

Doc# 2024000080

01/02/2024 10:27 AM Page: 1 of 5  
EASE R: \$25.00 Linda Stover, Bernalillo County



### PUBLIC SIDEWALK EASEMENT

Project No: K22 - 0065

Project Name: DUPLEX

FOR AHMET TIRYAKI

Grant of Sidewalk Easement, between AHMET TIRYAKI ("Grantor"), whose address is 1815 CACTUA PL. N.E. ALBUQ, N.M. 87110 and whose telephone number is (505) 615-4278 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, NM, 87103.

Grantor, for and in certain valuable non-monetary consideration received from the City, the receipt of which is acknowledged by Grantor, does hereby give, bargain, sell, grant and convey unto City an exclusive, perpetual sidewalk easement ("Easement") in, over, upon and across the real property described on **Exhibit "A"** attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of SIDEWALK, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer and recorded at the Bernalillo County Clerk.

County Clerk's Recording Label

GRANTOR: Ahmet Tiryaki

By [signature]: Ahmet Tiryaki

Name [print]: Ahmet Tiryaki

Title: Owner

Date: 12-12-23

**GRANTOR'S NOTARY**

STATE OF NEW MEXICO )  
 )ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on this 12<sup>th</sup> day of December, 2023 by  
[name(s) of person(s):] Ahmet Tiryaki, [title or capacity, for  
instance, "President" or "Owner":]

Owner of  
Duplex [Developer:].

STATE OF NEW MEXICO  
NOTARY PUBLIC  
ARELI GARCIA  
COMMISSION # 1113880  
COMMISSION EXPIRES 11/29/2025

Arel Garcia  
Notary Public

My Commission Expires: 12-29-25

**CITY OF ALBUQUERQUE:**

DocuSigned by:  
By: Shahab Biazar  
Shahab Biazar, P.E., City Engineer

Date: 12/26/2023 | 8:13 AM MST

DS  
KV

DS  
BMR

**CITY'S NOTARY**

STATE OF NEW MEXICO     )  
  )ss.  
COUNTY OF BERNALILLO     )

This instrument was acknowledged before me on this 2nd day of January,  
2024 by Shahab Biazar, P.E., City Engineer, City of Albuquerque, a municipal corporation,  
on behalf of said corporation.

(SEAL)  
State of New Mexico  
Notary Public  
Deborah L. Fox  
Commission Number 1139690  
Expiration Date 02/08/2027

Deborah L. Fox  
Notary Public

My Commission Expires: 2/8/2027

**(EXHIBIT "A" ATTACHED)**

EXHIBIT A  
SHOWING  
SIDEWALK EASEMENT  
LOCATED WITHIN  
LOT 3, BLOCK "A", LA CUESTA ADDITION  
ALBUQUERQUE, BERNALILLO, NEW MEXICO  
DECEMBER 2023  
SHEET 1 OF 2

C O P P E R   A V E N U E   N . E .

SCALE 1" = 10'  
DRAWN BY: SDR  
12/11/2023  
23-0840.DWG

CONCRETE CURB & GUTTER

CONCRETE WALK

FOUND CURB CUT

S 88°21'23" E

N 00°05'37" E

SIDEWALK EASEMENT  
GRANTED TO THE CITY OF ALBUQUERQUE

LOT 3 "A"  
BLOCK "A"

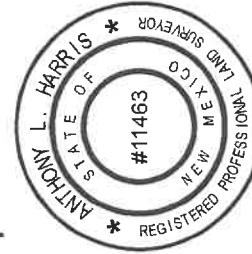
70.03'

S 00°05'37" W

R = PROPERTY LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°21'23" E	48.15'
L2	S 02°05'03" W	1.53'
L3	N 88°02'17" W	4.90'
L4	S 01°33'55" W	3.08'
L5	N 88°16'11" W	43.33'
L6	N 02°42'28" E	4.51'
L7	S 88°21'23" E	4.19'

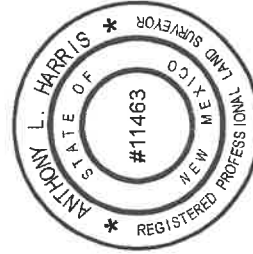


*Anthony L. Harris*  
Anthony L. Harris, N.M.P.S. #11463 HARRIS SURVEYING, INC.  
1308 Cielo Vista Del Sur, NW • Corrales, New Mexico 87048  
Telephone (505) 250-2273  
12/11/2023 DATE

EXHIBIT A  
SHOWING  
SIDEWALK EASEMENT  
LOCATED WITHIN  
LOT 3, BLOCK "A", LA CUESTA ADDITION  
ALBUQUERQUE, BERNALILLO, NEW MEXICO  
DECEMBER 2023  
SHEET 2 OF 2

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING A SIDEWALK EASEMENT LOCATED WITHIN LOT NUMBERED THREE (3) IN BLOCK LETTERED "A" OF THE LA CUESTA ADDITION, TO THE CITY OF 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 MARCH 31, 1980 IN VOLUME C4, FOLIO 199, SAID SIDEWALK EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE THEREIN DESCRIBED SIDEWALK EASEMENT, BEING A POINT ON THE SOUTHERLY LINE OF COPPER AVENUE, WHENCE THE NORTHEAST CORNER OF SAID LOT 3 BEARS S. 88 DEG. 21' 23" E., A DISTANCE OF 4.19 FEET RUNNING THENCE AS AN EASEMENT. S. 02 DEG. 05' 03" W., A DISTANCE OF 1.53 FEET TO AN ANGLE POINT; THENCE N. 88 DEG. 02' 17" W., A DISTANCE OF 4.90 FEET TO AN ANGLE POINT; THENCE S. 01 DEG. 33' 55" W., A DISTANCE OF 3.08 FEET TO THE SOUTHEAST CORNER; THENCE N. 88 DEG. 16' 11" W., A DISTANCE OF 43.33 FEET TO THE SOUTHWEST CORNER; THENCE N. 02 DEG. 42' 28" E., A DISTANCE OF 4.51 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF COPPER AVENUE; THENCE S. 88 DEG. 21' 23" E., ALONG THE SOUTHERLY LINE OF COPPER AVENUE, A DISTANCE OF 48.15 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING.



*Anthony L. Harris* 12/11/2023  
Anthony L. Harris, N.M.P.S. #11463 HARRIS SURVEYING, INC. DATE  
1808 Cielo Vista Del Sur, NW Corrales, New Mexico 87048  
Telephone (505) 250-2273

**Bernalillo County, NM**  
415 Silver Ave. SW, 2nd Floor  
P.O. Box 542  
Albuquerque, NM 87102

**Receipt: 1487611**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
EASE	Easement	\$25.00
	# Pages	5
	Document #	2024000080
	# Of Entries	0
<b>Total</b>		<b>\$25.00</b>

Tender (Check) \$25.00  
Check# 160  
Paid AHMET TIRYAKI,  
By MARTHA TIRYAKI

Thank You!

**1/2/24 10:27 AM msouchet**

**CONTACT PERSON:** David Jones

Contract Amount \$ \_\_\_\_\_ Contract Period: \_\_\_\_\_ - \_\_\_\_\_

**APPROVALS REQUIRED:**

**DISTRUBUTION:**

Date: \_\_\_\_\_ By: \_\_\_\_\_

Received by City clerk \_\_\_\_\_