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712481

PERMANENT EASEMENT

6/9/03

Grant of Permanent Easement, between Dustyn and Kimberly Ladwig (husband and wife) ("Grantor"), whose address is 5401 San Diego NE, Albuquerque, NM 87113 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 road easement, 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 ("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 or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the 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 or 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 Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this 22 day of MAY 20 03.

APPROVED: [Signature]
City Engineer

GRANTOR: [Signature]
Dustyn Ladwig

6/6/03

[Signature]
Kimberly Ladwig

6-9-03
Dated

GRANTOR:
By: _____
Its: _____
(Corporation or Partnership)

INDIVIDUAL

STATE OF New Mexico)
)ss
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 22 day of May, 2003, by
Dustyn and Kimberly Ladwig (husband and wife)

Jimmy Johnson
Notary Public

My Commission Expires:
09-11-03

CORPORATION

STATE OF New Mexico)
)ss
COUNTY OF Bernalillo)

This instrument was acknowledged before me on ____ day of _____, 20____, by
Of _____, a _____ corporation, on behalf of the corporation.

Notary Public

My Commission Expires:

PARTNERSHIP

STATE OF New Mexico)
)ss
COUNTY OF Bernalillo)

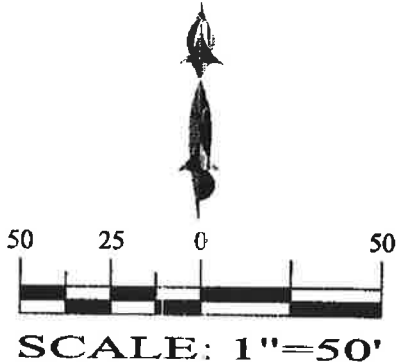
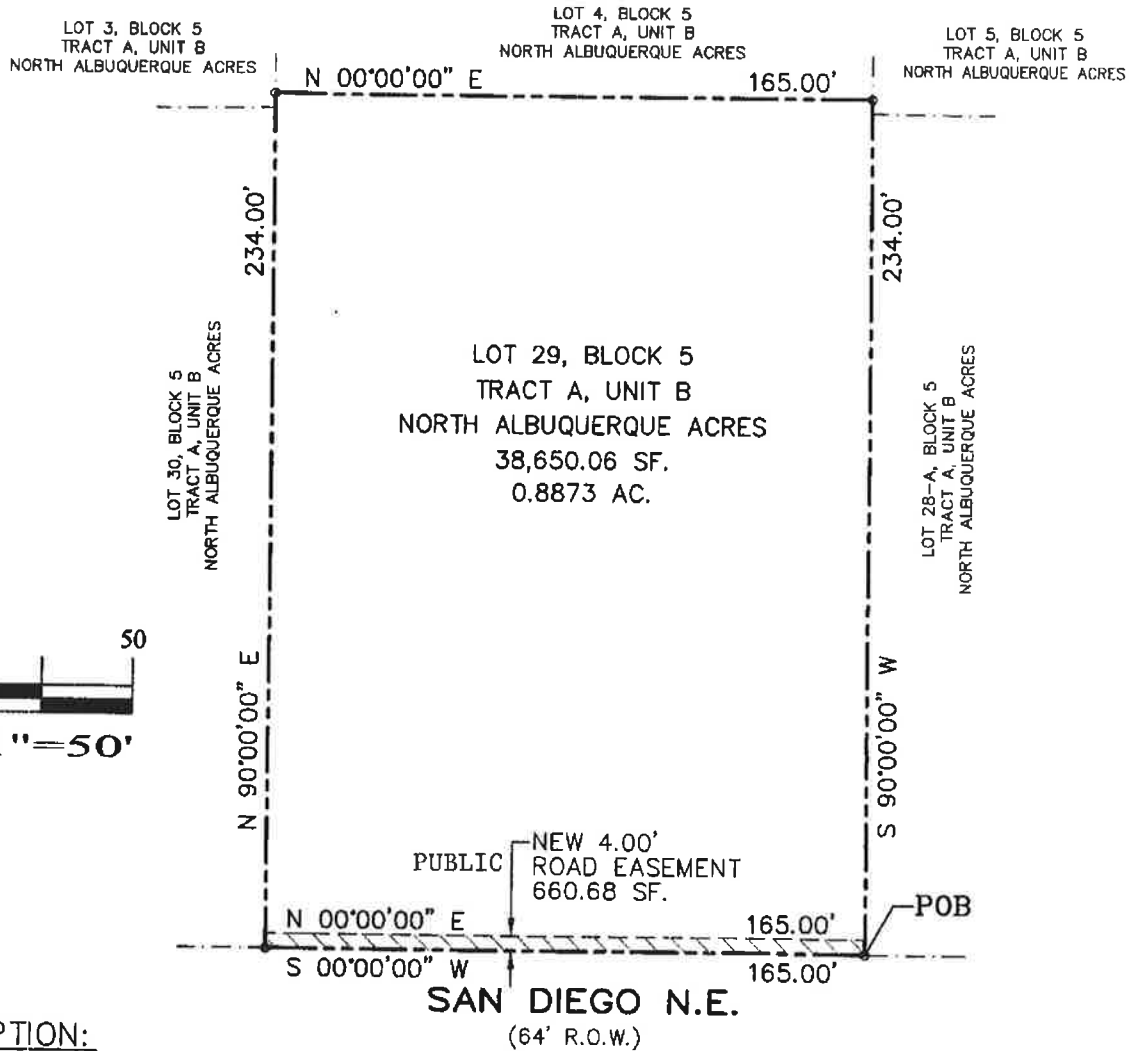
This instrument was acknowledged before me on ____ day of _____, 20____, by
_____, partner(s), on behalf of _____, a partnership.

Notary Public

My Commission Expires:

EXHIBIT "A"

ROAD EASEMENT



LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND LOCATED WITHIN THE ELENA GALLEGOS GRANT, BERNALILLO COUNTY, NEW MEXICO, COMPRISING A PORTION OF LOT 29, BLOCK 5, TRACT A, UNIT B, IN NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1936, IN BOOK D, PAGE 130, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

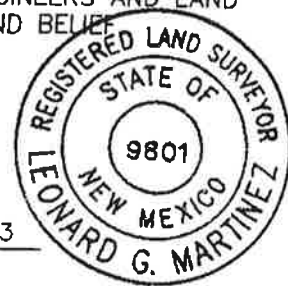
FROM SOUTH-EAST CORNER OF THE LOT 29, ALONG SAN DIEGO AVE. NORTH RIGHT OF WAY LINE, S. 00°00'00" W., 165.00 FEET TO THE SOUTHWEST CORNER OF THE LOT HEREIN BEING DESCRIBED; THENCE, N. 90°00'00" E., 4.00 FEET TO A POINT AND NORTHWEST CORNER OF SAID TRACT; THENCE, N. 00°00'00" E., 165.00 FEET TO A POINT AND NORTHEAST CORNER OF TRACT; THENCE, S. 90°00'00" W., 4.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 660.68 SF. MORE OR LESS.

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE EASEMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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Leonard G. Martinez