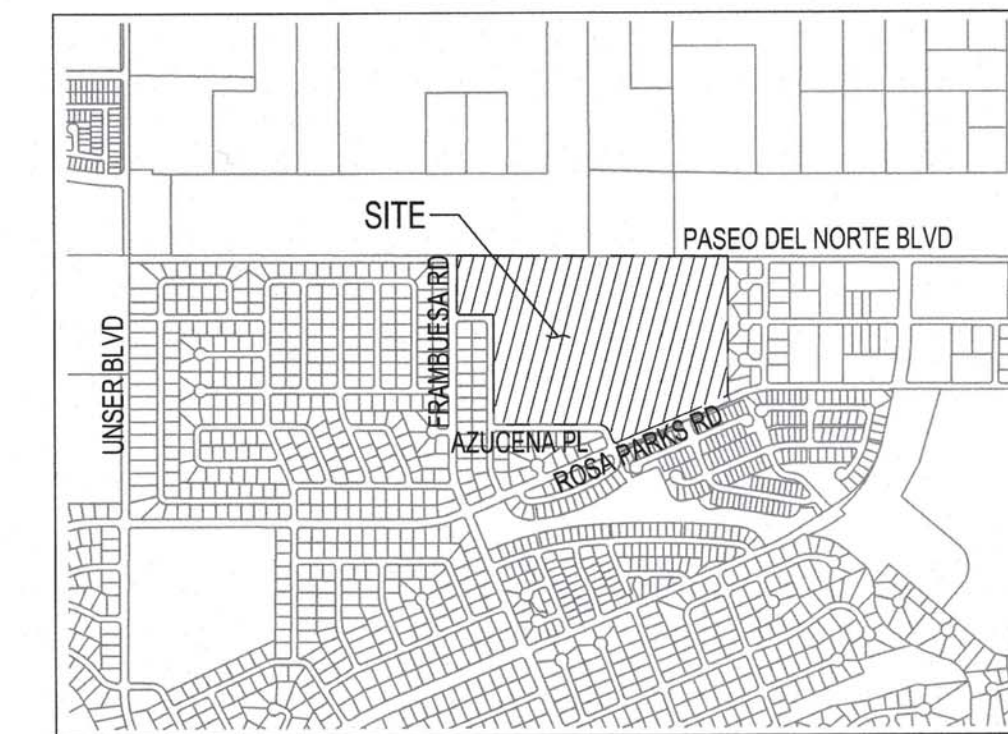


PRELIMINARY PLAT LA CUENTISTA SUBDIVISION (REPLAT OF TRACT B-1-A AND TRACT B-2-A)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2021
PR-2021-004968



SURVEY NOTES:

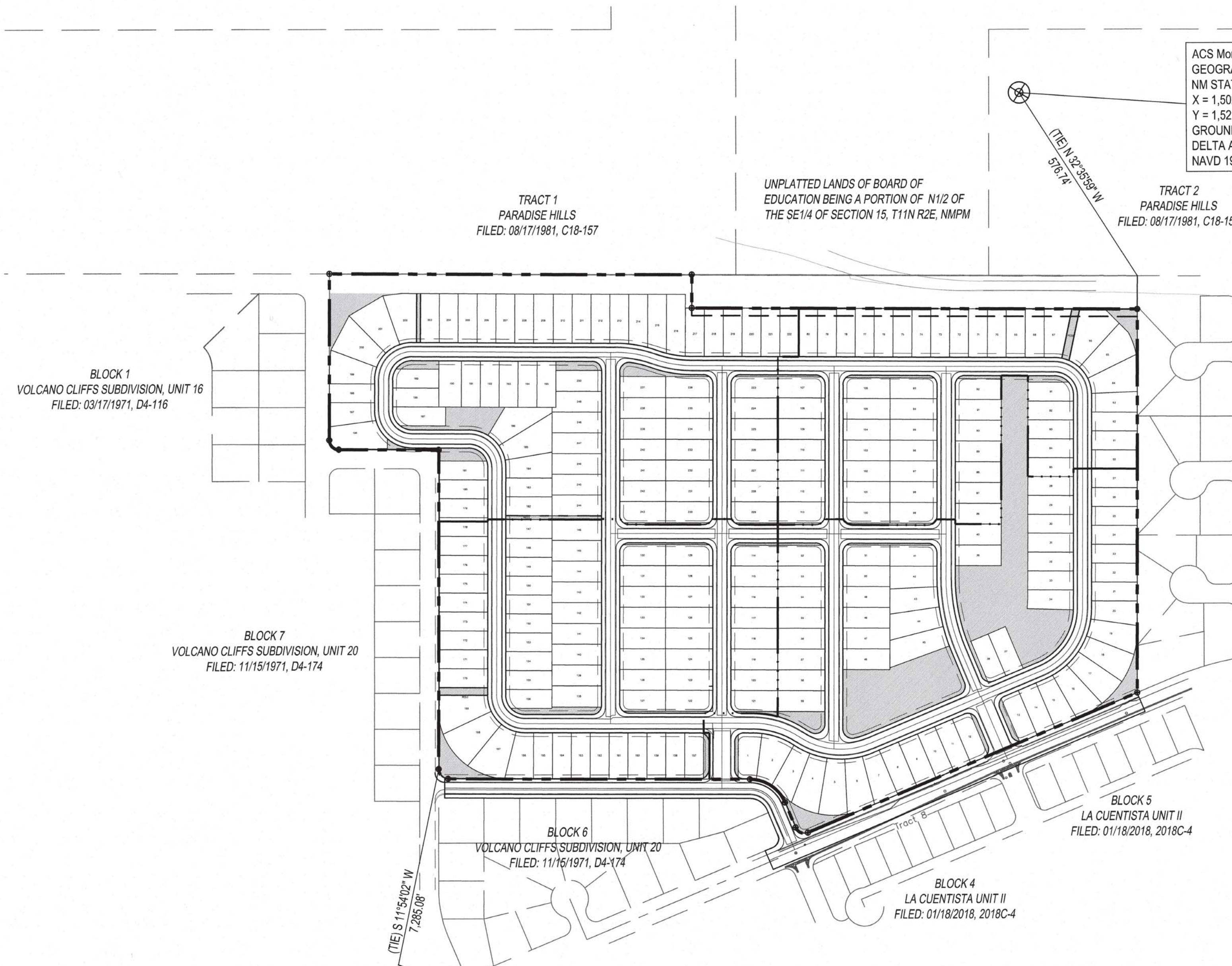
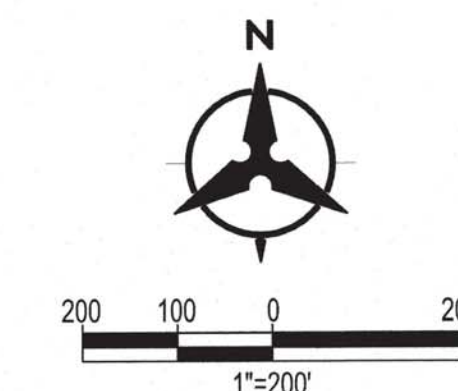
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (⊙) SHALL BE MARKED BY A #5 REBAR STAMPED "PLOTNER, PS 14271".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 14271".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

Loren N. Risenhoover P.S. 12/6/2021
CITY SURVEYOR DATE

OWNER:
ELK HAVEN, LLC
STAN DIAMOND, MANAGING MEMBER

BY: *Stan Diamond*
NAME: STAN DIAMOND
TITLE: _____
DATE: _____



ACS Monument #8 C10
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,502,106.697 U.S. SURVEY FEET
Y = 1,521,538.71 U.S. SURVEY FEET
GROUND TO GRID FACTOR = 0.999667901
DELTA ALPHA = -00°16'00.09"
NAVD 1988 ELEVATION = 5392.936 U.S. SURVEY FEET

TRACT 1
PARADISE HILLS
FILED: 08/17/1981, C18-157

UNPLATTED LANDS OF BOARD OF
EDUCATION BEING A PORTION OF N1/2 OF
THE SE1/4 OF SECTION 15, T11N R2E, NMPM

TRACT 2
PARADISE HILLS
FILED: 08/17/1981, C18-157

BLOCK 1
VOLCANO CLIFFS SUBDIVISION, UNIT 16
FILED: 03/17/1971, D4-116

BLOCK 7
VOLCANO CLIFFS SUBDIVISION, UNIT 20
FILED: 11/15/1971, D4-174

BLOCK 1
VOLCANO CLIFFS SUBDIVISION, UNIT 26
FILED: 06/23/1971, D4-133

BLOCK 6
VOLCANO CLIFFS SUBDIVISION, UNIT 20
FILED: 11/16/1971, D4-174

BLOCK 5
LA CUENTISTA UNIT II
FILED: 01/18/2018, 2018C-4

BLOCK 4
LA CUENTISTA UNIT II
FILED: 01/18/2018, 2018C-4

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.

Purpose of Plat

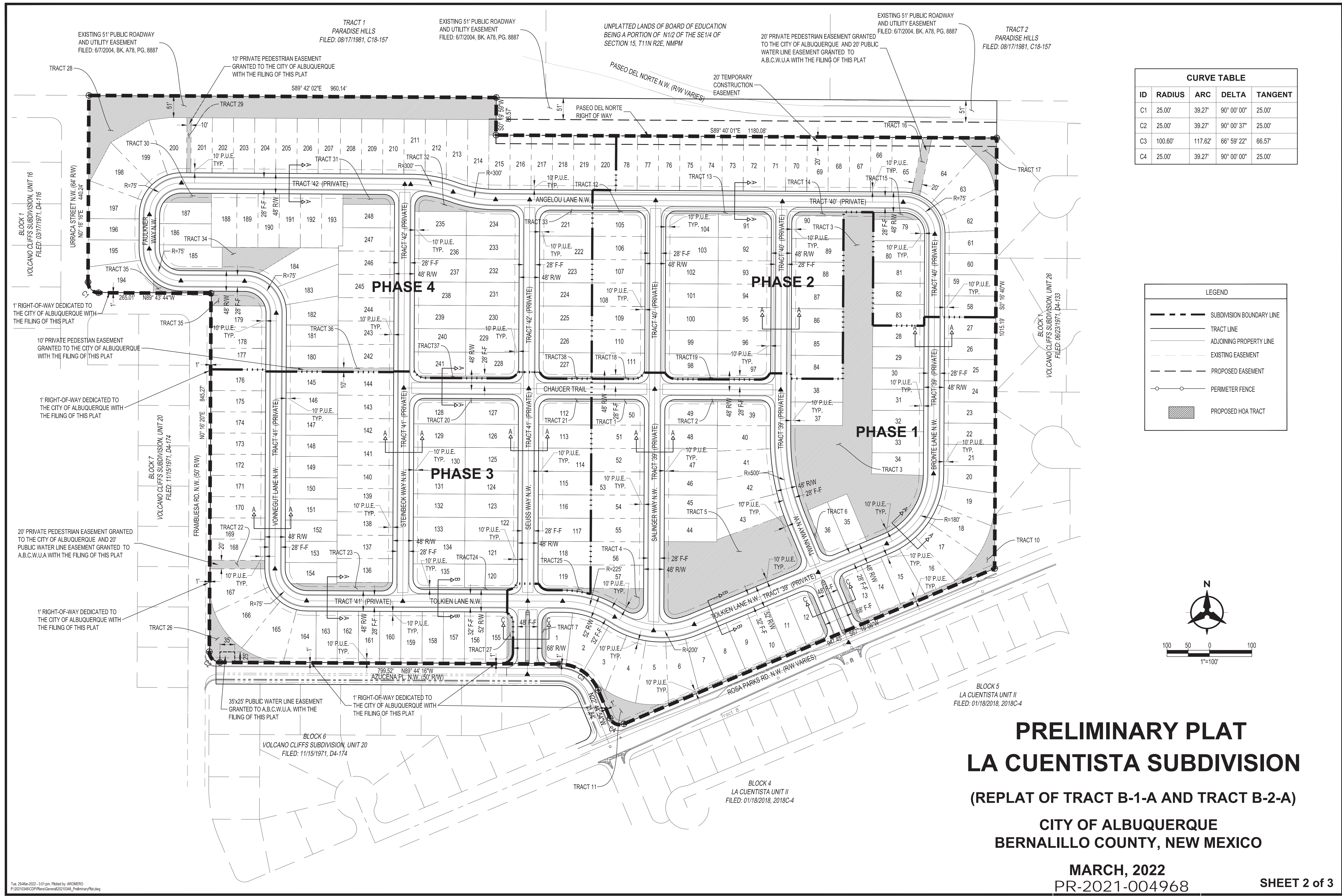
- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

PLAT IS LOCATED WITHIN PROJECTED SECTIONS 15, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

ACS Monument #3 E10
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,499,059.808 U.S. SURVEY FEET
Y = 1,512,627.946 U.S. SURVEY FEET
GROUND TO GRID FACTOR = 0.999672416
DELTA ALPHA = -00°16'20.35"
NAVD 1988 ELEVATION = 5318.888 U.S. SURVEY FEET

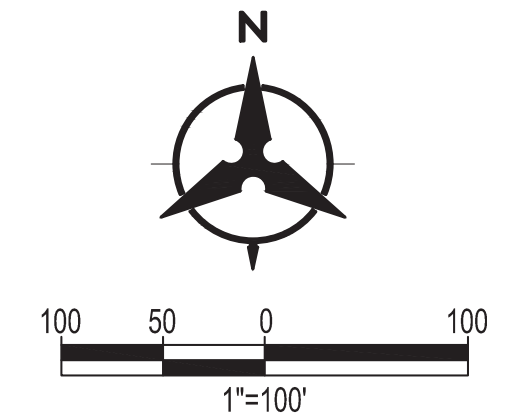
| LEGEND | |
|--------|---------------------------|
| | SUBDIVISION BOUNDARY LINE |
| | TRACT LINE |
| | ADJOINING PROPERTY LINE |
| | EXISTING EASEMENT |
| | PROPOSED EASEMENT |
| | PERIMETER FENCE |
| | PROPOSED HOA TRACT |

PL 3 Dec 2021 - 9:03 am, Plotted by: ARCAMERO
F:\2021\04\02\Plat\General\20210402_PreliminaryPlat.dwg



| CURVE TABLE | | | | |
|-------------|---------|---------|-------------|---------|
| ID | RADIUS | ARC | DELTA | TANGENT |
| C1 | 25.00' | 39.27' | 90° 00' 00" | 25.00' |
| C2 | 25.00' | 39.27' | 90° 00' 37" | 25.00' |
| C3 | 100.60' | 117.62' | 66° 59' 22" | 66.57' |
| C4 | 25.00' | 39.27' | 90° 00' 00" | 25.00' |

| LEGEND | |
|--------|---------------------------|
| | SUBDIVISION BOUNDARY LINE |
| | TRACT LINE |
| | ADJOINING PROPERTY LINE |
| | EXISTING EASEMENT |
| | PROPOSED EASEMENT |
| | PERIMETER FENCE |
| | PROPOSED HOA TRACT |



PRELIMINARY PLAT
LA CUENTISTA SUBDIVISION
 (REPLAT OF TRACT B-1-A AND TRACT B-2-A)
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

MARCH, 2022
 PR-2021-004968

Tue, 29-Mar-2022 - 3:01 pm Plotted by: ARONERO
 P:\20210348\CDP\Plans\General\20210348_PreliminaryPlat.dwg

LEGAL DESCRIPTION:

TRACT 'B-1-A' AND TRACT 'B-2-A', OF THE BULK LAND PLAT FOR TRACT B-1-A and TRACT B-2-B LA CUENTISTA SUBDIVISION 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

1. EXISTING ZONING: R-ML

PROPOSED ZONING: R-ML

PROPOSED RESIDENTIAL DEVELOPMENT:
SINGLE FAMILY DETACHED RESIDENTIAL

2. TOTAL ACREAGE:

EXISTING TRACT 'B-1-A' = 29.5744 ACRES
EXISTING TRACT 'B-2-A' = 27.1077 ACRES

ACREAGE:

| PHASE | TRACT | ACRES | ENCUMBERED BY EASEMENT |
|------------|------------|------------|------------------------|
| PHASE 1 | TRACT '1' | 0.0152 | B |
| | TRACT '2' | 0.0252 | B |
| | TRACT '3' | 1.9571 | B |
| | TRACT '4' | 0.1105 | B |
| | TRACT '5' | 1.0781 | B |
| | TRACT '6' | 0.0241 | B |
| | TRACT '7' | 0.0218 | B |
| | TRACT '8' | NOT USED | B |
| | TRACT '9' | NOT USED | B |
| | TRACT '10' | 0.1849 | B |
| TRACT '11' | 0.2130 | B | |
| TRACT '39' | 3.7594 | A, C, D | |
| PHASE 2 | TRACT '12' | 0.0127 | B |
| | TRACT '13' | 0.0337 | B |
| | TRACT '14' | 0.0215 | B |
| | TRACT '15' | 0.0378 | B |
| | TRACT '16' | 0.0626 | B |
| | TRACT '17' | 0.0942 | B |
| | TRACT '18' | 0.0127 | B |
| | TRACT '19' | 0.0252 | B |
| | TRACT '40' | 2.0054 | A, C, D |
| | PHASE 3 | TRACT '20' | 0.0249 |
| TRACT '21' | | 0.0150 | B |
| TRACT '22' | | 0.0590 | B |
| TRACT '23' | | 0.0937 | B |
| TRACT '24' | | 0.0249 | B |
| TRACT '25' | | 0.0169 | B |
| TRACT '26' | | 0.1563 | B |
| TRACT '27' | | 0.0341 | B |
| TRACT '41' | | 2.7568 | A, C, D |
| PHASE 4 | | TRACT '28' | 1.3546 |
| | TRACT '29' | 0.0298 | B |
| | TRACT '30' | 0.0509 | B |
| | TRACT '31' | 0.0636 | B |
| | TRACT '32' | 0.0916 | B |
| | TRACT '33' | 0.0125 | B |
| | TRACT '34' | 0.1950 | B |
| | TRACT '35' | 0.1134 | B |
| | TRACT '36' | 0.0582 | B |
| | TRACT '37' | 0.0249 | B |
| TRACT '38' | 0.0125 | B | |
| TRACT '42' | 2.7624 | A, C, D | |

EASEMENT LEGEND

- A PRIVATE DRAINAGE EASEMENT SEE NOTE 4
- B PRIVATE DRAINAGE EASEMENT SEE NOTE 10
- C PUBLIC SUBSURFACE SANITARY AND WATERLINE EASEMENT SEE NOTE 4
- D PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT SEE NOTE 4

NUMBER OF LOTS:

LA CUENTISTA PHASE 1 = 57
LA CUENTISTA PHASE 2 = 54
LA CUENTISTA PHASE 3 = 65
LA CUENTISTA PHASE 4 = 72
TOTAL 248

PROPOSED DENSITY: 4.41 D.U./ACRE

3. MINIMUM LOT DIMENSIONS: 50'x122'
MINIMUM LOT AREA: 6,100 SF

4. TRACTS 39 THROUGH 42 TO BE OWNED BY THE H.O.A. AND CONTAINS THE FOLLOWING BLANKET EASEMENTS:

- PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT TO BE GRANTED TO ABCWUA FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE.
- A PRIVATE SURFACE AND SUBSURFACE DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE. SEE SHEET 3 OF 3 FOR 'DRAINAGE FACILITIES MAINTENANCE NOTE' FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY.
- A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT TO BE GRANTED TO THE H.O.A. FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE SIDEWALK AND ROADWAY INFRASTRUCTURE TO SERVE THE RESIDENCE IN 'LA CUENTISTA SUBDIVISION'.

5. LOT SETBACKS:

FRONT: 15'
SIDE: 5'
REAR: 15'

6. PROPOSED SOLAR ACCESS PROVISIONS,
SHALL BE IN ACCORDANCE WITH INTEGRATED DEVELOPMENT ORDINANCE 14-16-5-10.

7. THE H.O.A. SHALL MAINTAIN ALL TRAILS LOCATED WITHIN H.O.A. TRACTS AND ITS CONNECTIONS TO ANY PUBLIC OWNED AND MAINTAINED SIDEWALK / TRAIL.

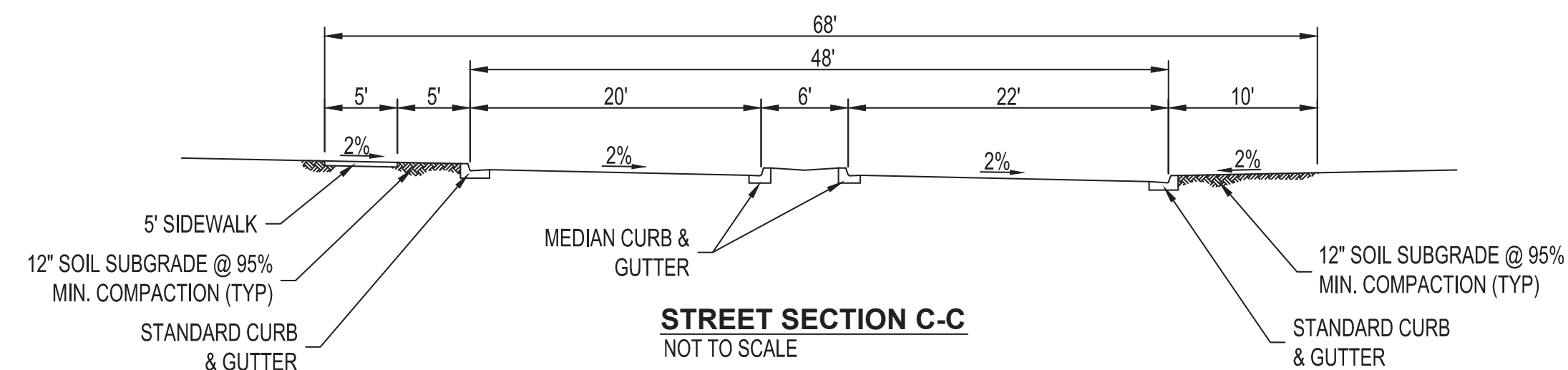
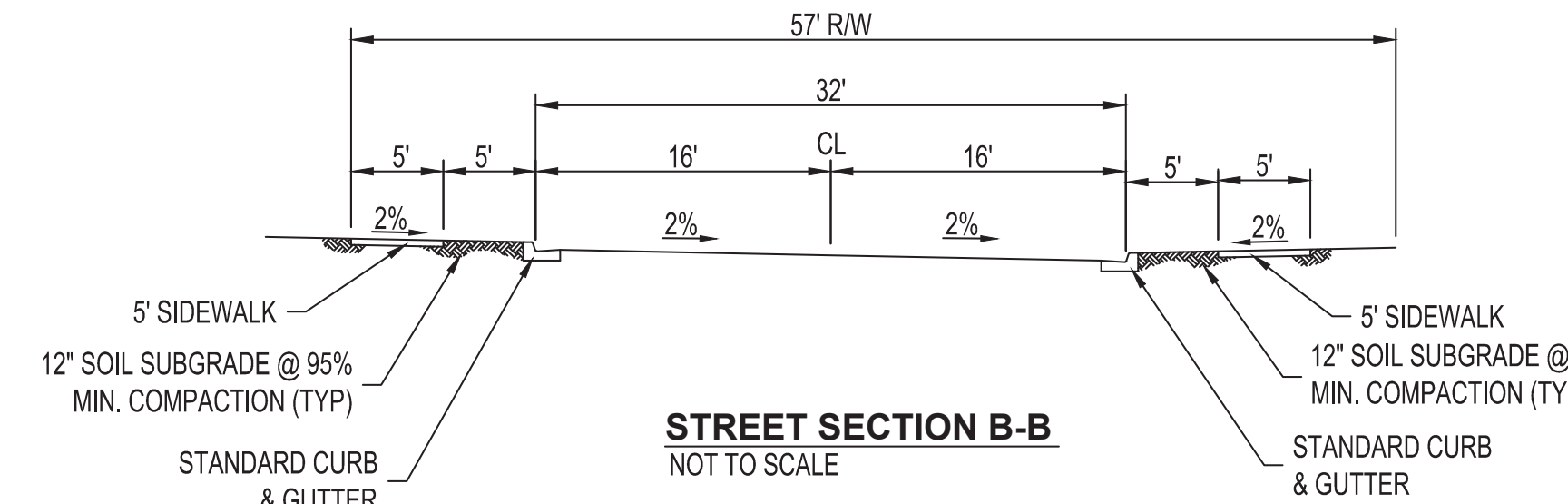
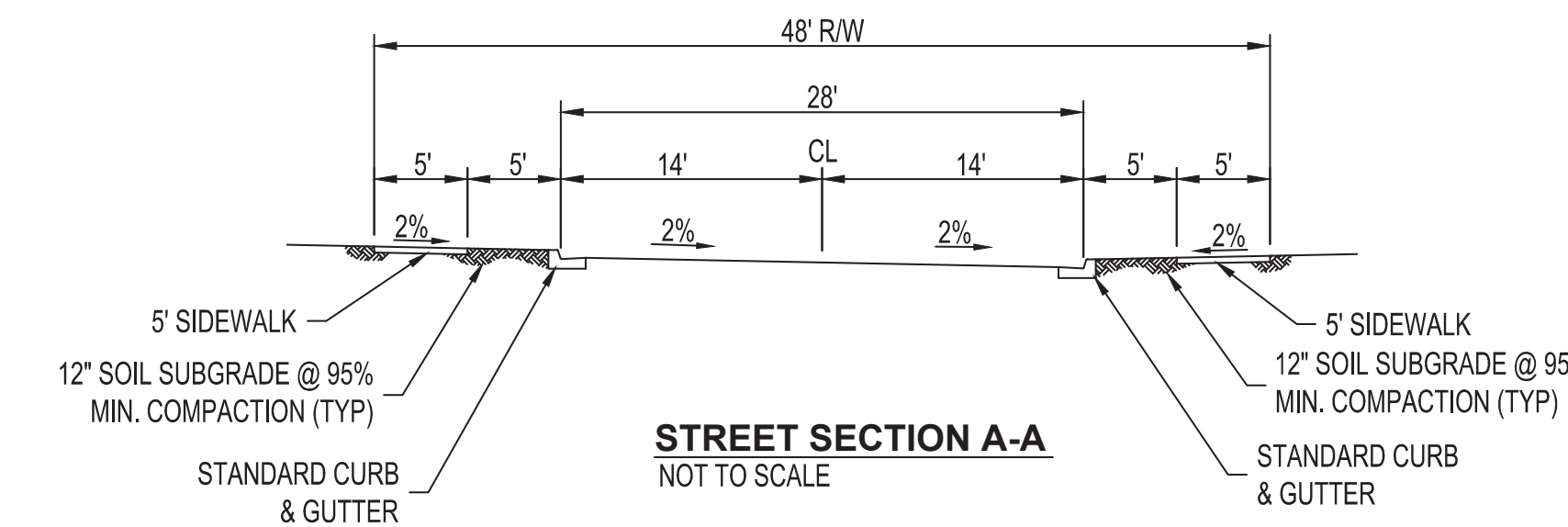
8. TRACT '1' THROUGH TRACT '41' TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

10. TRACTS '1' - '38' CONTAIN A PRIVATE DRAINAGE EASEMENT GRANTED TO THE H.O.A. SEE THIS SHEET FOR 'DRAINAGE FACILITIES MAINTENANCE NOTE' FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY

DRAINAGE FACILITIES MAINTENANCE NOTES:

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, BUILDING OR OTHER OBSTRUCTION (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 FILE 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.



Free Consent & 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.

STAN DIAMOND, MANAGING MEMBER
ELK HAVEN, LLC

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: STAN DIAMOND, MANAGING MEMBER, ELK HAVEN, LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PRELIMINARY PLAT LA CUENTISTA SUBDIVISION

(REPLAT OF TRACT B-1-A AND TRACT B-2-A)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2022
PR-2021-004968