

PUBLIC ROADWAY EASEMENT

PROJECT NO: 642183

Grant of Public Roadway Easement, between TradeCor 4800 Montgomery, LLC, an Arizona limited liability company ("Grantor"), whose address is 4455 E. Camelback Road, Suite E-180, Phoenix, AZ 85018 and whose telephone number is (602) 759-5250, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, NM, 87103.

Grantor, for and in certain valuable non-monetary consideration received from the City, the receipt of which is acknowledged by Grantor, does hereby give, bargain, sell, grant and convey unto City a perpetual Public Roadway Easement, ("Easement") subject to existing rights of record, 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 roadway, utilities, drainage, sidewalk, trail and other related uses; with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if and to the extent that the City determines they interfere with the rights granted to the City hereunder for the use of the Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City shall have the right to enter upon Grantor's 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 affects 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.

Subject to all matters of record, (i) Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, (ii) that Grantor has a good lawful right to convey the Property or any part thereof, and (iii) 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 12th day of July, 2022.

GRANTOR: TradeCor 4800 Montgomery, LLC

By [signature]: 
Name [print]: Britt Rand Sanchez
Title: Member



GRANTOR'S NOTARY

STATE OF ARIZONA)

) ss

COUNTY OF MARICOPA)

This instrument was acknowledged before me on 12th day of July, 2022,
by Britt Rand Sanchez, Member of TradeCor 4800 Montgomery, LLC, an Arizona limited
liability company, on behalf of the company.

(SEAL)



Bellivier

Notary Public

My Commission Expires: 09/22/2025

CITY OF ALBUQUERQUE:

By: _____
Shahab Biazar, P.E., City Engineer

Date: _____

GRANTOR'S NOTARY

STATE OF ARIZONA)) ss
COUNTY OF MARICOPA)

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Notary Public

My Commission Expires: 09/22/2025

CITY OF ALBUQUERQUE:

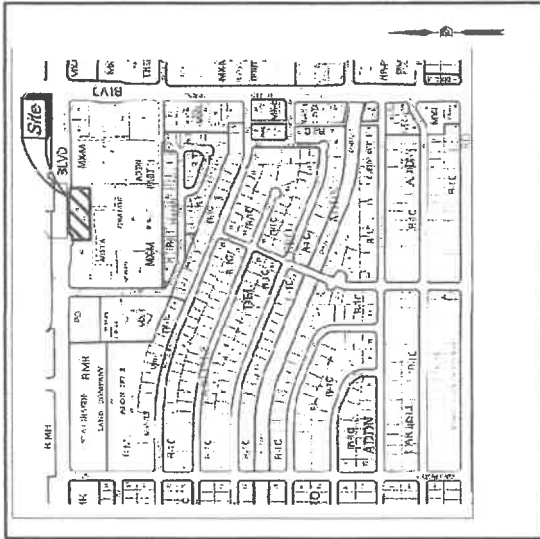
DocuSigned by:
By: Shahab Biazar
Shahab Biazar, P.E., City Engineer

Date: 7/18/2022 | 4:00 PM MDT

(EXHIBIT "A" ATTACHED)

EXHIBIT "A"

Location and Key Map-T. 9 N., R. 8 E.



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, MEETING 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.



[Signature]
 LARRY W. MEDRANO
 N.M.S. No. 11993
 DATE 07/13/2022

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

STATE OF NEW MEXICO
 NOTARY PUBLIC
 Jonette M. Medrano
 Commission No. 1129829
 August 19, 2024

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF July 2022 BY LARRY W. MEDRANO, PRESIDENT, PRECISION SURVEYS, INC.

[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 8-19-2024

COORDINATE AND DIMENSION INFORMATION		PLS INFORMATION		PROPERTY INFORMATION		PROJECT INFORMATION	
SPHERE PLANE ZONE: NM-C	GRID: NAD83	LAND GRANT: N/A	PROPERTY OWNER: TRADECOR 4800 MONTGOMERY LLC	CREWTECH: MT	DATE OF SURVEY: 0808-12/02/21	CHECKED BY: LM	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD83	SECTION: 2	SUBDIVISION NAME: VISTA GRANDE, UNIT 1	DRAWN BY: JK		SHEET NUMBER: 1 OF 3	
CONTROL: ALBUQUERQUE GEODETIC REFERENCE SYSTEM	POSITION ANGLE: 0.00 00.00	TOWNSHIP: 10 NORTH	ADDRESS: 4800 MONTGOMERY BLVD, N.E.			PSJ JOB NO. 216127EX-CCA	
COMBINED SCALE FACTOR: N = 0	DISTANCE ANGLE: E = 0	RANGE: 03 EAST	CITY: ALBUQUERQUE			PHONE: 505.856.5700 FAX: 505.856.7900	
GRID TO GROUND: 1.000330869	BLVD TO TRANSLATION: 30.00'	COUNTY: BERNALILLO	STATE: NM			PRECISION SURVEYS, INC.	
GROUND TO GRID: 0.999669224	GRID: 30.00'					4800 BARN HOLLOW ROAD, ALBUQUERQUE, NM 87113	

Legal Description

A PUBLIC ROADWAY EASEMENT FOR TURNING LANE LYING AND SITUATE WITHIN SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING A PORTION OF TRACT B-1, BLOCK A, VISTA GRANDE ADDITION, UNIT 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 23, 1981, IN MAP BOOK C19, PAGE 27, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE-N.A.D. 1983) AND GROUND DISTANCES (U.S. SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED EASEMENT OF SAID CORNER ALSO BEING THE NORTHEAST CORNER OF TRACT B-1 MARKED BY A FOUND NO. 5 REBAR;

THENCE S 89°49'31" W, A DISTANCE OF 121.59 FEET TO A POINT OF CURVATURE;

THENCE WITH A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 35.29 FEET, WITH A RADIUS OF 150.05 FEET, WITH A CHORD BEARING OF N 83°26'12" W, WITH A CHORD LENGTH OF 35.21 FEET TO THE POINT OF CURVATURE;

THENCE N 76°41'55" W, A DISTANCE OF 16.07 FEET TO POINT A OF CURVATURE;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 35.27 FEET, WITH A RADIUS OF 150.05 FEET, WITH A CHORD BEARING OF N 83°25'55" W, WITH A CHORD LENGTH OF 35.19 FEET TO THE WESTERNMOST POINT OF DESCRIBED EASEMENT LYING ON THE SOUTH RIGHT OF WAY LINE OF MONTGOMERY BOULEVARD;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 89°50'05" E, A DISTANCE OF 122.99 FEET TO A POINT OF CURVATURE;

THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 42.71 FEET, WITH A RADIUS OF 150.00 FEET, WITH A CHORD BEARING OF S 83°33'32" E, WITH A CHORD LENGTH OF 42.57 FEET TO THE POINT OF BEGINNING;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 42.59 FEET, WITH A RADIUS OF 150.00 FEET, WITH A CHORD BEARING OF S 80°34'11" E, WITH A CHORD LENGTH OF 42.44 FEET TO A POINT OF REVERSE CURVATURE, HAVING AN AREA OF 1513 SQUARE FEET, MORE OR LESS.

EXHIBIT "A"

Line Table

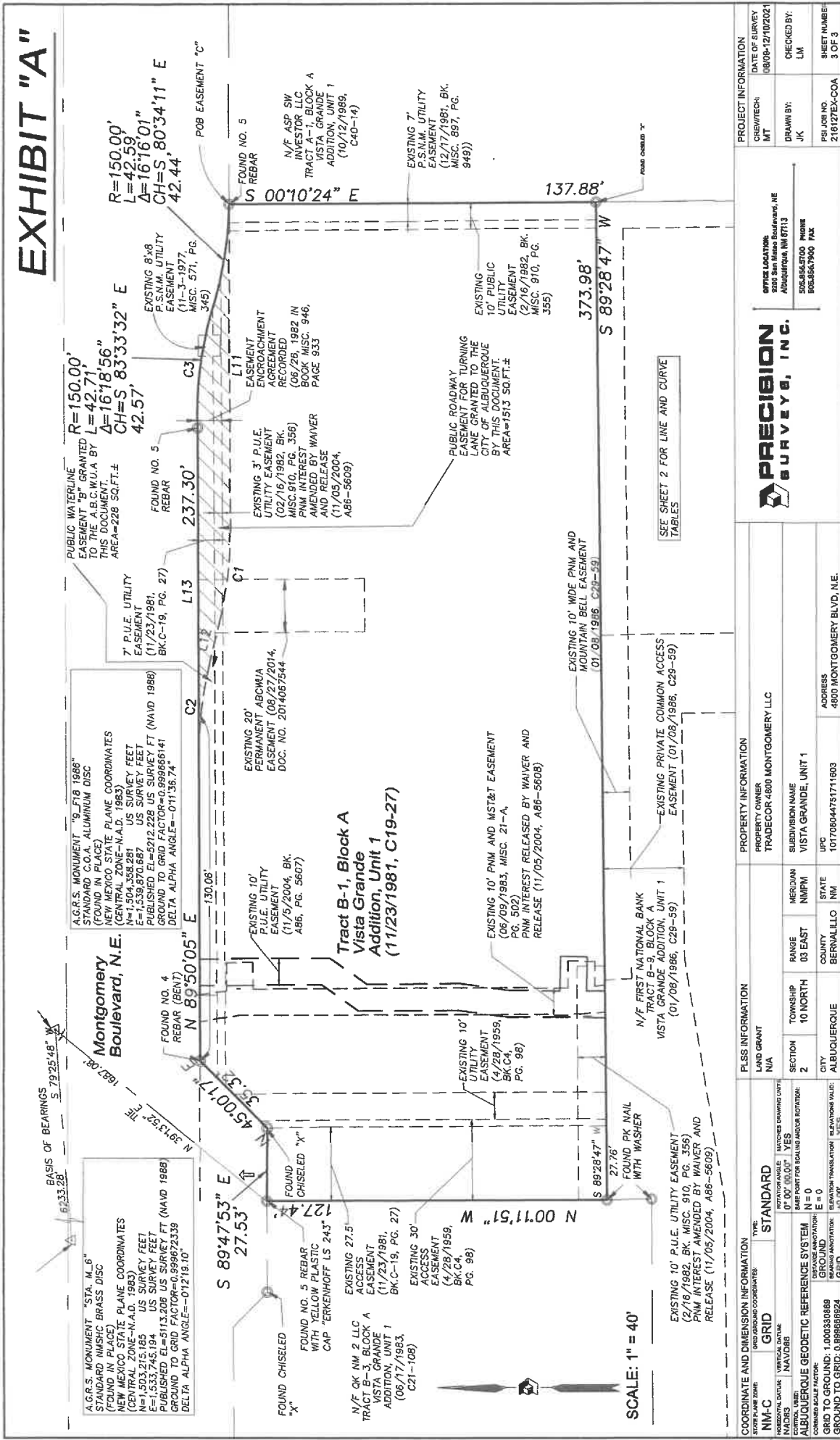
LINE	BEARING	DISTANCE
L11	S 89°49'31" W	121.59'
L12	N 76°41'55" W	16.07'
L13	N 89°50'05" E	122.99'
L14	S 89°51'37" W	183.71'
L15	S 00°17'05" E	14.63'
L16	S 89°28'48" W	183.65'
L17	N 00°31'13" W	15.85'
L18	N 89°51'37" E	167.74'
L19	S 80°32'25" W	76.19'
L20	N 89°28'47" E	92.47'
L21	S 00°31'13" E	12.95'

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.05'	35.29'	35.21'	N 83°26'12" W	13°28'34"
C2	150.05'	35.27'	35.19'	N 83°25'55" W	13°28'00"
C3	150.00'	42.71'	42.57'	S 83°33'32" E	16°18'56"

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION			
STATE PLANE ZONE	GRID	TYPE	STANDARD	LAND GRANT	PROPERTY OWNER	TRADECOR 4800 MONTGOMERY LLC			CREW/TECH	MT			DATE OF SURVEY	08/09-12/10/2021	
HORIZONTAL DATUM	VERTICAL DATUM	ROTATION ANGLE	MATCHES EXISTING UNIT	SECTION	SUBDIVISION NAME	VISTA GRANDE, UNIT 1			DRAWN BY:	JK			CHECKED BY:	LM	
NAD83	NAVD83	0° 00' 00.00"	YES	2	RANGE	03 EAST			MEMBER	NIMPM			PERI JOB NO.	21612TEX-CCA	
ALBUQUERQUE GEODETIC REFERENCE SYSTEM	BASE POINT FOR BOUND AND/OR NETWORK	N = 0		TOWNSHIP	10 NORTH			STATE	NM			SHEET NUMBER	2 OF 3		
COMBINED SCALE FACTOR	GROUND	E = 0		CITY	ALBUQUERQUE			COUNTY	BERNALILLO			PROJECT INFORMATION			
GRID TO GROUND: 1.000330889	GROUND	ELEVATION TRANSLATION	REVISIONS (V.L.D.)		UPC	10170604751711603			ADDRESS	4800 MONTGOMERY BLVD, N.E.			OFFICE LOCATION	8200 Sun Metro Boulevard, NE Albuquerque, NM 87113	
GROUND TO GRID: 0.999669824	GROUND	±0.00'	YES										PRECISION SURVEYING, INC.	508.8543700 PHONE 508.8543700 FAX	

EXHIBIT "A"



COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		PROPERTY INFORMATION		PROJECT INFORMATION	
STATE PLANE ZONE	NM-C	LAND GRANT	N/A	PROPERTY OWNER	TRADECOR 4800 MONTGOMERY LLC	CREW/TECH:	MT
NORTH/SOUTH DATUM	GRID	SECTION	2	SUBDIVISION NAME	VISTA GRANDE UNIT 1	DRAWN BY:	JK
EAST/WEST DATUM	NAVDSIB	TOWNSHIP	10 NORTH	CITY	ALBUQUERQUE	CHECKED BY:	LM
VERTICAL DATUM	STANDARD	RANGE	03 EAST	COUNTY	BERNALILLO NM	PSI JOB NO.	216127EX-COA
COORDINATE SYSTEM	ALBUQUERQUE GEODETIC REFERENCE SYSTEM	SECTION	2	STATE	NM	SHEET NUMBER	3 OF 3
UNIT	FEET	CITY	ALBUQUERQUE	UFC	101706044751711903	ADDRESS	4800 MONTGOMERY BLVD, N.E.
CONVERSION FACTOR	E = 0	SECTION	2	UFC	101706044751711903	OFFICE LOCATION	PRECISION SURVEYING, INC. Albuquerque, NM 87113
GROUND TO GRID	1.000330889	SECTION	2	UFC	101706044751711903	PHONE	505-855-8700
GROUND TO GRID	0.999669111	SECTION	2	UFC	101706044751711903	FAX	505-855-7900
GROUND TO GRID	0.999669111	SECTION	2	UFC	101706044751711903		

Bernalillo County, NM
415 Silver Ave. SW, 2nd Floor
P.O. Box 542
Albuquerque, NM 87102

Receipt: 1365612-C1

Product	Name	Extended
EASE	Easement	\$25.00
	# Pages	7
	Document #	2022067289
	# Of Entries	0
Total		\$25.00
Tender (Check)		\$25.00
Check#	216821962	
Paid By	KIMLEY-HORN /7 ASSOC INC	
Phone #	919-677-2000	

Thank You!

7/19/22 10:00 AM vgarza