

PERMANENT EASEMENT

Grant of Permanent Easement, by RSF Land and Cattle Company LLC (“Grantor”), whose address is 4801 Land Ave NE Suite 210, to the **Albuquerque Bernalillo County Water Utility Authority**, a New Mexico political subdivision (“Water Authority”), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

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:

Albuquerque Bernalillo County
Water Utility Authority

By: _____
[name] [and title if for a company]

Date: _____

By: _____
Engineer

[corporate acknowledgment]

STATE OF NEW MEXICO)
) **ss**
COUNTY OF _____)

This instrument was acknowledged before me on this ____ day of _____, by _____ [name], _____ [title] of _____ [company name], a _____ [type of entity], on behalf of said company.

Notary Public

My Commission Expires:

[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:

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0109H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

EXHIBIT A

RECORDING STAMP

Plat of Tracts MM-1-B-1 and MM-1-B-2 Seven-Bar Ranch

Town of Alameda Grant, Projected Section 8,
Township 11 North, Range 3 East, N.M.P.M.

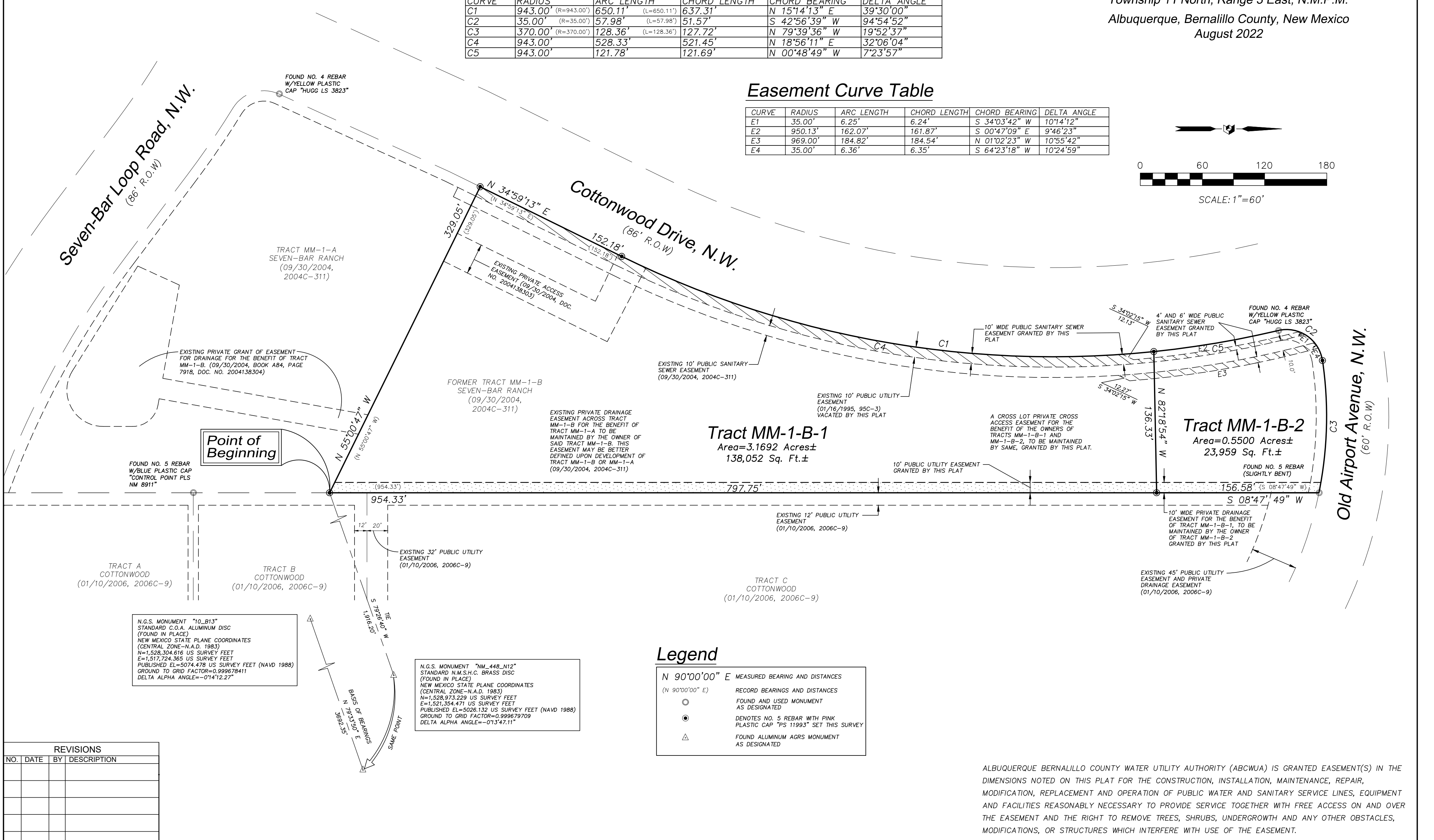
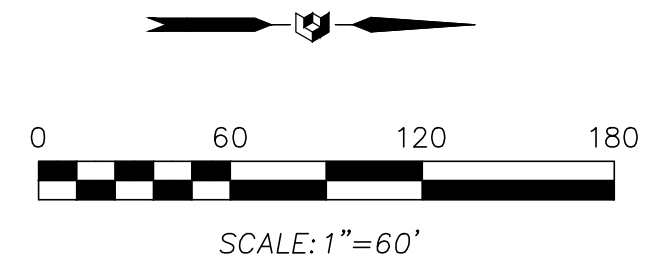
Albuquerque, Bernalillo County, New Mexico
August 2022

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	943.00' (R=943.00')	650.11' (L=650.11')	637.31'	N 15°14'13" E	39°30'00"
C2	35.00' (R=35.00')	57.98' (L=57.98')	51.57'	S 42°56'39" W	94°54'52"
C3	370.00' (R=370.00')	128.36' (L=128.36')	127.72'	N 79°39'36" W	19°52'37"
C4	943.00'	528.33'	521.45'	N 18°56'11" E	32°06'04"
C5	943.00'	121.78'	121.69'	N 00°48'49" W	7°23'57"

Easement Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
E1	35.00'	6.25'	6.24'	S 34°03'42" W	10°14'12"
E2	950.13'	162.07'	161.87'	S 00°47'09" E	9°46'23"
E3	969.00'	184.82'	184.54'	N 01°02'23" W	10°55'42"
E4	35.00'	6.36'	6.35'	S 64°23'18" W	10°24'59"



N.G.S. MONUMENT "10_B13"
STANDARD C.O.A. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,528,304.616 US SURVEY FEET
E=1,517,724.365 US SURVEY FEET
PUBLISHED EL=5074.478 US SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR=0.999678411
DELTA ALPHA ANGLE=-0°14'12.27"

N.G.S. MONUMENT "NM_448_N12"
STANDARD N.M.S.H.C. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,528,973.229 US SURVEY FEET
E=1,521,354.471 US SURVEY FEET
PUBLISHED EL=5026.132 US SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR=0.999679709
DELTA ALPHA ANGLE=-0°13'47.11"

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH USE OF THE EASEMENT.

REVISIONS			
NO.	DATE	BY	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION		
STATE PLANE ZONE: NM-C		GRID		GEIOD		LAND GRANT TOWN OF ALAMEDA		PROPERTY OWNER RSF LAND & CATTLE COMPANY LLC				CREW/TECH: OT	DATE OF SURVEY: JUNE 2022	
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION: 05/08	TOWNSHIP: 11 NORTH	RANGE: 03 EAST	MERIDIAN: NMPM	SUBDIVISION NAME: SEVEN-BAR RANCH		DRAWN BY: JK	CHECKED BY: LM	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0				CITY: ALBUQUERQUE	COUNTY: BERNALILLO	STATE: NM	UPC: 101406505748020207	ADDRESS: SEVEN BAR LOOP, NW	PSI JOB NO.: 228185P	SHEET NUMBER: 2 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000320393, GROUND TO GRID: 0.999679709				DISTANCE ANNOTATION: GROUND, BEARING ANNOTATION: GRID, ELEVATION TRANSLATION: ±0.00', ELEVATIONS VALID: NO				OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113		PHONE: 505.856.5700, FAX: 505.856.7900				