

Vicinity Map - Zone Atlas J-18-Z

Indexing Information

Section 13, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Hinton's Subdivision of Mile-Hi Addition
 (Lots 7-9, Block 9)
 Swearingen-Marberry's Subdivision of
 Mile-Hi Addition (Lots 7-9, Block 9 and
 Lots 7-12, Block 10)
 Owner: Ahmet and Martha Tiryaki
 UPC #: 101805818808931602 (Lots 10-12, Block 11)
 101805821208831714 (Lots 7-12, Block 10)
 101805823808931801 (Lots 7-9, Block 9)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 1018-058-188-089-31602 ; 1018-058-238-089-31801
1018-058-212-088-31714
 PROPERTY OWNER OF RECORD Tiryaki Ahmet & Martha
 BERNALILLO COUNTY TREASURER'S OFFICE *[Signature]*

Subdivision Data

GROSS ACREAGE.....2.3768 ACRES
 ZONE ATLAS PAGE NO.....J-18-Z
 NUMBER OF EXISTING LOTS.....12
 NUMBER OF LOTS CREATED.....3
 MILES OF FULL-WIDTH STREETS.....0 MILES
 MILES OF HALF-WIDTH STREETS.....0 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0 ACRES
 DATE OF SURVEY.....NOVEMBER 2017

Solar Collection Note

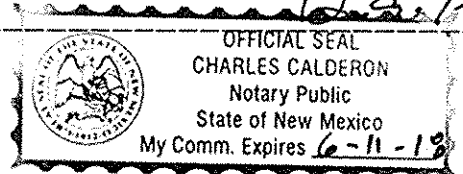
PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:
 NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE
 SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING
 SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR
 PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE
 A CONDITION TO APPROVAL OF THIS PLAT.

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE
 WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO
 HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES
 THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND
 JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED
 DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR
 INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND
 MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S)
 AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES
 HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S)
 AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND
 INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

[Signature] 12-9-17
 AHMET TIRYAKI

[Signature]
 MARTHA TIRYAKI



STATE OF NEW MEXICO }
 COUNTY OF }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-9 2017
 BY: AHMET AND MARTHA TIRYAKI

By: *[Signature]*
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2018

Utility Approvals:

[Signature] 12-20-17
 PNM Electric Services
[Signature] 12/20/2017
 Qwest Corp. d/b/a CenturyLink QC
[Signature] 12/20/17
 New Mexico Gas Company
[Signature] 12/20/17
 Comcast

**Plat for
 Marble Townhomes**

Comprised of
 Lots 10-12, Block 11 and
 Lots 7-12, Block 10, Swearingen-Mayberry's
 Subdivision and Lots 7-9, Block 9, Hinton's
 Subdivision of Tract 9,
 Mile-Hi Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 December 2017

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE
 ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE
 REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number: 1011448

Application Number: 17DRB-70361

City Approvals:

[Signature] P.S. 12/8/2017
 City Surveyor
[Signature] 12/20/17
 Traffic Engineer
[Signature] 12/20/17
 ABCWUA
[Signature] 12/20/17
 Parks and Recreation Department
[Signature] 12/20/17
 AMAFCA
[Signature] 12/20/17
 City Engineer
[Signature] 12.29.2017
 DRB Chairperson, Planning Department

Surveyor's Certificate

"I, WILL PLOTNER JR., 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 OF THE ALBUQUERQUE SUBDIVISION
 ORDINANCE, 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."

[Signature] 12/7/17
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271
CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244



Easement Notes

- 1 EXISTING 5' P.U.E. (10/25/1954, C2-194) THAT PORTION SHOWN AS PORTION VACATED BY DRB 17 DRB - 70321
- 2 EXISTING 5' PNM & MST&T EASEMENT (01/14/1957, D373-556) & (2/5/1957, D376-147)
- 3 EXISTING 5' OVERHEAD EASEMENT (01/14/1957, D373-556) & (2/5/1957, D376-147)
- 4 EXISTING 5' X 30' ANCHOR EASEMENT (12/11/56, D370-525) & (12/14/56, D371-177)
- 5 EXISTING 5' MST&T AND PNM EASEMENT (12/11/56, D370-525) & (12/14/56, D371-177)
- 6 EXISTING 10' X 30' ANCHOR EASEMENT (12/10/54, B2-176) PORTION VACATED PER 17DRB-70321

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, 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 erected 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

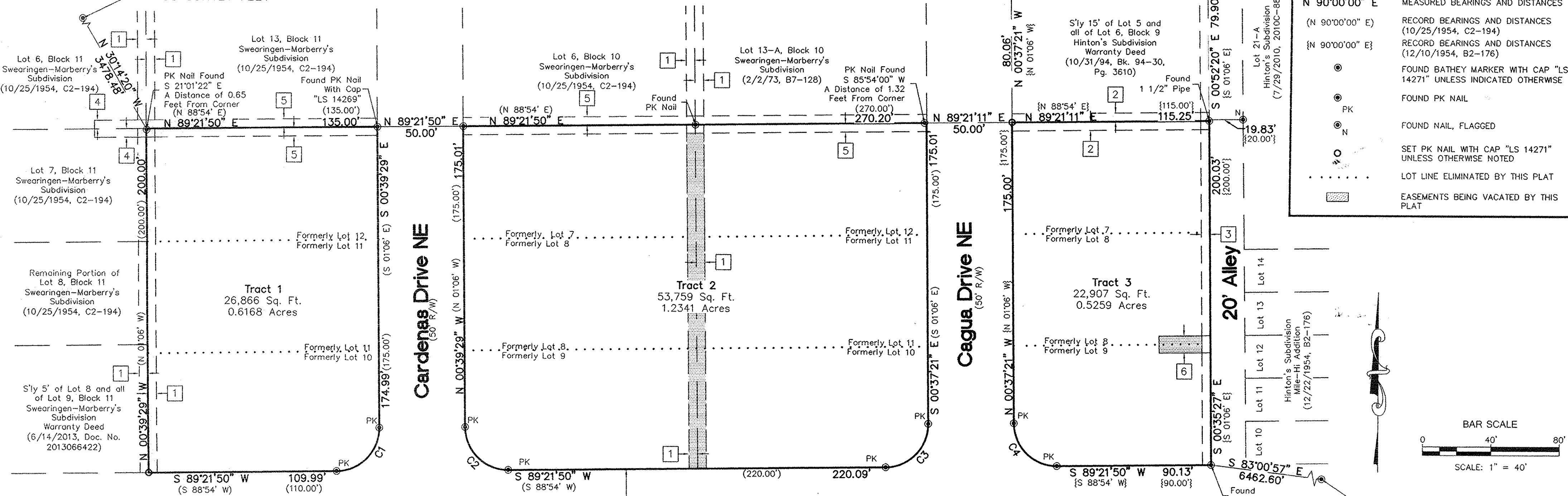
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**Plat for
Marble Townhomes**

Comprised of
Lots 10-12, Block 11 and
Lots 7-12, Block 10, Swearingen-Mayberry's
Subdivision and Lots 7-9, Block 9, Hinton's
Subdivision of Tract 9,
Mile-Hi Addition
City of Albuquerque
Bernalillo County, New Mexico
December 2017

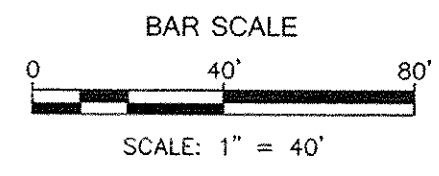
ACS Monument "19-J18R"
NAD 1983 CENTRAL ZONE
X=1539872.655*
Y=1491183.352*
Z=5230.633* (NAVD 1988)
G-G=0.999665267
Mapping Angle=-0°11'35.79"

*US SURVEY FEET



Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES (10/25/1954, C2-194)
- {N 90°00'00" E} RECORD BEARINGS AND DISTANCES (12/10/1954, B2-176)
- FOUND BATHEY MARKER WITH CAP "LS 14271" UNLESS INDICATED OTHERWISE
- FOUND PK NAIL
- FOUND NAIL, FLAGGED
- SET PK NAIL WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
- LOT LINE ELIMINATED BY THIS PLAT
- ▨ EASEMENTS BEING VACATED BY THIS PLAT



ACS Monument "17-K19"
NAD 1983 CENTRAL ZONE
X=1548658.688*
Y=1487200.514*
Z=5344.389* (NAVD 1988)
G-G=0.999657877
Mapping Angle=-0°10'34.73"

*US SURVEY FEET

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.28'	25.00' (25.00')	90°01'18"	35.36'	S 44°21'11" W
C2	39.26'	25.00' (25.00')	89°58'42"	35.35'	N 45°38'49" W
C3	39.26'	25.00' (25.00')	89°59'11"	35.35'	S 44°22'14" W
C4	39.28'	25.00' (25.00')	90°00'49"	35.36'	N 45°37'46" W

DOCH 2017124022
12/29/2017 09:15 AM Page: 2 of 2
PLAT R 325 00 B: 2017 P: 0158 Linda Stover, Bernalillo County

CSI-CARTESIAN SURVEYS INC.

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