

Figure 23.6.3
RECIPROCAL EASEMENTS FOR COMMON ACCESS

This Easement Agreement is entered into between 25 ZERO 1 LLC owner of Lot #1, TRACT 3 JONES INDUSTRIAL PARK CONT 1.0217 AC, City of Albuquerque, County of Bernalillo, State of New Mexico, and of 27 HUNDRED LLC owner of Lot #2, TRACT 2 JONES INDUSTRIAL PARK CONT 0.5169 AC, City of Albuquerque, County of Bernalillo, State of New Mexico.

The parties have an interest in adjoining real estate situated in the City of Albuquerque, County of Bernalillo, State of New Mexico and described as follows:

Property #1 is 1.0217 Acres and is located at the southwest corner of Vassar Dr NE and Phoenix Ave NE. Property #2 is 0.5169 Acres and is adjacent and due north of Property #1 on Vassar Dr NE.

The parties desire to create a common access easement between the above-described adjoining lots providing access, from a single access point on the abutting street, to said lots owned by them for the benefit of each of them; and therefore agree as follows.

An easement for a common access in favor of Lot #2, owned by 27 HUNDRED LLC, is created over the strip of land 50 feet wide along the north boundary line of Lot #1, owned by 25 ZERO 1 LLC and an easement for a common access in favor of Lot (#2), owned by 27 HUNDRED LLC, is created over the strip of land 60 feet wide along the south boundary of Lot #1, owned by 25 ZERO 1 LLC for the purpose of creating a common access 110 feet wide for the benefit of both of the above described lots.

This easement is superior and paramount to the rights of any of the parties hereto in the respective servient estates so created, and the parties further agree that it is a covenant that shall run with the land.

The maintenance of the easement areas are the responsibility of the respective property owners.

In witness whereof, the parties hereto have executed this agreement as follows:

ACKNOWLEDGED:

Date AUG 18, 20 23

Owner #1

Stephen W. Brown

WITNESSED:

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

On this 18 day of August, 2023, before me personally appeared Stephen W. Brown and to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

Gregory Farmer
Notary 1st Party



My Commission Expires

9/9/2023

ACKNOWLEDGED:

Date AUG 18 20 23

Owner #2

Stephen W. Brown

WITNESSED:

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

On this 18 day of August, 2023, before me personally appeared Stephen W. Brown and to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

Gregory Farmer
Notary 2nd Party



My Commission Expires

9/9/2023