

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC: # 102205826901940101, # 10220582770204010, # 102205827902040103
 # 102205828102040104, # 102205828302040105, # 102205827303840128
 # 102205827303640129, # 102205827303440130, # 102205827303140131
 AND # 102205827302940132

PROPERTY OWNER OF RECORD
Tiryaki Ahmet & Martha
 BERNALILLO COUNTY TREASURER'S OFFICE
Patricia Jones 12-14-18

Legal Description

LOTS NUMBERED TWENTY-EIGHT (28), TWENTY-NINE (29), THIRTY (30), THIRTY-ONE (31) AND THIRTY-TWO (32), IN BLOCK NUMBERED ELEVEN (11) OF GRANDVIEW HEIGHTS, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 15, 1954, IN PLAT BOOK D1, FOLIO 129; TOGETHER WITH THE VACATED EASTERLY EIGHTEEN FEET (E'LY 18') OF CHELWOOD PARK BOULEVARD NE, ADJACENT TO LOTS TWENTY-EIGHT (28), TWENTY-NINE (29), THIRTY (30), THIRTY-ONE (31) AND THIRTY-TWO (32), IN BLOCK NUMBERED ELEVEN (11) OF GRANDVIEW HEIGHTS, VACATED IN VACATION ORDINANCE NO. 48-1972, V-72-4, RECORDED MARCH 10, 1972, IN BOOK MISC. 251, PAGE 606, AS DOC NO. 74966, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF A 20' ALLEY, MARKED BY A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "23-J23", BEARS S 85°06'08" E, A DISTANCE OF 4000.18 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID RIGHT-OF-WAY OF 20' ALLEY, S 44°19'33" W, A DISTANCE OF 21.21 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER WITH CAP "LS 14271", BEING A POINT ON A NORTHERLY RIGHT-OF-WAY OF A 20' ALLEY;

THENCE, COINCIDING WITH NORTHERLY RIGHT-OF-WAY OF A 20' ALLEY, S 89°19'33" W, A DISTANCE OF 123.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF CHELWOOD PARK N.E., MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING WITH SAID EASTERLY RIGHT-OF-WAY, N 00°40'27" W, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE AND THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY, 39.27 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 90°00'00", AND A CHORD BEARING N 44°19'33" E, A DISTANCE OF 35.36 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ALICE AVENUE N.E., MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING WITH SAID SOUTHERLY RIGHT-OF-WAY, N 89°19'33" E, A DISTANCE OF 113.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A PK NAIL WITH CAP "LS 14271";

THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND COINCIDING WITH SAID WESTERLY RIGHT-OF-WAY OF A 20' ALLEY, S 00°40'27" E, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.3903 ACRES (17,003 SQ. FT.), MORE OR LESS.

AND

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), AND FIVE (5), IN BLOCK NUMBERED ELEVEN (11) OF GRANDVIEW HEIGHTS, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 15, 1954, IN PLAT BOOK D1, FOLIO 129; TOGETHER WITH THE VACATED EASTERLY EIGHTEEN FEET (E'LY 18') OF CHELWOOD PARK BOULEVARD NE, ADJACENT TO LOTS NUMBERED ONE (1), IN BLOCK NUMBERED ELEVEN (11) OF GRANDVIEW HEIGHTS, VACATED IN VACATING ORDINANCE NO. 48-1972, V-72-4, RECORDED MARCH 10, 1972, IN BOOK MISC. 251, PAGE 606, AS DOC NO. 74966, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHWEST CORNER OF SAID LOT 1-A, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF CHELWOOD PARK N.E., AND THE SOUTHERLY RIGHT-OF-WAY OF A 20' ALLEY, MARKED BY A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "10-K21", BEARS S 55°26'58" W, A DISTANCE OF 3287.46 FEET;

THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY AND COINCIDING WITH SOUTHERLY RIGHT-OF-WAY OF A 20' ALLEY, N 89°19'33" E, A DISTANCE OF 142.35 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY, S 00°49'54" E, A DISTANCE OF 107.90 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF LOMAS BOULEVARD N.E., REFERENCED BY A BATHEY MARKER WITH CAP "LS 14271", FOUND N 00°49'54" W, A DISTANCE OF 4.20 FEET FROM SAID CORNER;

THENCE, COINCIDING WITH NORTHERLY RIGHT-OF-WAY, N 88°04'27" W, A DISTANCE OF 142.79 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF CHELWOOD PARK N.E., MARKED WITH A CHISELED "X";

THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY AND COINCIDING WITH SAID EASTERLY RIGHT-OF-WAY OF CHELWOOD PARK N.E., N 00°40'27" W, A DISTANCE OF 101.42 FEET TO THE POINT OF BEGINNING, CONTAINING 0.3424 ACRES (14,913 SQ. FT.), MORE OR LESS.

Indexing Information

Sections 15 and 22, Township 10 North, Range 4 East, N.M.P.M.
 Subdivision: Grandview Heights
 Owner: Ahmet & Martha Tiryaki
 UPC #: 102205826901940101 (Lot 1)
 UPC #: 102205827702040102 (Lot 2)
 UPC #: 102205827902040103 (Lot 3)
 UPC #: 102205828102040104 (Lot 4)
 UPC #: 102205828302040105 (Lot 5)
 UPC #: 102205827303840128 (Lot 28)
 UPC #: 102205827303640129 (Lot 29)
 UPC #: 102205827303440130 (Lot 30)
 UPC #: 102205827303140131 (Lot 31)
 UPC #: 102205827302940132 (Lot 32)

Plat for
Lots 1-A and 28-A, Block 11
Grandview Heights
 Being Comprised of
Lots 1-5, 28-32, Block 11 and
An 18 Foot Portion of Vacated
Chelwood Park Right of Way,
Grandview Heights
City of Albuquerque
Bernalillo County, New Mexico
November 2018

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- VACATE EASEMENTS.
- GRANT EASEMENTS.

Approved and Accepted by:

Project Number: PR-2018-001699
Application Number: SD-2018-00111 and SD-2018-00110
City Approvals:
Lozen M. Risenhoover P.S. 11/13/18
 City Surveyor
Ragun M. M... 11/28/18
 Traffic Engineer
Christine... 11-28-18
 ABCWUA
Nicole M. M... 12/10/18
 AMAFCA
James D. M... 11-28-2018
 City Engineer
K... 12-13-2018
 DRB Chairperson, Planning Department
 Code Enforcement 11/28/18

Vicinity Map - Zone Atlas J-22-Z and K-22-Z

Utility Approvals:

[Signature] 11-12-18
 PNM Electric Services
[Signature] 11-13-18
 Qwest Corp. d/b/a CenturyLink QC
[Signature] 11/12/18
 New Mexico Gas Company
[Signature] 11/2/18
 Comcast

Notes

- FIELD SURVEY PERFORMED IN MAY 2007 AND AUGUST 2017.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL-GROUND), USING GROUND TO GRID FACTOR OF 0.999639439.
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Subdivision Data

GROSS ACREAGE.....0.7327 ACRES
 ZONE ATLAS PAGE NO.....K-22-Z
 NUMBER OF EXISTING LOTS.....10
 NUMBER OF LOTS CREATED.....2
 MILES OF FULL-WIDTH STREETS.....0.000 MILES
 MILES OF HALF-WIDTH STREETS.....0.000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.0171 ACRES
 DATE OF SURVEY.....OCTOBER 2018

Documents

- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 15, 1954, IN BOOK D1 PAGE 129.
- SPECIAL WARRANTY DEED FOR LOTS 1-5 AND 28-32, BLOCK 11, GRANDVIEW HEIGHTS, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 28, 2017, AS DOCUMENT NO. 2017082942.
- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-39220, AND AN EFFECTIVE DATE OF AUGUST 9, 2017.

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.

Will Plotner Jr. 11/8/18
 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
 Sheet 1 of 3
 071440

2018C-157

(1)

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (9/15/54, D1-129)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
.....	LOT LINE ELIMINATED WITH THIS PLAT

DOC# 2018107922
 12/14/2018 11:41 AM Page: 2 of 3
 PLAT R: \$25.00 B: 2018C P: 0157 Linda Stover, Bernalillo County

**Plat for
 Lots 1-A and 28-A, Block 11
 Grandview Heights
 Being Comprised of
 Lots 1-5, 28-32, Block 11 and
 An 18 Foot Portion of Vacated
 Chelwood Park Right of Way,
 Grandview Heights
 City of Albuquerque
 Bernalillo County, New Mexico
 November 2018**

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.

Public Utility Easements

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- 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.
 - 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.
 - 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.
 - Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

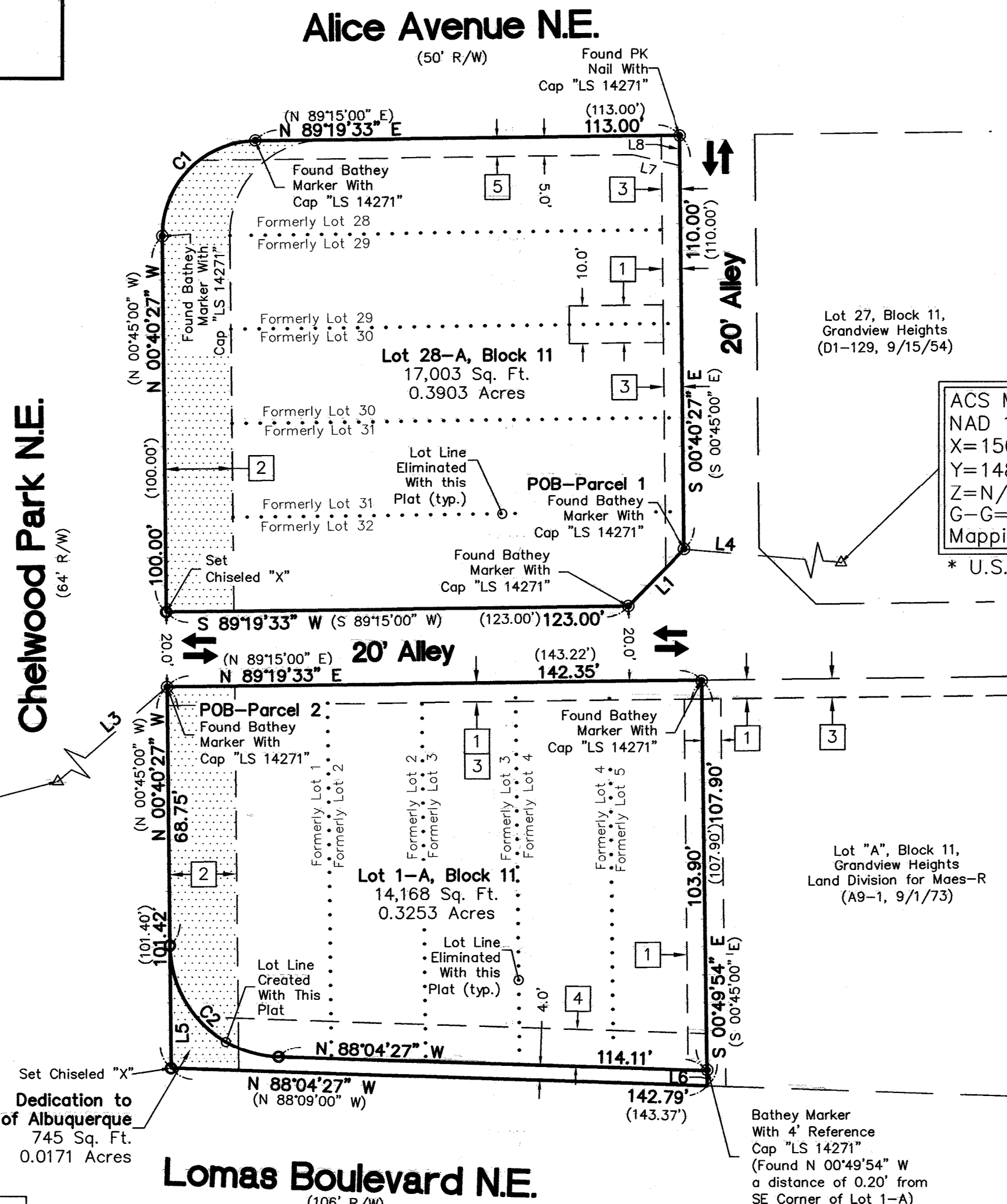
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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 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.

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
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ACS Monument " 23-J23
 NAD 1983 CENTRAL ZONE
 X=1567924.556 *
 Y=1486720.372 *
 Z=N/A * (NAVD 1988)
 G-G=0.999630554
 Mapping Angle=-0°08'21.44"
 * U.S. SURVEY FEET

ACS Monument " 10-K21
 NAD 1983 CENTRAL ZONE
 X=1561095.888 *
 Y=1485161.269 *
 Z=5557.514 * (NAVD 1988)
 G-G=0.999645218
 Mapping Angle=-0°09'08.58"
 * U.S. SURVEY FEET

Easement Notes

- EXISTING 5' P.U.E. (9/15/54, D1-129)
- VACATED 18' OF CHELWOOD PARK RESERVED AS A PUBLIC UTILITY EASEMENT PER VACATION DOCUMENT (V-72-4) RECORDED (3/10/72, BK. MISC. 251, PG. 606) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [Dotted Line]
- EXISTING 5' P.U.E. & DRAINAGE EASEMENT (9/15/54, D 290-631)
- 10' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT
- 5' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT

Line Table

Line #	Direction	Length (ft)
L1	S 44°19'33" W	21.21' (21.21')
L2	S 81°42'04" E	18.03'
L3	S 55°26'58" W	3287.46'
L4	S 85°06'08" E	4000.18'
L5	N 00°40'27" W	32.67'
L6	S 00°49'54" E	4.00'
L7	N 77°18'35" W	12.98'
L8	S 00°40'27" E	8.00'

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.27' (39.27')	25.00' (25.00')	90°00'00"	35.36'	N 44°19'33" E
C2	45.76'	30.00'	87°24'00"	41.45'	N 44°22'27" W

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(2)

Free Consent and Dedication

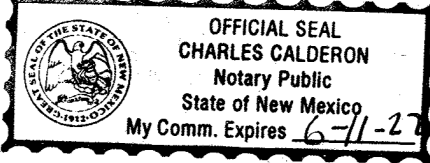
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND 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. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

DOCH 2018107922
12/14/2018 11:41 AM Page: 3 of 3
PLAT R: \$25.00 B: 2018C P: 0157 Linda Stover, Bernalillo County

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Bernalillo County, New Mexico
November 2018**

Ahmet Tiryaki
AHMET TIRYAKI, CO-OWNER
DATE 11-11-18

Martha Tiryaki
MARTHA TIRYAKI, CO-OWNER
DATE 11.11.18



STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11th Nov, 2018
BY: AHMET AND MARTHA TIRYAKE, HUSBAND AND WIFE, OWNERS

By: *Charles Calderon*
NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

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2018C-157

(3)