

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, Phase I
 Owner: Pulte Homes of New Mexico, Inc.
 UPC #: 1010066432116140403

Purpose of Plat

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

Subdivision Data

GROSS ACREAGE.....16.2426 ACRES
 ZONE ATLAS PAGE NO.....C-10-Z
 NUMBER OF EXISTING TRACTS.....1
 NUMBER OF LOTS CREATED......72
 NUMBER OF TRACTS CREATED......11
 MILES OF FULL-WIDTH STREETS......0.4815 MILES
 MILES OF HALF-WIDTH STREETS......0.00 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE......0.0000 ACRES
 DATE OF SURVEY.....NOVEMBER 2024

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, DOC. NO. 2023038977).
5. TRACTS 1-9 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 JANUARY 8, 2024.

Legal Description

TRACT B-1-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. 35001C01126, DATED SEPTEMBER 26, 2008.

Documents

1. TITLE COMMITMENT (FOR TRACTS B-1 AND B-2) 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. BULK LAND 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.
5. 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.
5. PLAT FOR LA CUENTISTA SUBDIVISION, PHASE III, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 1, 2024, IN BOOK 2024C, PAGE 103, AS DOCUMENT NO. 2024078634.

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 #: 1010066432116140403

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

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

Project Number: PR-2021-004968

Application Number: SD-2024-00167

Plat Approvals:

- Daniel Aragon 12/02/2024
PNM Electric Services
- David Hall 12/04/2024
Qwest Corp. d/b/a CenturyLink QC
- Mike Moritz 12/05/2024
New Mexico Gas Company
- Comcast 12/05/2024

City Approvals:

Loren N. Risenhoover P.S. 12/3/2024
City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department 12/04/2024
AR

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

Surveyor's Certificate

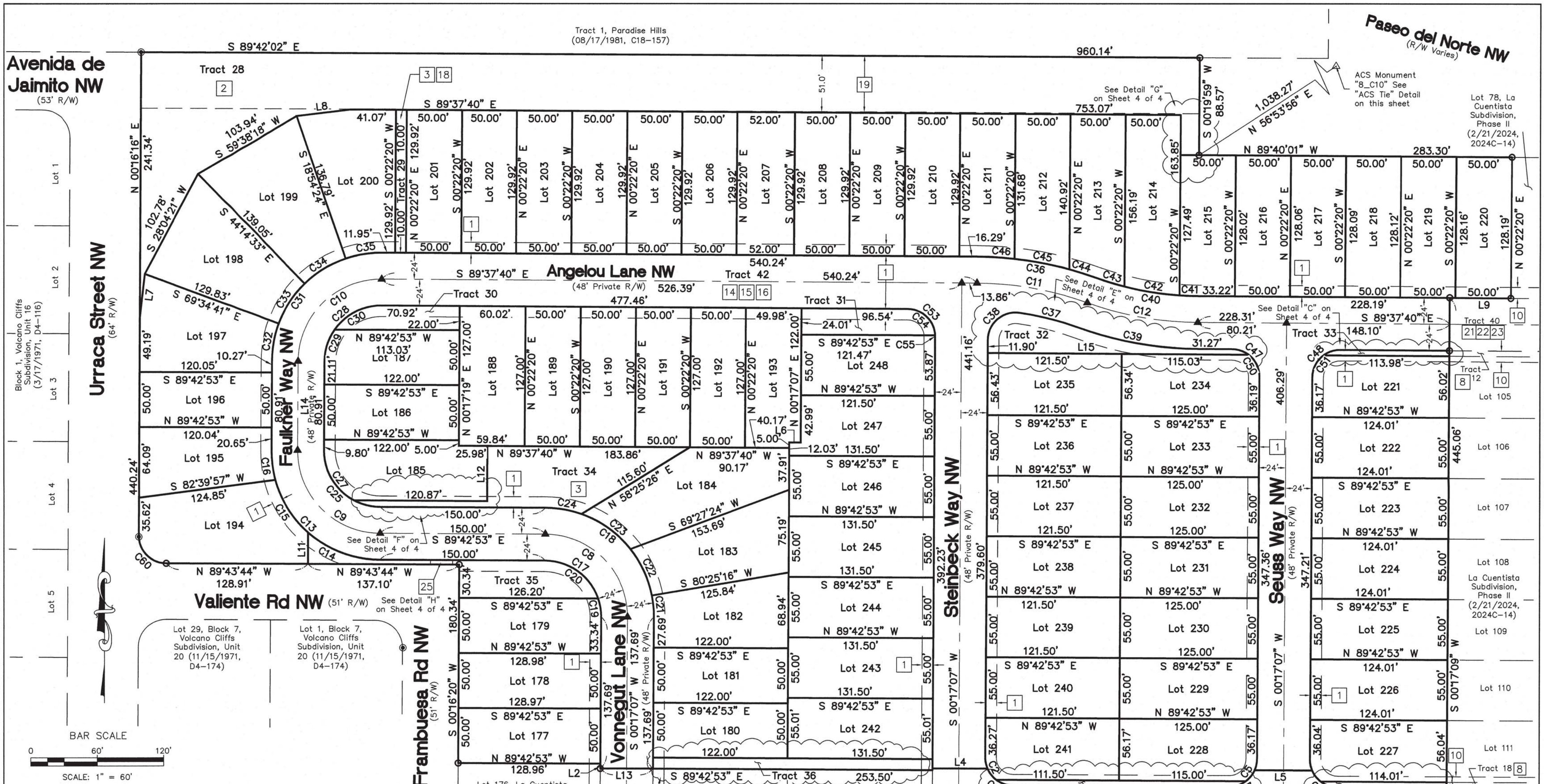
I, BRIAN MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF 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 12/2/24
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



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

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Detail "ACS Tie"
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

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

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 ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

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

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

Easement Notes, continued

- [22] EXISTING PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT, OVER ALL OF TRACT 40, LA CUENTISTA, SUBDIVISION PHASE II, FOR OPERATIONS AND MAINTENANCE OF PUBLIC WATER AND SEWER INFRASTRUCTURE (2/21/2024, 2024C-14)
- [23] EXISTING PRIVATE SURFACE AND SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION, OVER ALL OF TRACT 40, LA CUENTISTA, SUBDIVISION PHASE IV, SEE DRAINAGE FACILITIES MAINTENANCE NOTE ON SHEET 4 FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES (2/21/2024, 2024C-14)
- [24] EXISTING PUBLIC SUBSURFACE DRAINAGE EASEMENT (11/1/2024, 2024C-103)
- [25] 20' PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT
- EASEMENT [17] INTENTIONALLY OMITTED

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 OF 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.

Easement Notes

- [1] 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- [2] EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, GRANTED PREVIOUSLY AND NOW CONFINED TO TRACT 28 (1/7/2004, 2004C-7)
- [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] EXISTING PRIVATE SURFACE AND SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION, OVER ALL OF TRACT 9, LA CUENTISTA, SUBDIVISION PHASE III, SEE DRAINAGE FACILITIES MAINTENANCE NOTE ON SHEET 4 FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES (11/1/2024, 2024C-103)
- [12] EXISTING PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION, OVER ALL OF TRACT 9, LA CUENTISTA, SUBDIVISION PHASE III, FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE SIDEWALK AND ROADWAY INFRASTRUCTURE TO SERVICE THE RESIDENTS IN LA CUENTISTA SUBDIVISION (11/1/2024, 2024C-103)
- [13] EXISTING PRIVATE SURFACE AND SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION, SEE DRAINAGE FACILITIES MAINTENANCE NOTE ON SHEET 4 FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES, OVER ALL OF TRACT 9 (11/1/2024, 2024C-103)
- [14] PUBLIC SANITARY SEWER, PUBLIC WATERLINE EASEMENT, OVER ALL OF TRACT 42, LA CUENTISTA, SUBDIVISION PHASE III, GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT, FOR OPERATIONS AND MAINTENANCE OF PUBLIC WATER AND SEWER INFRASTRUCTURE
- [15] PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT, OVER ALL OF TRACT 42, TO SERVICE THE RESIDENTS IN LA CUENTISTA SUBDIVISION, GRANTED TO THE HOMEOWNER'S ASSOCIATION WITH THE FILING OF THIS PLAT, FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE SIDEWALK AND ROADWAY INFRASTRUCTURE
- [16] PRIVATE SURFACE DRAINAGE EASEMENT, OVER ALL OF TRACT 42, 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
- [18] PRIVATE PEDESTRIAN ACCESS EASEMENT, OVER ALL OF TRACTS 29 AND 36, 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
- [19] EXISTING 51' PUBLIC ROADWAY AND UTILITY EASEMENT (6/7/2004, BK. A78, PG. 8887)
- [20] EXISTING 10' P.U.E. (11/1/2024, 2024C-103)
- [21] EXISTING PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION, OVER ALL OF TRACT 40, LA CUENTISTA, SUBDIVISION PHASE II, FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE SIDEWALK AND ROADWAY INFRASTRUCTURE TO SERVICE THE RESIDENTS IN LA CUENTISTA SUBDIVISION (2/21/2024, 2024C-14)

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	28.98'	25.00'	66°25'19"	27.39'	S 56°30'14" E
C2	23.18'	25.00'	53°07'48"	22.36'	S 26°16'47" E
C3	16.09'	25.00'	36°52'12"	15.81'	S 71°16'47" E
C4	16.09'	25.00'	36°52'12"	15.81'	N 71°51'01" E
C5	23.18'	25.00'	53°07'41"	22.36'	N 26°51'05" E
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	117.81'	75.00'	90°00'00"	106.07'	N 44°42'53" W
C9	117.81'	75.00'	90°00'00"	106.07'	S 44°42'53" E
C10	117.92'	75.00'	90°05'13"	106.15'	S 45°19'43" W
C11	102.11'	300.00'	19°30'08"	101.62'	N 79°52'36" W
C12	102.29'	300.00'	19°32'11"	101.80'	S 79°53'38" E
C13	155.51'	99.00'	90°00'00"	140.01'	S 44°42'53" E
C14	71.05'	99.00'	41°07'15"	69.54'	S 69°09'16" E
C15	57.22'	99.00'	33°06'57"	56.43'	S 32°02'09" E
C16	27.24'	99.00'	15°45'48"	27.15'	S 07°35'47" E
C17	80.11'	51.00'	90°00'00"	72.12'	N 44°42'53" W
C18	155.51'	99.00'	90°00'00"	140.01'	N 44°42'53" W
C19	16.97'	51.00'	19°04'02"	16.89'	N 09°14'54" W
C20	63.14'	51.00'	70°55'58"	59.18'	N 54°14'54" W
C21	19.83'	99.00'	11°28'29"	19.79'	N 05°27'08" W
C22	46.90'	99.00'	27°08'40"	46.46'	N 24°45'42" W
C23	55.51'	99.00'	32°07'37"	54.79'	N 54°23'51" W
C24	33.27'	99.00'	19°15'14"	33.11'	N 80°05'16" W
C25	80.11'	51.00'	90°00'00"	72.12'	S 44°42'53" E
C26	24.88'	51.00'	27°56'50"	24.63'	S 75°44'28" E
C27	55.23'	51.00'	62°03'10"	52.57'	S 30°44'28" E
C28	80.19'	51.00'	90°05'13"	72.18'	S 45°19'43" W
C29	30.72'	51.00'	34°30'27"	30.25'	S 17°32'20" W
C30	49.47'	51.00'	55°34'47"	47.56'	S 62°34'57" W
C31	155.66'	99.00'	90°05'13"	140.11'	S 45°19'43" W
C32	34.79'	99.00'	20°08'12"	34.62'	S 10°21'13" W
C33	43.78'	99.00'	25°20'08"	43.42'	S 33°05'23" W
C34	43.78'	99.00'	25°20'08"	43.42'	S 58°25'31" W
C35	33.31'	99.00'	19°16'44"	33.15'	S 80°43'58" W
C36	110.28'	324.00'	19°30'08"	109.75'	N 79°52'36" W
C37	55.08'	276.00'	11°26'06"	54.99'	N 75°50'36" W
C38	42.83'	25.00'	98°09'14"	37.78'	S 49°21'44" W
C39	110.48'	324.00'	19°32'11"	109.94'	S 79°53'38" E
C40	94.12'	276.00'	19°32'21"	93.67'	S 79°53'43" E
C41	16.79'	276.00'	3°29'04"	16.78'	S 87°55'22" E
C42	50.66'	276.00'	10°30'57"	50.58'	S 80°55'21" E
C43	26.68'	276.00'	5°32'20"	26.67'	S 72°53'43" E
C44	25.61'	324.00'	4°31'47"	25.61'	N 72°23'26" W
C45	50.90'	324.00'	9°00'03"	50.85'	N 79°09'21" W
C46	33.77'	324.00'	5°58'17"	33.75'	N 86°38'31" W
C47	39.23'	25.00'	89°54'47"	35.33'	N 44°40'17" W
C48	39.31'	25.00'	90°05'13"	35.38'	S 45°19'43" W
C49	16.09'	25.00'	36°52'12"	15.81'	N 71°11'34" W
C50	23.14'	25.00'	53°02'35"	22.33'	N 26°14'11" W
C51	23.22'	25.00'	53°13'01"	22.39'	S 26°53'37" W
C52	16.09'	25.00'	36°52'12"	15.81'	S 71°56'14" W
C53	39.23'	25.00'	89°54'47"	35.33'	N 44°40'17" W
C54	38.10'	25.00'	87°18'40"	34.52'	N 45°58'20" W
C55	1.14'	25.00'	2°36'07"	1.14'	N 01°00'57" W
C56	10.29'	25.00'	23°34'41"	10.22'	S 11°30'14" E
C57	23.18'	25.00'	53°07'48"	22.36'	S 26°16'47" E
C58	16.09'	25.00'	36°52'12"	15.81'	S 71°16'47" E
C59	10.29'	25.00'	23°34'34"	10.21'	N 12°04'31" E
C60	38.28'	25.04'	87°35'32"	34.66'	S 45°53'53" E
C61	10.29'	25.00'	23°34'41"	10.22'	S 11°30'14" E

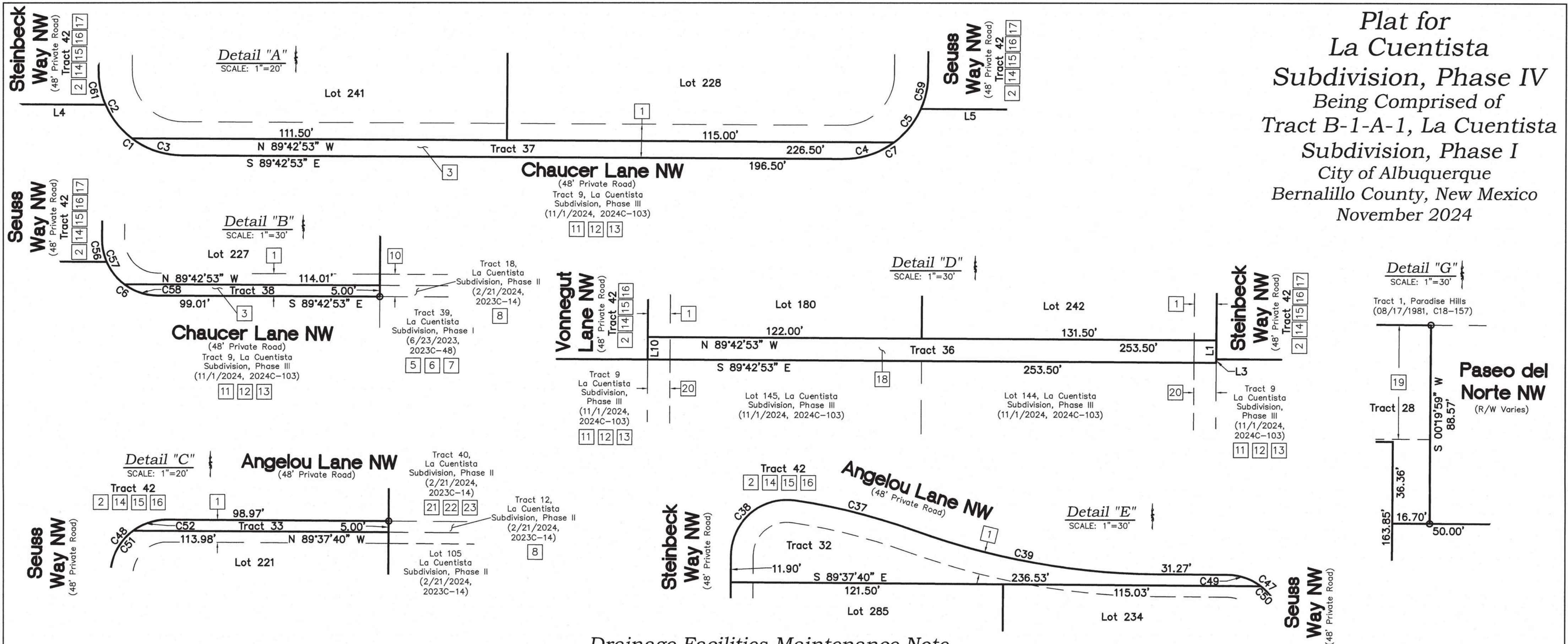
Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 177	0.1480	6,448
Lot 178	0.1480	6,449
Lot 179	0.1477	6,434
Lot 180	0.1400	6,100
Lot 181	0.1400	6,100
Lot 182	0.1637	7,130
Lot 183	0.1868	8,136
Lot 184	0.2223	9,683
Lot 185	0.1756	7,647
Lot 186	0.1400	6,100
Lot 187	0.1381	6,017
Lot 188	0.1747	7,611
Lot 189	0.1458	6,350
Lot 190	0.1458	6,350
Lot 191	0.1458	6,350
Lot 192	0.1458	6,350
Lot 193	0.1448	6,309
Lot 194	0.2224	9,689
Lot 195	0.1553	6,764
Lot 196	0.1378	6,002
Lot 197	0.1887	8,221
Lot 198	0.2178	9,488
Lot 199	0.2260	9,843
Lot 200	0.2045	8,907
Lot 201	0.1491	6,496
Lot 202	0.1491	6,496
Lot 203	0.1491	6,496
Lot 204	0.1491	6,496
Lot 205	0.1491	6,496
Lot 206	0.1491	6,496
Lot 207	0.1551	6,756
Lot 208	0.1491	6,496
Lot 209	0.1491	6,496
Lot 210	0.1491	6,496
Lot 211	0.1496	6,516
Lot 212	0.1557	6,781
Lot 213	0.1706	7,432
Lot 214	0.1846	8,040
Lot 215	0.1469	6,397
Lot 216	0.1470	6,402
Lot 217	0.1470	6,404
Lot 218	0.1470	6,405
Lot 219	0.1471	6,407
Lot 220	0.1471	6,409
Lot 221	0.1584	6,898
Lot 222	0.1566	6,821
Lot 223	0.1566	6,820
Lot 224	0.1566	6,820
Lot 225	0.1566	6,820
Lot 226	0.1566	6,820
Lot 227	0.1582	6,890
Lot 228	0.1598	6,961
Lot 229	0.1578	6,875
Lot 230	0.1578	6,875
Lot 231	0.1578	6,875
Lot 232	0.1578	6,875
Lot 233	0.1578	6,875
Lot 234	0.1600	6,971
Lot 235	0.1571	6,845
Lot 236	0.1534	6,682

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 237	0.1534	6,683
Lot 238	0.1534	6,682
Lot 239	0.1534	6,683
Lot 240	0.1534	6,682
Lot 241	0.1556	6,776
Lot 242	0.1661	7,234
Lot 243	0.1660	7,233
Lot 244	0.1660	7,232
Lot 245	0.1660	7,233
Lot 246	0.1660	7,233
Lot 247	0.1562	6,803
Lot 248	0.1534	6,682
Tract 28	1.3546	59,009
Tract 29	0.0298	1,299
Tract 31	0.0636	2,773
Tract 32	0.0916	3,990
Tract 33	0.0125	546
Tract 34	0.1950	8,496
Tract 35	0.1134	4,938
Tract 36	0.0582	2,535
Tract 37	0.0249	1,085
Tract 38	0.0125	546
Tract 42	2.7623	120,327

*TRACTS 39-41 INTENTIONALLY OMITTED

Line Table		
Line #	Direction	Length (ft)
L1	S 00°17'07" W	10.00'
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°37'40" E	10.00'
L7	S 06°19'31" W	40.08'
L8	N 82°56'32" E	49.14'
L9	N 89°37'40" W	55.03'
L10	S 00°17'07" W	10.00'
L11	S 00°16'16" W	28.45'
L12	N 00°17'07" E	50.00'
L13	S 89°42'53" E	48.00'
L14	S 00°17'07" W	80.91'
L15	S 89°37'40" E	236.53'
L16	S 00°16'20" W	4.00'
L17	S 89°43'44" E	6.00'

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



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.

[Signature]
 KEVIN PATTON
 DIRECTOR OF LAND PLANNING AND ENTITLEMENTS
 PULTE HOMES OF NEW MEXICO, INC
 DATE: 12/10/2024

STATE OF NEW MEXICO }
 COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Dec. 10th, 2024
 BY: KEVIN PATTON, DIRECTOR OF LAND PLANNING AND ENTITLEMENTS
 PULTE HOMES OF NEW MEXICO, INC (OWNER, TRACT B-1-A-1)

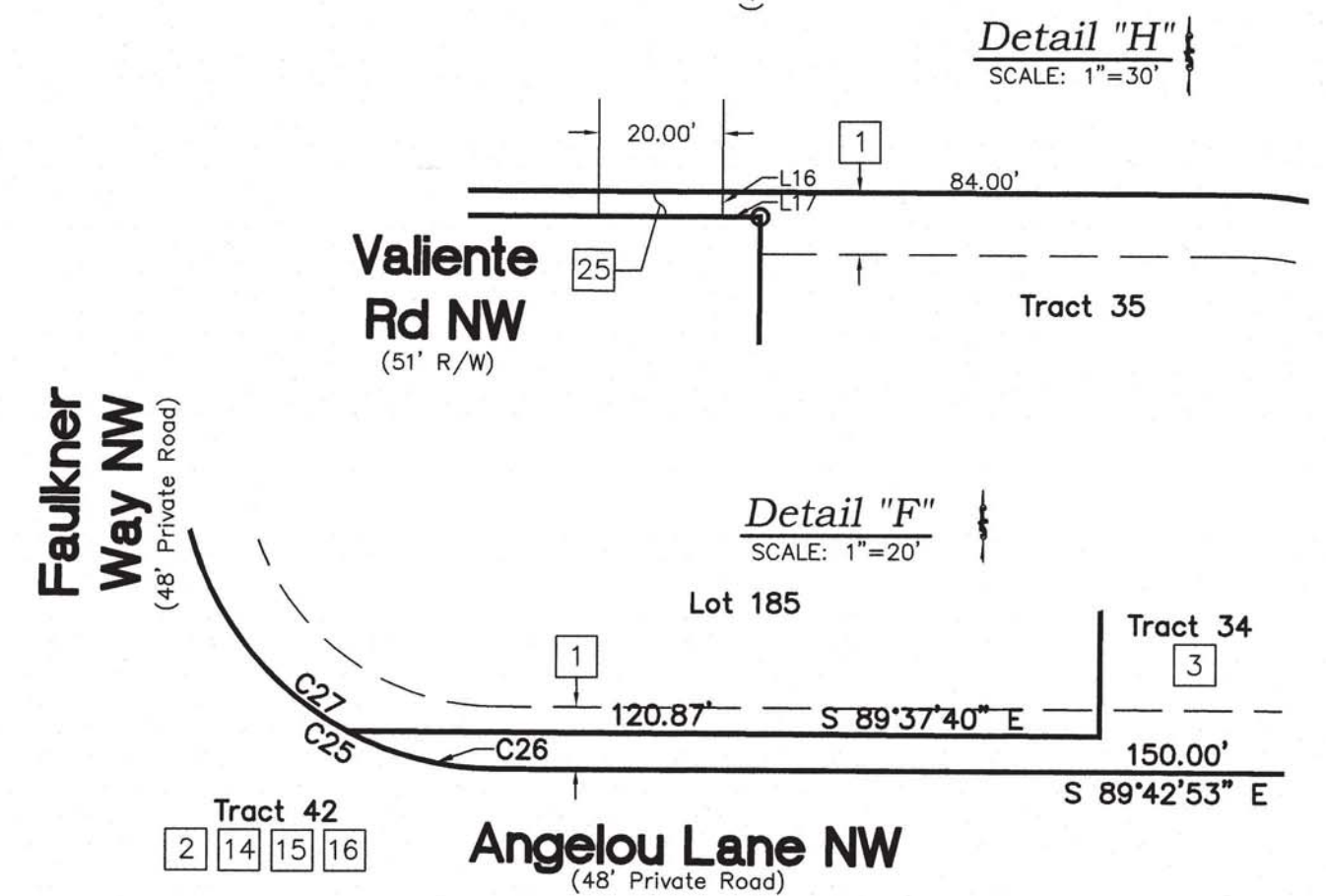
BY: *[Signature]*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES December 6, 2025

STATE OF NEW MEXICO
 NOTARY PUBLIC
 Hollie Arlene Alford
 Commission No. 1136181
 December 06, 2025

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.



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