

612981

A12 / Dec 16 A

PERMANENT EASEMENT

(1-20-00)

Association, Inc.

Grant of Permanent Easement, between Stonebridge Homeowners ("Grantor"), whose address is 5700 Jefferson N.E. 87109 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City 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 storm drain pond, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantors 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 effects 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.

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 part thereof 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 land for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective unless approved by the City Engineer as shown in the signature block below.

WITNESS my hand and seal this 15TH day of December, 1999

APPROVED

City Engineer

Dated

GRANTOR:

(Individual)

GRANTOR: STONEBRIDGE HOMEOWNERS
ASSOCIATION, INC.By: T. SullivanIts: 12/15/99

(Corporation or Partnership)



Judy D. Woodward

Bern. Co. EASE

R 15.00

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Page: 1 of 5

01/24/2000 10:40A

Bk-A1 Pg-7001

INDIVIDUAL

STATE OF _____)
)ss
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 19____, by
_____.

Notary Public

My Commission Expires:

CORPORATION

STATE OF N.M.)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 15 day of DECEMBER, 1999, by
TOM HOUSER - PRESIDENT.
Of Stonebridge Homeowners a NON PROFIT corporation, on behalf of the corporation.
Association, Inc.

Notary Public

My Commission Expires:

11/10/2001

PARTNERSHIP

NOTARIAL SEAL
NOTARY A. GREGORY
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 11/10/2001

STATE OF _____)
)
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 19____, by
_____, partner(s), on behalf of _____, a partnership.

Notary Public

My Commission Expires:

(EXHIBIT "A" ATTACHED)

- 2 -



Judy D. Woodward

Bern. Co.

EASE

R 15.00

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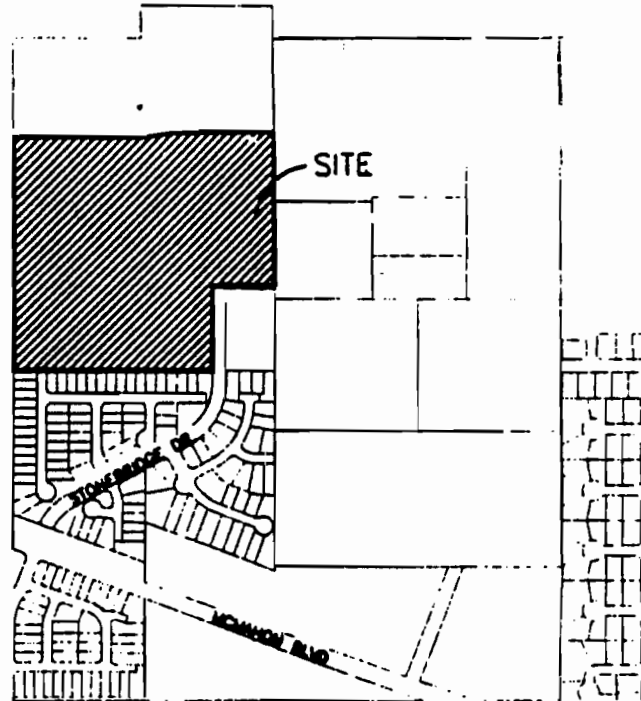
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EXHIBIT "A"
PG. 1 OF 3



VICINITY MAP
A-12-Z



Judy D. Woodward

Bern. Co.

ERSE

R 15.00

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CORRECTED PLAT OF
STONEBRIDGE SUBDIVISION
UNIT 1
ALBUQUERQUE, NEW MEXICO
MAY, 1999

TRACT 22
LANDS OF MEXICO
FILED: FEBRUARY 4, 1999
(86C-36)

FOUND 2" ALUMINUM SURVEY
CAP STAMPED "CSC LS 4672"

FOUND 3/8" REBAR W/SURVEY
CAP STAMPED "7474 GRIDER"

TRACT 24
LANDS OF MEXICO
FILED: FEB. 14, 1999
AC. 2474, PG. 248

Bohman & Huston

Carried Over 7500 JEFFERSON NE Albuquerque NEW MEXICO 871

BOHMAN & HUSTON PROFESSIONAL SURVEYORS

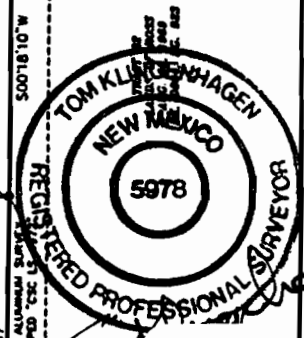
ALBUQUERQUE, NEW MEXICO 87101

70-69

TRACT 23
LANDS OF MEXICO
FILED: MAY, PG. 70



SCALE: 1"=50'



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8/24/2008 10:48A

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Judy D. Woodward Bern. Co. ERSE R 15.00 BX-R1 Pg-7881

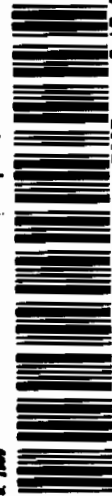
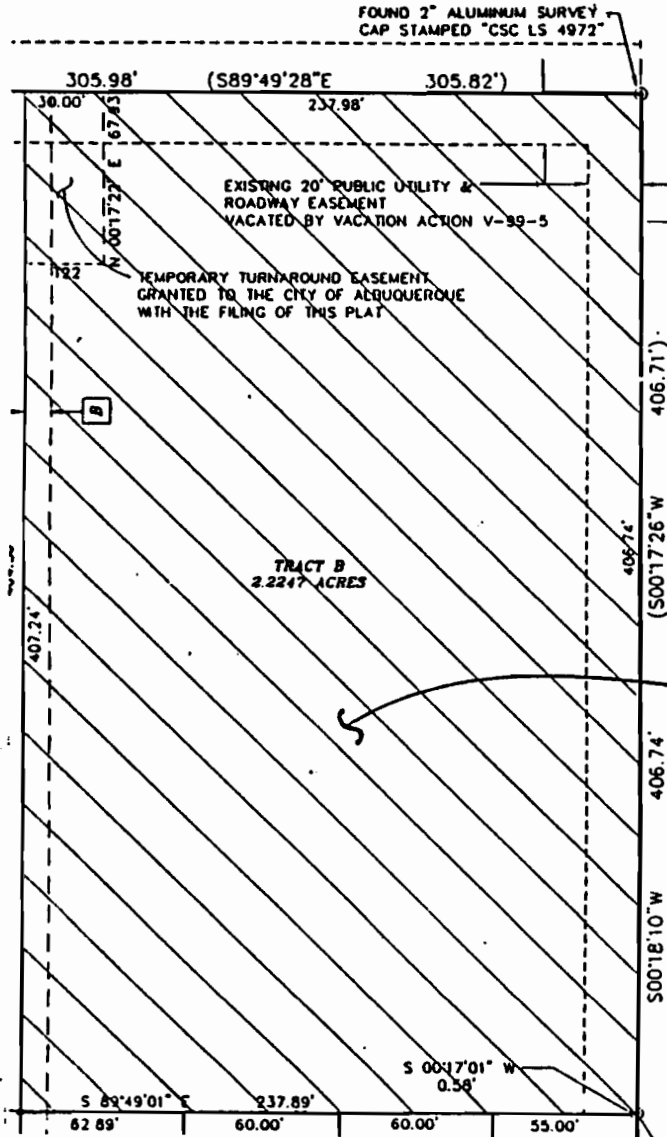


EXHIBIT "A" PG. 2 OF 3

EXH 3IT "A"
PG. 3 OF 3



TRACT 28
LANDS OF SMITH
DEC. 14, 1964
BK. D227A, PG. 850

JOB NO. 99-267A-08

Bohannon & Huston

County One 75°0 JEFFERSON NE Albuquerque NEW MEXICO 87109



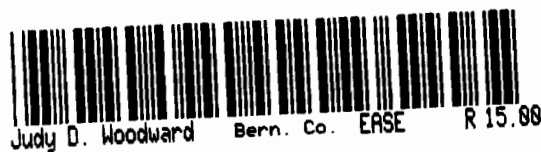
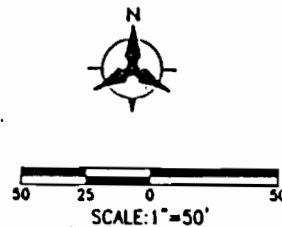
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

BLANKET
EASEMENT
OVER
TRACT B

TRACT 32
LANDS OF ROSS
AUG. 12, 1969
BK. D664, PG. 923



CORRECTED PLAT OF
STONEBRIDGE SUBDIVISION
UNIT 1
ALBUQUERQUE, NEW MEXICO
MAY, 1999



Judy D. Woodward

Bern. Co.

ERASE

R 15.00

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Bk-A1 Pg-7681

CENTEX HOMES

6700 Jefferson NE, Bldg. B
Albuquerque, NM 87109

Phone: 505-761-9606
Fax: 505-761-9850

June 6, 2000

City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87103

RE: Entrance monument and Stonebridge Drive landscape improvements

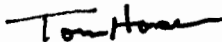
Dear Sirs;

This letter is in response to your request that Stonebridge Homeowners Association (SBA) document their responsibility regarding the maintenance of the existing landscape improvements and "bridge" entry feature on Stonebridge Dr. NW. The SBA hereby agrees to maintain the existing landscaping and 8' asphalt trail adjacent to Stonebridge Dr. NW. The SBA also agrees to maintain the "bridge" and its related improvements which include 80 lineal feet of stone faced CMU walls, approximately 80 lineal feet of colored curb and gutter, 80 lineal feet of colored four (4) foot wide sidewalk and 40 lineal feet of specialty roadway paving.

It should be noted that the SBA is a signatory party on the filed plat of Stonebridge Subdivision Phase 1 as the responsible party for the landscaping within the ROW of Stonebridge Dr. NW.

If I can be of further assistance please feel free to contact me at any time.

Best Regards,



Tom Houser
President
Stonebridge Homeowners Association