

## MODEL GRANT OF ACCESS EASEMENT

THIS DECLARATION OF (this "**Declaration**") is made and executed as of the 31 day of October, 2017, by VENICE CAPITAL, LLC., a New Mexico Limited Liability Company, hereinafter referred to as the "Grantor", and TINMILL, LLC., New Mexico, hereinafter referred to as the "Grantee".

THE GRANTOR does hereby give, grant and convey unto the Grantee, its successor and assigns, the right, privilege and authority to travel upon and over, a road and its necessary fixtures and appurtenances through, over, and across a corridor, 24 feet wide, for a total area of easement being 0.0441 Acres, shown on the Certificate of Survey (Exhibit A), extending across the following tract(s) of land:

A CERTAIN PARCEL, BEING A PORTION OF TRACT LETTERED A-1 IN BLOCK  
NUMBERED THREE (3), TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

THIS GRANT of right and authority shall run with the said property and be binding on the Grantor, its successors, all subsequent owners and any parties having right, title, or interest in the said property.

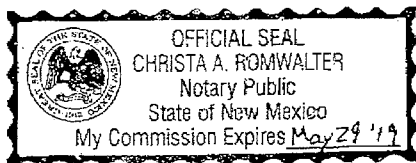
IN WITNESS WHEREOF, the Grantor has hereunto set his hand this 31 day of October, 2017.

Grantor

STATE OF NEW MEXICO )  
County of Bernalillo ) SS.

On this 31<sup>st</sup> day of October, 2017, before me, the undersigned, a Notary Public for the State of New Mexico, personally appeared Jotham Michnovicz, Known to me to be the persons whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

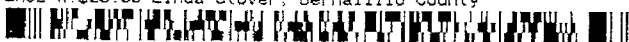
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal  
this 31<sup>st</sup> day of October, 2017.



Notary Public for the State of New Mexico  
My Commission Expires May 29, 2019

Doc# 2017104603

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EASE R:\$25.00 Linda Stover, Bernalillo County



*Exhibit for*  
*An Access Easement*  
*Within Tract "A-1", Block 3*  
*North Albuquerque Acres*  
*Tract A, Unit B*  
*City of Albuquerque*  
*Bernalillo County, New Mexico*  
*October 2017*

*Legal Description*

A CERTAIN PARCEL, BEING A PORTION OF TRACT LETTERED "A-1" IN BLOCK NUMBERED THREE (3), TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, 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 MARCH 16, 1983 IN MAP BOOK C21, FOLIO 4.

BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF VENICE AVENUE NE, WHENCE A TIE TO THE SOUTHWEST CORNER OF SAID TRACT "A-1", REFERENCED BY A 1/2" REBAR, BENT, FOUND N 00°08'24" E, A DISTANCE OF 0.28 FEET OF TRUE CORNER, BEARING N 89°38'00" W, A DISTANCE OF 59.33 FEET;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID NORTHERLY RIGHT OF WAY AND TRAVERSING SAID TRACT "A-1", THE FOLLOWING FOUR COURSES:

N 00°22'00" E, A DISTANCE OF 5.34 FEET, TO A POINT OF CURVATURE;

10.37 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10.09, A DELTA OF 58°51'16", AND A CHORD BEARING N 29°43'43" W, A DISTANCE OF 9.92 FEET;

N 62°20'32" W, A DISTANCE OF 23.26 FEET;

N 54°26'23" W, A DISTANCE OF 13.39 FEET TO THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE WESTERLY LOT LINE OF SAID TRACT "A-1";

THENCE, COINCIDING WITH SAID WESTERLY LOT LINE OF SAID TRACT "A-1", N 35°30'43" E, A DISTANCE OF 24.00 FEET TO THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED PARCEL;

CONTINUED ON SHEET 2

*Notes*

1. FIELD SURVEY PERFORMED IN MARCH 2017.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE) USING A GROUND TO GRID FACTOR OF 0.99966775.

*Surveyor's Certificate*

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE EXHIBIT SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Will Plotner Jr.* 10/30/17  
Will Plotner Jr. Date  
N.M.R.P.S. No. 14271



**CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244

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170485

*Exhibit for  
An Access Easement  
Within Tract "A-1", Block 3  
North Albuquerque Acres  
Tract A, Unit B  
City of Albuquerque  
Bernalillo County, New Mexico  
October 2017*

*Legal Description (Cont'd from Sheet 1)*

THENCE, LEAVING SAID WESTERLY LOT LINE AND TRAVERSING SAID TRACT "A-1" THE FOLLOWING FOUR COURSES:

S 54°26'49" E, A DISTANCE OF 24.07 FEET;

S 62°20'32" E, A DISTANCE OF 47.50 FEET TO A POINT OF CURVATURE;

10.94 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00, A DELTA OF 62°42'33", AND A CHORD BEARING S 30°59'16" E, A DISTANCE OF 10.41 FEET;

S 00°22'00" W, A DISTANCE OF 7.39 FEET TO THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF VENICE AVENUE NE;

THENCE, COINCIDING WITH SAID NORTHERLY RIGHT OF WAY OF VENICE AVENUE NE,  
N 89°38'00" W, A DISTANCE OF 44.53 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0441 ACRES (1,922 SQ. FT.), MORE OR LESS.

 **CARTESIAN SURVEYS INC.**

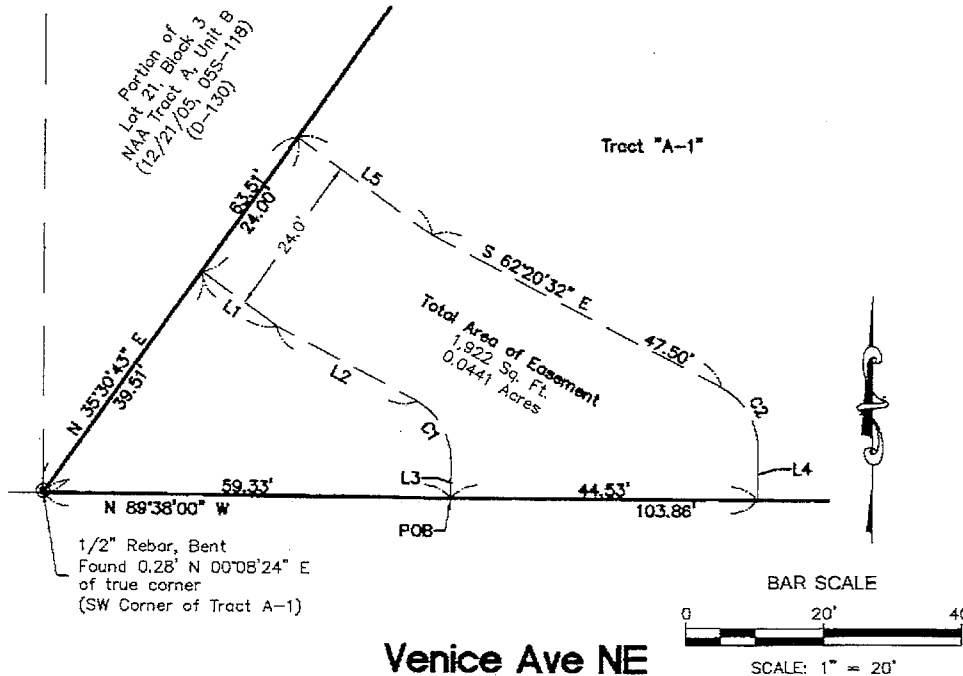
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Exhibit for  
An Access Easement  
Within Tract "A-1", Block 3  
North Albuquerque Acres  
Tract A, Unit B  
City of Albuquerque  
Bernalillo County, New Mexico  
October 2017



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	10.37'	10.09'	58°51'16"	9.92'	N 29°43'43" W
C2	10.94'	10.00'	62°42'33"	10.41'	S 30°59'16" E

Line Table		
Line #	Direction	Length (ft)
L1	N 54°26'23" W	13.39'
L2	N 62°20'32" W	23.26'
L3	N 00°22'00" E	5.34'
L4	S 00°22'00" W	7.39'
L5	S 54°26'49" E	24.07'

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