



**PERMANENT EASEMENT**

Grant of Private Easement, by Michael J. McCoun ("Grantor"), whose address is 12700 Colony Pl NE, Albuquerque, NM 87122 to the owner of the property described as follows:

Tract B-4-A, Plat of Second Revision of Cottonwood Mall, Albuquerque, New Mexico, as shown on recorded plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 1997, in Plat Book 97C, Folio 33.

Grantor grants to the owner of Tract B-4-A ("Grantee"), 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 a private sanitary sewer lines and facilities, for the purpose of new construction of buildings. Said easement shall run with the land.

Grantee shall benefit from and maintain said sanitary sewer lines as installed within this easement.

GRANTOR

By: [Signature] - Owner of Record  
[name] [and title if for a company]

Date: October 6<sup>th</sup>, 2020

STATE OF New Mexico )  
 ) ss  
COUNTY OF Bernalillo )

This instrument was acknowledged before me on this 6<sup>th</sup> day of October, 2020, by Michael J. McCoun [name].  
[Signature]  
Notary Public

My Commission Expires  
02/01/2024



PERMANENT EASEMENT

THIS PERMANENT EASEMENT is granted by Michael J. McCann (an individual) to James J. McCann (an individual) for the purpose of allowing the use of the easement for the purpose of the easement.

The easement is granted to the owner of the property located at 1234 Main Street, New York, NY 10001 for the purpose of allowing the use of the easement for the purpose of the easement.

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[Signature]  
- Owner of Property  
Date: 12/15/2010

[Signature]  
Date: 12/15/2010

OFFICIAL SEAL  
**Kate Condole**  
NOTARY PUBLIC STATE OF NEW MEXICO  
My commission expires 12/31/2011



**Exhibit for**  
**Private Sewer Easement across**  
**Tract C-8, Cottonwood Mall**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
**August 2020**

**Legal Description**

A CERTAIN PARCEL LOCATED WITHIN TRACT C-8, COTTONWOOD MALL, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON JANUARY 6, 1995, IN BOOK 95C, PAGE 5, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL BEING A POINT ON THE NORTH BOUNDARY OF TRACT C-8, WHENCE A TIE TO ACS MONUMENT "9-B13", THE FOLLOWING TWO COURSES:

S 89°28'12" E, A DISTANCE OF 58.19 FEET TO THE NORTHEAST CORNER OF SAID TRACT C-8;

S 06°35'06" W, A DISTANCE OF 626.13 FEET;

THENCE, FROM THE POINT OF BEGINNING, S 58°05'00" W, A DISTANCE OF 8.99 FEET TO AN ANGLE POINT;

THENCE, S 88°40'58" W, A DISTANCE OF 5.57 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, N 01°19'02" W, A DISTANCE OF 5.01 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL;

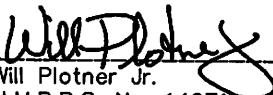
THENCE, S 89°28'12" E, A DISTANCE OF 13.32 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0011 ACRES (46 SQ. FT.) MORE OR LESS.

**Notes**

1. FIELD SURVEY PERFORMED IN DECEMBER 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

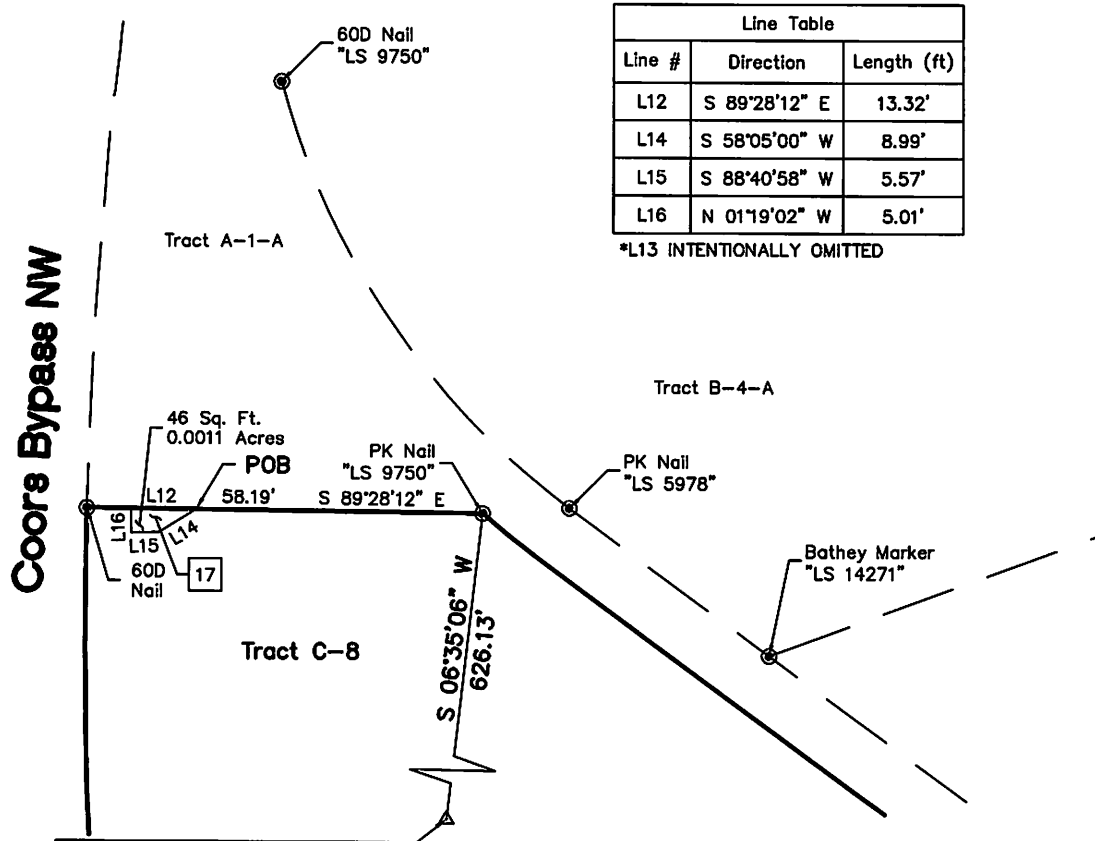
8/24/2020  
Date



 **CSI-CARTESIAN SURVEYS INC.**

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

*Exhibit for*  
**Private Sewer Easement across**  
**Tract C-8, Cottonwood Mall**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 August 2020



Line Table		
Line #	Direction	Length (ft)
L12	S 89°28'12" E	13.32'
L14	S 58°05'00" W	8.99'
L15	S 88°40'58" W	5.57'
L16	N 01°19'02" W	5.01'

\*L13 INTENTIONALLY OMITTED

ACS Monument " 9-B13 "  
 NAD 1983 CENTRAL ZONE  
 X=1517763.215 \*  
 Y=1527311.184 \*  
 Z=5072.491 \* (NAVD 1988)  
 G-G=0.999678497  
 Mapping Angle=-0°14'11.91"

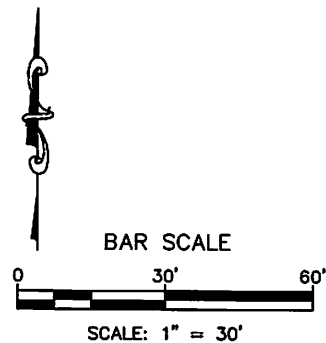
\* U.S. Survey Foot

**Easement Notes**

**17** PRIVATE SEWER EASEMENT GRANTED BY THIS DOCUMENT

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED



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