

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

# Utility Approvals:

PNM Electric Services	
Qwest Corp. d/b/a CenturyLink QC	
New Mexico Gas Company	
Comcast	

#### Notes

- 1. FIELD SURVEY PERFORMED IN MAY 2007 AND AUGUST 2017.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT
- 3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL-GROUND), USING GROUND TO GRID FACTOR OF

#### Subdivision Data

GROSS ACREAGE
ZONE ATLAS PAGE NO
NUMBER OF EXISTING LOTS
NUMBER OF LOTS CREATED
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

#### **Documents**

- 1. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 15, 1954, IN BOOK D1 PAGE 129.
- 2. 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.
- 3. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-39220, AND AN EFFECTIVE DATE OF AUGUST 9, 2017.

#### Treasurer's Certificate

THIS IS	TO CE	RTIFY	THAT	THE	TAXES	ARE	CURRENT	Α
PAID ON	UPC	#:						
PROPER	TY OW	NER C	F REC	ORD				

# Legal Description

BERNALILLO COUNTY TREASURER'S OFFICE

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.

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), AND FIVE (5), IN BLOCK NUMBERED ELEVEN (11) OF GRANDVIEW HEIGHTS, ALBUQUERQUE, NEW MÈXICO, 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 October 2018

# Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON

### 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:	
Application Number:	
City Approvals:	

ity Surveyor	
raffic Engineer	
 BCWUA	
arks and Recreation Department	
MAFCA	

DRB Chairperson, Planning Department

#### Code Enforcement 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. N.M.R.P.S. No. 14271 Date

# 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

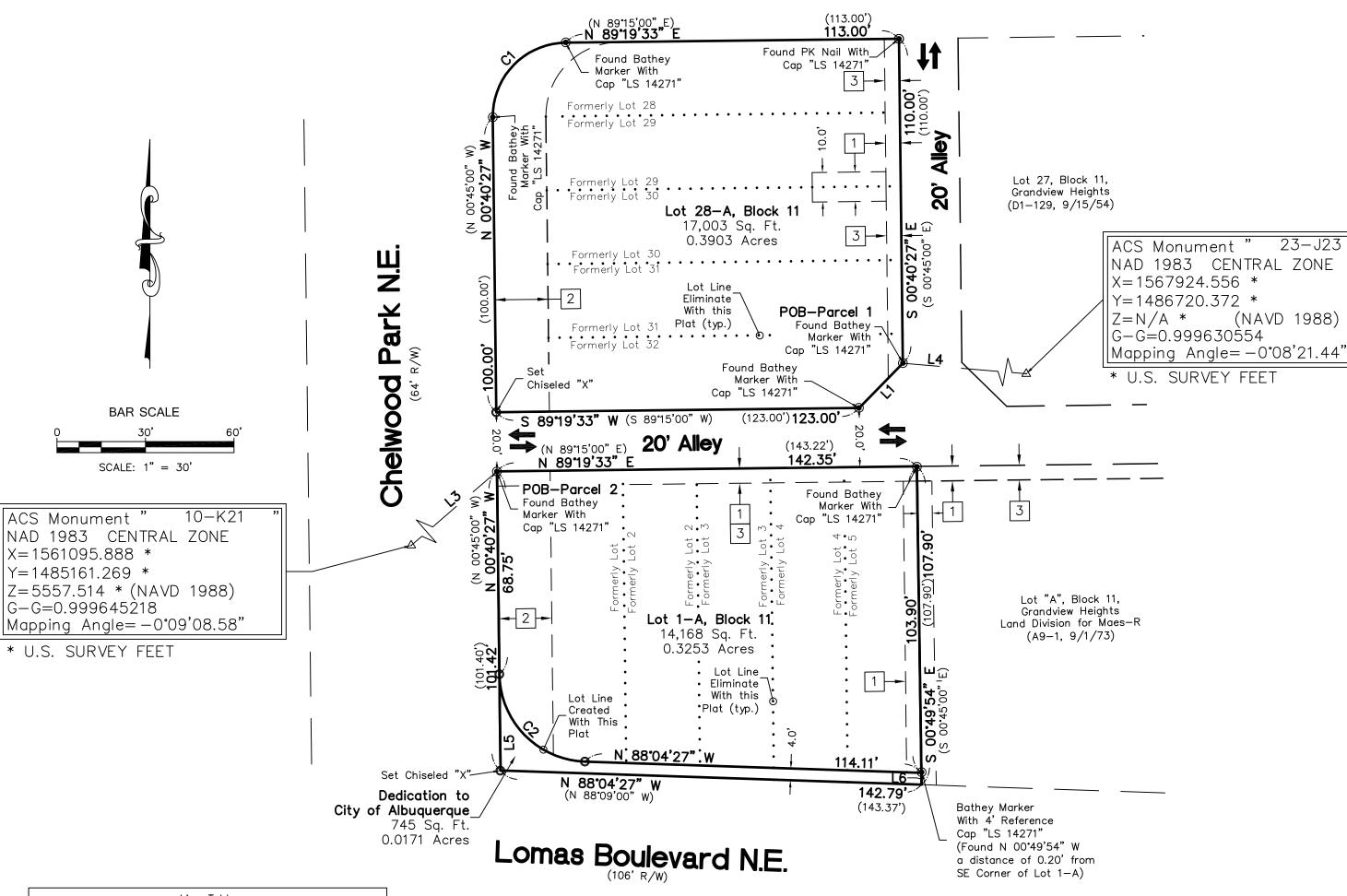
1427

PROFESSIO

#### 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

# Alice Avenue N.E.



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'			

Curve #

Length

39.27' (39.27')

45.76

Curve Table

90'00'00'

87'24'00"

(25.00')

Radius

25.00'

30.00'

Chord Length | Chord Direction

35.36

41.45

N 44°19'33" E

N 44°22'27" W

# Easement Notes

- 1 EXISTING 5' P.U.E. (9/15/54, D1-129)
- 2 VACATED 18' OF CHELWOOD PARK RESERVED AS AN EASEMENT PER VACATION DOCUMENT (V-72-4)RECORDED (3/10/72, BK. MISC. 251, PG. 606)
- 3 EXISTING 5' P.U.E. & D.E. (9/15/54, D 290-631)

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 October 2018

#### Solar Collection Note

23-J23

(NAVD 1988)

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 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

- 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.
- 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 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.

#### <u>Disclaimer</u>

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.

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#### 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.

AHMET TIRYAKI, CO-OWNER	DATE
MARTHA TIRYAKI, CO-OWNER	
STATE OF NEW MEXICO ) SS	
COUNTY OF	
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ONBY: AHMET AND MARTHA TIRYAKE, HUSBAND AND WIFE, OWNERS	
By: NOTARY PUBLIC	
MY COMMISSION EXPIRES	

Plat for
Lots 1-A and 28-A, Block 11
Grandview Heights
Being Comprised of
Lots 1-5, 28-32, Block 11 and
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