

Vicinity Map - Zone Atlas K-18-Z

Documents

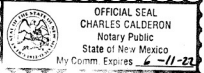
- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2381369-AL01 AND AN EFFECTIVE DATE OF FEBRUARY 5, 2019.
- PLAT OF RECORD FOR TIJERAS PLACE FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 24, 1923 IN BOOK C, PAGE 21.
- WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 4, 2019 AS DOCUMENT NO. 2019000817.
- WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 28, 2019 AS DOCUMENT NO. 2019015620.

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) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Ahmet Tiryaki 9-23-19
 AHMET TIRYAKI, HUSBAND DATE

Martha Tiryaki 9-23-19
 MARTHA TIRYAKI, WIFE DATE



STATE OF NEW MEXICO }
 COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 13th Sept 2019
 BY: AHMET & MARTHA TIRYAKI, HUSBAND AND WIFE, OWNERS

By: *Charles Calderon*
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

Indexing Information

Section 24, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Tijeras Place
 Owner: Ahmet & Martha Tiryaki
 UPC #: 101805707424833107 (Lots 13 & 14)
 UPC #: 101805707424233106 (Lots 15 & 16)
 UPC #: 101805707423833105 (Lots 17 & 18)
 UPC #: 101805707423233104 (Lots 19 & 20)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
- GRANT EASEMENT(S) AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE 0.4593 ACRES
 ZONE ATLAS PAGE NO. K-18-Z
 NUMBER OF EXISTING LOTS 8
 NUMBER OF LOTS CREATED 1
 MILES OF FULL-WIDTH STREETS 0 MILES
 MILES OF HALF-WIDTH STREETS 0 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.0004 ACRES
 DATE OF SURVEY SEPTEMBER 2019

Notes

- FIELD SURVEY PERFORMED IN JULY AND AUGUST 2019.
- ALL DISTANCES ARE GROUND DISTANCES; US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS

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.

Legal Description

LOTS NUMBERED THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), AND TWENTY (20) IN BLOCK NUMBERED TWENTY-SEVEN (27), OF THE TIJERAS PLACE, AN ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 24, 1923, IN PLAT BOOK C, FOLIO 21.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # _____

As listed

PROPERTY OWNER OF RECORD
Albuquerque Properties Inc
 BERNALILLO COUNTY TREASURER'S OFFICE
 10/1/19

Plat for
 Lot 13-A, Block 27
 Tijeras Place
 Being Comprised of
 Lot 13 thru 20, Block 27
 Tijeras Place
 City of Albuquerque
 Bernalillo County, New Mexico
 September 2019

Project Number: PR-2019-002762

Application Number: SD-2019-00180

Plat Approvals:

[Signature] 9/27/19
 PNM Electric Services

[Signature] 9/30/19
 Qwest Corp. d/b/a CenturyLink QC

[Signature] 9/28/19
 New Mexico Gas Company

[Signature] 9/26/19
 Comcast

City Approvals:

[Signature] P.S. 9/29/19
 City Surveyor

[Signature] 10-2-19
 Traffic Engineer

[Signature] 10-2-19
 ABCWA

[Signature] 10-2-19
 Code Enforcement

[Signature] 10/1/19
 AMARCA

[Signature] 10/2/19
 City Engineer

[Signature] 10-4-19
 DRB Chairperson, Planning Department

[Signature] 10/3/19
 PARKS AND RECREATION

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] 9/23/19
 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
 wplotnerjr@gmail.com

2019C-92

(11)



**Plat for
Lot 13-A, Block 27
Tijeras Place
Being Comprised of
Lot 13 thru 20, Block 27
Tijeras Place
City of Albuquerque
Bernalillo County, New Mexico
September 2019**

DOCH 2019084882
10/04/2019 12:33 PM Page: 2 of 2
PLAT # 201908 9, 2019C P1 0092 Linda Stover, Bernalillo County

ACS Monument "9-J17"
NAD 1983 CENTRAL ZONE
X=1537076.105*
Y=1487300.883*
Z=5210.959* (NAVD 1988)
G-G=0.999666869
Mapping Angle=-0°11'54.86"
*US SURVEY FEET

Zia Road N.E.
(60' R/W)

Dedicated to the
City of Albuquerque
in fee simple
19 Sq. Ft.
0.0004 Acres

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.

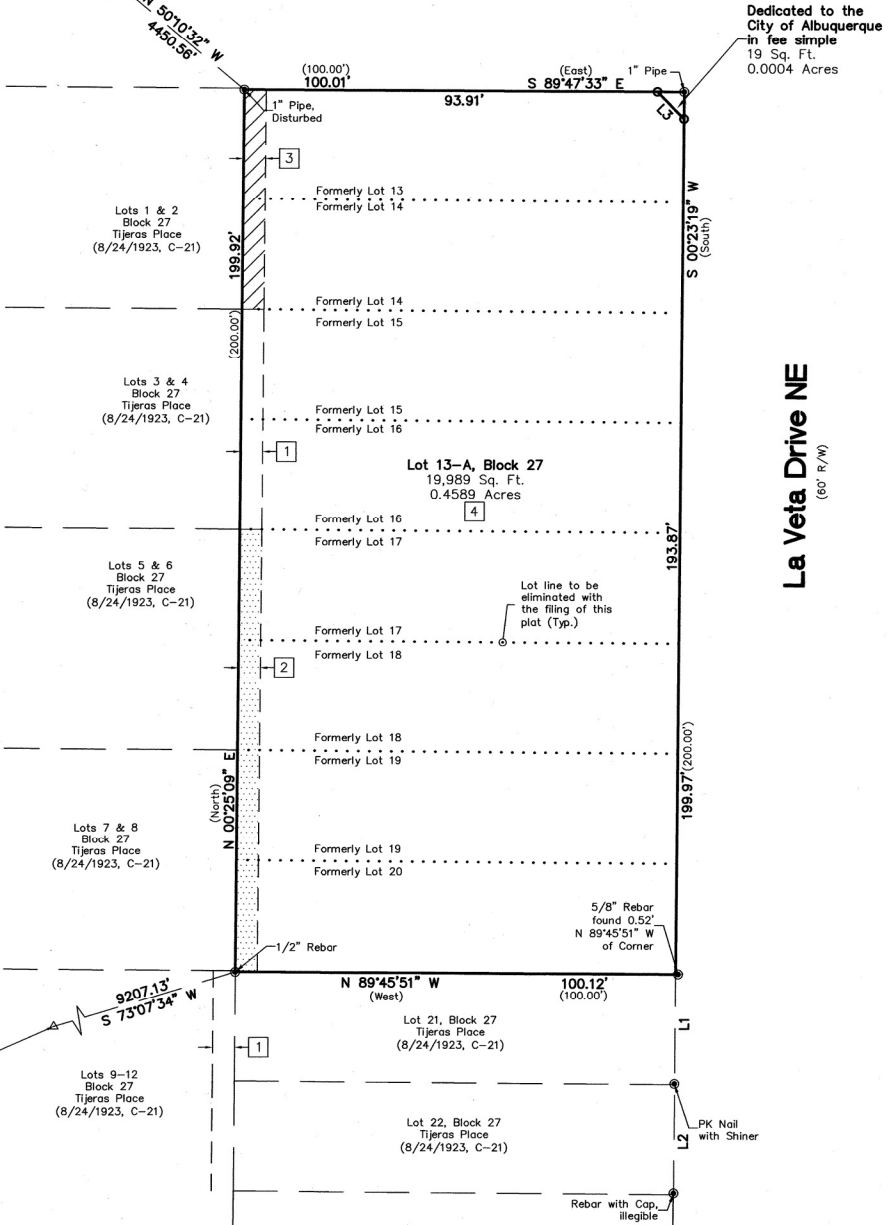
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across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

Easement Notes

- 1 EXISTING 5' PNM AND MST&T EASEMENT (6/29/1955, BK. D355, PG. 321, DOC. NO. 99225)
- 2 EXISTING 5' PNM AND MST&T EASEMENT (8/26/1957, BK. D396, PG. 557, DOC. NO. 38557) SHOWN HEREON AS [Symbol]
- 3 5' P.U.E. GRANTED WITH THE FILING OF THIS PLAT BEING THE WEST 5' OF LOTS 13 AND 14 SHOWN HEREON AS [Symbol]
- 4 PRIVATE CROSS LOT DRAINAGE EASEMENT EXCLUDING FUTURE BUILDING AREAS BENEFITING LOT 21, BLOCK 27 TO BE MAINTAINED BY THE OWNER OF LOT 13-A GRANTED WITH THE FILING OF THIS PLAT

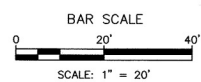
ACS Monument "20-L16"
NAD 1983 CENTRAL ZONE
X=1531683.86*
Y=1481580.00*
Z=5210.836* (NAVD 1988)
G-G=0.999668198
Mapping Angle=-0°12'31.72"
*US SURVEY FEET



Legend

| | |
|-----------------|--|
| N 90°00'00" E | MEASURED BEARINGS AND DISTANCES |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES (8/24/1923, C-21) |
| ● | UNLESS OTHERWISE NOTED, FOUND CHISELED "X" IN CONCRETE |
| ○ | SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED |

| Line # | Direction | Length (ft) |
|--------|-------------------------------|----------------|
| L1 | S 00°23'19" W (S 00°00'00" W) | 49.71'(50.00') |
| L2 | S 00°23'19" W (S 00°00'00" W) | 49.71'(50.00') |
| L3 | S 44°42'07" E | 8.61' |



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