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662381

PERMANENT EASEMENT

4-19-01

BOARD OF EDUCATION OF THE
Grant of Permanent Easement, between CITY OF ALBUQUERQUE, N.M. ("Grantor"), whose
address is 725 UNIVERSITY S.E. 87125 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 DRAINAGE EASEMENT, 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 and 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 property for
the benefit of the City and its successors and assigns until terminated.

WITNESS my hand and seal this 7th day of March, 2001.

APPROVED:

Robert J. Huer
City Engineer

4-19-01
4-17-01
4-11-01

Dated

GRANTOR:

Sam DeGo
(Individual)

GRANTOR: BOARD OF EDUCATION OF THE

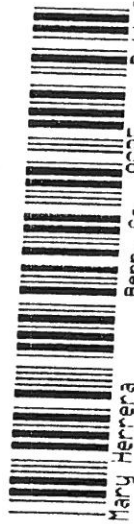
CITY OF ALBUQUERQUE, NEW MEXICO

By: Leonard J. Delayo, Jr.

Its: President

~~XXXXXXXXXXXXXXXXXXXX~~

Mary Herrera



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INDIVIDUAL

STATE OF New Mexico
(ss)
COUNTY OF Bernalillo

This instrument was acknowledged before me on 7th day of March, 2001, by
Leonard J. DeLayo, Jr., President

Nicki E. Morrow
Notary Public

My Commission Expires:

September 21, 2008

CORPORATION

STATE OF _____)
COUNTY OF _____)ss

This instrument was acknowledged before me on ____ day of _____, 20____, by
Of _____, a _____ corporation, on behalf of the corporation.

My Commission Expires:

Notary Public

PARTNERSHIP

STATE OF _____)
COUNTY OF _____)

This instrument was acknowledged before me on ____ day of _____, 20____, by
_____, partner(s), on behalf of _____, a partnership.

My Commission Expires:

Notary Public

Mary Herrera Bernal Co. AGRE R 11.00 BK-A18 Pg-1997
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(EXHIBIT "A" ATTACHED)

EXHIBIT "A"



PLAT OF
CHAMISA RIDGE
SUBDIVISION
UNIT 1

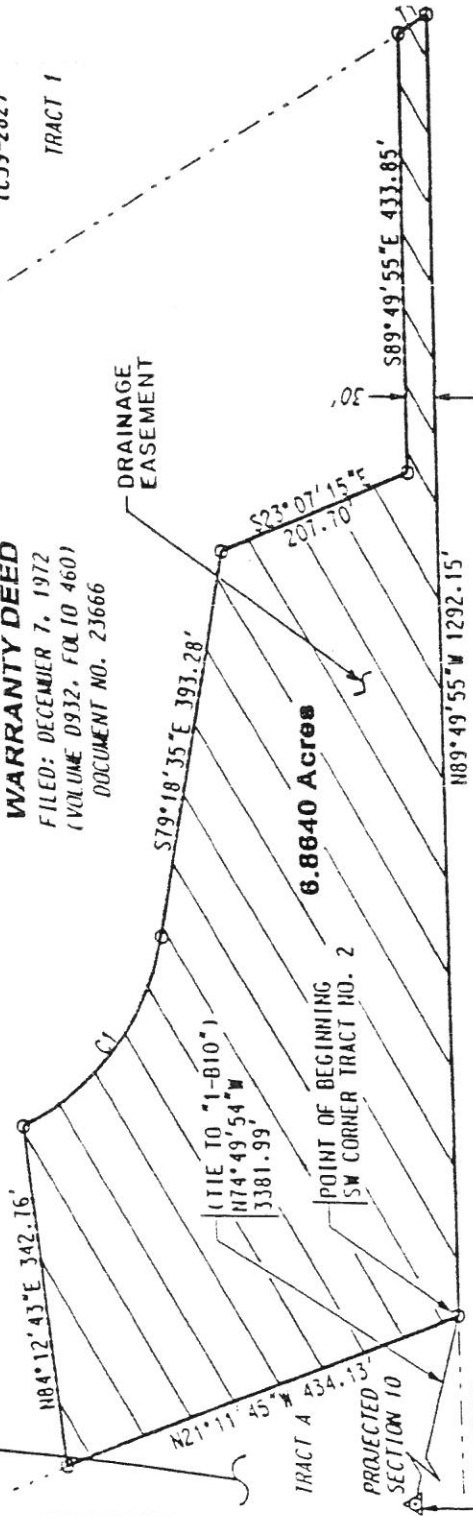
FILED: AUGUST 28, 1996
(196C-373)

SCALE: 1" = 200'

TRACT NO. 2
WARRANTY DEED
FILED: DECEMBER 7, 1972
(VOLUME 0932, FOLIO 460)
DOCUMENT NO. 23666

BULK LAND PLAT
TRACTS 1 AND 2
LANDS OF PARAGO
RESOURCES, INC.
FILED: APRIL 28, 1989
(C39-282)

TRACT 1



UNPLATTED LANDS

TANGENT DATA

No.	BEARING	DISTANCE
T1	S 31°28'38" E	35.24

CURVE DATA

No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	55°01'35"	134.75	248.45	258.70	239.01	S 51°47'47" E

ACS BRASS TABLET STAMPED "1-B10"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,526.69 Y=1,525,168.35
GROUND TO GRID FACTOR = 0.9996640
DELTA ALPHA = -00°16'30"
MGVD 1929 ELEVATION = 5419.522



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DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, within projected Section 10, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being a southwesterly portion of Tract No. 2, as the same is shown and designated on the Warranty Deed recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 7, 1972 in Volume 0932, Folio 460 as Document No. 23666 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the southwest corner of said Tract No. 2, a point on the Section line common to projected Sections 10 and 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, whence the Albuquerque City Survey (ACS) monument "1-B10", a brass tablet set in concrete, having New Mexico State Plane Grid Coordinates Central Zone (NAD 1927) of X=357,526.69 and Y=1,525,168.35 bears N74°49'54"W, a distance of 3381.99 feet and from said point of beginning leaving said Section line and running thence along the westerly boundary line of said Tract No. 2, a distance of 434.13 feet to the northwest corner of the tract herein described, thence running along the northerly boundary line of the tract herein described, thence running along the arc of a curve to the left having a radius of 258.70 feet and a chord 248.45 feet along the arc of a curve to the left having a radius of 258.70 feet and a chord which bears S51°47'47"E, a distance of 239.01 feet to a point of tangency thence, S79°18'35"E, a distance of 393.28 feet to a point; thence, S23°07'15"E, a distance of 207.70 feet to a point; thence, S89°49'55"E, a distance of 433.85 feet to a point on the easterly boundary line of said Tract No. 2, thence running along the easterly boundary line of said Tract No. 2, a point on the Section line common to projected Sections 10 and 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, thence running along the southerly boundary line of said Tract No. 2 and also along said Section line, N89°49'55"W, a distance of 1292.15 feet to the point and place of beginning.

Tract contains 6.8640 acres, more or less.



A. D. DRAIN WEAVER
A. DRAIN WEAVER
N.M.P.S. NO. 6544

FEB. 1, 2001
DATE

Bohannon & Huston



Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109