

GRANT OF UTILITY EASEMENT

OWNER: WowWee, LLC

PROPERTY ADDRESS: 1675 Sereno, Los Alamos, New Mexico

LEGAL DESCRPTION LOT 362, SUBDIVISION: Quemazon Communities Phase 3


In Consideration of improvements made and easements relinquished, the undersigned owner does hereby grant to the INCORPORATED COUNTY OF LOS ALAMOS, its successors and assigns, a utility easement over, across, in, under and upon the land shown on Exhibit "A" attached hereto. Said easement lies within Lot 362, Subdivision of Tracts A, B, C, D and E, Quemazon Communities Phase 3, Los Alamos County, New Mexico, the plat thereof being filed for record in the Office of the County Clerk in Book 120, Page 389, on December 3, 2003.

UTILITY EASEMENT

A Utility easement as shown on Exhibit "A" attached hereto is hereby granted to The Incorporated County of Los Alamos for the purpose of installing, operating and maintaining the following utilities by the county or any company authorized to be in the county easement: electric, water, gas, sanitary sewer, telephone, fiber, broadband, cable television, street lights and any other similar utility service, together with the right of ingress and egress, both surface and subsurface, for crews and equipment and including the right to remove any obstruction in the easement which may or might interfere therewith without any liability to the owner or any other party for such removal.

The undersigned owners, their successors and assigns, shall not construct or maintain any improvements, or other obstruction in or on the easement granted by this document, without the express written consent of the Incorporated County of Los Alamos. This grant of easement shall be binding upon the undersigned owners, their successors and assigns.

OWNER: LOT 362

SIGNATURE:  DATE: 01/07/2025

STATE OF NEW MEXICO)
) ss
COUNTY OF LOS ALAMOS)

The foregoing instrument was acknowledged before me this 7th day of January, 2025 by Jason Pike, managing member of WowWee, LLC, owner of the subject property.



Notary Public

05-25-27
My Commission Expires:

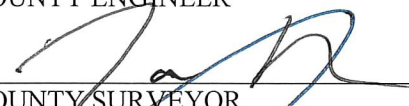
STATE OF NEW MEXICO
NOTARY PUBLIC
KATHLEEN ALICE BOOKY
COMMISSION # 1061867
EXPIRES MAY 25, 2027

GRANT OF EASEMENT
1675 Sereno
PAGE 2

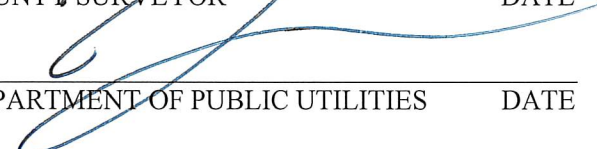
THE GRANT OF EASEMENT (as described in the previous page) HAS BEEN REVIEWED
BY ME AND IS ACCEPTABLE TO THE DEPARTMENT THAT I REPRESENT:

 1/8/25

COUNTY ENGINEER DATE

 1/8/25

COUNTY SURVEYOR DATE



DEPARTMENT OF PUBLIC UTILITIES DATE

THE EASEMENT HEREIN DESCRIBED IS HEREBY ACCEPTED BY THE LOS ALAMOS
COUNTY COUNCIL.

ATTEST:
County Clerk

INCORPORATED COUNTY OF LOS ALAMOS

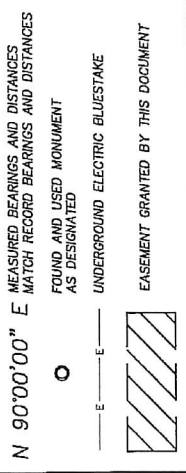
By: _____
County Clerk Michael D. Redondo

By: _____ Date
Name: _____
Title: _____

COUNCIL CHAIRPERSON DATE

EXHIBIT "A"

Legend



Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1287.00	11.09'	11.09'	S 10°07'20" W	0°29'37"
C2	1277.00	130.95'	130.89'	S 11°57'07" W	5°52'31"

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EXHIBIT FOR EASEMENT SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF (EASEMENT) SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Digitally signed by Larry W. Medrano
 DN: cn=Larry W. Medrano, o=Precision Surveys Inc, cn=Larry W. Medrano

Respectfully attest to the accuracy and integrity of this document
 Date: 2024-04-05 14:00:22-08'00'

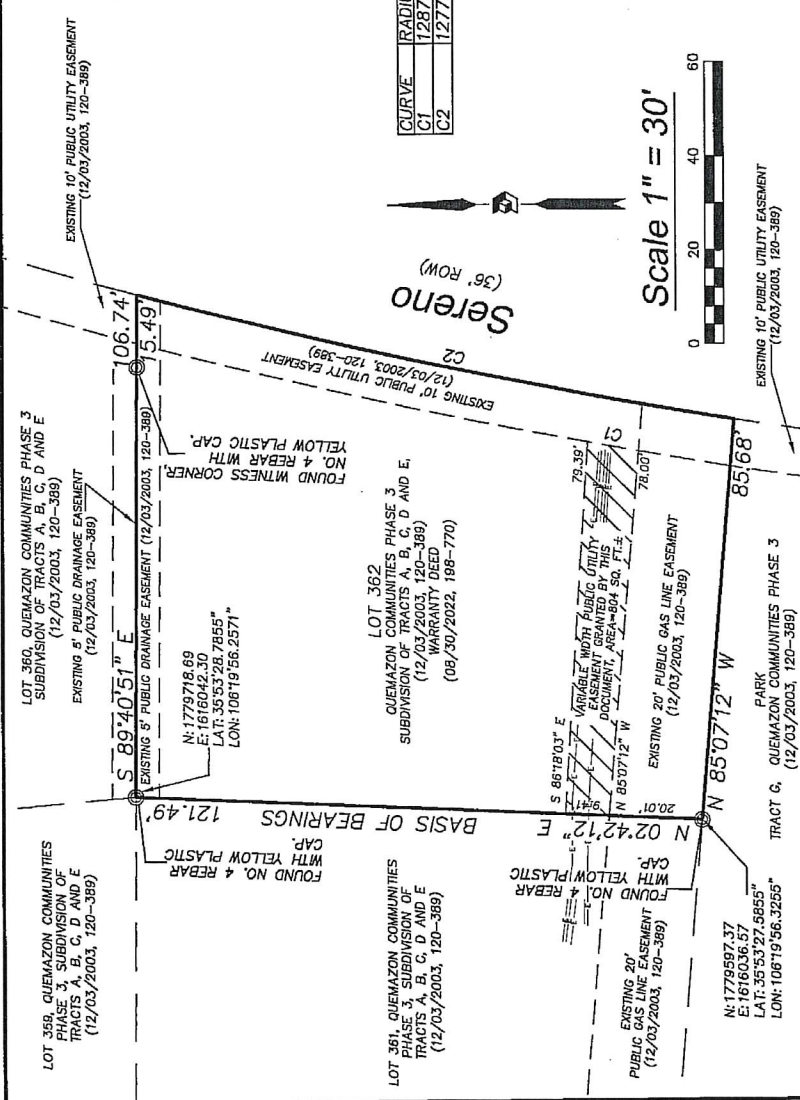


LARRY W. MEDRANO
 N.M.P.S. No. 11993



OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.1700 FAX

PROJECT INFORMATION	
CREW/FSK: WFO	DATE OF SURVEY: 05/24/2023
DRAWN BY: KJS	CHECKED BY: LM
PROJ. NO.: 22LA0028	SHEET NUMBER: 1 OF 1



General Notes

- FIELD SURVEY COMPLETED ON MARCH 28, 2023.
- EASEMENT GRANTED BY THIS DOCUMENT LIES WITHIN LOT 362, QUEMAZON COMMUNITIES PHASE 3, SUBDIVISION OF TRACTS A, B, C, D, AND E FILED FOR RECORD IN BOOK 120, PAGE 389 ON DECEMBER 3, 2023, RECORDS OF LOS ALAMOS COUNTY, NEW MEXICO.
- THIS PROPERTY LIES WITHIN SECTION B, TOWNSHIP 19 NORTH, RANGE 6 EAST, N.M.P.M.
- HORIZONTAL COORDINATES LISTED ARE IN NAD83(2011) EPOCH 2010, NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE.
- ALL BEARINGS ARE GRID BEARINGS; N.M. STATE PLANE COORDINATES, CENTRAL ZONE-NAD 1983(2011) EPOCH 2010.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.

