

#564581 ✓

PERMANENT EASEMENT

PRESBYTERIAN HEALTHCARE SERVICES, A New Mexico

Grant of Permanent Easement, between non-profit corporation ("Grantor"), whose address is P.O. Box 28666 Albuquerque, NM 87125-6666 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent 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 Public 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 within the easement, the City has the right to enter upon Grantors 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 of Encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing of 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 of 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 land for the benefit of the City and its successors and assigns until terminated.

WITNESS my hand and seal this 6 day of March, 19 98.

GRANTOR:

PRESBYTERIAN HEALTHCARE SERVICES, a
(Individual) New Mexico non-profit corporation

GRANTOR:

By: [Signature]
James Hinton, Its President
(Corporation or Partnership)

 1998057601
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Page 1 of 4
05/08/1998 03:02P
Bk-9809 Pg-6834
Judy D. Woodward Bern. Co. EASE R 13.00



INDIVIDUAL

STATE OF _____)
)ss
COUNTY OF _____)

This instrument was acknowledged before me on ____ day of _____, 19____, by _____.

Notary Public

My Commission Expires:

CORPORATION

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 6 day of March, 1998, by James Hinton, President of Presbyterian Healthcare Services, ~~of a New Mexico non-profit~~ corporation, on behalf of the corporation.

Jessy Malva
Notary Public

My Commission Expires:
10-16-01

PARTNERSHIP

STATE OF _____)
)
COUNTY OF _____)

This instrument was acknowledged before me on ____ day of _____, 19____, by _____, partner(s), on behalf of _____, a partnership.

Notary Public

My Commission Expires:

(EXHIBIT "A" ATTACHED)



Judy D. Woodward

Bern. Co. ERSE

R 13.00

1998057601
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Page: 2 of 4
05/08/1998 03:02P
Bk-9809 Pg-6634



**Portion of
Tract 3
Presbyterian Hospital - Main Campus
Phase One**

A certain parcel of land situate in Section 21, Township 10 North, Range 3 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico; comprising a portion of Tract 3 as shown on the Plat of Tracts 1 thru 9, Presbyterian Hospital - Main Campus, Phase One, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 8, 1997, in Vol. 97C, folio 138, Document No. 97046577; and being more particularly described by metes and bounds as follows:

Beginning at the westernmost corner of said Tract 3 at its southwest corner, a point on the easterly right-of-way line of Cedar Street SE, whence City of Albuquerque monument ACS "4-K15" (having New Mexico State Plane coordinates (Central Zone) of Y=1,485,514.00 and X=384,645.71 (NAD 1927)) bears N 37° 15' 29" W, 1,001.48 feet distance; thence,

N 09° 07' 15" E, 293.21 feet distance along the westerly boundary of said Tract 3 and easterly right-of-way line of Cedar Street SE to a Point on Curve; thence,

Northeasterly, 1.03 foot distance along the arc of a curve bearing to the right (said arc having a radius of 14.10 feet, a central angle of 04° 11' 28", and chord which bears N 84° 59' 48" E, 1.03 foot distance) to the northeast corner of the parcel herein described; thence,

S 09° 07' 15" W, 294.46 feet distance to the southeast corner of the parcel herein described, a point on the southwesterly boundary of said Tract 3; thence,

N 35° 52' 45" W, 1.41 foot distance along the southwesterly boundary of said Tract 3 to the westernmost corner of said Tract 3 and Point of Beginning of the parcel herein described, and containing 294 square feet (0.0067 acre), more or less.

Note: Bearings herein are based on the aforementioned Plat of Tracts 1 thru 9, Presbyterian Hospital - Main Campus, Phase One, filed on May 8, 1997.

1998057601
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Page: 3 of 4
05/08/1998 03:02P
Bk-9809 Pg-6834



Judy D. Woodward Bern. Co. EASE R 13.00

Robert C. Miller
Robert C. Miller, NMPS 3794, _____ Date 11/11/97

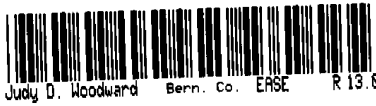


EXHIBIT "A"
Page 1 of 2

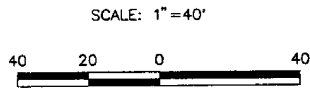


PORTION OF
TRACT 3
 PRESBYTERIAN HOSPITAL - MAIN CAMPUS, PHASE ONE
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 1997

1998057601
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 Page: 4 of 4
 05/08/1998 03:02P
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Judy D. Woodward Bern. Co. ERSE R 13.00



LINE TABLE

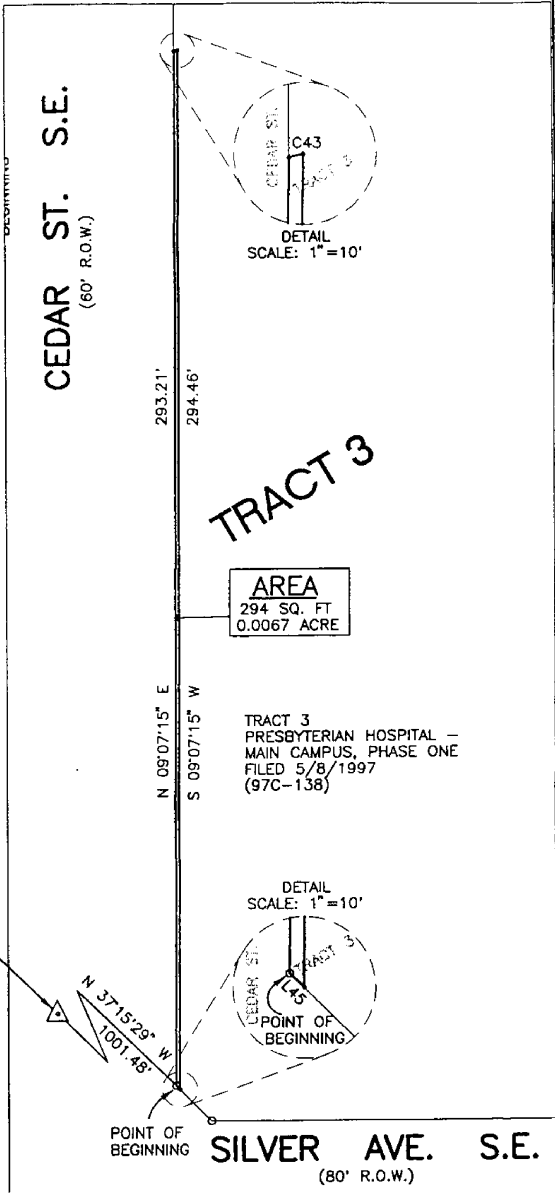
LINE	DIRECTION	DISTANCE
L45	N 35°52'45" W	1.41'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT
C43	14.10'	1.03'	0.52'

CURVE	CHORD	BEARING	DELTA
C43	1.03'	N 84°59'48" E	04°11'28"

ACS CONTROL STATION
 "4-K15"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 (CENTRAL ZONE)(NAD 1927)
 Y=1,485,514.00
 X= 384,645.71
 G-G=0.99967393
 $\Delta \alpha = -00^{\circ}13'18"$
 ELEV.=5045.08'



AREA
 294 SQ. FT
 0.0067 ACRE

TRACT 3
 PRESBYTERIAN HOSPITAL -
 MAIN CAMPUS, PHASE ONE
 FILED 5/8/1997
 (97C-138)