

GRANT OF EASEMENT

This Grant of Easement is made as of this 9th day of August, 2019, by Cooperative Educational Services ("CES").

RECITALS

CES is the owner of the following property located in Bernalillo County, New Mexico:

Tract F-2B and Tract F-1 as shown on the certain plat of survey entitled plat of Tracts F-2A and F - 2B Sandia Science and Technology Park filed of record in the office of the Bernalillo County, New Mexico Clerk on September 18, 2017 book 2017C page 0100 Doc. number 2017089832 (the "Plat") (hereinafter "CES Property" or "Tract F-1" or "Tract F-2B").

WHEREAS, CES is currently in the approval process for developing Tract F-2B by constructing an approximately eighteen thousand (18,000) square foot building with landscaping and parking areas as shown in Exhibit B (the "Development"); and,

WHEREAS, Tract F-1 has historically had naturally occurring water on Tract F-1, to some extent, drain onto Tract F-2B; and,

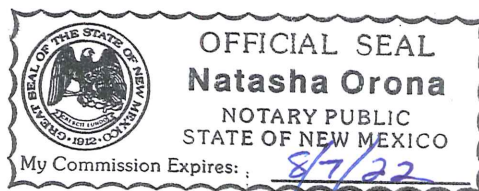
WHEREAS, CES has designed, and will be further amending the design of, drainage facility easements across Tract F-2B to accommodate both the drainage needs of Tract F-1 and the development plans for Tract F-2B.

NOW, THEREFORE, CES grants and establishes a floating or blanket easement across Tract F-2B for the benefit of Tract F-1 for drainage of surface water naturally occurring on Tract F-1, as shown in Exhibit A, which easement is subject to the final development plans for Tract F-2B and which plans contemplate the construction of an

Doc# 2019067658

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EASE R:\$25.00 Linda Stover, Bernalillo County





My Commission Expires:

8/7/22

EXHIBIT "A"

EASEMENT DESCRIPTION

A blanket easement over all of Tract F-2B, Sandia Science & Technology Park, as the same is shown and designated on the plat thereof, recorded in the Office of the Bernalillo County Clerk, on September 18, 2017 in Book 2017C, Page 100 as Document number 2017089832, located within Sections 28 & 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico.

Blanket Easement contains 2.2393 acres (97,544 sq. ft.), more or less.

CERTIFICATION

I, Dean S. Christmas, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this legal description was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.



Dean S. Christmas

AUGUST 8, 2019

Date:

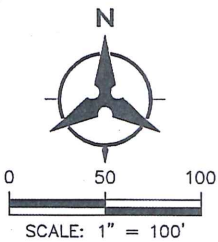
New Mexico Professional Surveyor No. 23788

Bohannon  Huston

Courtyard I 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000

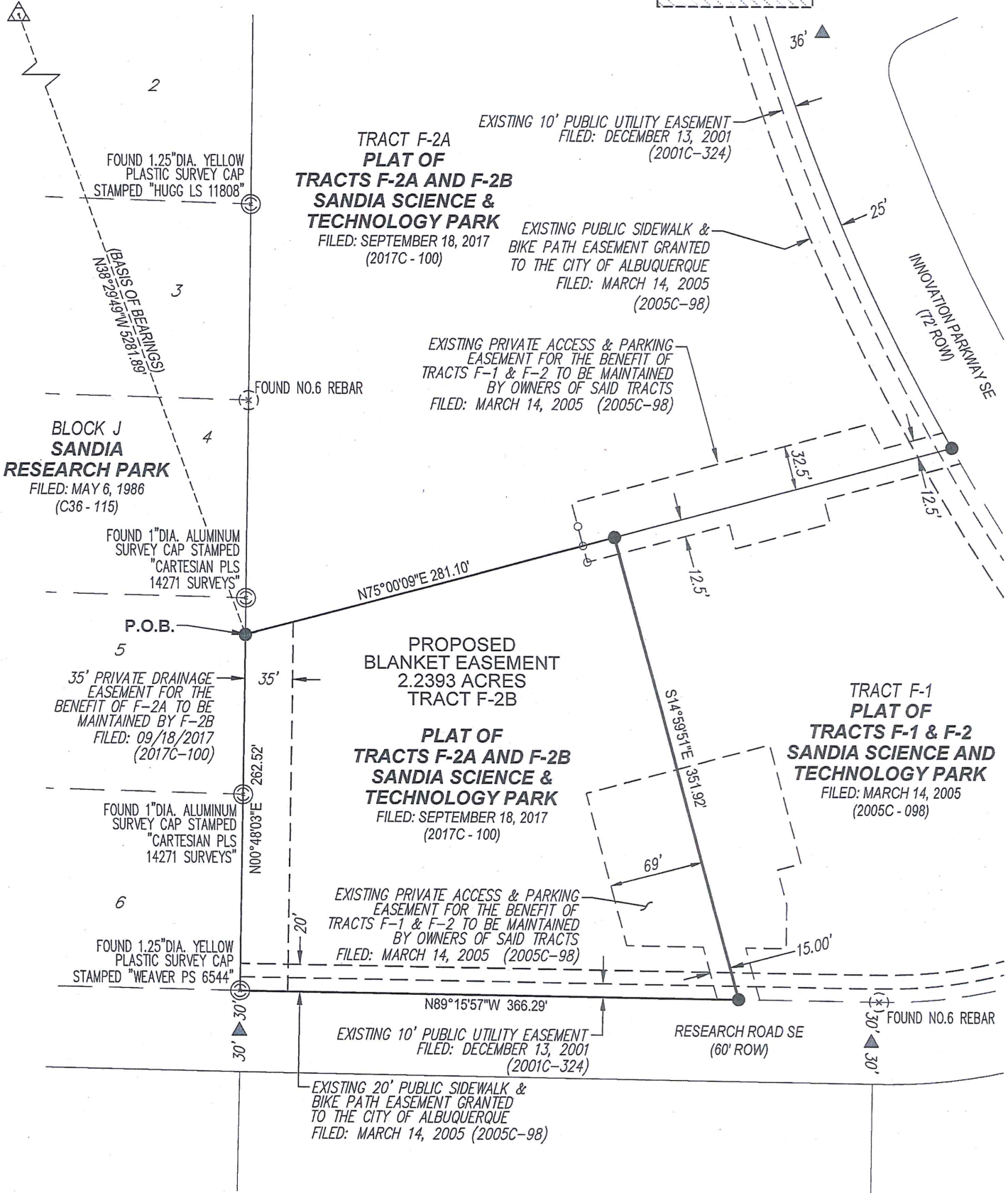
EXHIBIT "A"

NGS 3/4"DIA. STEEL ROD IN METAL CAN
STAMPED "LSS - 302"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE)
N=1479987.634 USFT E=1553820.265 USFT
GROUND TO GRID FACTOR=0.999652045
DELTA ALPHA = -0°09'58.59"
NAVD 1988 ELEVATION = 5444.139 USFT



LEGEND

- NGS MONUMENT
- FOUND REBAR W/ PLASTIC CAP STAMPED "PS 17531"
- CALCULATED POINT
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPERTY LINE
- PROPOSED EASEMENT



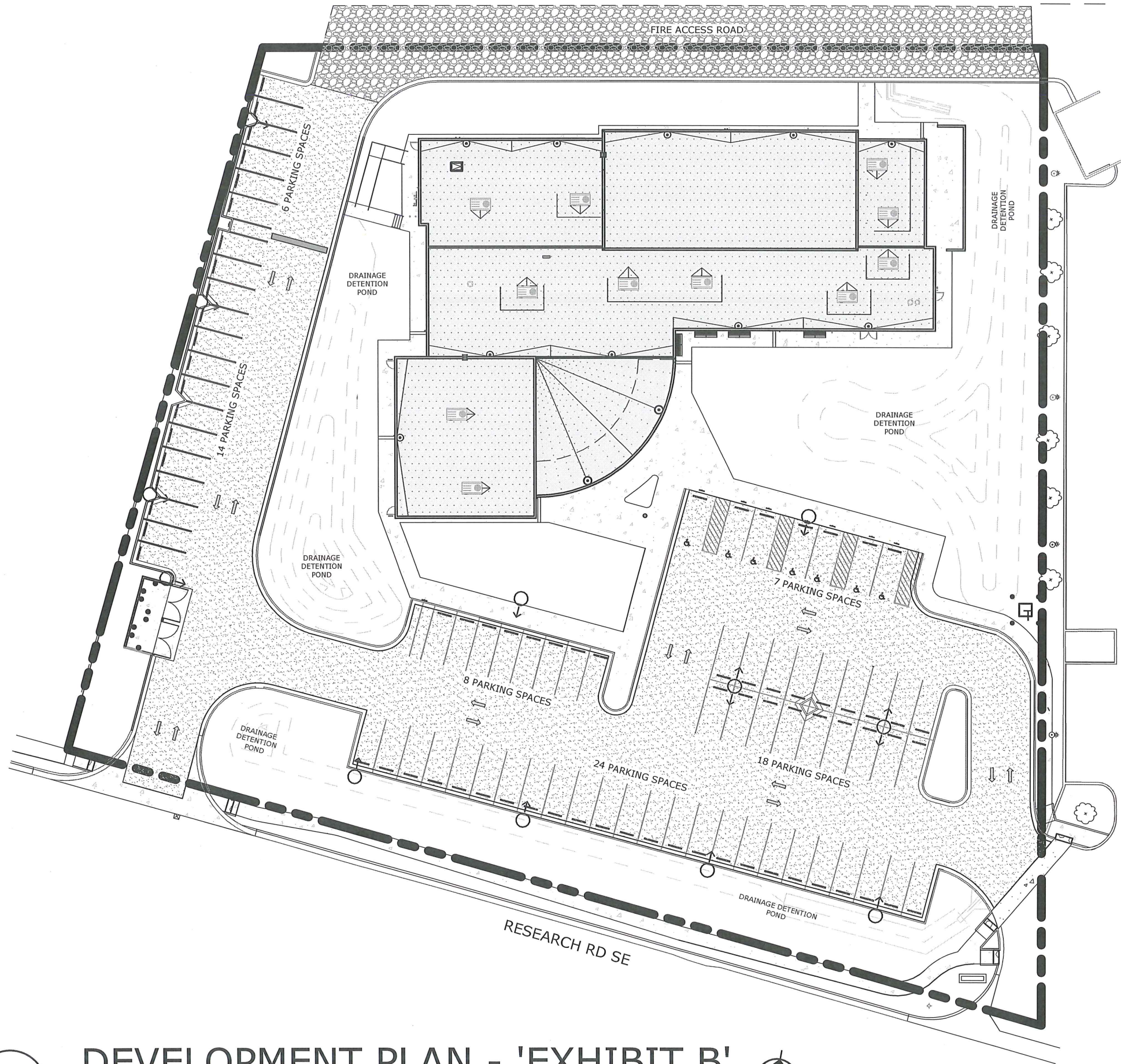
NOTES

1. This survey is based on New Mexico State Plane Coordinate System, Central Zone, NAD83, US Survey foot.
2. Project combined factor for ground to grid transformation of the horizontal coordinates (scaled about N = 0, E = 0) is 0.99964996.
3. Bearings are New Mexico State Plane Grid Bearings, (Central Zone) NAD 1983. Basis of Bearings is between found survey monuments (as shown hereon) along the easterly boundary of subject property. Bearing = N38°29'49"W
4. Distances are ground distances.



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LEGEND

- PROPERTY LINE
- NEW BUILDING
- NEW GRAVEL ROADWAY
- NEW CONCRETE PAVING
- NEW ASPHALT PAVING



AUGUST 8, 2019

GREER STAFFORD/SJCF ARCHITECTURE, INC.

1717 LOUISIANA NE, SUITE 203
ALBUQUERQUE, NM 87110-7027
(505) 821-0235 • FAX: (505) 821-0348
3005 NORTHRIDGE DR., SUITE F
FARMINGTON, NM 87401-2085
(505) 325-7475 • FAX: (505) 325-4464



THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED, AND DATED BELOW

NEW OFFICE BUILDING
COOPERATIVE EDUCATIONAL SERVICES (CES)

PROJECT NO: 5354.00
DRAWN BY:
CHECKED BY:
DATE: 08/06/19
GREER STAFFORD / SJCF ARCHITECTURE
SHEET TITLE
DEVELOPMENT PLAN

DRAWING SHEET
B

1

DEVELOPMENT PLAN - 'EXHIBIT B'

1" = 40'-0"

