

C20D0D

15' PRIVATE DRAINAGE EASEMENT

This 15' PRIVATE DRAINAGE EASEMENT made this 17th day of October, 2016
by MATTHEW & DIANA KEERAN (Grantor) whose address is 8905 Signal
Pointe NE, Apt NM 87122 to future owners, their successors and
assigns (Grantee's) of all lots within the Signal Pointe Subdivision, the rights of Grantee's are as follows:

15' Private Drainage Easement shown on ATTACHMENT "A" is granted for the common, joint use and benefit of:

Present and future owners, their successors and assigns of Lots within Signal Pointe Subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on March 28, 2016, in Plat Book 2016C, Page 28 and on _____, 2016, in Plat Book 2016C, Page _____.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain improvements for the purposes described above, together with free access to, from, and over said easement, including sufficient working area space, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building sign, pool (above ground or sub surface) hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easement, nor shall any well be drilled or operated thereon. Maintenance of said easement and its improvements shall be the responsibility of the Home Owners Association.

The easement granted herein is within lands situate in City of Albuquerque, Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

ALL LOTS WITHIN SIGNAL POINTE SUBDIVISION (03-28-2016, 2016C-28) and (- - , 2016C-)

FOR EASEMENT LOCATION SEE ATTACHMENT "A"

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein. The provisions hereof shall inure to the benefit of and bind the heirs, mortgagees, lessees, tenants, successors and assigns of the parties hereto.

BY:

DATE:

10/17/16

[Signature: Diana Keeran]
[Signature: Matthew Keeran]

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF _____

This instrument was acknowledged before me on _____, 2016.

By _____,

Of _____, a New Mexico corporation, on behalf of said corporation.

My commission expires: _____

Notary Public _____

Has to be
recorded simultaneously
with the plat

15' PRIVATE DRAINAGE EASEMENT



SCALE: 1" = 20'

S89°52'27"E

80.36'

116.50'

101.77'

LOT 5-A
SIGNAL POINTE

(— — , 2016C—)

AGRS MONUMENT
"7-C19 1995"
N=1522068.52
E=1550417.138
G-G=0.999650745
 $\Delta\alpha = -00^{\circ}10'24.78''$
ELEVATION=5485.723
CENTRAL ZONE
(NAD83/NAVD88)

N00°07'13"E

S00°07'13"W

S89°52'27"E
10.00'

SIGNAL POINTE
COURT NE

S87°43'05"W
2017.95'

15.00'

80.36'

0.25' 10.00'

15' PRIVATE DRAINAGE EASEMENT
0.0311 ACRES

N89°52'27"W

90.35'

S00°07'13"W
14.75'

**ALDRICH LAND
SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

ATTACHMENT "A"