



**PERMANENT EASEMENT**

Grant of Permanent Easement, by Carlisle Associates Limited Partnership ("Grantor"), whose address is 33 South Service Road, Jericho, New York 11753, to the **Albuquerque Bernalillo County Water Utility Authority**, a New Mexico political subdivision ("Water Authority"), whose address is P.O. Box 568, Albuquerque, New Mexico, 87103-0568.

Grantor grants to the Water Authority 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 water and sanitary sewer lines and facilities (collectively "Public Water and Sewer Lines"), together with the right to remove trees, shrubs, undergrowth and any other obstacles upon the Property if the Water Authority determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs or places any improvements or encroachments (collectively "Improvements") within or upon the Property, the Water Authority has the right to enter upon the Property at any time to inspect, install, maintain, repair, modify, replace or remove (collectively "Work") the Public Water and Sewer Lines as the Water Authority deems necessary or appropriate. If the Work affects any Improvements, the Water Authority shall not be financially liable or otherwise responsible for replacing, rebuilding or repairing the Improvements. If, in the opinion of the Water Authority, the Work could endanger the structural integrity or otherwise damage the Improvements, the Grantor shall, at his own expense, take whatever protective measures the Grantor deems necessary or appropriate to safeguard the Improvements.

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 interest therein, 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 Water Authority and its successors and assigns until terminated.

GRANTOR

Acknowledged:

By:

Carlisle Associates Limited Partnership  
By: Carlisle Management Limited Partnership G.P.  
By: Carlisle Associates Corporation, G.P.  
David Rosen, Director

Albuquerque Bernalillo County  
Water Utility Authority

Date:

11/18/2020

By:

Kristopher Cadena  
2020.12.08  
10:23:12 -07'00'

[corporate acknowledgment]

NEW YORK  
STATE OF NEW MEXICO

COUNT OF NASSAU ) ss  
)

This instrument was acknowledged before me on this 18<sup>th</sup> day of NOVEMBER, by  
DAVI ROSEN [name], DIRECTOR [title] of  
CARLIS & ASSOCIATES LP [company name], a New Mexico [type of entity],  
on behalf of said company. LIMITED PARTNERSHIP

Kathleen Markart  
Notary Public

My Commission Expires:

JUNE 28, 2023

KATHLEEN MARKART  
Notary Public, State of New York  
No. 01MA6027050  
Qualified in Suffolk County  
Certified in Nassau County  
Commission Expires June 26, 2023



**Public Waterline Easement**  
**for**  
**Tract A**  
**Carlisle and Indian School Subdivision**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
**April 2020**

**Legal Description**

A CERTAIN PARCEL, BEING A PORTION OF TRACT A OF THE CARLISLE AND INDIAN SCHOOL SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON MARCH 3, 1994 IN BOOK 94C, PAGE 65, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A POINT ON THE SOUTH SIDE OF THE HEREIN DESCRIBED PARCEL, POINT BEING ON THE NORTH RIGHT-OF-WAY OF INDIAN SCHOOL ROAD NE, WHENCE A TIE TO THE SOUTHEAST CORNER OF SAID TRACT A, MARKED BY A REBAR WITH CAP "LS 10855" BEARS S 89°47'18" E, A DISTANCE OF 113.05 FEET;

THENCE, N 89°47'18" W, COINCIDING SAID RIGHT-OF-WAY, A DISTANCE OF 20.00 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY AND TRAVERSING TRACT A, N 00°12'44" E, A DISTANCE OF 34.17 FEET TO AN ANGLE POINT;

THENCE, S 89°47'18" E, A DISTANCE OF 97.89 FEET TO AN ANGLE POINT;

THENCE, N 45°15'00" E, A DISTANCE OF 21.43 FEET TO AN ANGLE POINT;

THENCE, N 00°12'44" E, A DISTANCE OF 162.61 FEET TO AN ANGLE POINT;

THENCE, S 89°34'33" E, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE EASTERLY LOT LINE OF TRACT A;

THENCE, COINCIDING SAID EAST LOT LINE, S 00°12'44" W, A DISTANCE OF 198.08 FEET TO AN ANGLE POINT;

THENCE, LEAVING SAID LOT LINE N 89°47'18" W, A DISTANCE OF 113.06 FEET TO AN ANGLE POINT;

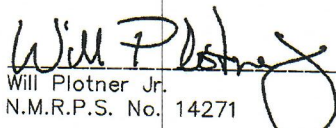
THENCE, S 00°12'44" W, A DISTANCE OF 13.76 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1529 ACRES (6,660 SQ. FT.) MORE OR LESS.

**Notes**

1. FIELD SURVEY PERFORMED IN MAY 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

**Surveyor's Certificate**

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE EXHIBIT SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

  
Will Plotner Jr.  
N.M.R.P.S. No. 14271

4/6/2020  
Date



 **CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
wplotnerjr@gmail.com

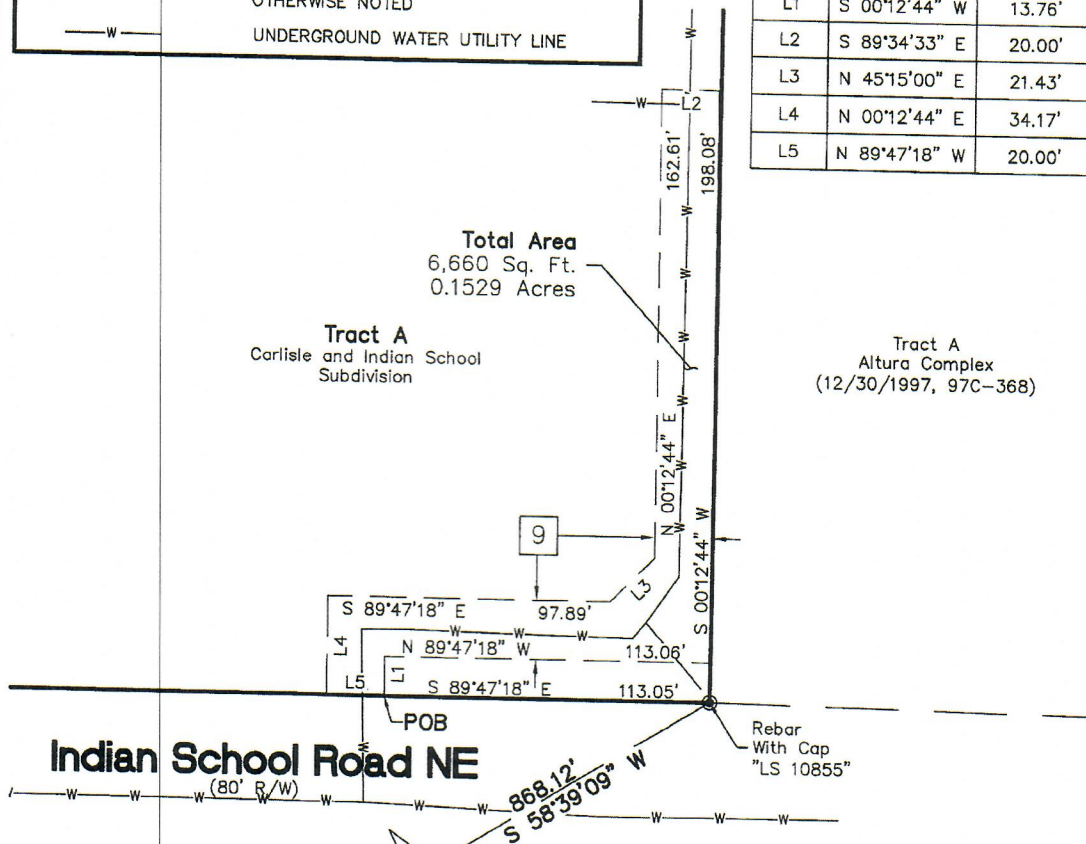
# Public Waterline Easement for Tract A Carlisle and Indian School Subdivision

City of Albuquerque  
Bernalillo County, New Mexico  
April 2020

## Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
⊙	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
—W—	UNDERGROUND WATER UTILITY LINE

Line Table		
Line #	Direction	Length (ft)
L1	S 00°12'44" W	13.76'
L2	S 89°34'33" E	20.00'
L3	N 45°15'00" E	21.43'
L4	N 00°12'44" E	34.17'
L5	N 89°47'18" W	20.00'



ACS Monument "12-J16"  
NAD 1983 CENTRAL ZONE  
X=1534440.644\*  
Y=1492190.324\*  
Z=5160.901\* (NAVD 1988)  
G-G=0.999669892  
Mapping Angle=-0°12'13.45"

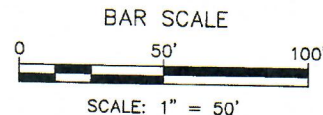
\*US SURVEY FEET

## Easement Note

9 20' PUBLIC WATERLINE EASEMENT

**CSI-CARTESIAN SURVEYS INC.**

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