

VICINITY MAP  
Not To Scale

**GENERAL NOTES**

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Plat bearings and distances shown hereon do not differ from those established by the plat of record.
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page K-21-Z.

**SUBDIVISION DATA**

- Total number of existing Tracts: 3
- Total number of Tracts created: 2
- Gross Subdivision acreage: 4.1338 acres.

DOC# 2015096421  
11/04/2015 11:32 AM Page: 1 of 4  
PLAT R: 525, 00 B: 2015C P: 0144 M, Toulouse Oliver, Bernalillo Cour

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

102105723925830132  
102105723227530133  
102105717530530134

*Jaime Hernandez*  
Bernalillo County Treasurer

11/04/2015  
Date

**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.

**PURPOSE OF PLAT:**

The purpose of this Plat is to:  
Adjust the existing interior tract line between Tracts 2 and 4 and eliminate the tract line between Tracts 2 and 3 as shown hereon.

Grant the public easements as shown hereon.

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding 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."

PLAT OF  
**TRACTS 3-A AND 4-A**  
**COPPER POINTE SUBDIVISION**  
(BEING A REPLAT OF TRACTS 2, 3 AND 4, COPPER POINTE SUBDIVISION)  
SITUATE WITHIN  
**SECTION 21, TOWNSHIP 10 NORTH, RANGE 4 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
OCTOBER, 2015

PROJECT NUMBER: 1000572

**PLAT APPROVAL**

**UTILITY APPROVALS**

<i>MSF</i>	<u>10-20-2015</u>
Public Service Company of New Mexico	Date
<i>Chris Salgado</i>	<u>10-14-15</u>
New Mexico Gas Company	Date
<i>[Signature]</i>	<u>10-20-15</u>
Qwest Corporation d/b/a CenturyLink QC.	Date
<i>[Signature]</i>	<u>10/15/15</u>
Comcast	Date

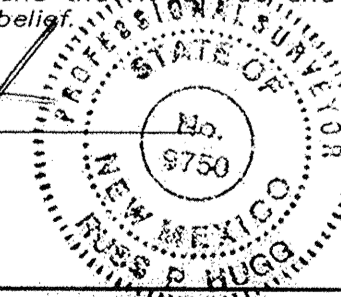
**CITY APPROVALS:**

<i>[Signature]</i>	<u>10/13/15</u>
City Surveyor	Date
Department of Municipal Development	
<i>NA</i>	<u>10-29-15</u>
Real Property Division	Date
<i>NA</i>	<u>10-29-15</u>
Environmental Health Department	Date
<i>[Signature]</i>	<u>10/24/15</u>
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	<u>10/21/15</u>
ABCWUA	Date
<i>Carol S. Dumont</i>	<u>10-21-15</u>
Parks and Recreation Department	Date
<i>Cynthia Chew</i>	<u>10-23-15</u>
AMAFCA	Date
<i>[Signature]</i>	<u>10-29-15</u>
City Engineer	Date
<i>[Signature]</i>	<u>10-29-15</u>
DRP/Chairperson, Planning Department	Date

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true, and correct to the best of my knowledge and belief.

*[Signature]*  
Russ P. Hugg  
NMP S. No. 9750  
October 10, 2015



**SURV+TEK, INC.**

Consulting Surveyors  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366  
Fax: 505-897-3377

PLAT OF  
TRACTS 3-A AND 4-A  
COPPER POINTE SUBDIVISION

(BEING A REPLAT OF TRACTS 2, 3 AND 4, COPPER POINTE SUBDIVISION)

SITUATE WITHIN  
SECTION 21, TOWNSHIP 10 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2015

**LEGAL DESCRIPTION**

All of Tracts Numbered Two (2), Three (3) and Four (4) of Copper Pointe Subdivision as the same are shown and designated on the plat entitled "PLAT OF COPPER POINTE SUBDIVISION (BEING A REPLAT OF TRACT B, THE PRESIDIO) SITUATE WITHIN SECTION 21, TOWNSHIP 10, NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 10, 2008 in Plat Book 2008C, Page 224.

Said parcel contains 4.1338 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising," PLAT OF TRACTS 3-A AND 4-A, COPPER POINTE SUBDIVISION (BEING A REPLAT OF TRACTS 2, 3 AND 4, COPPER POINTE SUBDIVISION) SITUATE WITHIN SECTION 21, TOWNSHIP 10, NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

**OWNER(S)**

TRACTS 2 AND 3  
TWO AND THREE, LLC

By: William Krueger  
William Krueger, Managing Member

TRACT 4  
COPPER POINTE OWNERS ASSOCIATION

By: William Krueger  
William Krueger, President

**ACKNOWLEDGEMENT**

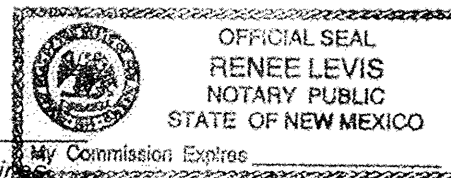
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 12TH  
day of OCTOBER, 2015, by, William Krueger, as Managing  
Member of Two and Three, LLC.

Renée Levis  
Notary Public

9.28.19

My commission expires



**ACKNOWLEDGEMENT**

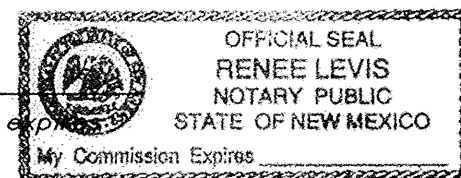
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 12TH  
day of OCTOBER, 2015, by, William Krueger,  
as president of Copper Pointe Owners Association.

Renée Levis  
Notary Public

9.28.19

My commission expires



**EXISTING EASEMENTS (ONSITE)**

- ① Private Access Easement for the Benefit of Lots 1A, 1B, 2, 3, 4A, 5A, 6, 7 and 8, The Lenkurt Properties per Plat Filed 5-1-01, Vol. 2001C, Folio 124.
- ② Public Sanitary sewer Easement per Plat Filed 5-1-01, Vol. 2001C, Folio 124.
- ③ Private Easement for vehicular, pedestrian access and underground utilities granted by document filed October 20, 2006 in Book A126, Page 590.
- ④ 10' Utility Easement as Shown on Survey prepared by New Mexico Surveying Company Filed 3-17-97, Vol. 97S, Folio 25.
- ⑤ 20' Permanent Easement for Public Waterline per Document Filed 12-29-2000, Book A13, Pg. 7743.
- ⑥ 75' Drainage & Utility Easement as Shown on Survey prepared by New Mexico Surveying Company Filed 3-17-97, Vol. 97S, Folio 25.
- ⑦ 20' Permanent Easement for Public Sanitary Sewer per Document Filed 12-29-2000, Book A13, Pg. 7744.
- ⑧ 10' P.N.M. Easement per Plat Filed 4-13-99, Vol. 99C, Folio 84
- ⑨ 10' Mountain States Telephone & Telegraph Company Easement Filed 10-27-70, Bk. 192, Pg. 957 and also Filed 2-8-71, Bk. Misc. 203, Pg. 732
- ⑩ 5' x 55' Anchor Easement per Plat Filed 4-13-99, Vol. 99C, Folio 84
- ⑪ 5' PNM and US West Easement per Document Filed 9-4-2001, Book A24, Pg. 2177
- ⑫ 10' Utility Easement per Plat Filed 4-13-99, Vol. 99C, Folio 84.
- ⑬ 10' Utility Easement as Shown on Survey prepared by New Mexico Surveying Company Filed 3-17-97, Vol. 97S, Folio 25.
- ⑭ 30' Roadway Easement per Document Filed 3-30-71, Doc. No. 18478
- ⑮ Existing Private Access Easement over Tract 4 for the benefit of the owners of all the tracts in Copper Pointe Subdivision. A Public Utility Easement over all portions of Tract 4 not encumbered by the existing 75' Drainage & Utility Easement as shown on survey filed in Vol. 97S, Folio 25 and hereon. Tract 4 has been conveyed to Copper Pointe Owners Association. Copper Pointe Owners Association shall be responsible for maintenance of the Landscape Easements.

The named public utilities as shown and acknowledged on sheet 1, shall have the right to cross said Private Access and Public Utility Easement over all portions of Tract 4 not encumbered by the existing 75' Drainage & Utility Easement as shown on survey filed in Vol. 97S, Folio 25 and hereon, at the locations as mutually agreed upon by the Developer and said named public utility companies.

A Cross-Lot Drainage Easement is for the mutual benefit of the owners of all the tracts in Copper Pointe Subdivision. The maintenance will be the responsibility of the owners of the individual tracts in which the drainage facility is located.

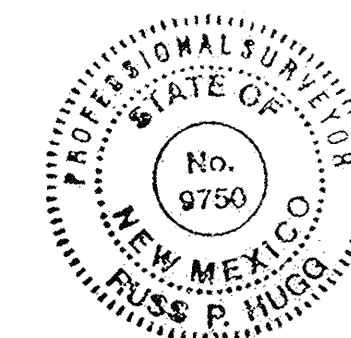
The Easements and conditions above (item 15) are per Plat Filed 10-10-2008, Bk. 2008C, Page 224.

**EXISTING EASEMENTS (OFFSITE)**

- ⑰ Vehicular & Pedestrian Access Easement per Document Filed 10-9-98, Bk. 9816, Pg. 8282
- ⑱ 20' Private Storm Drain Easement per Plat Filed 5-1-01, Vol. 2001C, Folio 124.
- ⑲ 8' Public Pedestrian Access Easement granted to the City of Albuquerque by plat filed April 13, 2007 in Vol. 2007C, Folio 81.
- ⑳ 10' Public Utility Easement Granted by plat filed June 7, 2007 in Vol. 2007C, Folio 158.
- ㉑ 10' Public Utility Easement granted by Plat Filed 10-10-2008, Vol. 2008C, Folio 224.
- ㉒ 35' x 15' Public Water Meter Easement granted to the Albuquerque Bernalillo County Water Utility Authority by Plat Filed 10-10-2008, Vol. 2008C, Folio 224.
- ㉓ 10' Public Utility Easement granted by Plat Filed 4-30-2013, Vol. 2013C, Folio 40.

**NEW EASEMENTS**

- A Additional 6' Waterline Easement granted to ABCWUA by this plat.
- B 30' Public Sanitary Sewer and Waterline Easement granted to ABCWUA by this plat.
- C Public Sidewalk Easement granted to the City of Albuquerque by this plat.



SHEET 2 OF 4

DOCH 2015096421

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PLAT R: \$26.00 B: 2015C P: 0144 M. Toulouse Oliver, Bernalillo Cour.



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**SURVOTEK, INC.**

Consulting Surveyors  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366  
Fax: 505-897-3377



PLAT OF  
**TRACTS 3-A AND 4-A**  
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 OCTOBER, 2015

**NOTE**

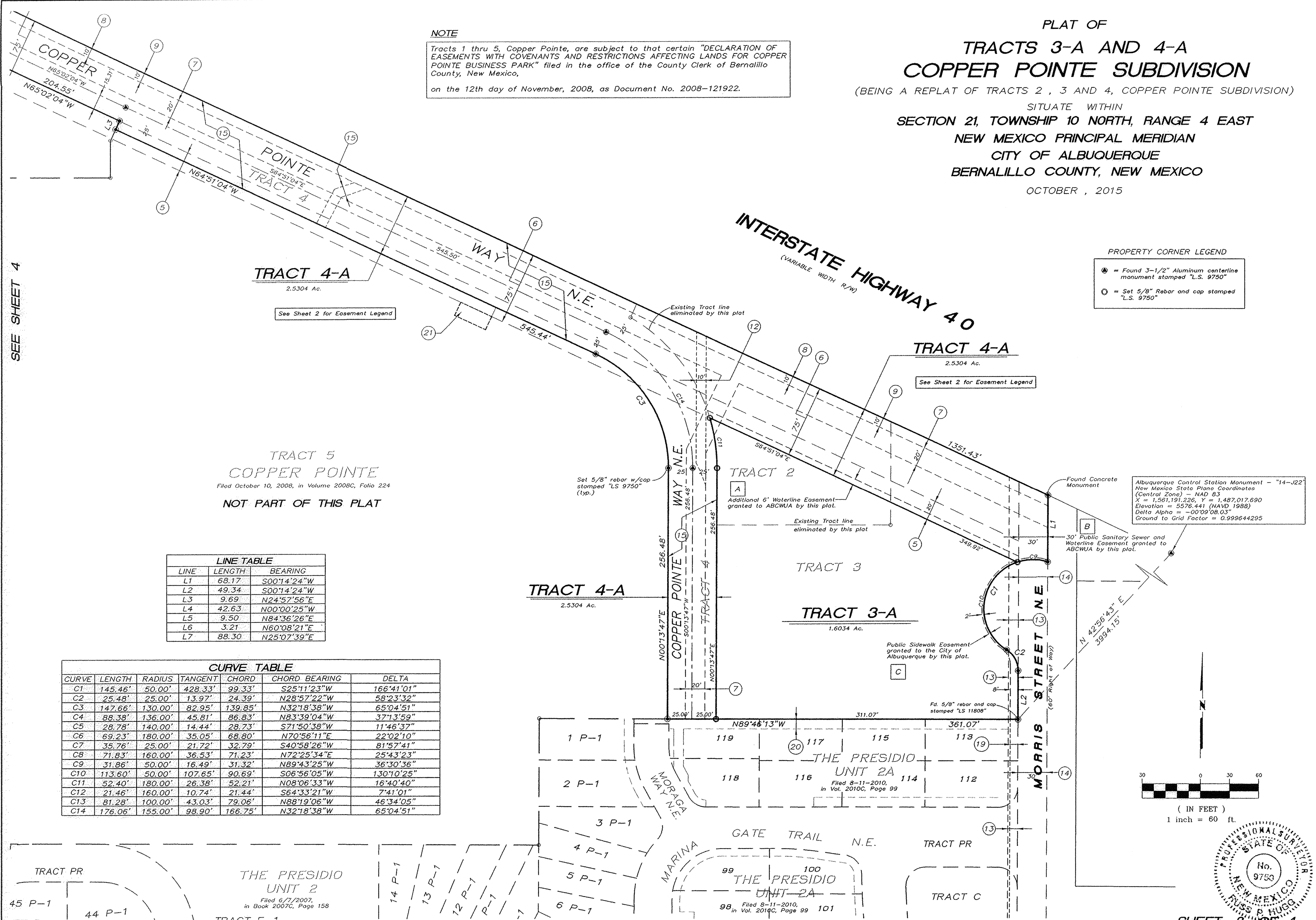
Tracts 1 thru 5, Copper Pointe, are subject to that certain "DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LANDS FOR COPPER POINTE BUSINESS PARK" filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 12th day of November, 2008, as Document No. 2008-121922.

**PROPERTY CORNER LEGEND**

- ⊙ = Found 3-1/2" Aluminum centerline monument stamped "L.S. 9750"
- ⊙ = Set 5/8" Rebar and cap stamped "L.S. 9750"

Albuquerque Control Station Monument - "14-J22"  
 New Mexico State Plane Coordinates (Central Zone) - NAD 83  
 X = 1,561,191.226, Y = 1,487,017.690  
 Elevation = 5576.441 (NAVD, 1988)  
 Delta Alpha = -0009'08.03"  
 Ground to Grid Factor = 0.999644295

SEE SHEET 4



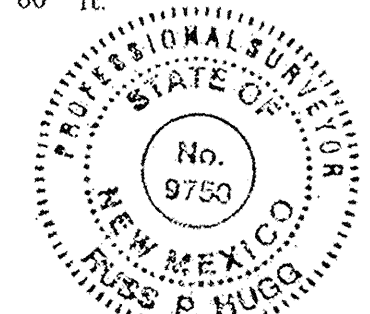
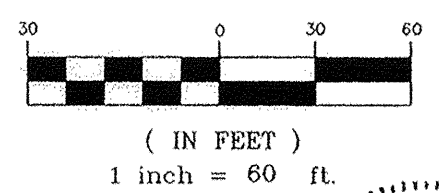
TRACT 5  
**COPPER POINTE**  
 Filed October 10, 2008, in Volume 2008C, Folio 224  
 NOT PART OF THIS PLAT

**LINE TABLE**

LINE	LENGTH	BEARING
L1	68.17	S00°14'24"W
L2	49.34	S00°14'24"W
L3	9.69	N24°57'56"E
L4	42.63	N00°00'25"W
L5	9.50	N84°36'26"E
L6	3.21	N60°08'21"E
L7	88.30	N25°07'39"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	145.46'	50.00'	428.33'	99.33'	S25°11'23"W	166°41'01"
C2	25.48'	25.00'	13.97'	24.39'	N28°57'22"W	58°23'32"
C3	147.66'	130.00'	82.95'	139.85'	N32°18'38"W	65°04'51"
C4	88.38'	136.00'	45.81'	86.83'	N83°39'04"W	37°13'59"
C5	28.78'	140.00'	14.44'	28.73'	S71°50'38"W	11°46'37"
C6	69.23'	180.00'	35.05'	68.80'	N70°56'11"E	22°02'10"
C7	35.76'	25.00'	21.72'	32.79'	S40°58'26"W	81°57'41"
C8	71.83'	160.00'	36.53'	71.23'	N72°25'34"E	25°43'23"
C9	31.86'	50.00'	16.49'	31.32'	N89°43'25"W	36°30'36"
C10	113.60'	50.00'	107.65'	90.89'	S06°56'05"W	130°10'25"
C11	52.40'	180.00'	26.38'	52.21'	N08°06'33"W	16°40'40"
C12	21.46'	160.00'	10.74'	21.44'	S64°33'21"W	7°41'01"
C13	81.28'	100.00'	43.03'	79.06'	N88°19'06"W	46°34'05"
C14	176.06'	155.00'	98.90'	166.75'	N32°18'38"W	65°04'51"



SHEET 3 OF 4

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 PLAT R: \$26.00 B: 2016C P: 0144 T: Toulouse Oliver, Bernalillo Cour

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 Consulting Surveyors  
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PLAT OF  
**TRACTS 3-A AND 4-A**  
**COPPER POINT SUBDIVISION**

(BEING A REPLAT OF TRACTS 2, 3 AND 4, COPPER POINT SUBDIVISION)

SITUATE WITHIN  
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 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2015

**NOTE**

Tracts 1 thru 5, Copper Point, are subject to that certain "DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LANDS FOR COPPER POINT BUSINESS PARK" filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 12th day of November, 2008, as Document No. 2008-121922.

LOT A-1-A  
 TOWNE PARK PLAZA  
 Filed 2-9-1995, in Volume 95C, Folio 49

COPPER AVENUE N.E.  
 VARIABLE WIDTH R/W

LOT B-1A-1  
 TOWNE PARK PLAZA  
 Filed 7/9/2003, in Volume 2003C, Folio 204

LOT B-1A-1  
 TOWNE PARK PLAZA  
 Filed 7/9/2003, in Volume 2003C, Folio 204

INTERSTATE HIGHWAY 40  
 (VARIABLE WIDTH R/W)

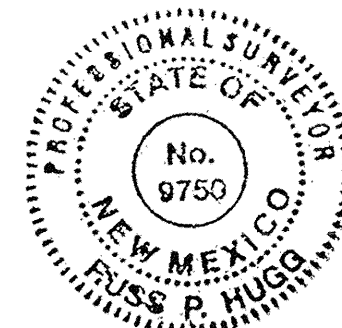
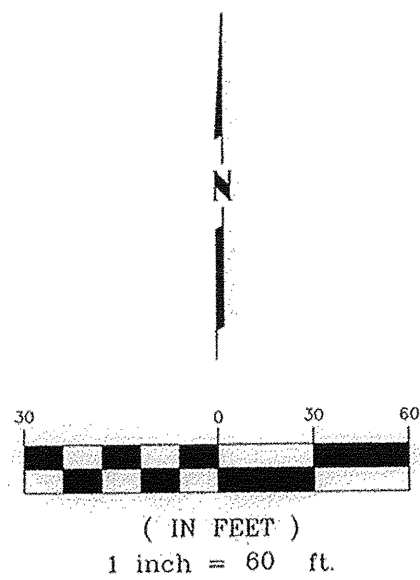
TRACT 1-A  
 COPPER POINT  
 Filed 4-30-2013, in Volume 2013C, Folio 40  
 NOT PART OF THIS PLAT

TRACT 4-A  
 2.5304 Ac.

TRACT 5  
 COPPER POINT  
 Filed October 10, 2008, in Volume 2008C, Folio 224  
 NOT PART OF THIS PLAT

TRACT 4-A  
 2.5304 Ac.

SEE SHEET 3



DOCH 2015096421

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 PLAT R: 526, 00 B: 2015C P: 0144 M. Toulouse Oliver, Bernalillo Cour