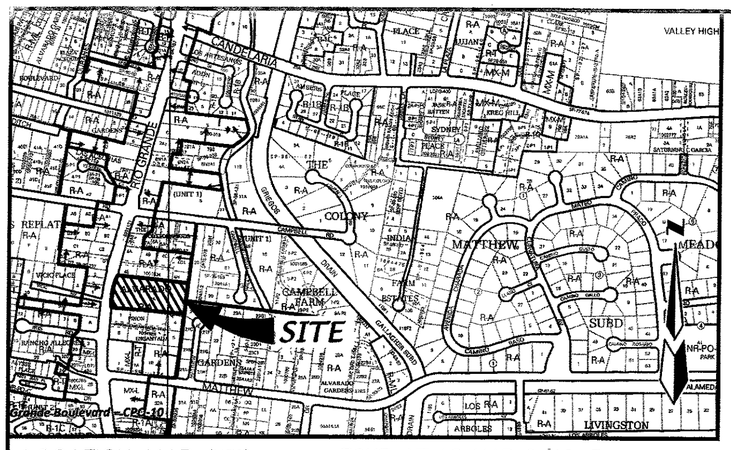

LOCATION MAP (NTS) ZONE ATLAS MAP: G-12-Z & G-13-Z

SUBDIVISION DATA

GROSS ACREAGE	2.5103 AC
ZONE ATLAS NO.	G-12-Z & G-13-Z
TOTAL NO. OF EXISTING LOTS	1 LOTS
TOTAL NO. OF TRACTS CREATED	3 TRACTS
TOTAL NO. OF LOTS CREATED	8 LOTS
EXISTING ZONING	R-A
DATE OF SURVEY	MAY, 2018
AREA OF DEDICATED PUBLIC RIGHT-OF-WAY	0.1766 AC.
MILEAGE OF STREETS CREATED	0.04 MILES

PURPOSE OF PLAT

1. SUBDIVIDE REMAINING PORTION OF "LOT 3A, ALVARADO GARDENS UNIT 1" INTO 8 RESIDENTIAL LOTS, 2 OPEN SPACE TRACTS, AND 1 PRIVATE ROADWAY TRACT.
2. GRANT NEW EASEMENTS AS SHOWN.
3. CREATE OPEN SPACE AREA.
4. TO DEDICATE PUBLIC RIGHT-OF-WAY AS SHOWN.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the city of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs and/or proprietor(s) do hereby consent to the elimination of lot lines as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: CINNAMON MORNING DEVELOPMENT, LLC.
By: SUE PERCILICK, MANAGING MEMBER

Sue Percilick November 20, 2019
SUE PERCILICK Date

OWNER'S ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on 11-20-19
By CINNAMON MORNING DEVELOPMENT, LLC., by SUE PERCILICK, MANAGING MEMBER.

Kay Brashear 8-19-2023
NOTARY PUBLIC MY COMMISSION EXPIRES

OFFICIAL SEAL
Kay Brashear
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8-19-2023

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PLAT R:$25.00 B: 2020C P: 0010 Linda Stover, Bernalillo County

LEGAL DESCRIPTION

A tract of land situate within the Town of Albuquerque Grant, projected Section 1, Township 10 North, Range 2 East, New Mexico Principal Meridian and projected Section 6, Township 10 North, Range 3 East, New Mexico Principal Meridian, within M.R.G.C.D. Map No. 34, City of Albuquerque, Bernalillo County, New Mexico, being the REMAINING PORTION OF LOT 3, ALVARADO GARDENS, UNIT NO. 1, 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 May 15, 1932, in Volume C02, Folio 010, and containing 2.5103 acres more or less.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation dba CenturyLink QC did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and CenturyLink do not waive or release any easement or easement rights, which may have been granted by prior plat, replat or other document, and which are not shown on this plat.

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
   "ALVARADO GARDENS, UNIT NO. 1", (05-15-1932, C02-010)
   "RIO GRANDE BLVD NW RIGHT OF WAY MAP", (07-09-1956, D02-025)
   "TRACT 21, IN UNIT ONE, ALVARADO GARDENS ", (01-03-1962, C05-096)
   "LOTS 4-A THRU 4-H, ALVARADO GARDENS, UNIT 1", (04-09-2003, 2003C-095)
   "PINON ENCANTADA SUBDIVISION", (12-13-2006, 2006C-380)
   "LOTS 4-C-1 & 4-D-1, ALVARADO GARDENS, UNIT 1", (05-15-2007, 2007C-122)
   "LOTS 23-A-1-A-1, 23-A-1-A-2 AND 23-B-1-A-1, ALVARADO GARDENS, UNIT 1" (06-19-2014, 2014C-057)
   "WARRANTY DEED - LEWIS TO COA", (12-30-1956, D370-047)
   "WARRANTY DEED - MASTERSON TO COA", (02-25-1957, D378-357)
   "QUITCLAIM DEED - LUTTRELL TO COA", (02-28-1957, D378-358)
   "WARRANTY DEED - MONTOYA TO MONTOYA", (04-06-2001, 2001039008)
   all being records of Bernalillo County, New Mexico.
5. Field Survey performed in May, 2018.
6. City of Albuquerque, New Mexico IDO Zone: R-A
7. 100 Year Flood Zone Designation: Zone X (areas protected by levees), as shown on Panel 331 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012. This property does not lie in the 100 Year Flood Zone.
8. Title Report: None provided
9. All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points, and street intersections and shown thus, ▲ will be marked by a four inch (4") aluminum cap stamped:
   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOT DISTURB"
   N.M.P.S.#7719
10. Manholes will be offset at all points of curvature, points of tangency, street intersections, and al other angle points to allow use of centerline monumentation.
11. Address: 2700 & 2714 Rio Grande Boulevard NW, Albuquerque, NM 87104

MIDDLE RIO GRANDE CONSERVANCY DISTRICT APPROVAL

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions, other than from existing turnouts.

APPROVED Douglas W. Strack DATE 12/10/2019

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 1-07-08-000-000-000-000-000
PROPERTY OWNER OF RECORD: CINNAMON MORNING DEVELOPMENT, LLC
BERNALILLO COUNTY TREASURER'S OFFICE
George Stone 1-22-2020

PLAT
FOR
CINNAMON MORNING CLUSTER DEVELOPMENT
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
AND PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
M.R.G.C.D. MAP No. 34
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2019

PROJECT NUMBER: PR-2019-002044
CASE NUMBER: SD-2019-00027

PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	12/6/19 Date
New Mexico Gas Company	12/6/19 Date
Qwest Corporation dba CenturyLink QC	12/6/19 Date
Comcast	12/6/19 Date

City Approvals:

Loren N. Risenhoover P.S. City Surveyor	11/26/19 Date
N/A Real Property Division	1-24-2020 Date
Traffic Engineering, Transportation Division	1-15-2020 Date
Albuquerque-Bernalillo County Water Utility Authority	1/16/2020 Date
Parks and Recreation Department	01-15-2020 Date
AMAFCA	12/10/19 Date
City Engineer	1/15/2020 Date
Code Enforcement	1.K.2020 Date
DRB Chairperson, Planning Department	1-24-2020 Date

SURVEYOR'S CERTIFICATION:

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, P.S. No. 7719 11/19/2019 Date

NEW MEXICO 7719 REGISTERED PROFESSIONAL LAND SURVEYOR

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

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Scale: AS SHOWN	Date: 11/19/2019	Job: A16051	

PUBLIC UTILITY EASEMENTS (PUE) shown on this plat are granted for the common and joint use of:

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

Qwest Corporation D/B/A CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

Comcast D/B/A Xfinity for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, 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 (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

EASEMENTS

① EXISTING 10' PUE (12-13-2006, 2006C-380)

② EXISTING 5' PUE (04-09-2003, 2003C-095)

③ EXISTING 5' PUE (01-03-1962, C05-096)

④ EXISTING ENCROACHMENT AGREEMENT EASEMENT

BENCHMARK
AGRS Brass Cap stamped "3-G12" (NAVD88) = 4965.946

▲ C.O.A. CENTERLINE MONUMENT

NOTE:
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".

PROPERTY CORNERS

- ○ SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719"
- ● FOUND 1/2" REBAR WITH CAP "LS 11463"
- □ FOUND 2" PIPE
- ⊛ FOUND 1/2" REBAR WITH CAP "LS 14269"
- △ FOUND 1/2" REBAR

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Parcel Line Table		
Line #	Length	Direction
L1	24.70	S08°28'53"W
L2	8.84	S49°55'59"W
L3	19.00	N52°37'53"E
L4	12.00	S52°37'53"W
L5	2.87	S83°26'37"E
L6	2.00	S06°33'23"W
L7	20.00	S83°26'37"E
L8	2.00	N06°33'23"E
L9	3.00	S83°03'44"E
L10	5.75	N82°33'53"W
L11	24.33	N64°38'45"W
L12	26.92	S07°25'02"W
L13	2.60	N82°33'53"W

Parcel Line Table		
Line #	Length	Direction
L14	33.50	S07°26'07"W
L15	42.78	N82°33'53"W
L16	18.24	S07°27'31"W
L17	3.01	S83°25'54"E

PLAT
FOR
CINNAMON MORNING CLUSTER DEVELOPMENT
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. AND PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
M.R.G.C.D. MAP No. 34
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2019

LOS AMIGOS DRIVE AS SHOWN HEREON IS DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

AGRS MONUMENT
"6-G13AR 1980/1997"
N=1500719.134 (U.S. SURVEY FEET)
E=1515743.949 (U.S. SURVEY FEET)
G-G=0.999684045
Δα=-00°14'23.60"
CENTRAL ZONE
(NAD83)

EXIST 86' R/W
RIO GRAND BOULEVARD N.W. (R/W VARIES)
EXIST 80' R/W
EXIST 83' R/W
ALVARADO GARDENS, UNIT 1 (04-09-2003, 2003C-095)
LOT 4-E
LOT 4-F
LOT 4-G
LOT 4-H
(S 83°17' E)
S 83°25'54" E
268.59'
(503.42'-10' for R/W=493.42')
N54°13'56"E 2448.91'
496.62'
75.01'
L17
C22
C13
C15
C1
C14
C21
C19
L9
TRACT A
20,894 SQ FT
0.4797 ACRES
DRAINAGE EASEMENT
10' PUE
S83°26'37"E
183.86'
31' PUBLIC ROAD
LOS AMIGOS DRIVE N.W.
7,043 SQ FT
0.1617 ACRES
195.37'
C6
C7
L5
L6
L7
L8
1.88'
C16
C17
C18
C9
C10
N71°14'05"E
PUBLIC ACCESS TURN AROUND EASEMENT
PUBLIC ROW
3' PUBLIC RIGHT-OF-WAY DEDICATED WITH THIS PLAT
650 SQ FT
0.0149 ACRES
TRACT C
3,917 SQ FT
0.0899 ACRES
DRAINAGE EASEMENT
80.06'
187.58'
107.53'
L16
L15
L14
L13
L10
L11
L12
C20
C21
C23
C24
C3
C2
L2
L1
31.26'
14.70'
12.50'
10.00'
9.16'
6' PUE
10' PUE
LOT 8
18,975 SQ FT
0.4356 ACRES
(NET 0.4217 Ac.)
63.39'
N9°08'00"E
N 83°03'44" W
(N 83°17' W)
200.82'
LOT 1
LOT 2
PINON ENCANTADA SUBDIVISION
(12-13-2006, 2006C-380)
LOT 3
75.00'
90.34'
S7°14'05"W
LOT 7
6,865 SQ FT
0.1576 ACRES
LOT 6
6,795 SQ FT
0.1560 ACRES
LOT 5
6,832 SQ FT
0.1568 ACRES
LOT 4
8,103 SQ FT
0.1860 ACRES
90.84'
S7°14'01"W
91.34'
107.84'
S 07°14'05" W
(S 06°43' W)
503.83'
LOT 4
(513.44'-11' for R/W=502.44')
13'x5' ABCWUA PUBLIC WATER EASEMENT
NEW EXCLUSIVE PUBLIC WATER & SANITARY SEWER EASEMENT GRANTED TO THE A.B.C.W.U.A. WITH THIS PLAT.
10'x5' ABCWUA PUBLIC WATER EASEMENT
3'x5' ABCWUA PUBLIC WATER EASEMENT
LOT 1
7,261 SQ FT
0.1667 ACRES
(NET 0.1521 Ac.)
(SEE NOTE 8)
21.25' ACCESS TURN AROUND EASEMENT
LOT 2
7,260 SQ FT
0.1667 ACRES
(NET 0.1515 Ac.)
(SEE NOTE 8)
3'x5' ABCWUA PUBLIC WATER EASEMENT
LOT 3
8,351 SQ FT
0.1917 ACRES
6,403 SQ FT
0.1470 ACRES
TRACT B
DRAINAGE EASEMENT
LOS AMIGOS LANE N.W.
N83°26'37"W
178.61'
N82°45'55"W
75.00'
DITCH (10' R/W)
WEST 60' OF TRACT 20 ALVARADO GARDENS, UNIT NO. ONE (05-15-1932, C02-010)
(219.6')
219.62'
111.78'
110.91'
96.80'
N71°14'05"E
96.83'
96.81'
46.63'
10.63'
18.80'
19.70'
37.67'
151.89'
178.39'
28.38'
31'
PRIVATE ROAD
Private
25'
12.00'
19.00'
108.23'
DITCH (10' R/W)
TRACT 21 IN UNIT ONE, ALVARADO GARDENS (01-03-1962, C05-096)
LOT 21-D
LOT 21-C

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	216.63	2824.79	4.39	N9°08'58"E	216.58
C2	10.85	15.00	41.45	S29°12'26"W	10.62
C3	4.31	47.00	5.25	S34°44'36"E	4.31
C4	14.33	16.00	51.33	S57°46'51"E	13.86
C5	37.80	47.00	46.07	S60°24'22"E	36.79
C6	1.47	16.00	5.25	N34°44'36"W	1.47
C7	42.10	47.00	51.33	S57°46'51"E	40.71
C8	12.87	16.00	46.07	N60°24'22"W	12.52
C9	3.14	2.00	90.00	N51°33'23"E	2.83
C10	3.14	2.00	90.00	S38°26'37"E	2.83
C11	42.67	27.37	89.32	S51°53'07"W	38.48
C12	43.32	27.37	90.68	N38°06'16"W	38.94

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C13	11.24	20.00	32.20	N67°20'41"W	11.09
C14	9.15	20.00	26.20	N83°27'25"E	9.07
C15	36.18	2821.79	0.73	N9°33'21"E	36.18
C16	31.35	35.00	51.33	S57°46'51"E	30.32
C17	2.57	28.00	5.25	S34°44'36"E	2.57
C18	22.52	28.00	46.07	N60°24'22"W	21.91
C19	49.78	2821.79	1.01	N7°27'28"E	49.78
C20	17.48	67.03	14.94	N57°20'15"W	17.43
C21	60.34	2821.79	1.23	N8°34'33"E	60.34
C22	70.35	2821.79	1.43	S10°38'14"W	70.35
C23	8.96	14.50	35.41	N9°13'26"W	8.82

PRIVATE CLUSTER DEVELOPMENT AREA NOTES:

1. THE CLUSTER DEVELOPMENT CONSISTS OF LOTS 1 THROUGH 7, TRACT A, B AND C AND ARE SUBJECT TO THE CINNAMON MORNING "PRIVATE" CLUSTER DEVELOPMENT RESTRICTIONS RECORDED CONTEMPORANEOUSLY WITH THIS PLAT.
2. TRACTS A AND C OPEN SPACE AREAS SHALL BE DEVELOPED AS SHOWN ON THE APPROVED SITE DEVELOPMENT AND LANDSCAPE PLAN.
3. TRACT A, B AND C SHALL BE DEEDED TO THE HOME OWNERS ASSOCIATION (H.O.A.) AND SHALL BE ENCUMBERED WITH A BLANKET DRAINAGE EASEMENT FOR THE BENEFIT OF THE CLUSTER DEVELOPMENT RESIDENCES.
4. THE GENERAL USE FOR RECREATIONAL PURPOSES AND ACCESS TO TRACTS A AND C MAY BE RESTRICTED TO THE RESIDENCES OF THE CLUSTER DEVELOPMENT AND MAY BE FENCED SO LONG AS THE PUBLIC VIEW IS NOT SIGNIFICANTLY DIMINISHED.
5. THE H.O.A SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRACTS A, B AND C.
6. WITH THIS PLAT, A PUBLIC WATER AND SANITARY SEWER EASEMENT ARE GRANTED TO THE WATER AUTHORITY ON TRACT B.
7. A PUBLIC EMERGENCY ACCESS EASEMENT IS GRANTED TO THE CITY OF ALBUQUERQUE ON TRACT B. TRACT B IS A PRIVATE ACCESS EASEMENT.
8. FOR FIRE DEPARTMENT PURPOSES, THE MINIMUM F-F CURB RETURN RADIUS ON THE TURN AROUND ACCESS EASEMENT SHALL BE 28 FEET.

N
30' 15' 0 30' 60'
SCALE: 1" = 30'

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

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Scale: AS SHOWN	Date: 11/19/2019	Job: A16051	

PLAT
FOR
CINNAMON MORNING CLUSTER DEVELOPMENT
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
AND PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST,
N.M.P.M.
M.R.G.C.D. MAP No. 34
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2019

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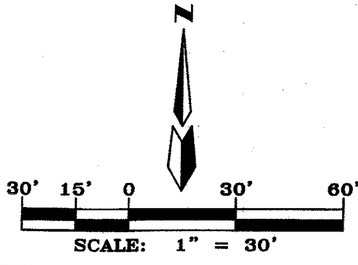
PLAT R:$25.00 B: 2020C P: 0010 Linda Stover, Bernalillo County

DRAINAGE EASEMENT LANGUAGE FOR SUBDIVISION PLAT

Areas designated on the accompanying plat as "drainage easements" (Tracts A, B and C) are hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities in accordance with standards prescribed by the City of Albuquerque. Grantor shall construct drainage facilities in the easement in accordance with standards prescribed by the City and plans and specifications approved by the City Engineer in accordance with the Drainage Report with engineer's stamp date 3/19/19 and the Grading and Drainage Plan with engineer's stamp date 4/5/19 which report and plans are on file in the office of the City Engineer File #: G12D024. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.





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

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