

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL MONUMENTS 4 L22 AND 8 L22, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF CANYON ACRES SUBDIVISION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 17, 1972 IN VOLUME B7, FOLIO 61.
6. GROSS AREA: 3.5512 ACRES
7. NUMBER OF EXISTING TRACT(S): 1
8. NUMBER OF TRACTS CREATED: 2
9. 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 TRACTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
10. EXISTING 30' RECIPROCAL ACCESS & PARKING EASEMENT FILED 01-12-88 IN BK. MISC. 576A, PG. 809, ACKNOWLEDGES THAT HOTELS L.P. ALSO OWNS THAT CERTAIN PARCEL ("COMFORT INN PARCEL" TRACT D-1) AGREES THAT THE COMFORT INN PARCEL SHALL ALSO ENJOY THE BENEFIT OF THE EASEMENT.
11. PROPERTY IS SUBJECT TO A RECIPROCAL PRIVATE CROSS LOT ACCESS, DRAINAGE AND PARKING EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACTS D-1-A AND D-1-B. SAID EASEMENT IS TO BE MAINTAINED BY SAID TRACT OWNERS.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC#:

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION

TRACT LETTERED D-ONE (D-1) OF THE CANYON ACRES SUBDIVISION, WITHIN SECTION 27, T10N, R4E., N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, 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 NOVEMBER 17, 1972, IN BOOK B7 PAGE 61 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; SAID SOUTHEAST CORNER ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY OF CENTRAL AVENUE N.E.; WHENCE CITY OF ALBUQUERQUE CONTROL STATION "8 L22" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) NORTHING = 1,480,177.419 AND EASTING = 1,566,414.815 BEARS S80°27'56"E, A DISTANCE OF 1,298.59 FEET RUNNING THENCE N82°41'00"W ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 187.48 FEET TO THE SOUTHWEST CORNER; THENCE N00°07'40"E LEAVING SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 861.59 FEET TO THE NORTHWEST CORNER, SAID NORTHWEST CORNER ALSO LYING ON THE SOUTHERLY RIGHT-OF-WAY OF U.S. INTERSTATE 40; THENCE S65°17'21"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 204.99 FEET TO THE NORTHEAST CORNER; THENCE S00°08'00"W LEAVING SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 799.77 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 3.5512 ACRES MORE OR LESS.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS NOTED ON THIS PLAT.

OWNER(S) SIGNATURE: _____ DATE: _____
 OWNER(S) PRINT NAME: _____
 ADDRESS: _____ TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2010.
 BY: _____
 MY COMMISSION EXPIRES: _____
 _____ NOTARY PUBLIC

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 FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
4. 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 THE 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 STRUCTURES 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') 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 NOR 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.

**PLAT OF
 TRACTS D-1-A & D-1-B
 CANYON ACRES SUBDIVISION
 SECTION 27, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2010
 SHEET 1 OF 2**

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS AND GRANT EASEMENTS AS NOTED ON NOTE # 10.

CITY APPROVALS: PROJECT NO.: APPLICATION NO.

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

APPROVALS

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)	DATE
QWEST COMMUNICATIONS	DATE
COMCAST CABLE	DATE
NEW MEXICO GAS COMPANY (NMGC)	DATE

SURVEYOR'S CERTIFICATION

I, ANTHONY L. HARRIS, A DULY QUALIFIED 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, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST 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.

ANTHONY L. HARRIS
 NEW MEXICO PROFESSIONAL SURVEYOR, 11463

DATE

THE SURVEY OFFICE, LLC

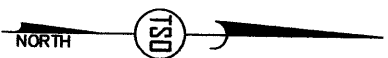
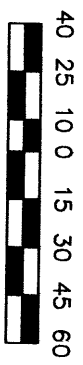
333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0305

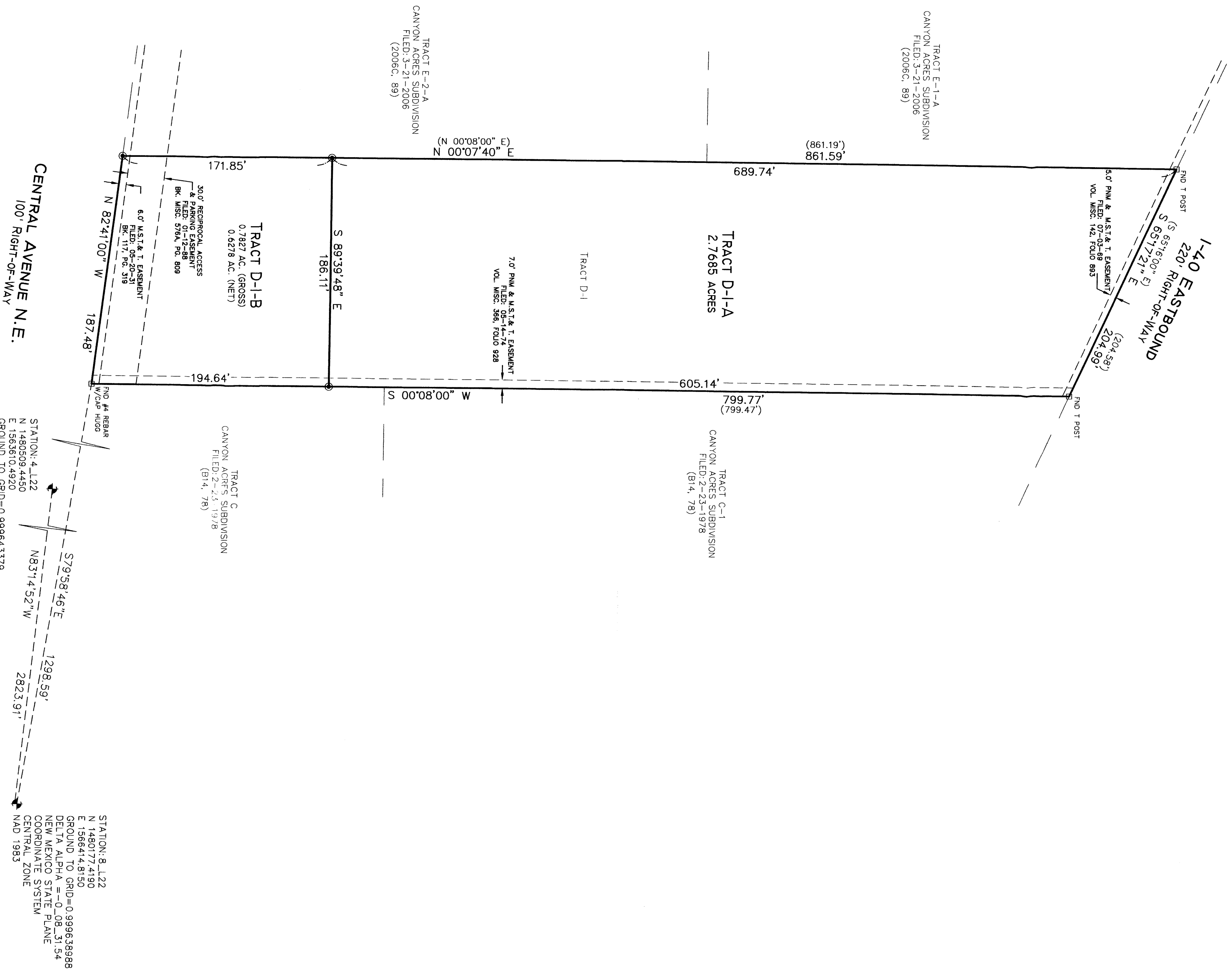
CANYON ACRES SUBD.

T10N R4E SEC. 27

PROJECT NO. CANYON ACRES SUBDIVISION
 DRAWN BY: AT / CD
 ZONE ATLAS: L-22-Z
 13031 CENTRAL CRS



PLAT OF
TRACTS D-1-A & D-1-B
CANYON ACRES SUBDIVISION
 SECTION 27, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2010
 SHEET 2 OF 2

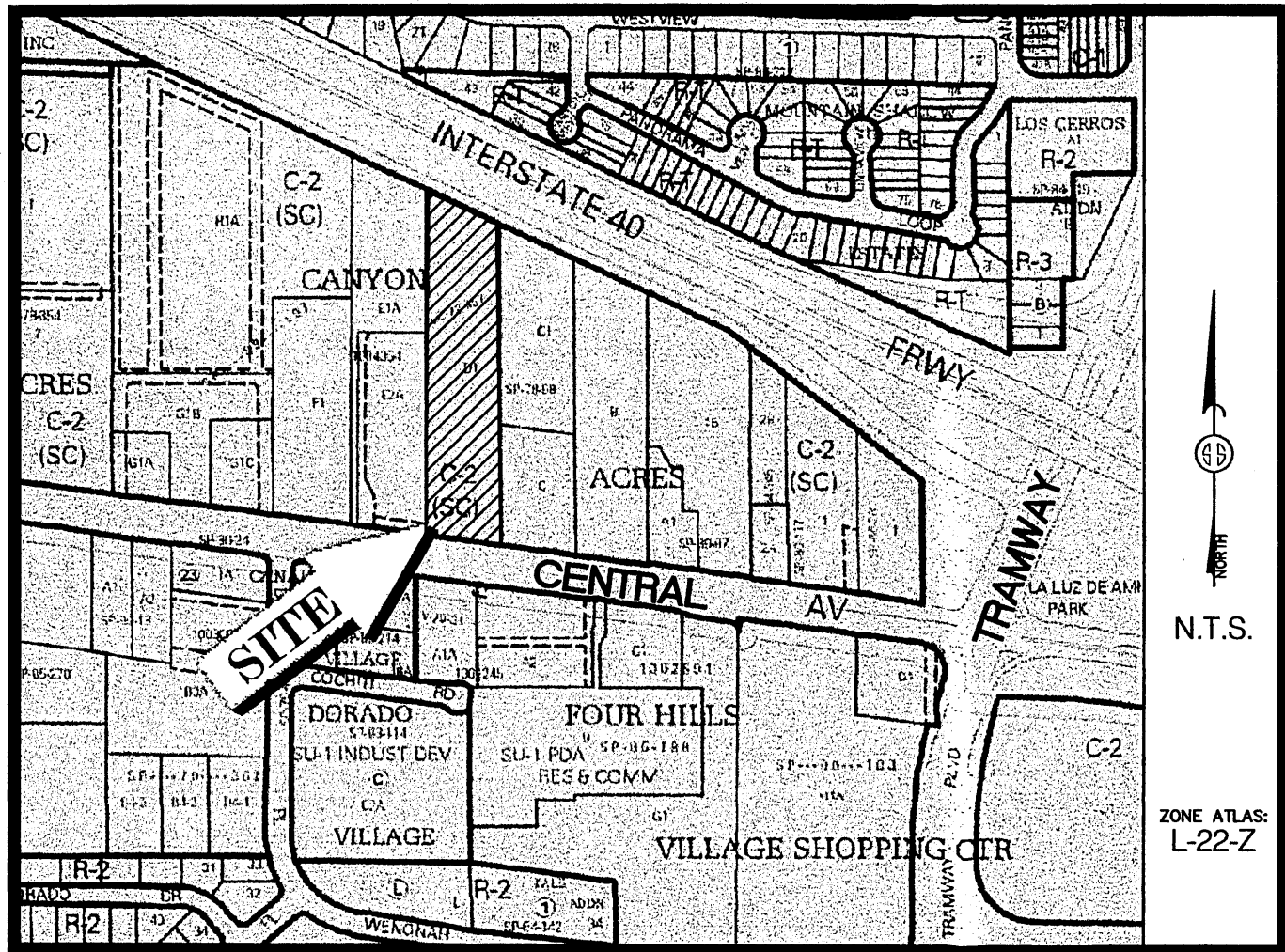


STATION: 4, L22
 N 1480509.4450
 E 1563610.4920
 GROUND TO GRID=0.999643379
 DELTA ALPHA = -0.08, 50.94
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1983

STATION: 8, L22
 N 1480777.4190
 E 1566414.8150
 GROUND TO GRID=0.999638888
 DELTA ALPHA = -0.08, 31.54
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1983

- MONUMENT LEGEND**
- ◄ - FOUND CONTROL STATION AS NOTED
 - - FOUND MONUMENT AS NOTED
 - - SET 1/2" REBAR w/ CAP STAMPED
 - PS 11463 UNLESS OTHERWISE NOTED

THE SURVEY OFFICE, LLC
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0305
T10N R4E SEC. 27
 CANYON ACRES SUBDIVISION



Vicinity Map

SUBDIVISION DATA / NOTES

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UPC#: _____

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BERNALILLO COUNTY TREASURERS OFFICE: _____

LEGAL DESCRIPTION

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OWNER(S) SIGNATURE: _____ DATE: _____
 OWNER(S) PRINT NAME: _____
 ADDRESS: _____ TRACT: _____

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2010.

BY: _____

MY COMMISSION EXPIRES: _____
 _____ NOTARY PUBLIC

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

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**PLAT OF
 TRACTS D-1-A & D-1-B
 CANYON ACRES SUBDIVISION
 SECTION 27, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2010
 SHEET 1 OF 2**

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS AND GRANT EASEMENTS AS NOTED ON NOTE # 10.

CITY APPROVALS: PROJECT NO.: _____ APPLICATION NO. _____

CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.B.C.W.U.A. _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

APPROVALS

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) _____ DATE _____

QWEST COMMUNICATIONS _____ DATE _____

COMCAST CABLE _____ DATE _____

NEW MEXICO GAS COMPANY (NMGC) _____ DATE _____

SURVEYOR'S CERTIFICATION

I, ANTHONY L. HARRIS, A DULY QUALIFIED 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, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST 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.

ANTHONY L. HARRIS _____ DATE _____
 NEW MEXICO PROFESSIONAL SURVEYOR, 11463

THE SURVEY OFFICE, LLC

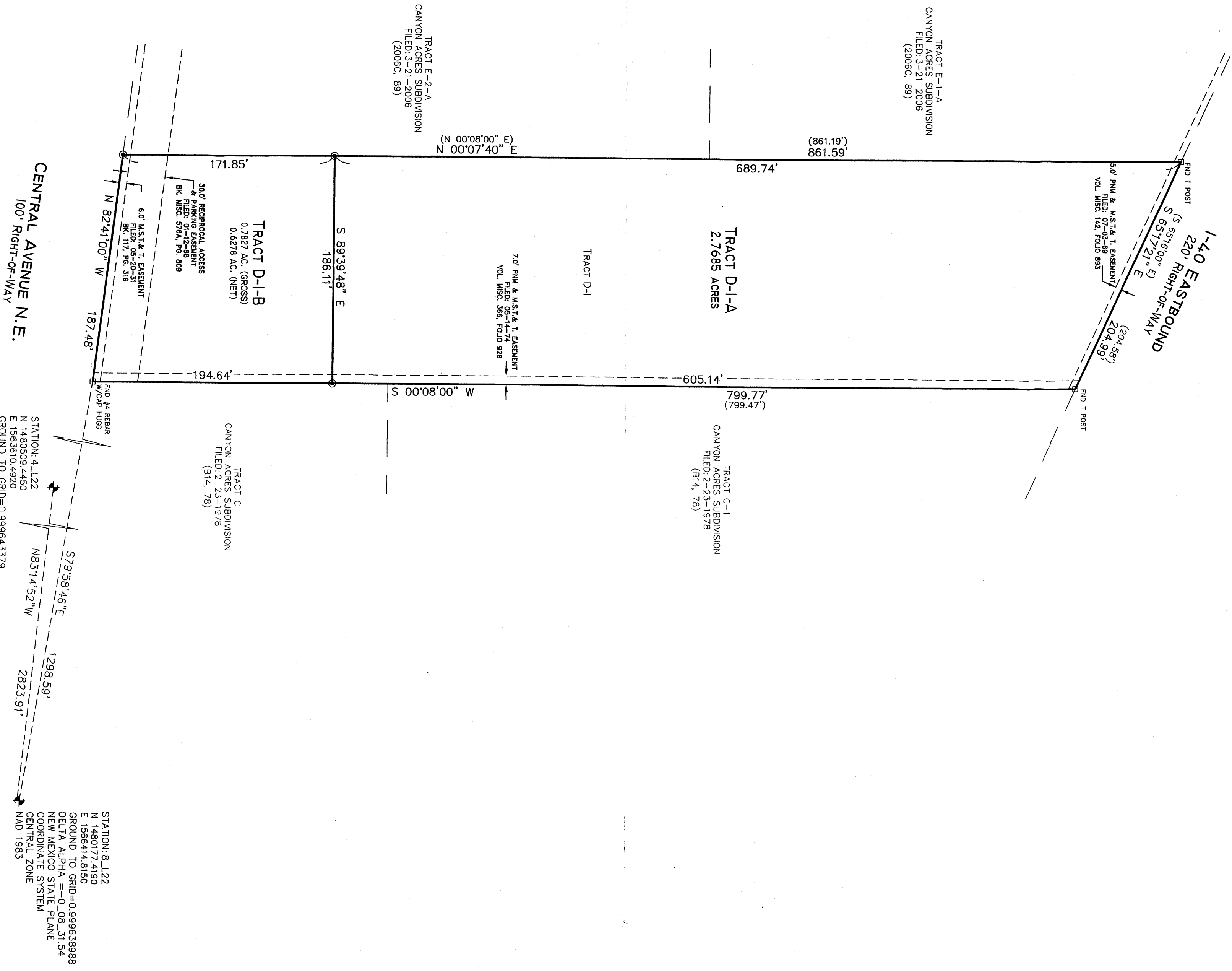
333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0305

40 25 10 0 15 30 45 60
 1" = 60'
 PROJECT NO. CANYON ACRES SUBDIVISION
 DRAWN BY: AT / CO
 ZONE: ATLAS L-22-Z
 1503CENTRAL.0RNS



PLAT OF
TRACTS D-1-A & D-1-B
CANYON ACRES SUBDIVISION
 SECTION 27, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2010
 SHEET 2 OF 2

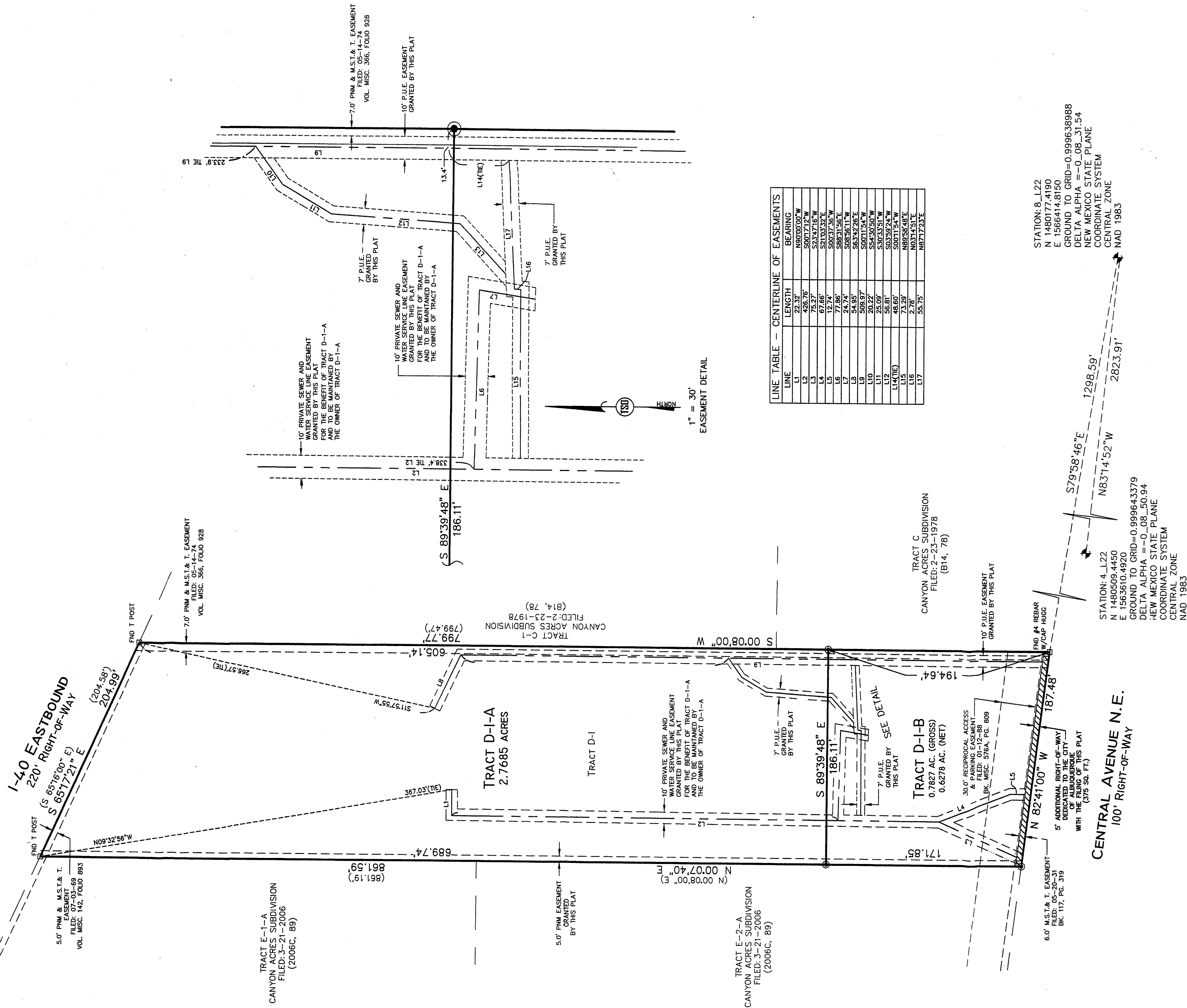


- MONUMENT LEGEND**
- ◆ - FOUND CONTROL STATION AS NOTED
 - - FOUND MONUMENT AS NOTED
 - - SET 1/2" REBAR W/ CAP STAMPED "PS 11463" UNLESS OTHERWISE NOTED

THE SURVEY OFFICE, LLC
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0305
T10N R4E SEC. 27
 CANYON ACRES SUBDIVISION

PLAT OF
TRACTS D-1-A & D-1-B
CANYON ACRES SUBDIVISION
 SECTION 27, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2011
 SHEET 2 OF 2

40 25 10 0 15 30 45 60
 1" = 60'
 PROJECT NO. CANYON ACRES SUBDIVISION
 DRAWN BY: AT / CD
 ZONE: ATLAS-1-22-Z
 1303/CENTRAL-CRS



LINE TABLE - CENTERLINE OF EASEMENTS

LINE	LENGTH	BEARING
L1	22.32'	N60°00'00"W
L2	426.76'	S00°17'12"W
L3	67.86'	S23°47'16"W
L4	12.74'	S00°37'36"W
L5	12.74'	S00°37'36"W
L6	77.86'	S88°31'56"E
L7	24.74'	S08°36'11"W
L8	54.95'	S63°42'26"E
L9	509.97'	S00°11'54"W
L10	20.22'	S54°30'50"W
L11	58.81'	S03°33'51"W
L12	48.60'	S00°11'54"W
L14(1E)	48.60'	N89°58'48"E
L15	73.29'	N03°14'51"E
L16	2.78'	N03°14'51"E
L17	55.75'	N87°17'23"E

1" = 30'
 EASEMENT DETAIL

STATION: 8_L22
 N 1480177.4190
 E 1566414.8150
 GROUND TO GRID=0.999638988
 DELTA ALPHA = -0.08_31.54
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1983

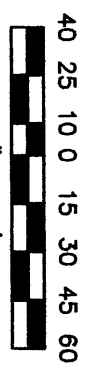
STATION: 4_L22
 N 1480509.4450
 E 1563610.4920
 GROUND TO GRID=0.999643379
 DELTA ALPHA = -0.08_50.94
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1983

MONUMENT LEGEND
 + FOUND CONTROL STATION AS NOTED
 □ FOUND MONUMENT AS NOTED
 ● SET 1/2" REBAR w/ CAP STAMPED
 *PS 11463" UNLESS OTHERWISE NOTED

THE SURVEY OFFICE, LLC
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 PHONE: (505) 998-0303
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T10N R4E SEC. 27

CANYON ACRES SUBDIVISION



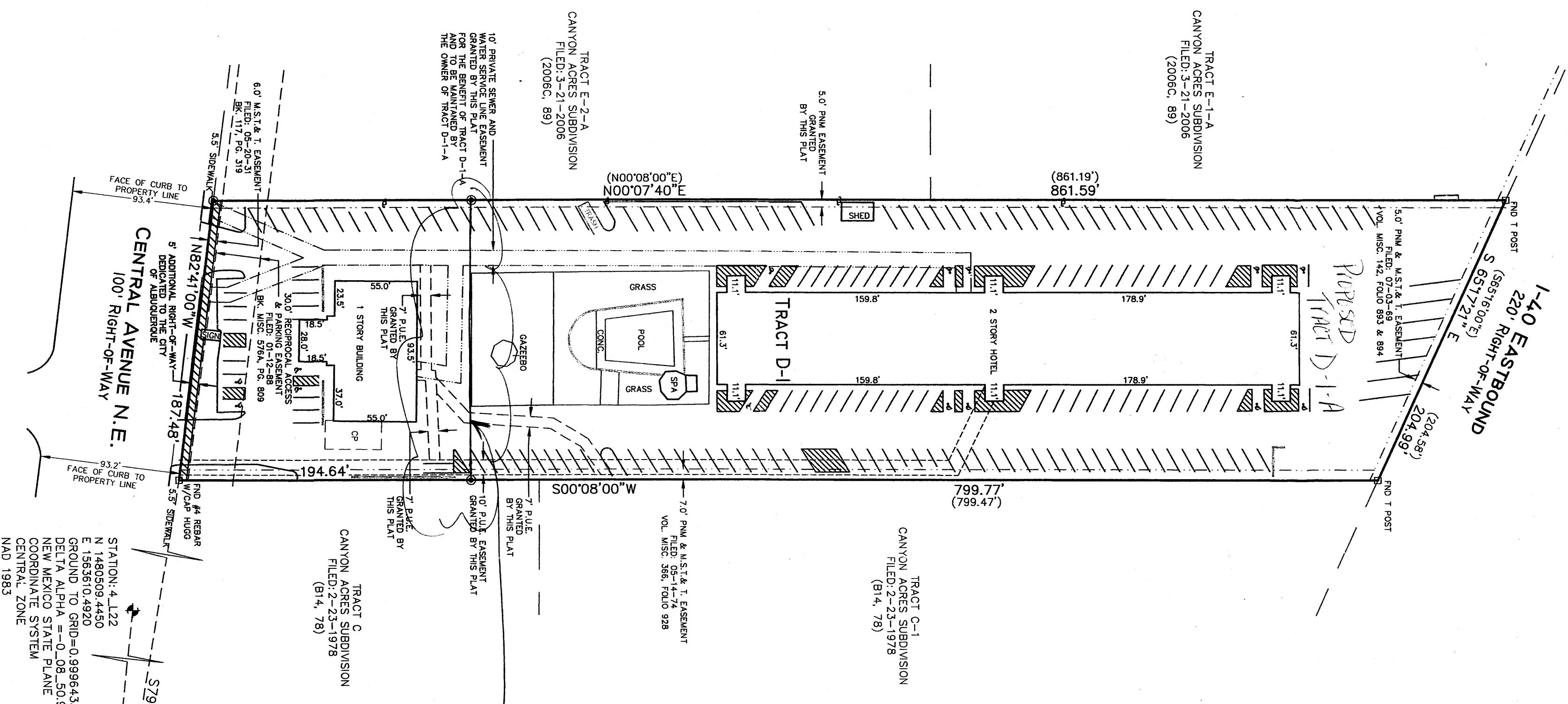
SITE DEVELOPMENT PLAN
TRACTS D-1
CANYON ACRES SUBDIVISION
 SECTION 27, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2010

LEGAL DESCRIPTION

TRACT LETTERED D-ONE (D-1) OF THE CANYON ACRES SUBDIVISION, WITHIN SECTION 27, T10N, R4E, N.M.P.M, ALBUQUERQUE, BERNALILLO COUNTY, 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 NOVEMBER 17, 1972, IN BOOK B7 PAGE 61.

ZONING = C-2 (SC)

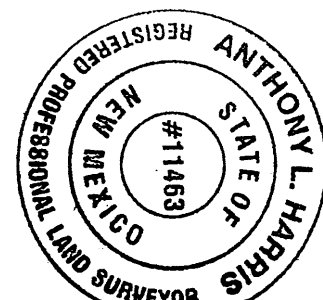
ADMINISTRATIVE AMENDMENT
 FILE # 11-10023 PROJECT # 10284427
Subdivide plat into two tracts
 APPROVED BY Manore DATE 1/19/11



STATION: 4 L22
 N 1489509.4450
 E 1563610.4920
 GROUND TO GRID = 0.999643379
 DELTA ALPHA = -0.083094
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1983

STATION: 8 L22
 N 1480177.4190
 E 1566414.8150
 GROUND TO GRID = 0.999638988
 DELTA ALPHA = -0.083154
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1983

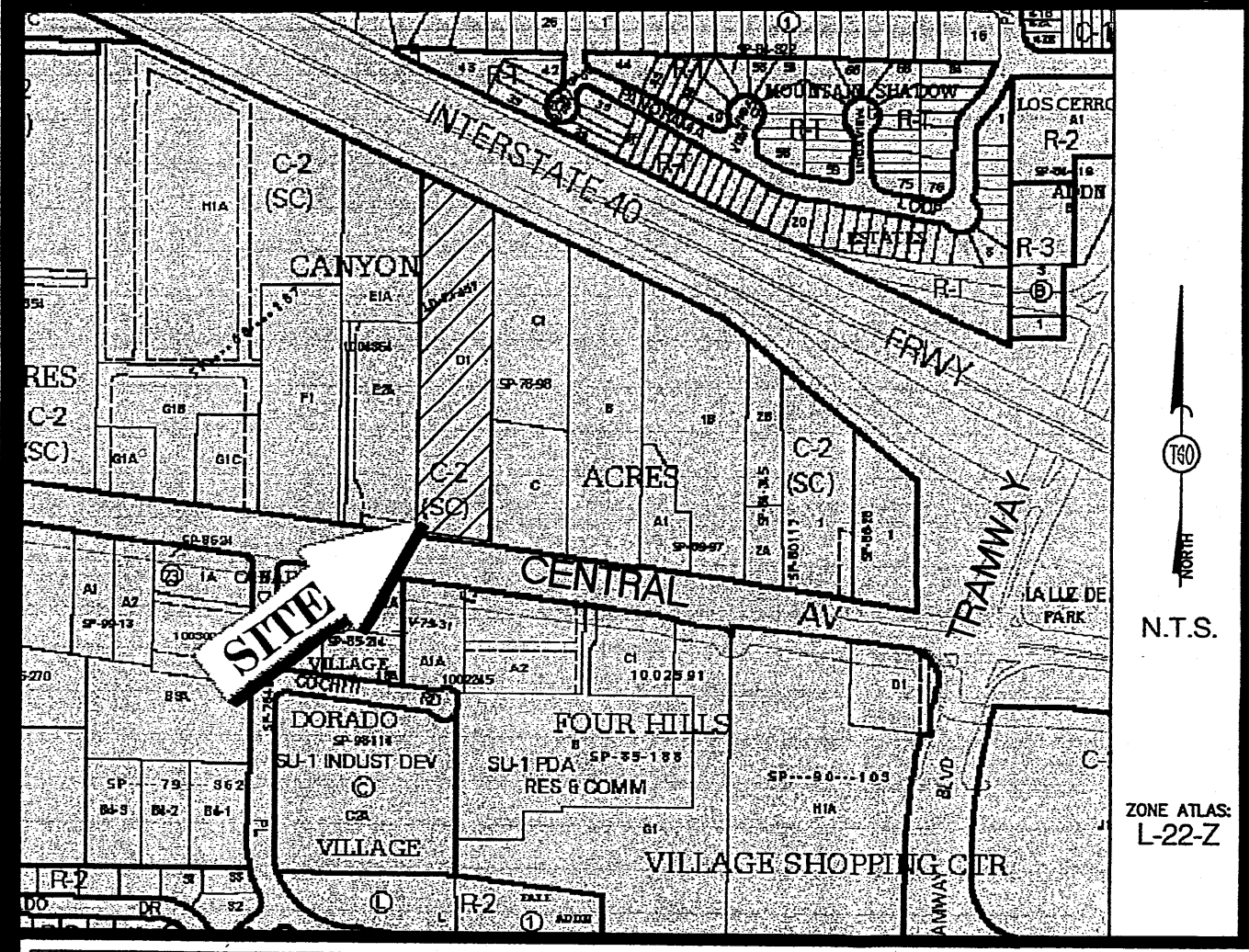
SITE DEVELOPMENT PLAN FOR SUBDIVISION



Anthony L. Harris
 ANTHONY L. HARRIS
 NEW MEXICO PROFESSIONAL SURVEYOR, 11463
 DATE 12-27-10

T10N R4E SEC. 27

- MONUMENT LEGEND**
- ◆ FOUND CONTROL STATION AS NOTED
 - FOUND MONUMENT AS NOTED
 - SET 1/2" REBAR W/ CAP STAMPED "PS 11463" UNLESS OTHERWISE NOTED



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL MONUMENTS 4_L22 AND 8_L22, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF CANYON ACRES SUBDIVISION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 17, 1972 IN VOLUME B7, FOLIO 61.
6. GROSS AREA: 3.5512 ACRES
7. NUMBER OF EXISTING TRACT(S): 1
8. NUMBER OF TRACTS CREATED: 2
9. 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 TRACTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
10. EXISTING 30' RECIPROCAL ACCESS & PARKING EASEMENT FILED 01-12-88 IN BK. MISC. 576A, PG. 809, ACKNOWLEDGES THAT HOTELS L.P. ALSO OWNS THAT CERTAIN PARCEL ('COMFORT INN PARCEL' TRACT D-1) AGREES THAT THE COMFORT INN PARCEL SHALL ALSO ENJOY THE BENEFIT OF THE EASEMENT.
11. PROPERTY IS SUBJECT TO A RECIPROCAL PRIVATE CROSS LOT ACCESS, DRAINAGE AND PARKING EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACTS D-1-A AND D-1-B. SAID EASEMENT IS TO BE MAINTAINED BY SAID TRACT OWNERS.
12. A 10' PRIVATE SEWER AND WATER SERVICE LINE EASEMENT IS GRANTED BY THIS PLAT FOR THE BENEFIT OF TRACT D-1-A AND TO BE MAINTAINED BY THE OWNER OF TRACT D-1-A.
13. LIMITED POWER OF ATTORNEY BALTAZAR GUZMAN TO WAYNE G. CHEW FILED APRIL 11, 2011 AS DOCUMENT NO. 2011034677 IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY.

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

**PLAT OF
 TRACTS D-1-A & D-1-B
 CANYON ACRES SUBDIVISION
 SECTION 27, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2011
 SHEET 1 OF 2**

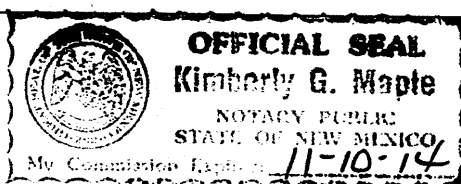
LEGAL DESCRIPTION

TRACT LETTERED D-ONE (D-1) OF THE CANYON ACRES SUBDIVISION, WITHIN SECTION 27, T10N, R4E., N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, 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 NOVEMBER 17, 1972, IN BOOK B7 PAGE 61 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; SAID SOUTHEAST CORNER ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY OF CENTRAL AVENUE N.E.; WHENCE CITY OF ALBUQUERQUE CONTROL STATION "8_L22" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) NORTHING = 1,480,177.419 AND EASTING = 1,566,414.815 BEARS S80°27'56"E, A DISTANCE OF 1,298.59 FEET RUNNING THENCE N82°41'00"W ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 187.48 FEET TO THE SOUTHWEST CORNER; THENCE N00°07'40"E LEAVING SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 861.59 FEET TO THE NORTHWEST CORNER, SAID NORTHWEST CORNER ALSO LYING ON THE SOUTHERLY RIGHT-OF-WAY OF U.S. INTERSTATE 40; THENCE S65°17'21"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 204.99 FEET TO THE NORTHEAST CORNER; THENCE S00°08'00"W LEAVING SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 799.77 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 3.5512 ACRES MORE OR LESS.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: Baltazar Guzman by Wayne G. Chew DATE: 10.17.11
 OWNER(S) PRINT NAME: BALTAZAR GUZMAN
 ADDRESS: _____ TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS 
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October, 2011.
 BY: Wayne G. Chew
 MY COMMISSION EXPIRES 11-10-14
Kimberly G. Maple
 NOTARY PUBLIC

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.
4. COMCAST 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 THE 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 STRUCTURES 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') 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 NOR 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.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS, GRANT EASEMENTS AND DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.
<u>Wayne G. Chew</u>		<u>10-24-11</u>
CITY SURVEYOR:		DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE
PARKS & RECREATION DEPARTMENT		DATE
A.B.C.W.U.A.		DATE
A.M.A.F.C.A.		DATE
CITY ENGINEER		DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE
APPROVALS		
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)		DATE
QWEST CORPORATION D/B/A CENTURYLINK QC		DATE
COMCAST CABLE		DATE
NEW MEXICO GAS COMPANY (NMGC)		DATE

SURVEYOR'S CERTIFICATION

I, ANTHONY L. HARRIS, A DULY QUALIFIED 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, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST 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.

Anthony L. Harris 10-18-11
 ANTHONY L. HARRIS
 NEW MEXICO PROFESSIONAL SURVEYOR, 11463
 DATE
THE SURVEY OFFICE, LLC
 333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0305
 87102