

01543

988365

Partial Release of Easement  
FILED AND RECORDED  
BOSSIER PARISH, LA

STATE OF LOUISIANA  
PARISH OF BOSSIER

2010 MAR 10 P 2: 10

*[Handwritten Signature]*  
OFFICIO

KNOW ALL MEN BY THESE PRESENTS:

That, on this day, came and appeared:

AT&T LOUISIANA, a Georgia corporation, with a mailing address of 3115 Dee Street, Room 300, Shreveport, Louisiana 71105, herein represented by its duly authorized officer, Larry W. Sexton, hereinafter referred to as AT&T, and

CENTERPOINT ENERGY, a Delaware corporation, with a mailing address of 2444 Levy Street, Shreveport, Louisiana, 71103, herein represented by its duly authorized officer, Rex McDonald, hereinafter referred to as CENTERPOINT;

SOUTHWESTERN ELECTRIC POWER COMPANY, a Delaware corporation, with a mailing address of 428 Travis Street, Shreveport, Louisiana, 71101, herein represented by its duly authorized officer, A. M. Smoak, herein referred to as SWEPCO;

SUDDENLINK, a communications corporation, with a mailing address of 725 Benton Road, Bossier City, Louisiana 71111, herein represented by its duly authorized officer, Merk Broden, hereinafter referred to as SUDDENLINK;

who declared that in an instrument, the subdivision plat for CYPRESS PLACE, UNIT No. 2, dated December 27, 2007, and recorded on April 08, 2008, in Conveyance Book 1364, Page 282 under Registry Number 925077, of the Records of Bossier Parish, Louisiana, a copy of which is attached hereto and made a part hereof of as Exhibit "A". AT&T LOUISIANA, CENTERPOINT, SWEPCO and SUDDENLINK, were granted a ten-foot (10') Utility Servitude along the rear of Lot 46 in said Cypress Place, Unit No. 2.

By this agreement, AT&T LOUISIANA, CENTERPONT, SWEPCO, and SUDDENLINK do hereby waive and release only that portion of the easement covering the property described therein as is colored in blue on the plat attached hereto and made a part hereof as Exhibit "A". AT&T LOUISIANA, CENTERPONT, SWEPCO, and SUDDENLINK do specifically retain all other servitudes and rights of way as shown on the subject plat.

The appearers, AT&T LOUISIANA, CENTERPONT, SWEPCO, and SUDDENLINK specifically retain all rights of any type whatsoever previously granted in the original right of way instrument and other instruments as it may pertain to that portion of the easement and right of way not covered or affected by said release. Appearers also specifically retain all servitudes and rights of way or easements granted subsequent to this document.

SWORN TO AND SUBSCRIBED before me, Notary, and in the presence of the undersigned competent witnesses on this 4TH day of FEBRUARY, 2010.

WITNESSES:

Ralph E. Hall

Adrian E. Lewis

AT & T LOUISIANA

By:

[Signature]

[Signature]  
Notary Public

EVA A. MLADENKA  
Louisiana Notary Identification Number 6249  
Notary Public  
In and For Bossier Parish  
My Commission Expires With Death

SWORN TO AND SUBSCRIBED before me, Notary, and in the presence of the undersigned competent witnesses on this 2<sup>nd</sup> day of February, 2010.

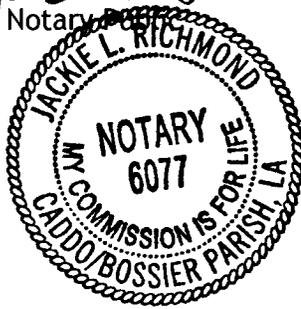
WITNESSES:

*Larry L. Hester*  
*Anne A. Foster*

CENTERPOINT ENERGY

By: *Kevin McDonald*

*Jackie L. Richmond*  
Notary Public



SWORN TO AND SUBSCRIBED before me, Notary, and in the presence of the undersigned competent witnesses on this 8 day of February, 2010.

WITNESSES:

SOUTHWESTERN ELECTRIC POWER COMPANY

Vern Charles III

By: AM Smoak

Catal Roth

Ann B. Barber

Notary Public

**ANN B. BARBER, NOTARY PUBLIC  
MY COMMISSION IS FOR LIFE  
BOSSIER, CADDO PARISH, LA  
NOTARY #56215**

SWORN TO AND SUBSCRIBED before me, Notary, and in the presence of the undersigned competent witnesses on this 10<sup>th</sup> day of March, 2010.

WITNESSES:

Michael Holbrook

Steve Jay

SUDDENLINK

By: Mark Borden

Eva A. Mladenka  
Notary Public

EVA A. MLADENKA  
Louisiana Notary Identification Number 6249  
Notary Public  
In and For Bossier Parish  
My Commission Expires With Death

# CYPRESS PLACE UNIT 1

A PLANNED UNIT DEVELOPMENT LOCATED IN SECTION 13, TOWNSHIP 17 NORTH, RANGE 13 WEST, BOSSIER CITY, BOSSIER PARISH, LOUISIANA, CONTAINING 6.746 ACRES, MORE OR LESS.

**DEDICATION:**

THE UNDERSIGNED OWNER HEREBY DEDICATES IN PERPETUITY THE STREETS AND EASEMENTS FOR UTILITIES AND DRAINAGE AS SHOWN ON THIS SUBDIVISION PLAT. FOR VALUABLE CONSIDERATION THE UNDERSIGNED OWNER HEREBY GRANTS UNTO AEP/SWEP/CO, BELL SOUTH TELECOMMUNICATIONS, INC. AND/OR ANY OTHER PUBLIC UTILITY, PUBLIC OR PRIVATE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, EXCLUSIVELY AND IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND THE RIGHT TO GO UPON THE EASEMENTS FOR UTILITIES HEREIN ESTABLISHED TO INSTALL, MAINTAIN AND REMOVE FACILITIES APPROPRIATE TO THEIR SERVICES, TO HAVE INGRESS AND EGRESS THERETO OVER ADJACENT LOTS AND LAND, TO TRIM AND/OR CUT AND REMOVE TREES OR OTHER OBSTRUCTIONS AS MAY INTERFERE WITH OR ENDANGER LIFE OR THE OPERATION OF SUCH FACILITIES OR THEIR EFFICIENCY. THE UNDERSIGNED OWNER AGREES TO HOLD HARMLESS THE CITY OF BOSSIER CITY FOR DAMAGES DUE TO CHANGES IN STREET GRADES. BINDING HEREIN THEIR HEIRS AND ASSIGNS.

RECORDED OWNER:  
CYPRESS PLACE, L.L.C.

BY *James D. Brown*  
JAMES D. BROWN

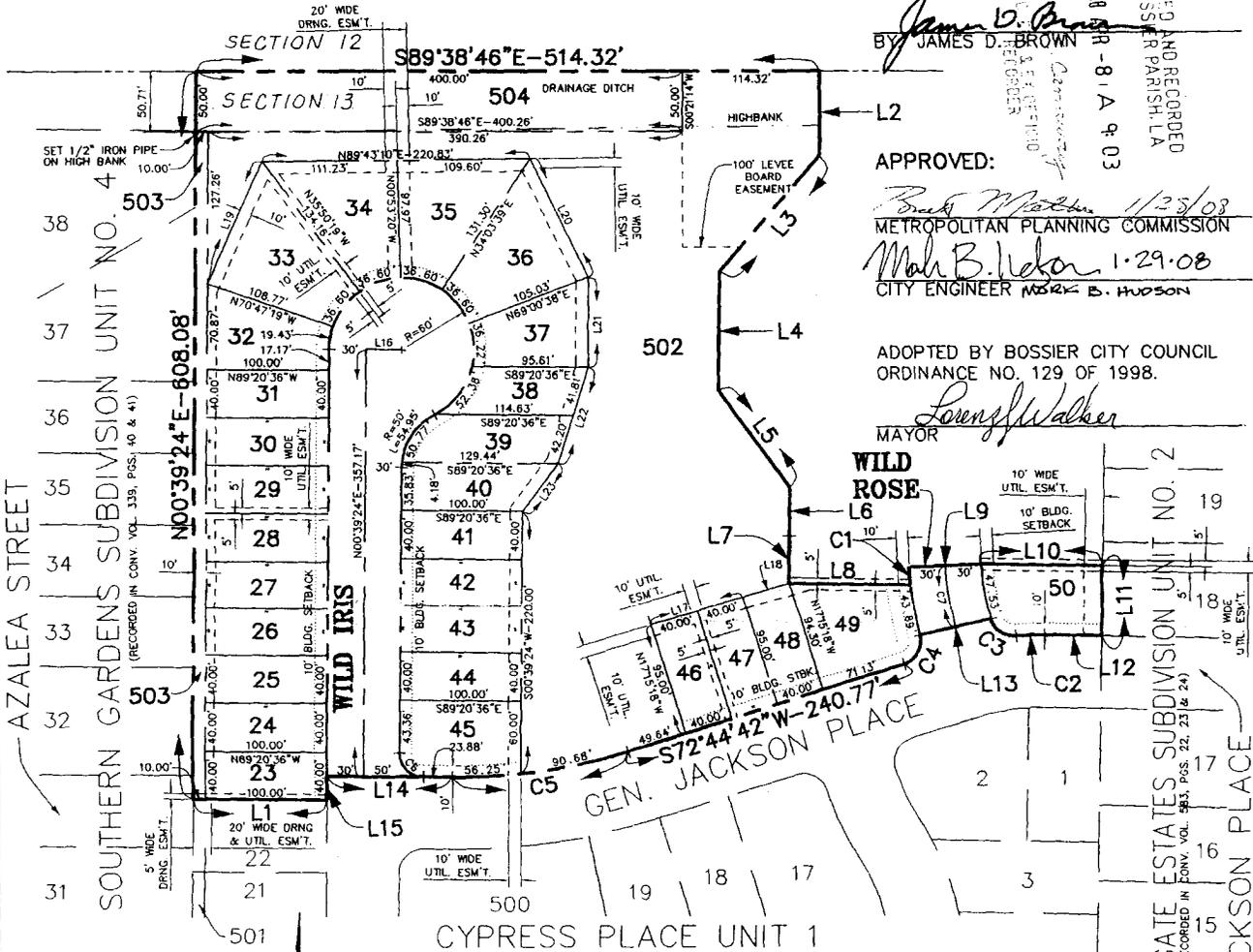
FILED AND RECORDED  
BOSSIER PARISH, LA  
2008 MAR 8 A 9 03

APPROVED:

*Bruce Mathews* 1/23/08  
METROPOLITAN PLANNING COMMISSION  
*Mah B. Hudson* 1-29-08  
CITY ENGINEER *MARIE B. HUDSON*

ADOPTED BY BOSSIER CITY COUNCIL  
ORDINANCE NO. 129 OF 1998.

*Loren Walker*  
MAYOR



**NOTES:**

BEARINGS ARE BASED ON LOUISIANA COORDINATE SYSTEM OF 1983 NORTH ZONE.

THIS PLAT IS IN COMPLIANCE WITH THE CURRENT LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASSIFICATION 'C' SURVEY.

THIS PROPERTY IS LOCATED IN ZONES 'A2' AND 'C' AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 220033 0030 C, EFFECTIVE DATE: APRIL 4, 1983. FINISHED FLOORS SHALL BE ONE FOOT ABOVE THE BASE FLOOD ELEVATION, BASED ON MOST CURRENT F.I.R.M.

LOT 502 IS A PRIVATELY OWNED COMMON AREA WITH THE ENTIRE LOT ALSO SERVING AS A DRAINAGE EASEMENT.

LOTS 503 AND 504 ARE DRAINAGE RIGHT-OF-WAYS HEREIN DEDICATED TO THE CITY OF BOSSIER CITY.

SET 1/2" IRON PIPE AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.

10' MINIMUM REAR YARD SETBACK FOR ALL LOTS.

SCALE: 1"=100'  
DECEMBER 27, 2007

**LINE DATA**

NO.	BEARING & DIST.
L1	N89°20'36"W-110.00'
L2	S00°21'14"W-70.01'
L3	S41°01'44"W-127.89'
L4	S00°55'36"W-98.40'
L5	S35°56'36"E-100.00'
L6	S00°55'36"W-40.00'
L7	S00°36'44"W-40.00'
L8	S89°04'24"E-101.62'
L9	N87°24'06"E-60.00'
L10	S89°04'24"E-100.00'
L11	S00°55'36"W-60.00'
L12	N89°04'24"W-47.49'
L13	S76°39'46"W-60.02'
L14	N89°20'36"W-103.88'
L15	S00°39'24"W-20.00'
L16	S89°20'36"E-30.00'
L17	N72°44'42"E-80.00'
L18	N73°45'10"E-40.01'
L19	N24°09'27"E-111.64'
L20	S25°16'55"E-109.90'
L21	S00°07'06"W-74.32'
L22	S17°35'35"W-84.01'
L23	S37°10'23"W-49.77'

**CURVE DATA**

NO.	LENGTH	RADIUS	CHORD
C1	14.89'	280.00'	N04°07'19"W-14.89'
C2	23.29'	230.00'	S88°01'32"W-23.28'
C3	27.89'	20.00'	N54°55'36"W-25.68'
C4	30.50'	20.00'	S29°03'34"W-27.63'
C5	146.93'	470.00'	S81°42'03"W-146.33'
C6	31.42'	20.00'	N44°20'36"W-28.28'
C7	53.16'	250.00'	N08°41'22"W-53.06'

28



I HEREBY CERTIFY THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION SUBDIVISION REGULATIONS OF 2004.

*Charles G. Coyle*  
CHARLES G. COYLE, P.E., P.L.S.  
REGISTRATION NO. 4318