

PERMANENT EASEMENT

Grant of Permanent Easement, by RSF Land and Cattle Company LLC ("Grantor"), whose address is 4801 Land Ave NE Suite 240//0 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.

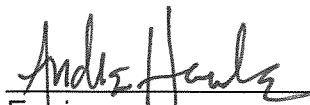
GRANTOR

Acknowledged:

By: , CFO
[name] [and title if for a company]

Albuquerque Bernalillo County
Water Utility Authority

Date: November 20, 2023

By: 
Engineer

[corporate acknowledgment]

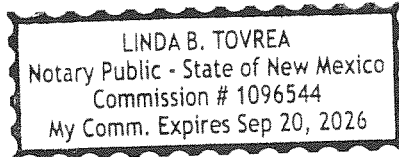
STATE OF NEW MEXICO)
) ss
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 20th day of Nov., by Amy S. Volta [name], CFO [title] of RSF Road & Utility Company LLC [company name], a LLC [type of entity], on behalf of said company.

Linda B. Tovrea
Notary Public

My Commission Expires:

9/20/26



[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

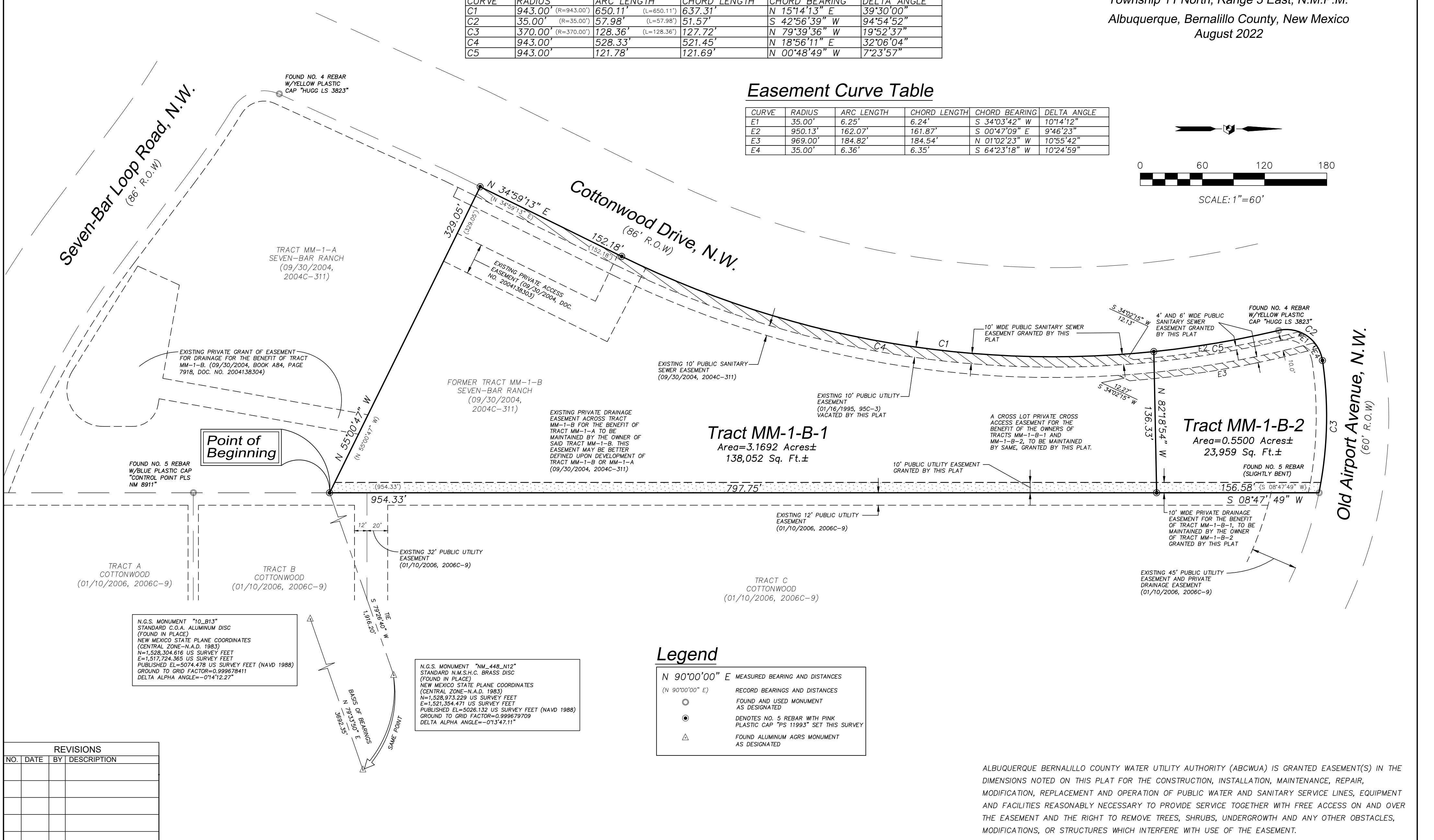
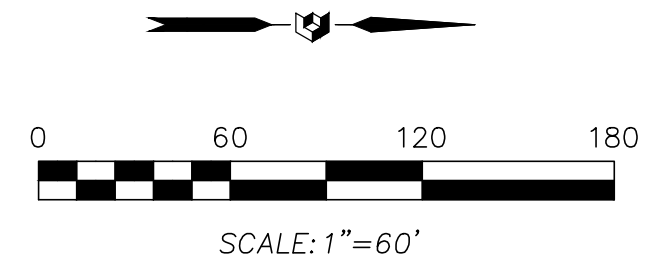
Town of Alameda Grant, Projected Section 8, Township 11 North, Range 3 East, N.M.P.M. Albuquerque, Bernalillo County, New Mexico August 2022

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=-074°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=-013°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

REVISIONS			
NO.	DATE	BY	DESCRIPTION

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.

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION			
STATE PLANE ZONE: NM-C		GRID		GEIOD		ABQ GEIOD		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	DRAWN BY: JK		CHECKED BY: LM	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0				SUBDIVISION NAME: SEVEN-BAR RANCH		UPC: 101406505748020207		PSI JOB NO: 228185P		SHEET NUMBER: 2 OF 2	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000320393		DISTANCE ANNOTATION: GROUND		ELEVATION TRANSLATION: ±0.00'		CITY: ALBUQUERQUE		COUNTY: BERNALILLO	STATE: NM	ADDRESS: SEVEN BAR LOOP, NW		OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113		PHONE: 505.856.5700	FAX: 505.856.7900
GROUND TO GRID: 0.999679709		BEARING ANNOTATION: GRID		ELEVATIONS VALID: NO		CITY: ALBUQUERQUE		COUNTY: BERNALILLO	STATE: NM	ADDRESS: SEVEN BAR LOOP, NW		OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113		PHONE: 505.856.5700	FAX: 505.856.7900