

PERMANENT SLOPE EASEMENT

PROJECT NO: 614193

Grant of Permanent Slope Easement, between Ceja Vista, LLC ("Grantor"), whose address is 6330 Riverside Plaza Lane NW, Suite 220, Albuquerque, NM 87120 and whose telephone number is (505) 440-7262 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, NM, 87103.

Subject to existing rights of record, Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on **Exhibit "A"** attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of a roadway fill slope, together with the right to restore ground surface elevations, remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

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 22nd day of August, 20 19.

CITY OF ALBUQUERQUE:

By: Shahab Biazar, P.E., City Engineer

Date: 8/28/19



GRANTOR: Ceja Vista, LLC

By [signature]: [Signature]

Name [print]: William Allen

Title: Member

Date: 8-22-19

Doc# 2019074345

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EASE R \$25.00 Linda Stover, Bernalillo County



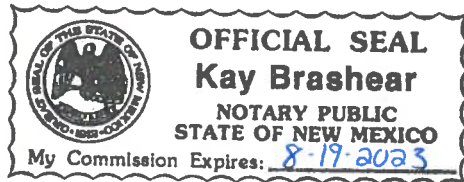
County Clerk's Recording Label

GRANTOR'S NOTARY

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 22 day of August, 2019,
by William Allen (name), Member (title) of Ceja Vista, LLC (entity), a Arizona
Limited Liability (i.e. a New Mexico) corporation, on behalf of the corporation.

(SEAL)



Kay Br
Notary Public

My Commission Expires: 8-19-2023

(EXHIBIT "A" ATTACHED)

PUBLIC SLOPE EASEMENT

DESCRIPTION

A PUBLIC SLOPE EASEMENT within TRACT RR-3-C-1, WESTLAND SOUTH, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 19, 2018, in Plat Book 2018C, Page 124, and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described Easement, from whence the AGRS Monument "TRANS" bears N 10°48'28" E, 7554.30 feet;

THENCE N 89°49'05" E, 35.00' feet to the northeast corner;

THENCE S 00°10'55" E, 787.91 feet to the southeast corner;

THENCE S 89°44'31" W, 44.96 feet to a point of curvature;

THENCE 47.16 feet along a curve to right, whose radius is 30.00 feet through a central angle of 90°04'34" and whose chord bears N 45°13'12" W, 42.45 feet to a point of tangency;

THENCE N 00°10'55" W, 590.00 feet to a point;

THENCE N 05°44'35" E, 96.87 feet to a point;

THENCE N 00°10'55" W, 41.62 feet to a point of curvature;

THENCE 47.12 feet along a curve to right, whose radius is 30.00 feet through a central angle of 90°00'00" and whose chord bears N 44°49'05" E, 42.43 feet to the point of beginning and containing 1.3203 acres more or less.



A handwritten signature in black ink, appearing to read "Timothy Aldrich".

08/16/2019



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

EXHIBIT "A"

PUBLIC SLOPE EASEMENT

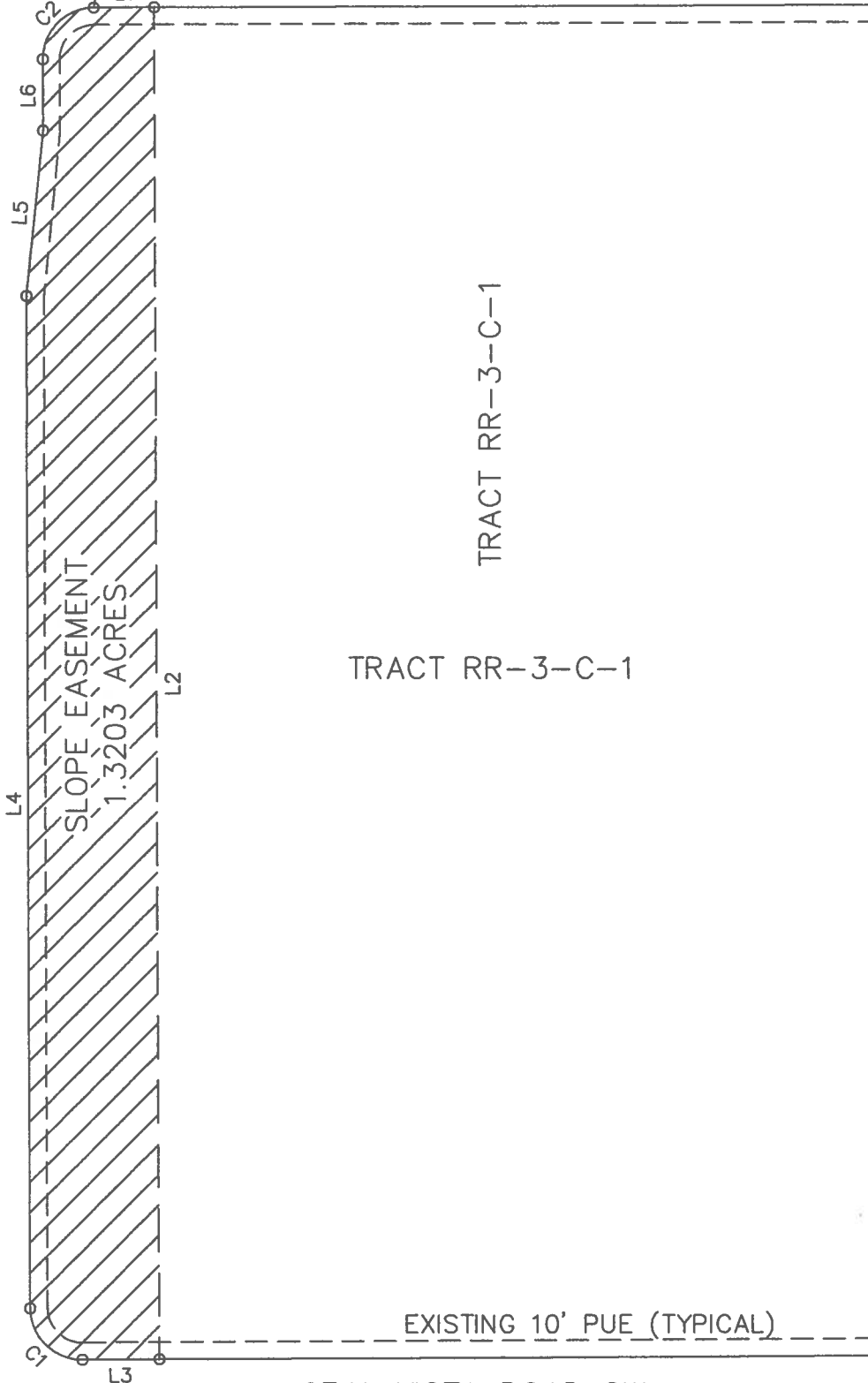
AGRS BRASS CAP
"TRANS"
N=1471885.503
E=1495145.466
G-G=0.999683154
 $\Delta\alpha = -00^{\circ}16'43.33''$
ELEVATION=5121.089
CENTRAL ZONE
(NAD83/NAVD88)

DENNIS CHAVEZ BLVD SW



SCALE: 1" = 100'

98TH STREET SW



Timothy Aldrich

08/16/2019

**ALDRICH LAND
SURVEYING**

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

PUBLIC SLOPE EASEMENT

LINE	BEARING	DISTANCE
L1	N 89°49'05" E	35.00'
L2	S 00°10'55" E	787.91'
L3	S 89°44'31" W	44.96'
L4	N 00°10'55" W	590.00'
L5	N 05°44'35" E	96.87'
L6	N 00°10'55" W	41.62'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.16'	30.00'	90°04'34"	N 45°13'12" W	42.45'
C2	47.12'	30.00'	90°00'00"	N 44°49'05" E	42.43'



A handwritten signature in black ink, appearing to read "T Aldrich".

08/16/2019

EXHIBIT "A"



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505-884-1990

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