

Vicinity Map - Zone Atlas K-22-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN SEPTEMBER 2023.
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. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.
6. THE INSTALLATION OF PUBLIC WATERLINE AND/OR PUBLIC SANITARY SEWER MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL, ONCE THE WATER SERVICE, FIRE PROTECTION AND SANITARY SEWER SERVICE REQUIREMENTS OF ANY FUTURE DEVELOPMENT IS KNOWN.
7. THIS PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER ON January 24th, 2024

Documents

1. PLAT OF RECORD FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 18, 1954., IN PLAT BOOK D1, FOLIO 122.
2. WARRANTY DEED FOR LOTS 1 THRU 4, BLOCK 3, PANORAMA ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 29, 2019, AS DOC. NO. 2019092275.
3. WARRANTY DEED FOR LOT 5, BLOCK 3, PANORAMA ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 31, 2019, AS DOC. NO. 2019093188.
4. WARRANTY DEED FOR LOTS 6 AND 7, BLOCK 3, PANORAMA ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 31, 2019, AS DOCUMENT NO. 2019093305.

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. 35001C0359G, DATED SEPTEMBER 26, 2008.

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

Indexing Information

Section 22, Township 10 North, Range 4 East, N.M.P.M.
 Subdivision: Panorama Addition
 Owner: Ahmet and Martha Tiryaki
 UPC #: 102205730524041709 (Lot 1)
 102205730324141710 (Lot 2)
 102205730124341711 (Lot 3)
 102205729924541712 (Lot 4)
 102205729724641713 (Lot 5)
 102205729524741714 (Lot 6)
 102205729224841715 (Lot 7)

Purpose of Plat

1. SUBDIVIDE BY LOT LINE ELIMINATION AS SHOWN HEREON.
2. DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO CITY OF ALBUQUERQUE

Subdivision Data

GROSS ACREAGE. 0.4824 ACRES
 ZONE ATLAS PAGE NO. K-22-Z
 NUMBER OF EXISTING LOTS. 7
 NUMBER OF LOTS CREATED. 1
 MILES OF FULL-WIDTH STREETS. 0.0000 MILES
 MILES OF HALF-WIDTH STREETS. 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0042 ACRES
 DATE OF SURVEY. SEPTEMBER 2023

Legal Description

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), AND SEVEN (7), IN BLOCK NUMBERED THREE (3) OF THE PANORAMA, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 18, 1954, IN PLAT BOOK D1, FOLIO 122.

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. 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.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT-OF-WAY AS SHOWN HEREON FOR GEORGENE DRIVE NE AND SAN JACINTO AVE NE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

[Signature] 12-1-23
 AHMET TIRYAKI, OWNER DATE

[Signature] 12-1-23
 MARTHA TIRYAKI, OWNER DATE

STATE OF NEW MEXICO }
 COUNTY OF Sandoval } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12/01, 2023
 BY: AHMET AND MARTHA TIRYAKI, HUSBAND AND WIFE, OWNERS

By: [Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 09/07/25

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC #: 102205730524041709
 102205730324141710
 102205730124341711
 102205729924541712
 102205729724641713
 102205729524741714
 102205729224841715

PROPERTY OWNER OF RECORD
Tiryaki Ahmet
 BERNALILLO COUNTY TREASURER'S OFFICE
George Stone 5-30-24

DOCH 2024036750
 05/30/2024 04:52 PM Page: 1 of 2
 PLAT R: \$25.00 B: 2024C P: 0049 Linda Stover, Bernalillo County

**Plat for
 Lot 1-A, Block 3
 Panorama Addition
 Being Comprised of
 Lots 1-7, Block 3
 Panorama Addition**

City of Albuquerque, Bernalillo County, New Mexico
 November 2023

Project Number: PR-2023-009380
Application Number: SD-2024-00010
Plat Approvals:

- [Signature] Nov 22, 2023
- PNM Electric Services
- Natalia Antonio Nov 22, 2023
- Qwest Corp. d/b/a CenturyLink QC
- Stephen J. App II Nov 30, 2023
- New Mexico Gas Company
- Mike Morise Nov 26, 2023
- Comcast

City Approvals:

- Loran N. Risenhoover P.S. 11/21/2023
 City Surveyor
- Ernest Amey May 17, 2024
 Traffic Engineering, Transportation Division
- [Signature] May 28, 2024
- ABCWUA
Wally Ordo May 17, 2024
- Parks and Recreation Department
[Signature] 11/20/2023
- AMAPDA
[Signature] May 17, 2024
- Hydrology
[Signature] May 17, 2024
- Code Enforcement
[Signature] May 17, 2024
- Planning Department
[Signature] May 30, 2024
 City Engineer

Surveyor's Certificate

I, BRIAN J. 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.

[Signature] 11/30/23
 BRIAN J. MARTINEZ
 N.M.R.P.S. No. 18374 Date



CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com

Easement Notes

1 EXISTING EXCLUSIVE PUBLIC WATER AND SEWER EASEMENT GRANTED IN PLACE OF VACATED RIGHT OF WAY (1/24/2022, 2022C-3)

DOC# 2024036750

05/30/2024 04:52 PM Page: 2 of 2
 PLAT R: \$25.00 B: 2024C P: 0049 Linda Stover, Bernalillo County

Line Table		
Line #	Direction	Length (ft)
L1	N 32°24'06" E	19.71' (20.00')

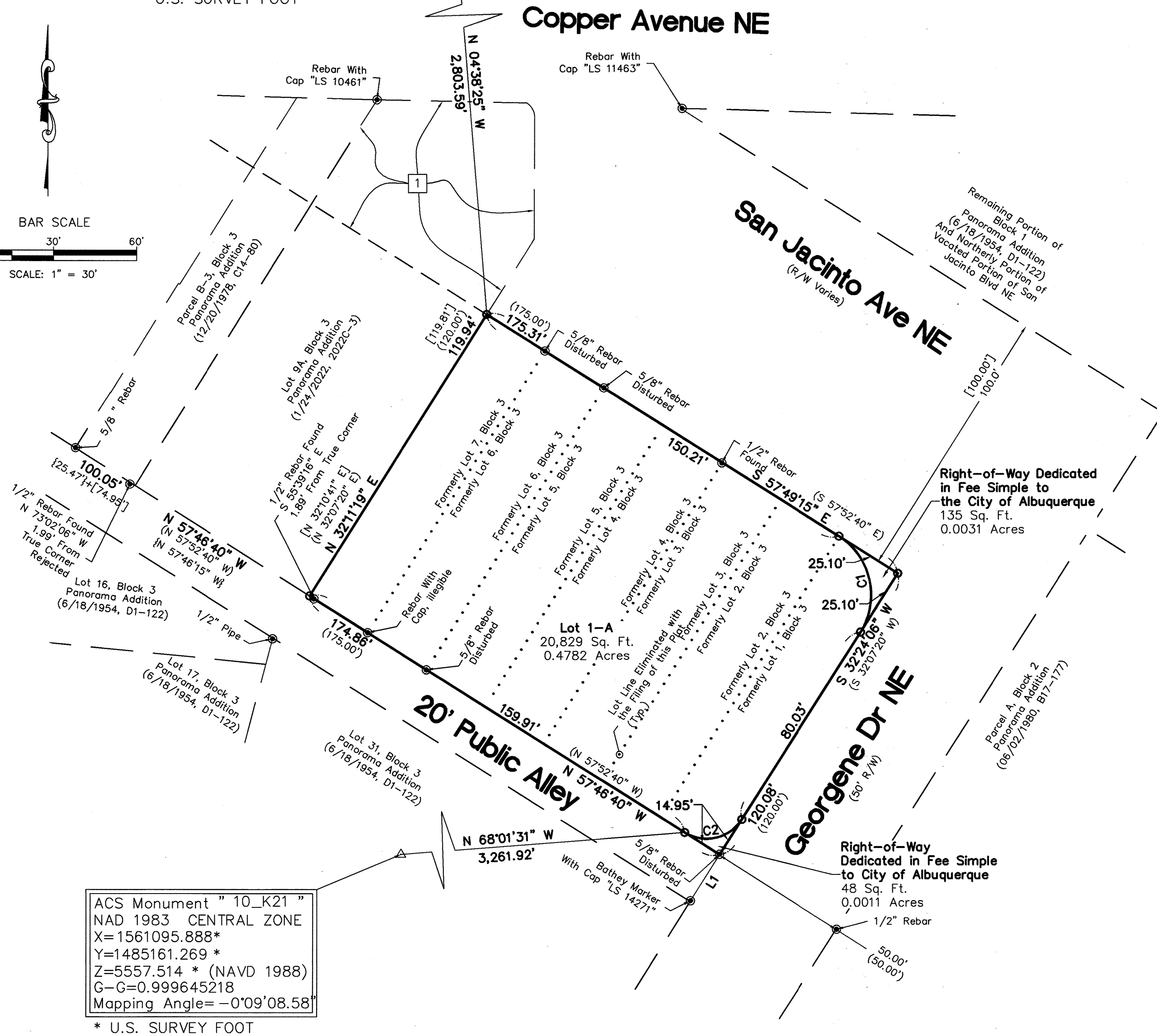
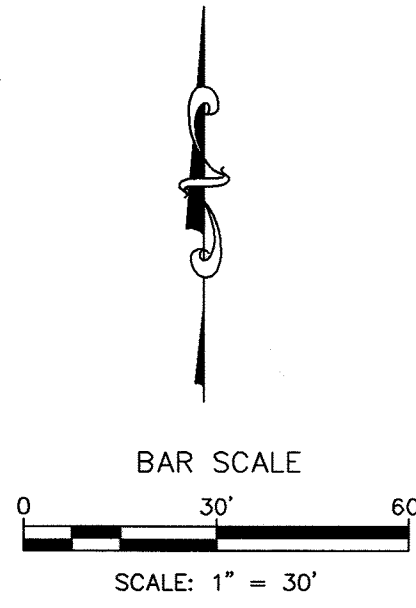
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.37'	25.00'	90°13'21"	35.42'	S 12°42'35" E
C2	23.51'	15.00'	89°49'14"	21.18'	S 77°18'43" W

**Plat for
 Lot 1-A, Block 3
 Panorama Addition
 Being Comprised of
 Lots 1-7, Block 3
 Panorama Addition
 City of Albuquerque, Bernalillo County, New Mexico
 November 2023**

ACS Monument "3_J22"
 NAD 1983 CENTRAL ZONE
 X=1563821.702*
 Y=1486921.233*
 Z=5667.461 * (NAVD 1988)
 G-G=0.999639470
 Mapping Angle=-0°08'49.83"
 * U.S. SURVEY FOOT

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (6/18/1954, D1-122)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (12/20/1978, C14-80)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (1/24/2022, 2022C-3)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED



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 FOOT

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.

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