

ORT 2300813 RJW

PERMANENT EASEMENT

Grant of Permanent Easement, by Titan JC 6, LLC ("Grantor"), whose address is 6300 Riverside Plaza NW Suite 200 Albuquerque, NM 87120, 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 reasonably 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.

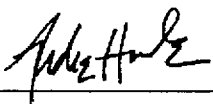
GRANTOR
TITAN JC 6, LLC
By: Titan Property Management, LLC,
its Manager

By: 
Ben F. Spencer, Manager

Date: 4.12.23

Acknowledged:

Albuquerque Bernalillo County
Water Utility Authority

By:  04/12/2023
Engineer

[corporate acknowledgment]

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 12 day of April, 2023, by Ben F. Spencer, Manager of Titan Property Management, LLC, a New Mexico limited liability company, as Manager of Titan JC 6, LLC, a New Mexico limited liability company on behalf of said company.



[Signature]
Notary Public

My Commission Expires:
11/23/25

[acknowledgement for individual]

STATE OF NEW MEXICO)
) ss
COUNTY OF _____)

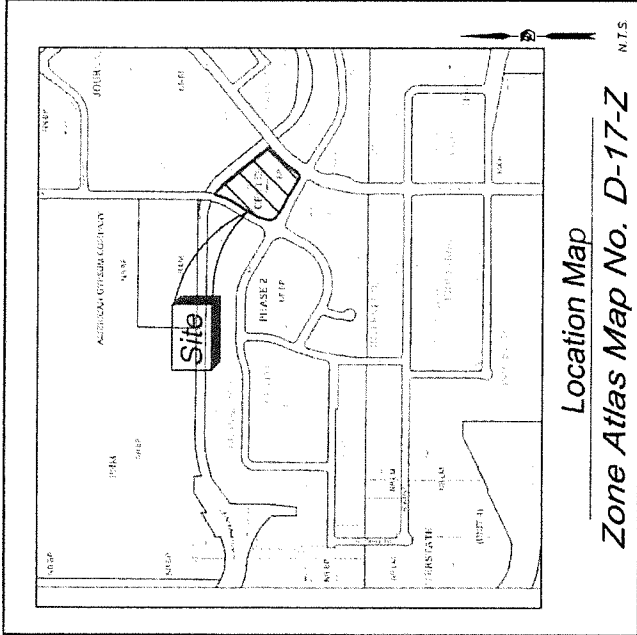
This instrument was acknowledged before me on this ____ day of _____, by _____ [name].

Notary Public

My Commission Expires:

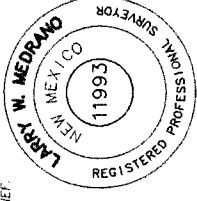
EXHIBIT "A"

RECORDING STAMP



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EXHIBIT FOR EASEMENT SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF (EASEMENT) SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Larry W. Medrano
 LARRY W. MEDRANO
 N.M.S. No. 11993
 DATE 04/05/2023

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5TH DAY OF April 2023 BY LARRY W. MEDRANO, PRESIDENT, PRECISION SURVEYS, INC.

BY *Nicholas Jackson Pressnall* MY COMMISSION EXPIRES: 12-13-2026
 NICHOLAS JACKSON PRESSNALL
 NOTARY PUBLIC

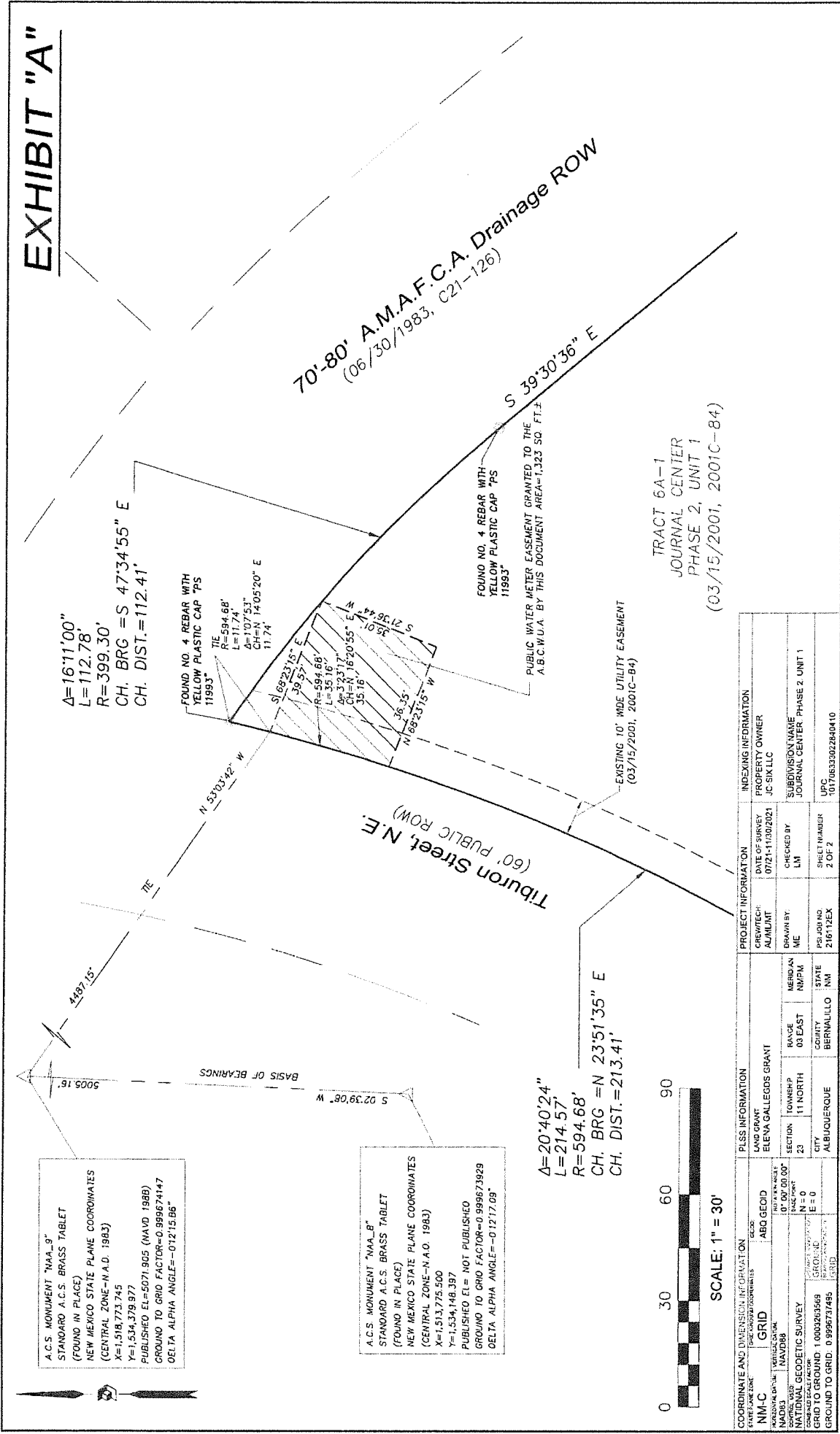
COORDINATE AND DIMENSION INFORMATION		PROJECT INFORMATION		INDEXING INFORMATION	
NAD 83	UTM	CHWIECH	DATE OF SURVEY	PROPERTY OWNER	
11N	17T	ALJUNT	07/21/2002/1	-C-SIX LLC	
ABO GEDID	LAND GRANT	DRAWN BY	CHECKED BY	SUBDIVISION NAME	
	ELENA GALLEGOS GRANT	ME	LM	JOURNAL CENTER PHASE 2 UNIT 1	
ALBUQUERQUE GEODETIC REFERENCE SYSTEM	SECTION	PROJECT NO.	SHEET NUMBER	UPC	
GROUND TO GROUND, 1,000,000,000	23	216172CX	1 OF 2	10170633022840410	
GROUND TO GRID, 0.898637495	CITY				
	ALBUQUERQUE				
	COUNTY				
	BERNALILLO				
	STATE				
	N.M.				
	MERIDIAN				
	NMPM				
	RANGE				
	08 EAST				
	TOWNSHIP				
	11 NORTH				
	SECTION				
	23				



OFFICE LOCATION
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.1900 FAX

State of New Mexico
 Notary Public
 Nicholas Jackson Pressnall
 Commission Number 1199327
 Expiration Date 12/13/2026

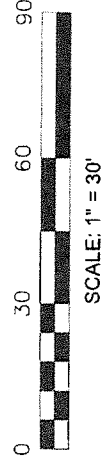
EXHIBIT "A"



A.C.S. MONUMENT "NAA_9"
 STANDARD A.C.S. BRASS TABLET
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 X=1,918,773.745
 Y=1,534,379.977
 PUBLISHED EL.=5071.905 (NAVD 1988)
 GROUND TO GRID FACTOR=0.999674147
 DELTA ALPHA ANGLE=-0°12'15.86"

A.C.S. MONUMENT "NAA_8"
 STANDARD A.C.S. BRASS TABLET
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 X=1,513,775.500
 Y=1,534,148.397
 PUBLISHED EL.= NOT PUBLISHED
 GROUND TO GRID FACTOR=0.999673929
 DELTA ALPHA ANGLE=-0°12'17.09"

$\Delta=20'40.24"$
 $L=214.57'$
 $R=594.68'$
 CH. BRG = N 23°51'35" E
 CH. DIST.=213.41'



COORDINATE AND DIMENSION INFORMATION		PLUS INFORMATION		PROJECT INFORMATION		INDEXING INFORMATION	
NIM-C	GRID	LAND GRANT	ALUMNIT	CREW/TECH	DATE OF SURVEY	PROPERTY OWNER	
NAD83	ABQ GEOID	ELEVA GALLEGOS GRANT		ALUMNIT	07/21-11/30/2021	JC SIX LLC	
	NAVD08	SECTION	DRAWN BY:	DRYAN BY:	CHECKED BY:	SUBDIVISION NAME	
	UTM	23	NIE	NIE	LN	JOURNAL CENTER PHASE 2 UNIT 1	
		TOWNSHIP					
		11 NORTH					
		RANGE					
		03 EAST					
		CITY					
		ALBUQUERQUE					
		STATE					
		NM					
		COUNTY					
		BERNALILLO					
		PLAT NO.					
		218712X					
		SHEET NUMBER					
		2 OF 2					
		UPC					
		10710833022840410					

TRACT 6A-1
 JOURNAL CENTER
 PHASE 2, UNIT 1
 (03/15/2001, 2001C-84)

FOUND NO. 4 REBAR WITH
 YELLOW PLASTIC CAP "PS"
 11993"

FOUND NO. 4 REBAR WITH
 YELLOW PLASTIC CAP "PS"
 11993"

$\Delta=16'11.00"$
 $L=112.78'$
 $R=399.30'$
 CH. BRG = S 47°34'55" E
 CH. DIST.=112.41'

70'-80' A.M.A.F.C.A. Drainage ROW
 (06/30/1983, C21-126)

EXISTING 10' WIDE UTILITY EASEMENT
 (03/15/2001, 2001C-84)

FOUND NO. 4 REBAR WITH
 YELLOW PLASTIC CAP "PS"
 11993"

PUBLIC WATER METER EASEMENT GRANTED TO THE
 A.B.C.N.U.A. BY THIS DOCUMENT AREA=1,323 SQ. FT.±