D21 D436

## PERMANENT EASEMENT

Grant of Permanent Rasement, hetween DERE whose address is 10501 SANTA MONICA DR NI telephone number is and the City corporation ("City"), whose address is P.O. Box 1293, A	of Albuquerque, a New Mexico municipal	
Subject to existing rights of record, Grantor gran ("Easement") in, over, upon and across the real property ("Property") for the construction, installation, maintenan DRAINAGE STRUCTURE, together with the right to reobstacles upon the Property if the City determines they in	nce, repair, modification, replacement and operation of move trees, bushes, undergrowth and any other	
In the event Grantor constructs any improvement has the right to enter upon Grantor's property at any time maintenance, repair, modification or removal ("Work") the Work effects any Improvements or encroachments of the work effects any Improvements or repairing the Important City, the Work to be performed by the City could endang Improvements or encroachments, the Grantor shall, at its required to safeguard the Improvements or encroachments.	it deems appropriate without liability to the City. If lade by the Grantor, the City will not be financially or provements or encroachments. If in the opinion of the ger the structural integrity or otherwise damage the sown expense, take whatever protective measures are	
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.		
This Easement shall not be effective until approved by the City Engineer in the signature block below.  WITNESS my hand and seal this // day of		
CITY OF ALBUQUERQUE:  By: Shahab Biazar F.E., City Engineer  Date:	GRANTOR:  By [signature]:  Name [print]:   Deck D. Detemple  Title:  Date:   Tuly 11, zozz   Manual Detemple  Tyly 11, 2023	
Doc# 2022071792	1	
08/03/2022 11:06 AM Page: 1 of 4 EASE R:\$25.00 Linda Stover, Bernalillo County		

D21 D434

## PERMANENT EASEMENT

Grant of Permanent Resement, hetween DERI	EK AND MEGAN DETEMPLE ("Grantor"),
whose address is 10501 SANTA MONICA DR N	E 87122 and whose
telephone number is and the City	of Albuquerque, a New Mexico municipal
corporation ("City"), whose address is P.O. Box 1293,	Albuquerque, NM, 87103.
Corporation ( City ), whose address is 110, 200, 1270,	assume and and a remain a remain and a remain a remain and a remain a remain and a remain a remain and a remain a remain and a remain and a remain a remain a remain and a remain a remain a remain and a remain a remain a remain a remain a r
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Subject to existing rights of record, Grantor gra	His to the City an exclusive, permanent customers
("Easement") in, over, upon and across the real property	described on Exhibit "A" anachou neroto
("Property") for the construction, installation, maintenant	ice, repair, modification, replacement and operation of
ORAINAGE STRUCTURE together with the right to re	emove trees, bushes, undergrowth and any other
obstacles upon the Property if the City determines they	nterfere with the appropriate use of this Easement.
In the event Grantor constructs any improvement	nts ("Improvements") within the Easement, the City
has the right to enter upon Grantor's property at any time	e and perform whatever inspection, installation,
maintenance, repair, modification or removal ("Work")	it deems announciate without liability to the City. If
the Work effects any Improvements or encroachments of	and by the Crentor, the City will not be financially or
otherwise responsible for rebuilding or repairing the Im	
otherwise responsible for rebuilding or repairing the ini-	movements of entropy and the contract of the
City, the Work to be performed by the City could endan	ger the structural integrity of otherwise damage are
Improvements or encroachments, the Grantor shall, at it	s own expense, take whatever protective measures are
required to safeguard the Improvements or encroachmen	nts.
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 pa	rt thereof and that Grantor will forever warrant and
defend the title to the Property against all claims from a	ll persons or entities.
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## **GRANTOR'S NOTARY**

STATE OF New Medico) COUNTY OF Bernalillo) SS	
This instrument was acknowledged before reby Johanne Sowar (name), Johanne Oradit Unum (entitle Mexico) corporation, on behalf of the corporation.	mancial Countries (title) tity), a Notary Public (i.e. a
ive wiexico) corporation, on behalf of the corpora	41411
(SEAL)	Notary Public
JOHANNA SOWAR Notary Public - State of New Mexico Commission # 1056111 My Comm. Expires Oct 2, 2022	My Commission Expires: 10-2-2022

(EXHIBIT "A" ATTACHED)

Permanent Easement Revised 05/10/2013 COA# \_\_\_\_\_

## EXHIBIT A PUBLIC DRAINAGE EASEMENT IN LOT 19. BLOCK 17, NORTH ALBUQUERQUE ACRES TRACT 3, UNIT 2, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A CERTAIN PARCEL OF LAND RESERVED FOR PUBLIC DRAINAGE EASEMENT PURPOSES, LOCATED IN LOT 19, BLOCK 17, OF NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 2, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERKS OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 8, 1931, IN BOOK D, PAGE 133., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 19, THENCE, NOO'00'00"E, A DISTANCE OF 143.28 FEET;

THENCE, S90'00'00"E, A DISTANCE OF 10.00 FEET; THENCE, S00'00'00"W, A DISTANCE OF 143.28 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SANTA MONICA AVENUE N.E.;
THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N90'00'00"W, A DISTANCE OF 10.00 FEET TO THE

POINT OF BEGINNING.

CONTAINS 1,433 SQ. FEET, OR 0.0330 ACRES, MORE OR LESS

