

N.T.S.

VICINITY MAP No. K-11

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE 15 LOTS AND A VACATED PORTION OF A PRIVATE ALLEY INTO 1 LOT, DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.4939 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: AUGUST, 2009
- 8: 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

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 D/B/A CENTURYLINK 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), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK 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.

LEGAL DESCRIPTION

THE REMAINING PORTION OF LOTS A-ONE (A-1) THROUGH A-FIFTEEN (A-15), BOTH INCLUSIVE, OF CYPRESS BUSINESS ADDITION, BEING A REPLAT OF LOTS 1, 2, A, B, C, AND D, OF BLOCK 1, OWENS ADDITION AND LOTS 10, 11, 12 AND 13 OF BLOCK 4, ZIMMERMAN ADDITION, TOGETHER WITH A PORTION OF A PRIVATE ALLEY THEREIN PLATTED, AND DEEDED PER WARRANTY DEED FILED IN BOOK D491-A, PAGE 236 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED IN OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 21, 1947 IN PLAT BOOK C, FOLIO 30, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE SOUTHERLY LINE OF CENTRAL AVENUE AND BEING A POINT ON THE EASTERLY LINE OF THE ARENAL CANAL, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "NM-448-C1" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) X=1,505,010.213 AND Y=1,485,337.932 BEARS S 76°01'35" W, A DISTANCE OF 2660.83 FEET RUNNING THENCE N 74°59'35" E, ALONG THE SOUTHERLY LINE OF CENTRAL AVENUE, A DISTANCE OF 247.49 FEET TO THE NORTHEAST CORNER, BEING A POINT ON THE WESTERLY LINE OF CYPRESS DRIVE; THENCE S 14°40'25" E, ALONG THE WESTERLY LINE OF CYPRESS DRIVE, A DISTANCE OF 78.59 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG THE WESTERLY LINE OF CYPRESS DRIVE 22.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 123.41 FEET, A CENTRAL ANGLE OF 10°36'30" AND HAVING A CHORD BEARING AND DISTANCE OF S 19°07'07" E, 22.81 FEET TO THE SOUTHEAST CORNER; THENCE S 75°19'35" W, A DISTANCE OF 181.24 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE EASTERLY LINE OF THE ARENAL CANAL; THENCE N 48°55'25" W, ALONG THE EASTERLY LINE OF THE ARENAL CANAL, A DISTANCE OF 120.86 FEET TO THE NORTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 0.4939 ACRES MORE OR LESS.

Project: 1007975
DATE: 6-17-15
APP: 15-70227(SK)

**PLAT OF
LOT A-1-A
CYPRESS ADDITION**

WITHIN
SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2015

PROJECT NUMBER: _____
APPLICATION NUMBER: _____
UTILITY APPROVALS:
PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
NEW MEXICO GAS COMPANY _____ DATE _____
QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____
COMCAST _____ DATE _____
CITY APPROVALS:
CITY SURVEYOR _____ DATE _____
*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
ABCWUA _____ DATE _____
PARKS AND RECREATION DEPARTMENT _____ DATE _____
AMAFCA _____ DATE _____
CITY ENGINEER _____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SURVEYORS CERTIFICATE:

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

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS _____ DAY OF _____, 2015

ANTHONY L. HARRIS. P.S. # 11463

HARRIS SURVEYING, INC. PHONE: (505) 889-8056
2412-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8645

DATE

ACKNOWLEDGMENT
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

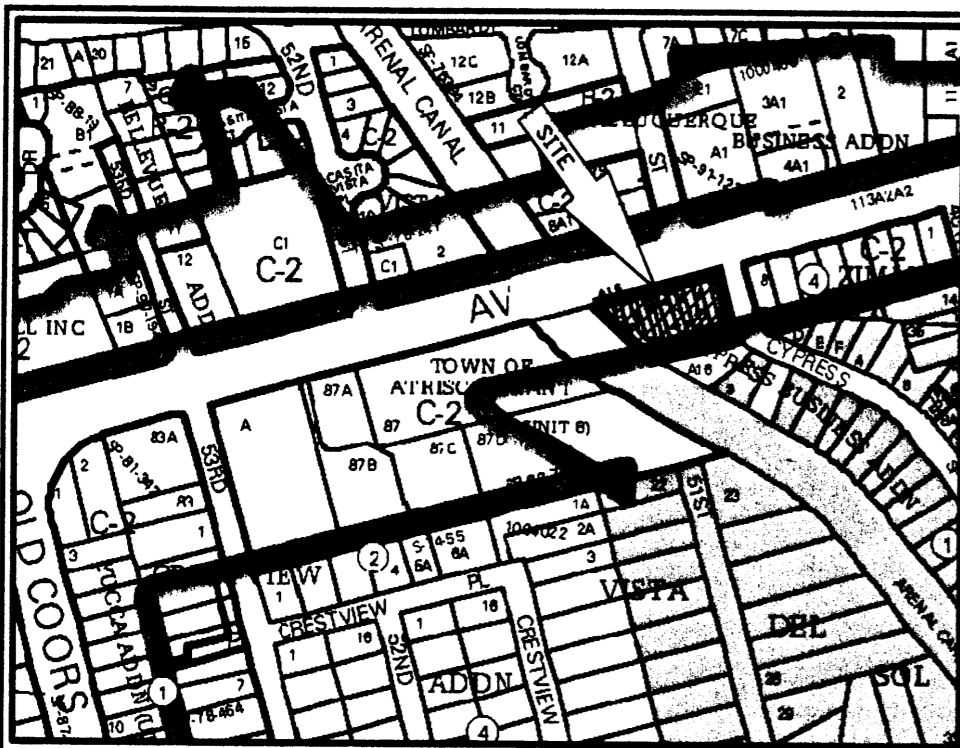
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS _____ DAY OF _____, 20____.

BY: _____
OWNERS NAME

MY COMMISSION EXPIRES: _____ BY: _____
NOTARY PUBLIC

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

RE04-1221.DWG (AUGUST, 2009)



VICINITY MAP No. K-11

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**PLAT OF
LOT A-1-A
CYPRESS ADDITION**

WITHIN
SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2010

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 CITY APPROVALS:
 CITY SURVEYOR _____ DATE _____
 *REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
 **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
 ABCWUA _____ DATE _____
 PARKS AND RECREATION DEPARTMENT _____ DATE _____
 AMAFCA _____ DATE _____
 CITY ENGINEER _____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

ACS STATION "NM-448-C1"
 X=1,505,010.213
 Y=1,485,337.932
 GRD TO GRID=0.999682094
 Δα = -00° 15' 36.48"
 CENTRAL ZONE, NAD 1983

GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.4939 ACRES.
- TALOS LOG NO. 2010103045
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CURVE TABLE

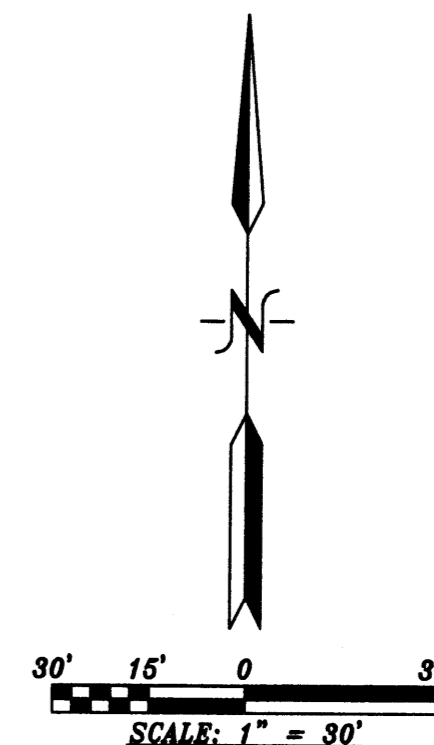
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	10°36'30"	S 19°07'07" E	123.41	22.85	22.82
C2	90°20'00"	N 59°50'25" W	25.00	39.42	35.46

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

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DATE _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS _____ DAY OF _____, 20_____
 BY: _____
 OWNERS NAME
 MY COMMISSION EXPIRES: _____ BY: _____
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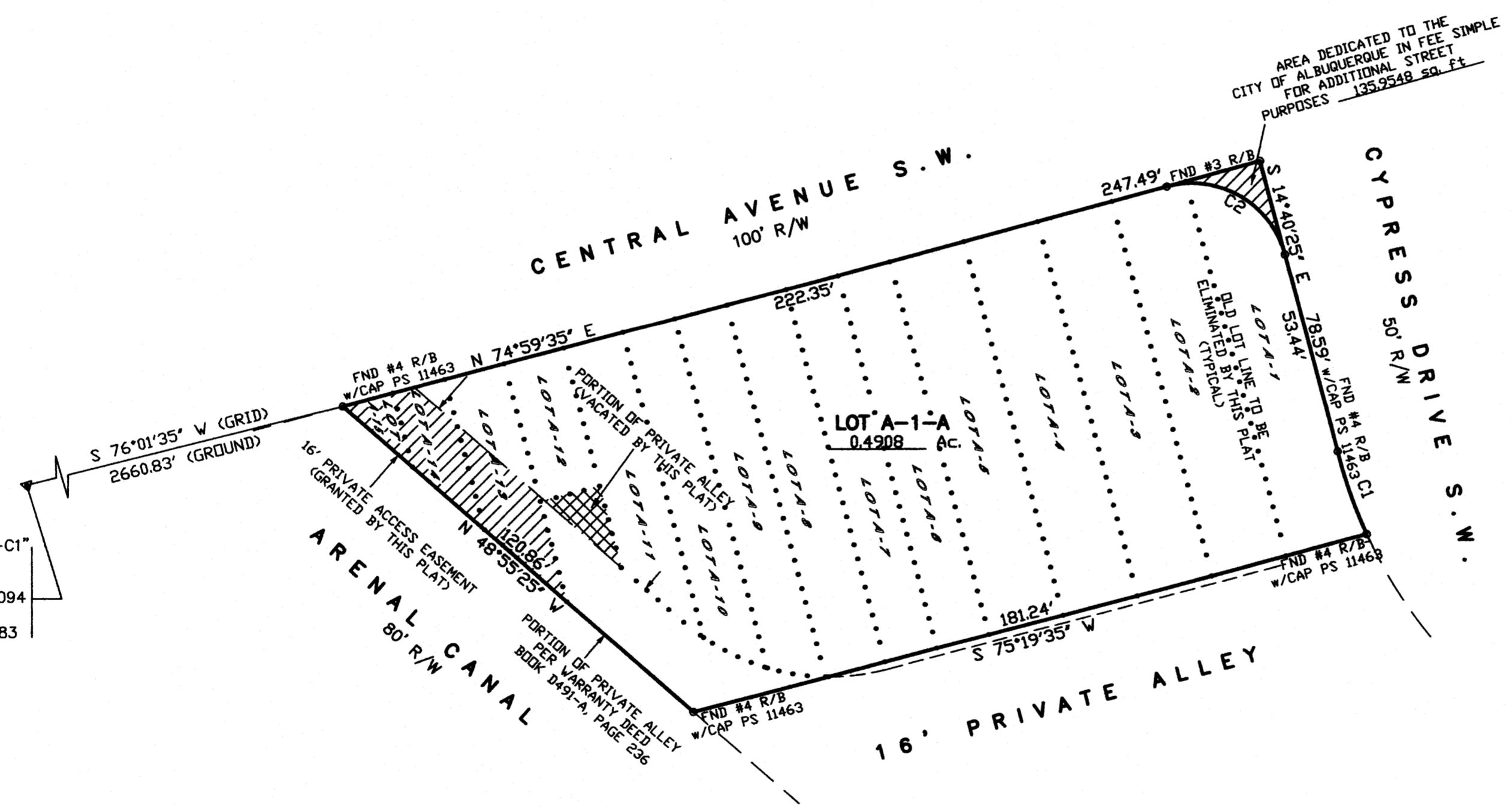
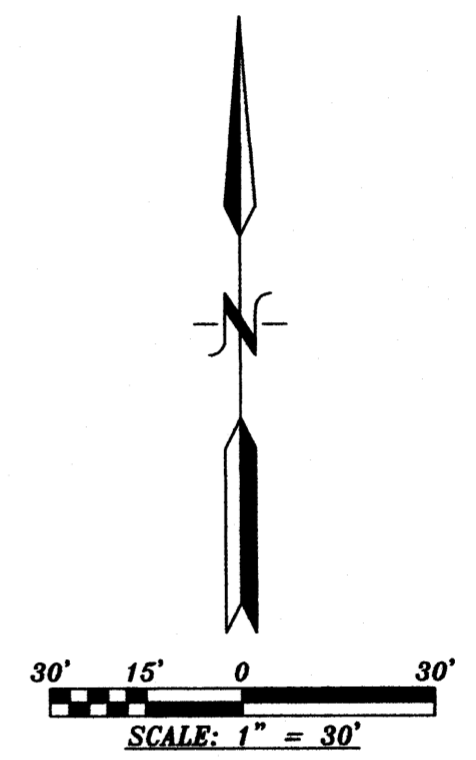
ANTHONY L. HARRIS, P.S. # 11463

ALBUQUERQUE SURVEYING, INC.
 3412-D MONROE STREET, N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8058
 FAX: (505) 889-8645

REC04-1221.DWG (AUGUST, 2009)

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