

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 (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.

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
 DIRECTOR OF LAND PLANNING AND ENTITLEMENTS
 PULTE HOMES OF NEW MEXICO, INC (OWNER, TRACT B-2-A)
 DATE: 4/3/2023

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: *John S Salinas*
 NOTARY PUBLIC



MY COMMISSION EXPIRES 05/11/23

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: _____

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**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:

- [Signature]* 03/30/2023
PNM Electric Services
- Abdul A Bhuigan* 03/30/2023
- [Signature]* 3/30/2023
Qwest Corp. d/b/a CenturyLink QC
- [Signature]* 03/29/2023
New Mexico Gas Company
- Mike Mortus* 03/29/2023
Comcast

City Approvals:

- Loren N. Risenhoover P.S.* 3/14/2023
City Surveyor
- _____ Traffic Engineering, Transportation Division
- _____ ABCWUA
- _____ Parks and Recreation Department
- [Signature]* 4/3/2023
AMAFCA
- _____ Hydrology
- _____ Code Enforcement
- _____ Planning Department
- _____ 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 Martinez 3/31/23
 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

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.

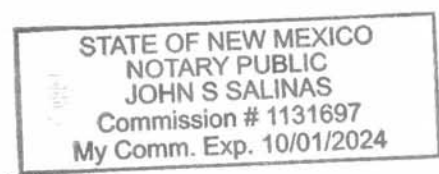
SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN PASEO DEL NORTE NEW AND AZUCENA PLACE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Stan Diamond 4-6-23
 STAN DIAMOND, MANAGING MEMBER DATE
 ELK HAVEN, LLC (OWNER, TRACT B-1-A)

STATE OF NEW MEXICO }
 COUNTY OF } SS

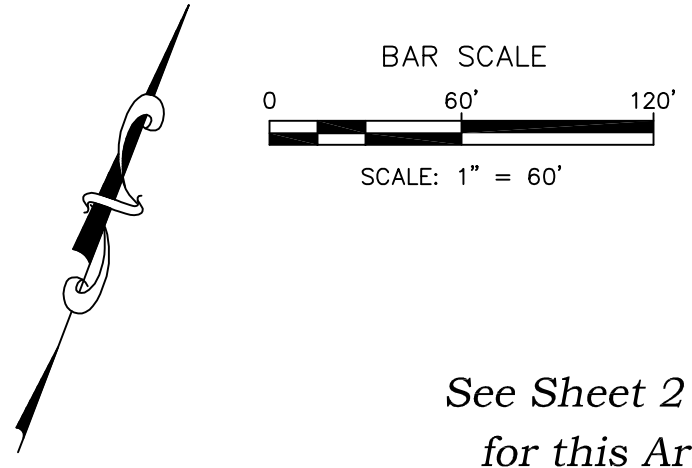
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 6, 2023
 BY: STAN DIAMOND, MANAGING MEMBER, ELK HAVEN, LLC (OWNER, TRACT B-1-A)

BY: *John S Salinas*
 NOTARY PUBLIC

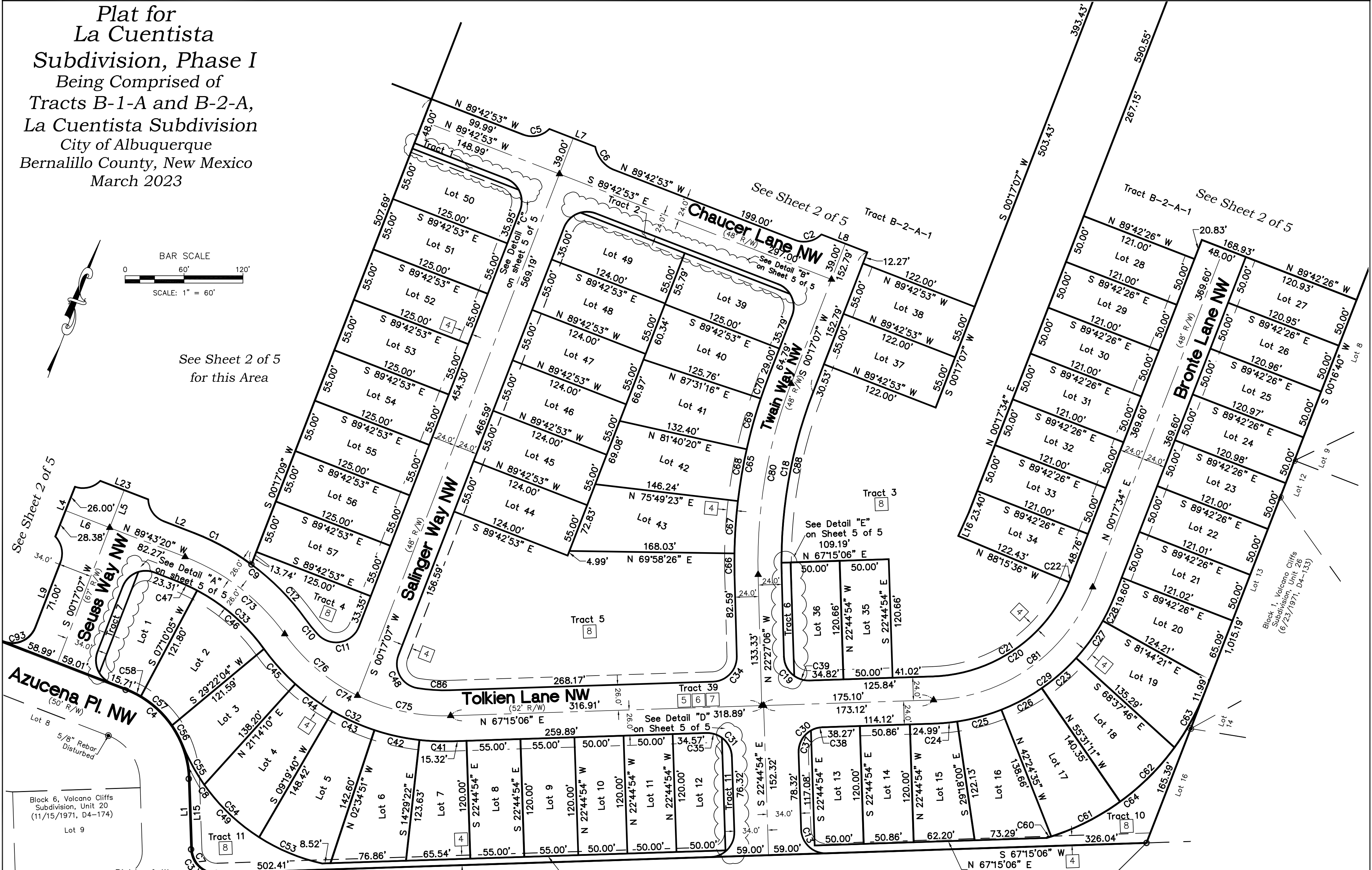


MY COMMISSION EXPIRES 10-1-2024

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



See Sheet 2 of 5
 for this Area



Block 6, Volcano Cliffs
 Subdivision, Unit 20
 (11/15/1971, D4-174)

Block 1, Volcano Cliffs
 Subdivision, Unit 26
 (6/23/1971, D4-135)

Right-of-Way
 Dedicated to the
 City of Albuquerque
 in Fee Simple
 Per this Plat
 2,200 Sq. Ft.
 0.0505 Acres
 See Detail "A" on
 Sheet 2 of 5

Rosa Parks Road NW
 (R/W Varies)

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

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/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.

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.

CSI-CARTESIAN SURVEYS INC.

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

Sheet 4 of 5
210703

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	66.47'	251.00'	15°10'26"	66.28'	N 82°08'07" W
C2	28.98'	25.00'	66°25'19"	27.39'	N 57°04'27" E
C3	39.27'	25.00'	90°00'00"	35.36'	N 67°44'54" W
C4	117.62'	100.60'	66°59'22"	111.03'	N 56°14'35" W
C5	28.98'	25.00'	66°25'19"	27.39'	N 57°04'27" E
C6	30.29'	31.73'	54°42'13"	29.15'	S 58°45'04" E
C7	39.27'	25.00'	90°00'00"	35.36'	S 67°44'54" E
C8	35.47'	101.60'	20°00'06"	35.29'	N 32°44'57" W
C9	145.08'	251.00'	33°07'05"	143.07'	N 73°09'48" W
C10	20.07'	174.00'	6°36'26"	20.05'	S 59°54'28" E
C11	50.83'	25.00'	116°30'12"	42.52'	N 58°32'13" E
C12	78.61'	251.00'	17°56'39"	78.29'	N 65°34'35" W
C13	39.27'	25.00'	89°59'59"	35.36'	S 67°44'54" E
C14	39.27'	25.00'	90°00'00"	35.36'	N 44°42'53" W
C15	17.61'	25.00'	40°21'59"	17.25'	N 69°31'54" W
C16	21.66'	25.00'	49°38'01"	20.99'	N 24°31'54" W
C17	23.18'	25.00'	53°07'48"	22.36'	N 26°16'47" W
C18	188.89'	476.00'	22°44'13"	187.66'	S 11°05'00" E
C19	39.40'	25.00'	90°17'48"	35.45'	S 67°36'00" E
C20	182.31'	156.00'	66°57'32"	172.11'	N 33°46'20" E
C21	178.37'	156.00'	65°30'42"	168.81'	N 34°29'45" E
C22	3.94'	156.00'	1°26'50"	3.94'	N 01°00'59" E
C23	46.68'	204.00'	13°06'35"	46.58'	N 27°55'32" E
C24	23.33'	204.00'	6°33'06"	23.31'	N 63°58'33" E
C25	46.68'	204.00'	13°06'35"	46.58'	N 54°08'42" E
C26	46.68'	204.00'	13°06'35"	46.58'	N 41°02'07" E
C27	46.68'	204.00'	13°06'35"	46.58'	N 14°48'56" E
C28	28.37'	204.00'	7°58'05"	28.35'	N 04°16'36" E
C29	238.41'	204.00'	66°57'32"	225.07'	N 33°46'20" E
C30	39.27'	25.00'	90°00'00"	35.36'	S 22°15'06" W
C31	39.27'	25.00'	90°00'00"	35.36'	N 67°44'54" W
C32	221.46'	226.00'	56°08'39"	212.70'	S 84°40'35" E
C33	115.03'	199.00'	33°07'05"	113.43'	N 73°09'48" W
C34	39.14'	25.00'	89°42'12"	35.26'	N 22°24'00" E
C35	16.63'	25.00'	38°06'44"	16.32'	S 86°18'27" W
C36	22.64'	25.00'	51°53'16"	21.87'	N 48°41'33" W
C37	27.06'	25.00'	62°00'31"	25.76'	S 08°15'21" W
C38	12.21'	25.00'	27°59'29"	12.09'	S 53°15'21" W
C39	16.31'	25.00'	37°22'51"	16.02'	N 85°56'31" E
C40	23.09'	25.00'	52°54'58"	22.28'	S 48°54'35" E
C41	32.58'	226.00'	8°15'33"	32.55'	N 71°22'52" E
C42	46.97'	226.00'	11°54'31"	46.89'	N 81°27'54" E
C43	46.97'	226.00'	11°54'31"	46.89'	S 86°37'36" E
C44	46.97'	226.00'	11°54'31"	46.89'	S 74°43'05" E
C45	47.96'	226.00'	12°09'35"	47.87'	S 62°41'02" E
C46	91.09'	199.00'	26°13'40"	90.30'	N 69°43'05" W
C47	23.93'	199.00'	6°53'26"	23.92'	N 86°16'37" W
C48	44.60'	25.00'	102°12'30"	38.91'	S 50°49'08" E
C49	193.92'	200.00'	55°33'16"	186.41'	S 70°31'38" E
C50	39.28'	25.00'	90°01'23"	35.36'	S 44°43'35" E
C51	16.69'	25.00'	38°15'26"	16.38'	S 70°36'34" E
C52	22.59'	25.00'	51°45'58"	21.83'	S 25°35'52" E
C53	69.81'	200.00'	19°59'56"	69.46'	S 88°18'17" E
C54	77.78'	200.00'	22°16'56"	77.29'	S 67°09'51" E
C55	46.33'	200.00'	13°16'23"	46.23'	S 49°23'11" E
C56	22.55'	101.60'	12°42'59"	22.50'	N 49°06'29" W
C57	43.83'	101.60'	24°42'59"	43.49'	N 67°49'28" W
C58	16.94'	101.60'	9°33'18"	16.92'	N 84°57'37" W
C59	35.47'	101.60'	20°00'06"	35.29'	N 32°44'57" W
C60	4.97'	250.00'	1°08'17"	4.97'	N 51°51'24" E

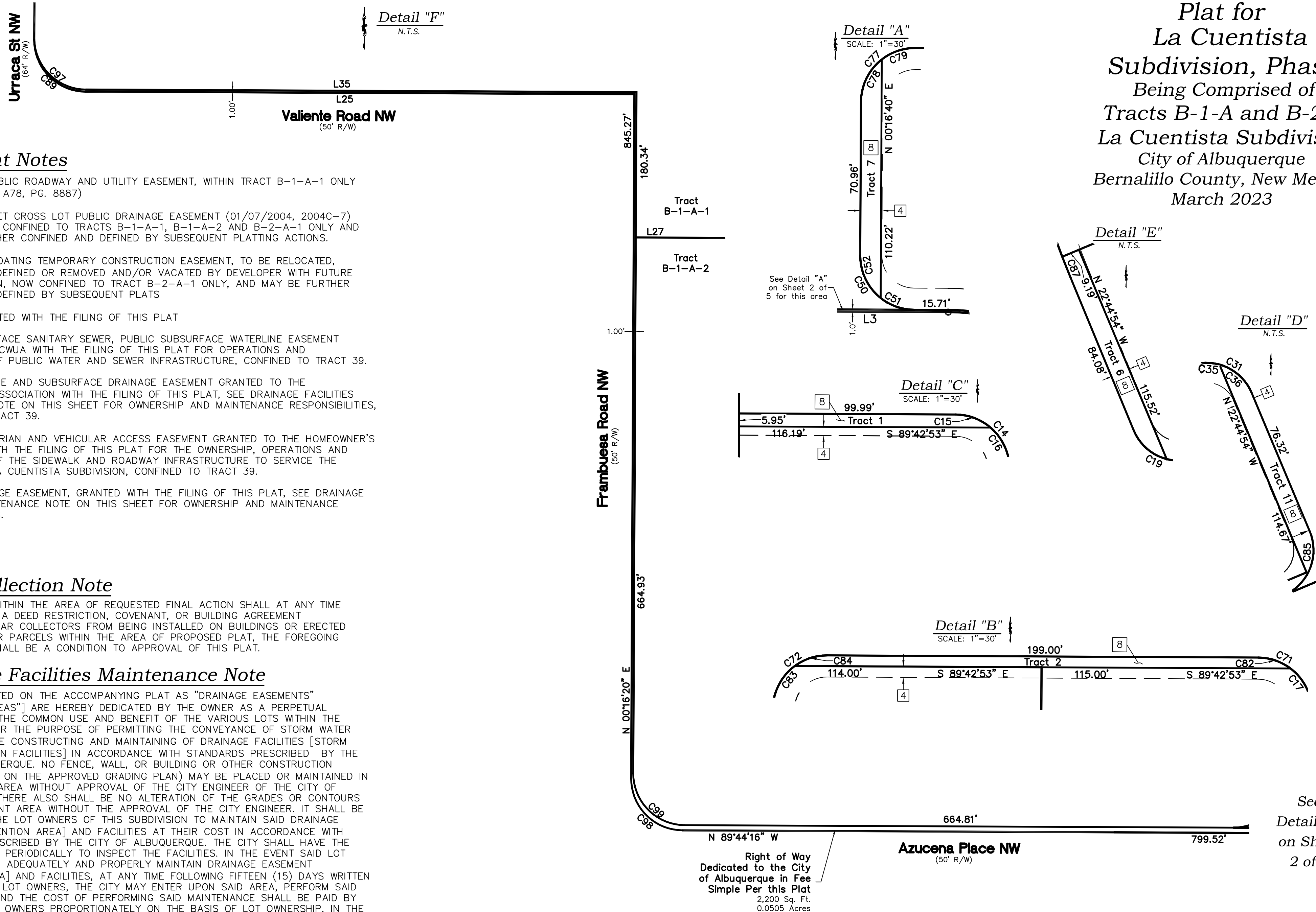
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C61	78.77'	250.00'	18°03'09"	78.44'	N 42°15'41" E
C62	78.52'	250.00'	17°59'48"	78.20'	N 24°14'13" E
C63	65.28'	250.00'	14°57'39"	65.09'	N 07°45'29" E
C64	227.53'	250.00'	52°08'50"	219.76'	N 26°21'08" E
C65	207.94'	524.00'	22°44'13"	206.58'	S 11°05'00" E
C66	22.18'	524.00'	2°25'32"	22.18'	S 21°14'20" E
C67	53.49'	524.00'	5°50'57"	53.47'	S 17°06'05" E
C68	53.49'	524.00'	5°50'57"	53.47'	S 11°15'09" E
C69	53.49'	524.00'	5°50'57"	53.47'	S 05°24'12" E
C70	25.28'	524.00'	2°45'51"	25.28'	S 01°05'49" E
C71	39.27'	25.00'	90°00'00"	35.36'	N 44°42'53" W
C72	39.27'	25.00'	90°00'00"	35.36'	S 45°17'07" W
C73	130.05'	225.00'	33°07'05"	128.25'	N 73°09'48" W
C74	195.98'	200.00'	56°08'39"	188.23'	S 84°40'35" E
C75	97.92'	200.00'	28°03'03"	96.94'	N 81°16'37" E
C76	98.06'	200.00'	28°05'36"	97.08'	S 70°39'03" E
C77	39.27'	25.00'	89°59'33"	35.35'	S 45°16'53" W
C78	22.57'	25.00'	51°43'26"	21.81'	S 26°08'50" W
C79	16.70'	25.00'	38°16'07"	16.39'	S 71°08'36" W
C80	198.42'	500.00'	22°44'13"	197.12'	S 11°05'00" E
C81	210.36'	180.00'	66°57'32"	198.59'	N 33°46'20" E
C82	16.09'	25.00'	36°52'12"	15.81'	N 71°16'47" W
C83	23.18'	25.00'	53°07'48"	22.36'	S 26°51'01" W
C84	16.09'	25.00'	36°52'12"	15.81'	S 71°51'01" W
C85	39.27'	25.00'	90°00'01"	35.36'	N 22°15'06" E
C86	32.87'	174.00'	10°49'31"	32.83'	N 72°39'51" E
C87	11.45'	476.00'	1°22'42"	11.45'	S 21°45'45" E
C88	177.44'	476.00'	21°21'30"	176.42'	S 10°23'39" E
C89	39.27'	25.00'	90°00'00"	35.36'	S 44°43'44" E
C90	28.98'	25.00'	66°25'19"	27.39'	S 56°30'14" E
C91	28.98'	25.00'	66°25'19"	27.39'	N 57°04'27" E
C92	28.98'	25.00'	66°25'19"	27.39'	S 56°30'14" E
C93	39.26'	25.00'	89°58'37"	35.35'	N 45°16'25" E
C94	28.26'	25.00'	64°46'28"	26.78'	N 32°06'07" W
C95	27.98'	25.07'	63°57'49"	26.55'	N 55°53'51" E
C96	28.99'	25.00'	66°26'10"	27.39'	S 56°30'15" E
C97	38.28'	25.04'	87°35'32"	34.66'	S 45°53'53" E
C98	39.27'	25.00'	90°00'37"	35.36'	S 44°43'58" E
C99	39.27'	25.00'	90°00'37"	35.36'	S 44°43'58" E

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.1529	6,661
Lot 2	0.1888	8,224
Lot 3	0.1694	7,380
Lot 4	0.2056	8,956
Lot 5	0.2111	9,195
Lot 6	0.1834	7,988
Lot 7	0.1572	6,846
Lot 8	0.1515	6,600
Lot 9	0.1515	6,600
Lot 10	0.1377	6,000
Lot 11	0.1377	6,000
Lot 12	0.1371	5,974
Lot 13	0.1375	5,989
Lot 14	0.1401	6,103
Lot 15	0.1526	6,648
Lot 16	0.1828	7,961
Lot 17	0.2016	8,783
Lot 18	0.1986	8,649
Lot 19	0.1839	8,011
Lot 20	0.1578	6,872
Lot 21	0.1389	6,051
Lot 22	0.1389	6,050
Lot 23	0.1389	6,050
Lot 24	0.1389	6,049
Lot 25	0.1388	6,048
Lot 26	0.1388	6,048
Lot 27	0.1388	6,047
Lot 28	0.1389	6,050
Lot 29	0.1389	6,050
Lot 30	0.1389	6,050
Lot 31	0.1389	6,050
Lot 32	0.1389	6,050
Lot 33	0.1389	6,050
Lot 34	0.1426	6,211
Lot 35	0.1385	6,033
Lot 36	0.1379	6,008
Lot 37	0.1540	6,710
Lot 38	0.1540	6,710
Lot 39	0.1587	6,914
Lot 40	0.1646	7,170
Lot 41	0.1772	7,717
Lot 42	0.1929	8,402
Lot 43	0.2208	9,619
Lot 44	0.1566	6,820
Lot 45	0.1566	6,820
Lot 46	0.1566	6,820
Lot 47	0.1566	6,820
Lot 48	0.1566	6,820
Lot 49	0.1552	6,760
Lot 50	0.1566	6,823
Lot 51	0.1578	6,875
Lot 52	0.1578	6,875
Lot 53	0.1578	6,875
Lot 54	0.1578	6,875
Lot 55	0.1578	6,875
Lot 56	0.1578	6,875
Lot 57	0.1578	6,875
Right-of-Way Dedicated to the City of Albuquerque in Fee Simple Per this Plat	0.0505	2,200
Tract 1	0.0152	661

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Tract 2	0.0252	1,097
Tract 3	1.9571	85,252
Tract 4	0.1106	4,817
Tract 5	1.0781	46,961
Tract 6	0.0241	1,052
Tract 7	0.0215	936
Tract 10	0.1849	8,055
Tract 11	0.2138	9,315
Tract B-1-A-1	16.2426	707,529
Tract B-1-A-2	13.2573	577,490
Tract B-2-A-1	10.7315	467,466

Line Table		
Line #	Direction	Length (ft)
L1	N 22°44'54" W	71.84'
L2	N 89°43'20" W	33.30'
L3	N 89°44'16" W	799.52'
L4	S 00°38'43" W	54.38'
L5	S 00°17'07" W	41.00'
L6	N 89°43'20" W	48.17'
L7	N 89°42'53" W	50.09'
L8	N 89°42'53" W	50.09'
L9	N 00°17'07" E	71.00'
L10	N 00°17'07" E	12.27'
L11	S 00°17'34" W	20.83'
L12	N 89°42'26" W	168.93'
L13	N 89°42'26" W	121.00'
L14	N 89°37'40" W	70.18'
L15	N 22°44'54" W	71.84'
L16	S 03°26'45" W	26.25'
L17	S 00°22'20" W	128.19'
L18	S 89°27'58" E	55.03'
L20	N 89°42'53" W	99.99'

**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**



See
Detail "A"
on Sheet
2 of 5

Easement Notes

- 1 EXISTING 51' PUBLIC ROADWAY AND UTILITY EASEMENT, WITHIN TRACT B-1-A-1 ONLY (6/7/2004, BK. A78, PG. 8887)
- 2 EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT (01/07/2004, 2004C-7) IS DEFINED AND CONFINED TO TRACTS B-1-A-1, B-1-A-2 AND B-2-A-1 ONLY AND SHALL BE FURTHER CONFINED AND DEFINED BY SUBSEQUENT PLATTING ACTIONS.
- 3 EXISTING 20' FLOATING TEMPORARY CONSTRUCTION EASEMENT, TO BE RELOCATED, CONFINED AND DEFINED OR REMOVED AND/OR VACATED BY DEVELOPER WITH FUTURE PLATTING ACTION, NOW CONFINED TO TRACT B-2-A-1 ONLY, AND MAY BE FURTHER CONFINED AND DEFINED 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 39.
- 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 39.
- 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 39.
- 8 PRIVATE DRAINAGE EASEMENT, GRANTED WITH THE FILING OF THIS PLAT, SEE DRAINAGE FACILITIES MAINTENANCE NOTE ON THIS SHEET FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.

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.

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 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.

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.

CSI-CARTESIAN SURVEYS INC.

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