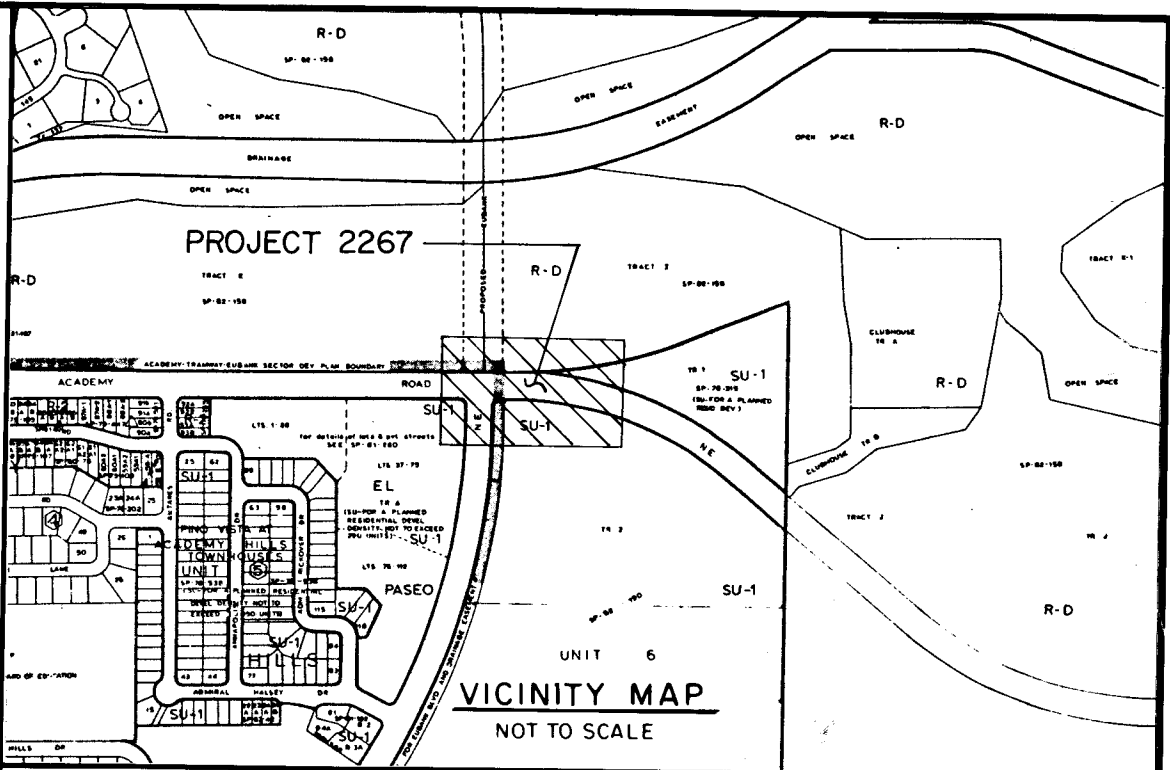


TRACT I , TANOAN PROPERTIES
EMERGENCY ACCESS AND UTILITY IMPROVEMENTS
ALBUQUERQUE , NEW MEXICO

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EASEMENT DESCRIPTION
3	PAVING LAYOUT
4	UTILITY LAYOUT

26 22670185

W.F. McManis
12-12-85



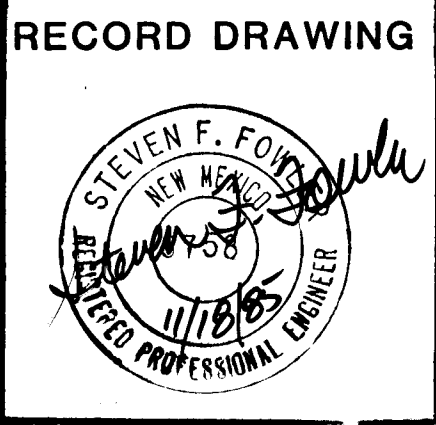
GENERAL NOTES

NOTICE TO CONTRACTORS

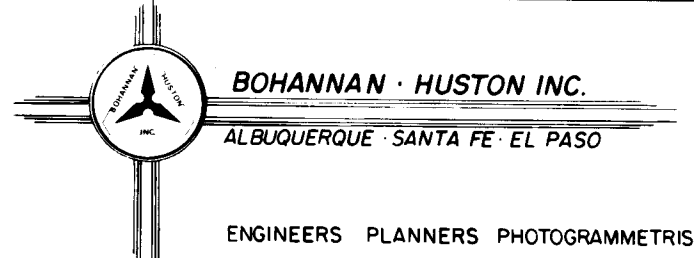
- NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION-1979 EDITION WILL BE REFERRED TO HEREON AS THE "STANDARD SPECIFICATION".
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED, OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH "PUBLIC WORKS CONTRACT 84-2" AND THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1979 EDITION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☐ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☐ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.



REV	SHEETS	CITY ENGINEER	DATE	USER	DEPT	DATE	USER	DEPT	DATE
APPROVAL OF REVISIONS									



APPROVED FOR CONSTRUCTION
C. J. Bohannon
11/18/85
C.E.

PROJECT NUMBER
2267

SHEET **1** OF **4**

84 74766

GRANT OF TEMPORARY
EASEMENT
FOR
PUBLIC UTILITIES

THIS INDENTURE made and executed this 28th day of September, 1984, by and between Ameriwest Corporation in the County of Bernalillo and State of New Mexico hereinafter called the Grantors and the Owner and the Owners successors and assigns of interest of .0092 acres of land being a portion of Tract I, Tanoan Properties, Summary Plat filed June 25, 1982 in the Office of the County Clerk of Bernalillo County, New Mexico and the City of Albuquerque, New Mexico, hereinafter called the Grantee.

WITNESSETH, that for good and valuable consideration the receipt of which is hereby acknowledged the Grantors have this day bargained and sold and by these presents do sell, convey and deliver unto the Grantee a temporary easement as right-of-way including the right to enter upon the real estate hereinafter described at any time that it may see fit to maintain and repair public utilities across, through and under the lands herein described, and the further right to remove trees, bushes, undergrowth and obstructions interfering with the location and maintenance of said utilities.

The land affected by the grant of this easement and right-of-way is located in the County of Bernalillo and State of New Mexico and is more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto Grantee its successors and assigns for so long as said temporary easement shall not be abandoned for use as a right-of-way for aforesaid Public Utilities, or until such time as the replatting of Tract I, Tanoan Properties, dedicates a permanent easement in a form acceptable to the Grantee for the uses and purposes aforesaid.

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The Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the real estate above described and that they have a good and lawful right to convey it or any part thereof, that it is free from all encumbrances except taxes due and owing the Treasurer of Bernalillo County and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

As a part of the consideration for this grant, the Grantor do hereby release any and all claims for damages for whatsoever cause incidental to the exercise of the rights herein granted provided, further, that the Grantee agrees to save Grantors harmless from any and all liability that may arise as a result of the use of the easement for the purposes set forth.

IN WITNESS WHEREOF, the parties have set their hands and seals this 28th day of September, 1984.

Stan Strickman
Stan Strickman, Vice President

AMERIWEST CORPORATION

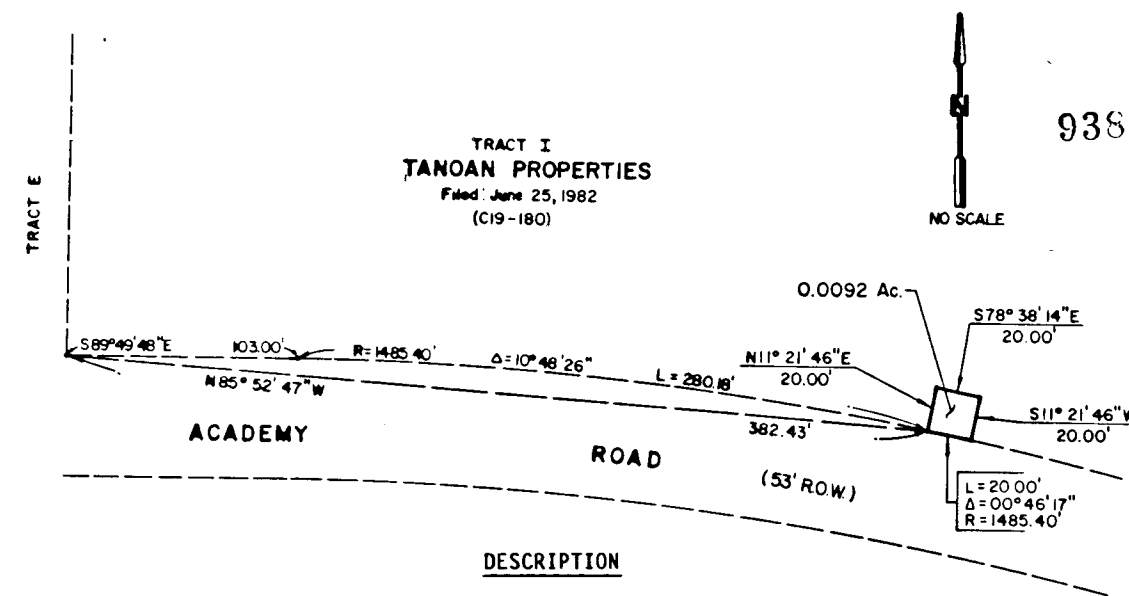
STATE OF New Mexico)
COUNTY OF Bernalillo)

The foregoing instrument was duly acknowledged before me this 28th day of September, 1984 by Stan Strickman, Vice President of AMERIWEST CORPORATION, on behalf of said corporation.

Notary Public
Stephen R. Jensen
My commission expires: 2-6-86

Ms 159A 936 938
J. M. Jensen

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DESCRIPTION

A certain tract of land situate within the northeast 1/4 of Section 28, (as projected) T11N, R4E, N.M.P.M., within the Elena Gallegos Grant, within the County of Bernalillo, Albuquerque, New Mexico, being a southerly portion of Tract I of the AMENDED SUMMARY PLAT OF TANOAN PROPERTIES filed in the office of County Clerk of Bernalillo County, New Mexico on June 25, 1982, in Volume C19, Folio 180, and being more particularly described as follows:

BEGINNING at the southwest corner of the tract herein described, said corner being a point on curve on the southerly boundary of said Tract I and also being a point on the northerly right-of-way of Academy Road N.E., whence the southwest corner of said Tract I bears N85°52'47"W, 382.43 feet and from said point of beginning leaving said southerly boundary and said right-of-way and continuing along the westerly boundary of the tract herein described; thence, N11°21'46"E, 20.00 feet to the northwest corner of the tract herein described; thence, S78°38'14"E, 20.00 feet to northeast corner of the tract herein described; thence, S11°21'46"W, 20.00 feet to the southeast corner of the tract herein described, a point on curve on the southerly boundary of said Tract I and also being a point on the northerly right-of-way of Academy Road N.E., thence continuing along the southerly boundary of said Tract I and also along said right-of-way, 20.00 feet along the arc of a curve to the left having a radius of 1485.40 feet and a chord bearing N78°38'14"W, 20.00 feet to the point and place of beginning.

Tract contains 399.55 square feet or 0.0092 acre, more or less.

Bohannon-Huston Inc.
4125 Carlisle Boulevard, N.E.
Albuquerque, NM 87107

September 28, 1984
Job No. 41644

