- --- - - -

PROBET: 1010703 1947: 13-162 (VRE)



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT	
TRANSIT & PARKING DEPARTMENT	Shahih Rizzi
COUNCIL OF GOVERNMENTS	Kendra Watbins/Androw Ginagrich
AMAFCA	Sunn Mazur
APD CRIME PREVENTION	Steve Sinb
OPEN SPACE DIVISION	Kent Rood Swanson! Sarah Drooms
FIRE DEPARTMENT	Antmio Chinchilla
ZONING ENFORCEMENT INSPECTOR	Vínce Montano
NEIGHBORHOOD COORDINATION	Stenhani Winblanlach
PNW	Daniel Argam
NEW MEXICO GAS COMPANY	Patrich Sancher
ALBUQUERQUE PUBLIC SCHOOLS	Amil Wintore
COMCAST CABLE	Mibo Mortus
Mid.Rio Grande Conserv. Dist. (MRGCD)	Ray Games
ENVIRONMENTAL HEALTH	Paul Olem
	······································

Your comments on the following case(s) are requested.

PROJECT # 1010703

Board hearing date:

WEDNESDAY, January 13, 2015

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

	Supplemental Form (SF)		
SUBDIVISION	S Z ZON	ING & PLANNING	
Major subdivision action Minor subdivision action		Annexation	
Vacation	V	Zone Map Amendment (Establish or Change	9
Variance (Non-Zoning)		Zoning, includes Zoning within Sector	
SITE DEVELOPMENT PLAN	P	Development Plans) Adoption of Rank 2 or 3 Plan or similar	
for Subdivision		Text Amendment to Adopted Rank 1, 2 or 3	
for Building Permit		Plan(s), Zoning Code, or Subd. Regulations	
Administrative Amendment (AA) Administrative Approval (DRT, URT,	etc.)		
IP Master Development Plan	D	Street Name Change (Local & Collector)	
Cert. of Appropriateness (LUCC)	L A APPI	EAL / PROTEST of	
STORM DRAINAGE (Form D) Storm Drainage Cost Allocation Plan	<u> </u>	Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other	,
PRINT OR TYPE IN BLACK INK ONLY. The a	pplicant or agent must su	bmit the completed application in person to	o the
Planning Department Development Services Cer	•		
ees must be paid at the time of application. Re	ter to supplemental forms	for submittal requirements.	
APPLICATION INFORMATION:			
Professional/Agent (if any): 6/1/500 & Com	rany	PHONE: 505-348-4	1091
ADDRESS: 4900 Lang AVE NE		FAX: 505-348-40	55
CITY: Albuquerque	STATE WIN ZIP 87-1		
APPLICANT: Almangue Public	•	PHONE: 505-848-8822	
<u> </u>		FAX:	
CITY: Albuquerane		E-MAIL: Muson_Tag aps. Edu	
Proprietary interest in site:	List <u>all</u> owners:		
DESCRIPTION OF REQUEST: Vacation of	a Portion of 14h	12 Easements	
	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	
Is the applicant seeking incentives pursuant to the Fan	nily Housing Development Progr	ram? Yes. <u>X</u> No.	
SITE INFORMATION: ACCURACY OF THE EXISTING LE	GAL DESCRIPTION IS CRUC	IALL ATTACH A SEDADATE SHEET IE NECESSA	DV
Lot or Tract No. Manzano 14.94 504			uz I.
Subdiv/Addn/TBKA: NE 14 Section 2		Block: Unit:	
· · · · · · · · · · · · · · · · · · ·			
Existing Zoning: /-/	Proposed zoning: // /		
Zone Atlas page(s): <u> </u>	_UPC Code: <u>/02 205 7.</u>	15446720519	
CASE HISTORY:			
List any current or prior case number that may be relev	vant to your application (Proj., A	pp., DRB-, AX_,Z_, V_, S_, etc.):	
CASE INFORMATION:			
Within city limits? <u>V</u> Yes Within 1000!	FT of a landfill?		
•	osed lots: Total	 site area (acres):	
LOCATION OF PROPERTY BY STREETS: On or New	- 11 -	• • • • • • • • • • • • • • • • • • •	
Between: Juan Tabo Block NE	•		
Check if project was previously reviewed by: Sketch Pl	at/Plan □ or Pre-application Re	view Team(PRT) Review Date:	
SIGNATURE UND MICH		DATE 12-15-15	
(Print Name) <u> </u>	···	Applicant: 口 Agent: 戊	
OR OFFICIAL USE ONLY		13	4
		Revised: 11/201	4
_	ion case numbers	Action S.F. Fees VPE \$70.00	
All checklists are complete All fees have been collected	RB-70462		
All case #s are assigned	<u> </u>	<u>CMF</u> <u>\$75.00</u>	
AGIS copy has been sent		#PV <u>\$ &O.OO</u>	
Case history #s are listed		^	
Site is within 1000ft of a landfill F.H.D.P. density bonus			
F.H.D.P. fee rebate			3
F.H.D.P. fee rebate Hearing	date Dan. 13	5 Total 5 2016 5 185.00	3
F.H.D.P. fee rebate Hearing		5 Total \$ 185.00 \$ 1010703	3

SUBDIVISION VARIANCES & VACATIONS FORM V: **BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE) Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived. Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM) Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts Sign Posting Agreement ___ Fee (see schedule) List any original and/or related file numbers on the cover application DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required. VACATION OF PUBLIC EASEMENT (DRB27) VACATION OF PUBLIC RIGHT-OF-WAY (DRB28) The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for City owned public right-of-way.) Expraying showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the request Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts Sign Posting Agreement Fee (see schedule) List any original and/or related file numbers on the cover application Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required. SIDEWALK VARIANCE (DRB20) SIDEWALK WAIVER (DRB21) Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the variance or waiver List any original and/or related file numbers on the cover application DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required. SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25) Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies Zone Atlas map with the entire property(ies) clearly outlined ___ Letter briefly describing, explaining, and justifying the variance Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts Sign Posting Agreement ___ Fee (see schedule) List any original and/or related file numbers on the cover application DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required. TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19) EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07) Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the deferral or extension List any original and/or related file numbers on the cover application DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required. **VACATION OF PRIVATE EASEMENT (DRB26) VACATION OF RECORDED PLAT (DRB29)** The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") 6 copies Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies Zone Atlas map with the entire property(ies) clearly outlined Letter/documents briefly describing, explaining, and justifying the vacation 6 copies Letter of authorization from the grantors and the beneficiaries (private easement only) Fee (see schedule) List any original and/or related file numbers on the cover application Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required. I, the applicant, acknowledge that any information required but not submitted Applicant name (print) with this application will likely result in ALBUQUENQUE deferral of actions. NEW WEXICO Applicant signature / date Form revised 4/07 Application gase numbers Checklists complete 12-15-15 Fees collected Planner signature / date Case #s assigned Project # Related #s listed

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

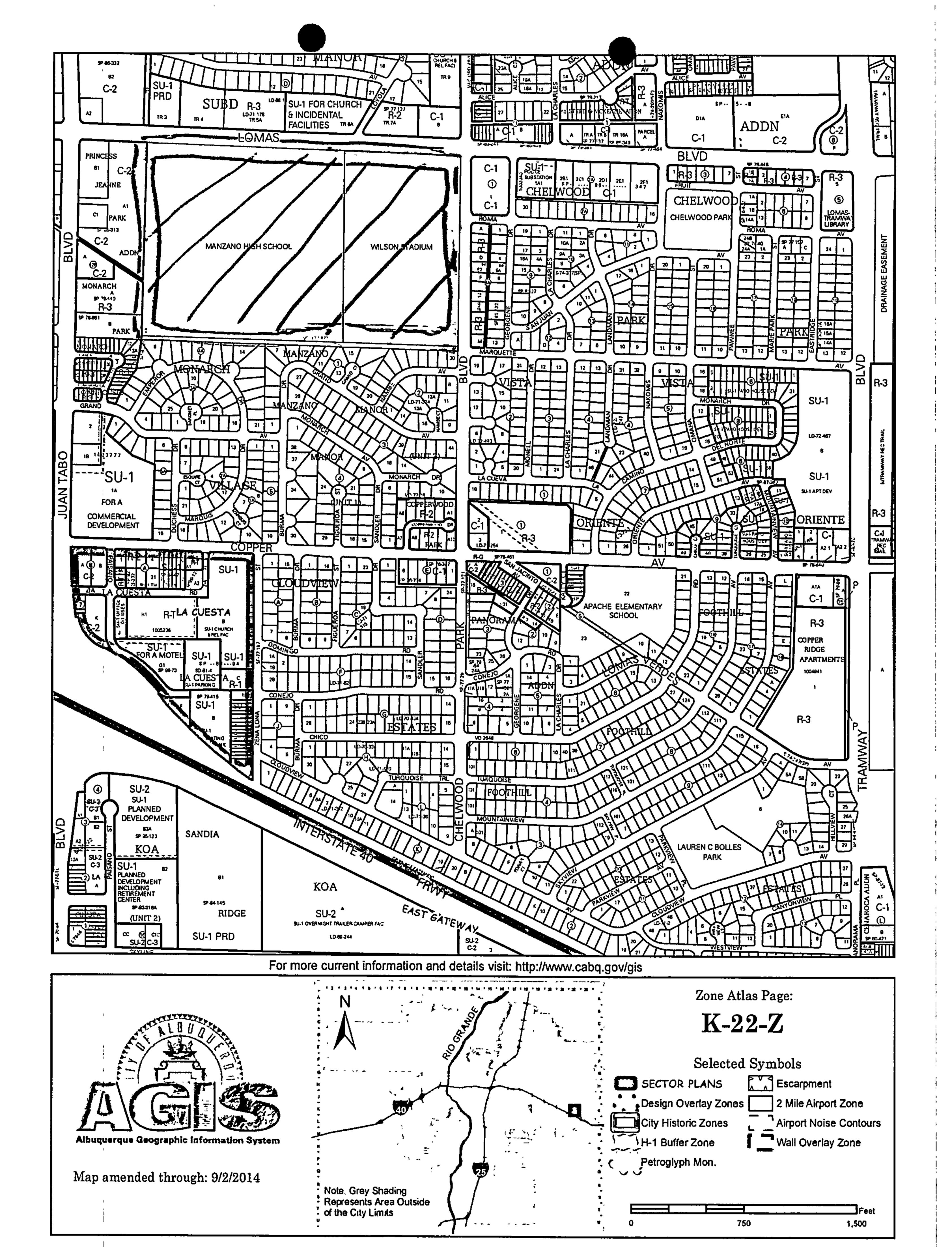
TIME

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

Signs mus	t be pos	sted from $\frac{12/2}{}$	9/15	To	1/13/	6
5.	REMO	VAL				
	A. B.	The sign is not to be remark. The sign should be remark.			•	
	to keep	Lu	-			· · · · · ·
l issued _	si	gns for this application,	12-15 -15 (Date)	5_6		(Staff Member)

PROJECT NUMBER: __/O 10703

Rev. 1/11/05





4900 Lang Ave NE Albuquerque, NM 87109 505-348-4000 phone 505-348-4055 fax Alaska
Arizona
California
Colorado
Kansas
Louisiana
Minnesota
Missouri
Nebraska
New Mexico
Texas
Utah

December 1, 2015

Development Review Board
City of Albuquerque Planning Department
600 Second St. NW
Plaza Del Sol
Albuquerque, NM 87103

Re: Public Waterline Easement Vacation

Manzano High School located within Section 22 Township 10 North Range 4 East

Dear Board Members:

Wilson & Company, Inc., acting as agents for Albuquerque Public Schools is requesting a vacation of a portion of an existing public waterline easements filed In Bk 9811 Pg 5341 on 6/22/1998 and Bk A91 Pg 3602 in the office of the Bernalillo County Clerk. The vacated easement will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed for future design and construction.

If you have any questions concerning this project, please contact me at (505) 348-4091.

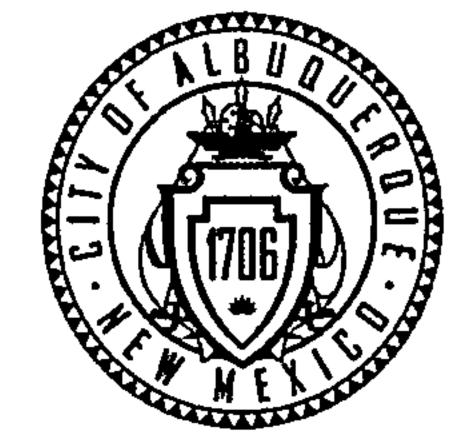
Sincerely,

WILSON & COMPANY, INC.

Will Neish
Land Surveyor

Email: Will.Neish@wilsonco.com

INTENSITY • DISCIPLINE • SOLUTIONS



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

December 1, 2015

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on December 1, 2015:

Contact Name:

WILL NEISH

Company or Agency:

WILSON AND COMPANY

4900 LANG AVENUE NE/87109

PHONE: 505-348-4000/FAX: 505-348-4055

E-MAIL: Will.Neish@wilsonco.com

Neighborhood and/or Homeowner Associations who would be affected under the provisions of §14-8-2-7 of the Neighborhood Association Recognition Ordinance by your proposed project at (DRB SUBMITTAL) – MANZANO HIHG SCHOOL LOCATED WITHIN SECTION 22 T10N R4E AT 12200 LOMAS BOULEVARD NE BETWEEN JUAN TABO BOULEVARD NE AND CHELWOOD PARK BOULEVARD NE zone map K-22.

Our records indicate that as of December 1, 2015, there were no Neighborhood and/or Homeowner Associations in this area.

Please note that according to §14-8-2-7 of the Neighborhood Association Recognition Ordinance you were required to our office prior to your submittal to the Planning Department (please attach: 1) Copy of this letter). If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

Planningnnona/hoaform (12/1/15)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

- 1. The street address of the subject property.
- 2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
- 3. A physical description of the location, referenced to streets and existing land uses.
- 4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in <u>each</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

	ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
[X]	The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
	Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copmust be submitted with application packet.
	Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.
	r - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted n by this date, you will need to get an updated letter from our office.
Any questions, p	lease feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.
Thank you for yo	our cooperation on this matter.
* * * * * * * * * * *	*************

(below this line for ONC use only)

Date of Inquiry: 12/01/15 Time Entered: 12:15 p.m. ONC Staff Initials: siw

PERMANENT EASEMENT

#588781

Grant of Permanent Easement, between Albuquerque Public Schools ("Grantor"), whose address is P. O. Box 25704, Albuquerque, NM 87125 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico, 87103.

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 public waterline and public sanitary sewerline, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

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 land for the benefit of the City and its successors and assigns until terminated.

Grantor warrants that it has the authorization of the State Department of Public Education to enter into this transaction and convey this (property interest, i.e., deed, easement, license) and that the named public officer, or agent who executed, acknowledged and delivered this (property interest) for and on behalf of grantor is and was, at all material times, the duly authorized officer or agent of the grantor.

WITNESS my hand and seal this 13th day of May, 1998.

(Individual) Secretary, Board of Education

(Individual) President, Board of Education

GRANTOR:

By: Its:

(Corporation or Partnership

JMA No. 970214

GRANTOR:

1938 See Page: 96/22 R 23.00 Bk-98

INDIVIDUAL

STATE OF NEW MEXICO)	
COUNTY OF BERNALILLO)	SS
	70.1
This instrument was action May 1998, by	knowledged before me this 13th day of Robert D. Lucero
Secretary, Board of Education	on.
	Notary Public
My Commission Expires:	
May 6,2000	
0	
• •	INDIVIDUAL
STATE OF NEW MEXICO)	
	SS
COUNTY OF BERNALILLO)	
This instrument was acl May 1998, by Le	knowledged before me this 13th day of onard J. DeLayo, Jr.
President, Board of Education	on.
	Sara Beau
	Notary Public
My Commission Expires:	
May 6, 2000	
<u>Ç</u>	CRPORATION CONTRACTOR
STATE OF)	
•	SS
COUNTY OF)	
	knowledged before me thisday of
, 199, by	corporation, on behalf of the
acorporation.	corporation, on behalf of the
	Notary Public
My Commission Expires:	
JMA No. 970214	
	1998076991
	1998076991 5866528 Page: 2 of 9 06/22/1998 09:31A Judy D. Hoodward Gern. Co. AGRE R 23.80 Bk-9811 Pq-5341
	Judy D. Hoodward Bern. Co. AGRE R 23.80 Bk-9811 Pg-5341

PARTNERSHIP

STATE OF		_) }ss			
COUNTY OF		_)			
This	instrument was a	—		e this	day of
partner(s) a partners), on behalf of _				<i></i>
		Notary	Public		
My Commiss	sion Expires:				

(EXHIBIT 'A' ATTACHED)

JMA No. 970214

1998076991 5866528 Page: 3 of 9 96/22/1998 69:31A Judy D. Hoodward Bern. Co. AGRE R 23.80 Bk-9811 Pg-5341

PUBLIC WATERLINE & SANITARY SEWER EASEMENT SURVEY MANZANO HIGH SCHOOL

EASEMENT DESCRIPTION

A public sanitary sewer easement and three public waterline easements located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising portions of the unplatted lands of the Board of Education of the City of Albuquerque, developed as Manzano High School located within the northwest quarter of Section 22, Township 10 North, Range 4 East, N.M.P.M., comprising the property patented by the State of New Mexico, Patent No. 2578, State Records of Patents, Volume 8, Page 1078, filed in the Office of the County Clerk of Bernalillo County, New Mexico in Book D498, Page 325; together with the property patented by the State of New Mexico, Patent No. 2287; and also comprising the public right—of—way within the former Marquette Avenue N.E. vacated by V—72—3, Ordinance No. 47-1972; excepting therefrom the properties conveyed to Dale Bellamah Land Company, Inc. by Warranty Deed dated February 10, 1961 (unrecorded); and excepting therefrom the properties for the public right-of-way within Juan Tabo Boulevard N.E., Chelwood Boulevard N.E., and Marquette Avenue N.E. conveyed by the Board of Education of the City of Albuquerque to the City of Albuquerque, New Mexico on June 29, 1960; and excepting therefrom the parcel conveyed to the City of Albuquerque for a well site by Quitclaim Deed filed September 19, 1974, Book D970, Pages 479-480, Document No. 30201; and being more particularly described as follows:

PUBLIC WATERLINE EASEMENT #1

A public waterline easement, 20 feet in width, lying 10 feet on each side of the following described centerline:

Beginning at the northernmost point of the easement herein described, being a point on the north property line of said Manzano High School, and also being a point on the south right—of—way line of Lomas Boulevard N.E. whence the northwest corner of said Manzano High School bears N 87'53'30" W a distance of 341.88 feet; thence S 01'56'21" W a distance of 715.14 feet; thence S 87'54'30" E a distance of 58.25 feet to a Junction Point #1; thence S 01'58'22" W a distance of 525.36 feet along said centerline to a point on the north edge of an existing 30—foot public drainage and public utility easement.

A public waterline easement, 20 feet in width, lying 10 feet on each side of the following described centerline:

Beginning at said Junction Point #1; thence S 87'54'30" E a distance of 336.06 feet to a Junction Point #2; thence S 87'54'30" E a distance of 10.00 feet along said centerline.

A public waterline easement, 20 feet in width, lying 10 feet on each side of the following described centerline:

Beginning at said Junction Point #2; thence N 02°05'30" E a distance of 26.92 feet along said centerline.



1998076991 5068526 Page: 4 of 9 06/22/1998 09:318 Bk-9811 Pg-5341



PUBLIC WATERLINE & SANITARY SEWER EASEMENT SURVEY MANZANO HIGH SCHOOL

PUBLIC WATERLINE EASEMENT #2

A public waterline easement, 20 feet in width, lying 10 feet on each side of the following described centerline:

Beginning at the northernmost point of the easement herein described, being a point on the north property line of said Manzano High School and also being a point on the south right—of—way line of Lomas Boulevard N.E. whence the northeast corner of said Manzano High School bears S 87°53'30" E a distance of 1344.15 feet; thence S 02°00'35" W a distance of 202.27 feet; thence S 87°59'25" E a distance of 44.88 feet along said centerline.

PUBLIC WATERLINE EASEMENT #3

A public waterline easement, 20 feet in width, lying 10 feet on each side of the following described centerline:

Beginning at the southernmost point of the easement herein described, being a point on the north edge of an existing 30-foot public waterline and public utility easement whence the southeast corner of said Manzano High School bears S 85'42'26" E a distance of 716.93 feet; thence N 00'31'36" E a distance of 721.69 feet; thence N 89'28'24" W a distance of 40.51 feet along said centerline.

PUBLIC SANITARY SEWER EASEMENT #1

Beginning at the southwest corner of the easement herein described, being a point on the south property line of said Manzano High School, also being a point on the north property line of Lot 13, Block 4-A, Monarch Village, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 16, 1977, Book D7, Page 138, and also being a point on the north edge of an existing 20-foot AT & T Easement whence the southwest corner of said Manzano High School bears N 88'06'20" W a distance of 603.53 feet; thence N 57'41'40" W a distance of 705.15 feet to an angle point on the west edge of the easement herein described, also being a point on the west property line of said Manzano High School and the east property line of a 20-foot public alley; thence N 01'09'20" E a distance of 23.37 feet to the northwest corner of the easement herein described, also being a point on the west property line of said Manzano High School and also being a point on the east property line of Tract A-1, Block 125, Princess Jeanne Park Addition as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 25, 1985, Book C27, Page 182; thence S 57'41'40" E a distance of 751.31 feet to the southeast corner of the easement herein described, also being a point on the south property line of said Manzano High School and being a point on the north property line of Lot 14, Block 4-A of said Monarch Village; thence N 88'06'20" W a distance of 39.51 feet to the point of beginning and containing 0.3344 acres more or less.







Notes:

- 1. An easement survey was performed in January and February, 1998. Property corners were found as indicated.
- 2. Site located within Section 22, Township 10 North, Range 4 East, N.M.P.M.
- 3. All distances are ground distances.
- 4. Bearing are New Mexico State Plane Grid Bearings, Central Zone.
- 5. Purpose of this document is to define the new public waterline and sanitary sewer easements.

CERTIFICATION

I, Charles G. Cala, Jr., a registered Professional Surveyor under the laws of the State of New Mexico, do hereby certify that I conducted and am responsible for this easement survey; I further certify that the survey complies with the minimum standards for surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr., NMPS 11184

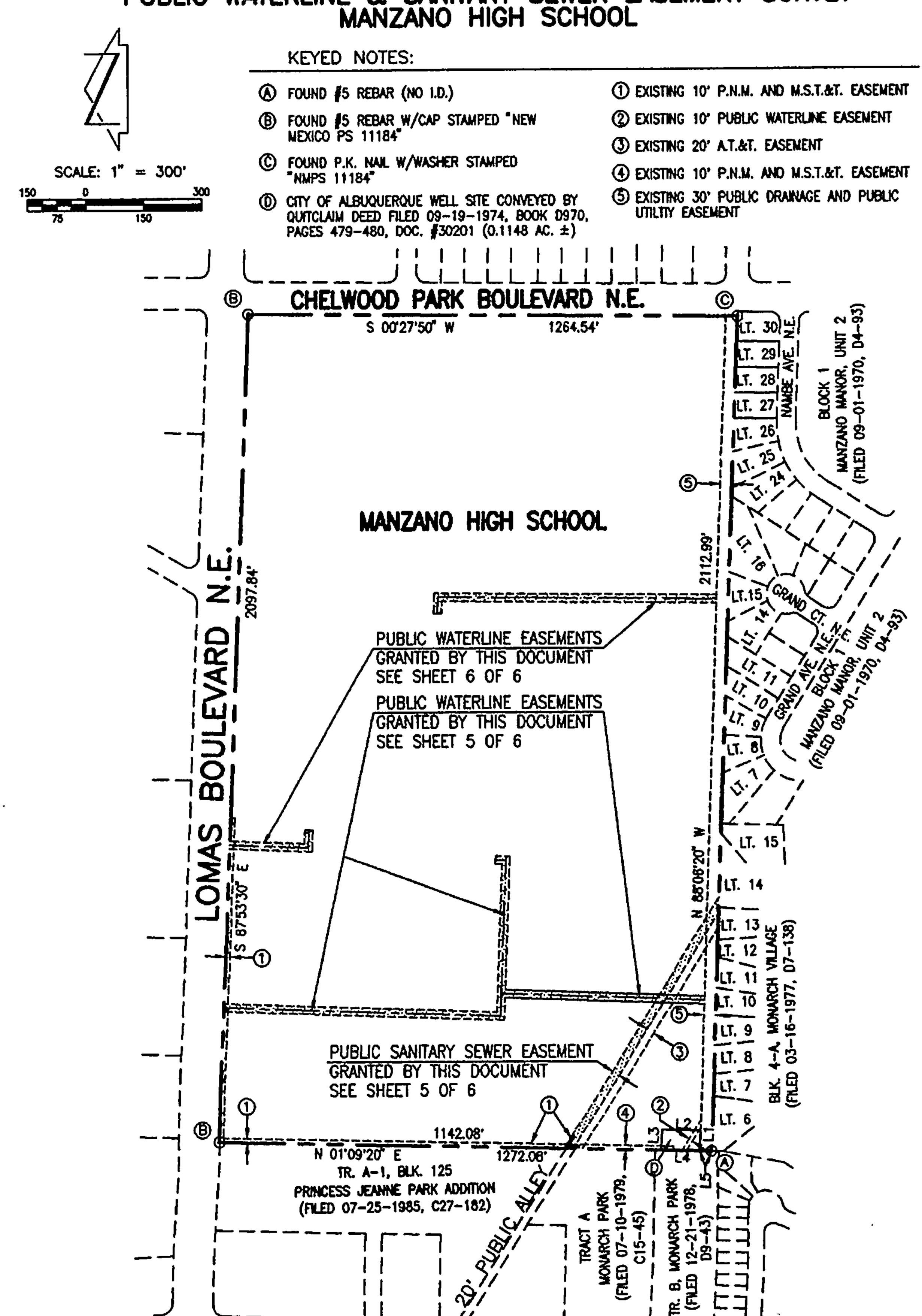


6-1-98

Date



PUBLIC WARERLINE & SANITARY SEWER EASTMENT SURVEY





1998076991 5886528 Page: 7 of 9 96/22/1998 89:318 98 Bk-9811 Pg-5341

JUAN TABO BOULEVARD

JEFF MORTENSEN & ASSOCIATES, INC.

| 6010-B MIDWAY PARK BLVD. N.E.

| ALBUQUERQUE | NEW MEXICO 87109

| ENGINEERS | SURVEYORS (505) 345-4250

LINE

JOB NO. 970214

BOUNDARY TABLE

DIRECTION

N 01'09'20"

S 88'06'20' E

N 88'06'20" W

N 01'09'20" E

N 01'09'20' E

DISTANCE

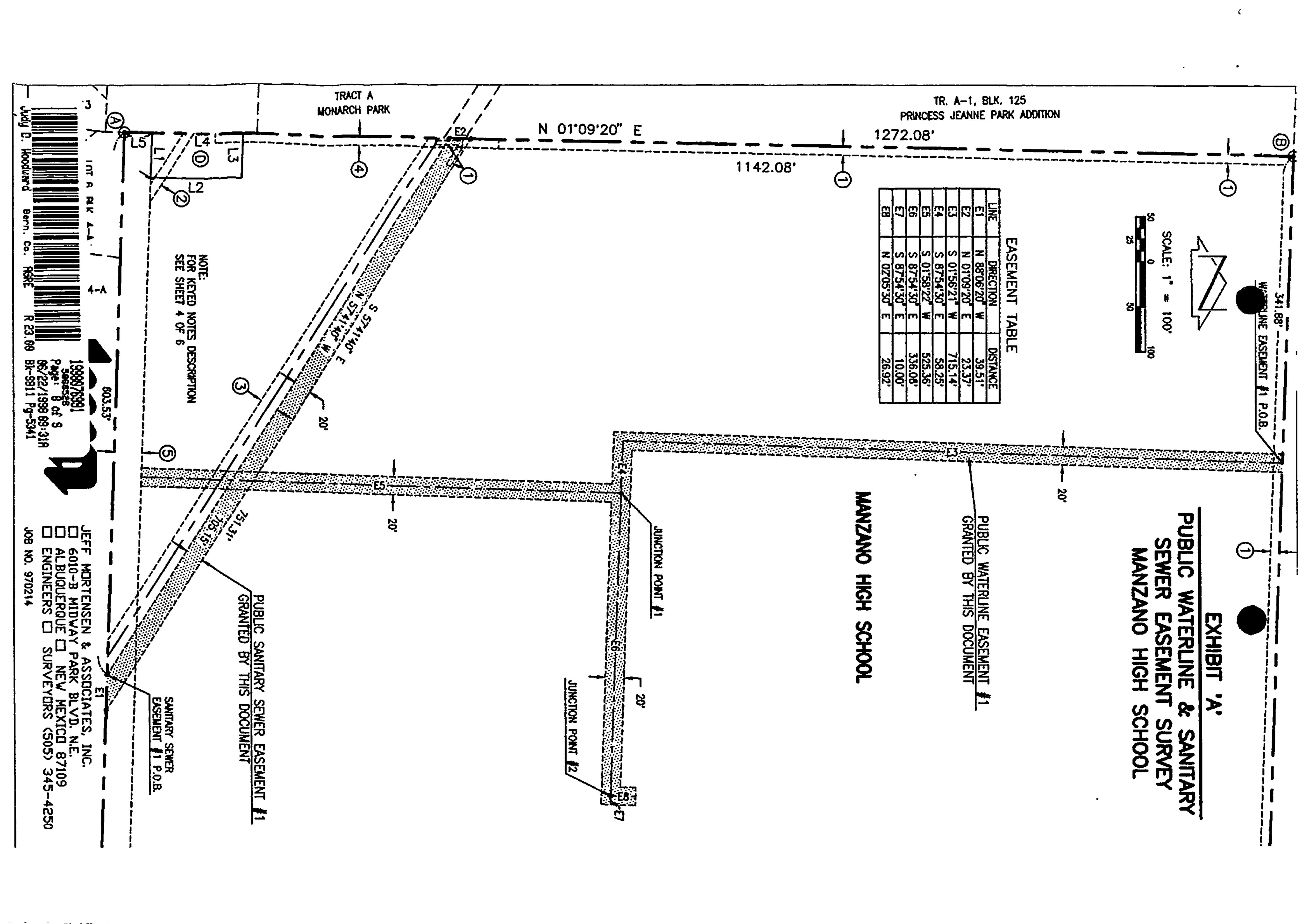
50.00'

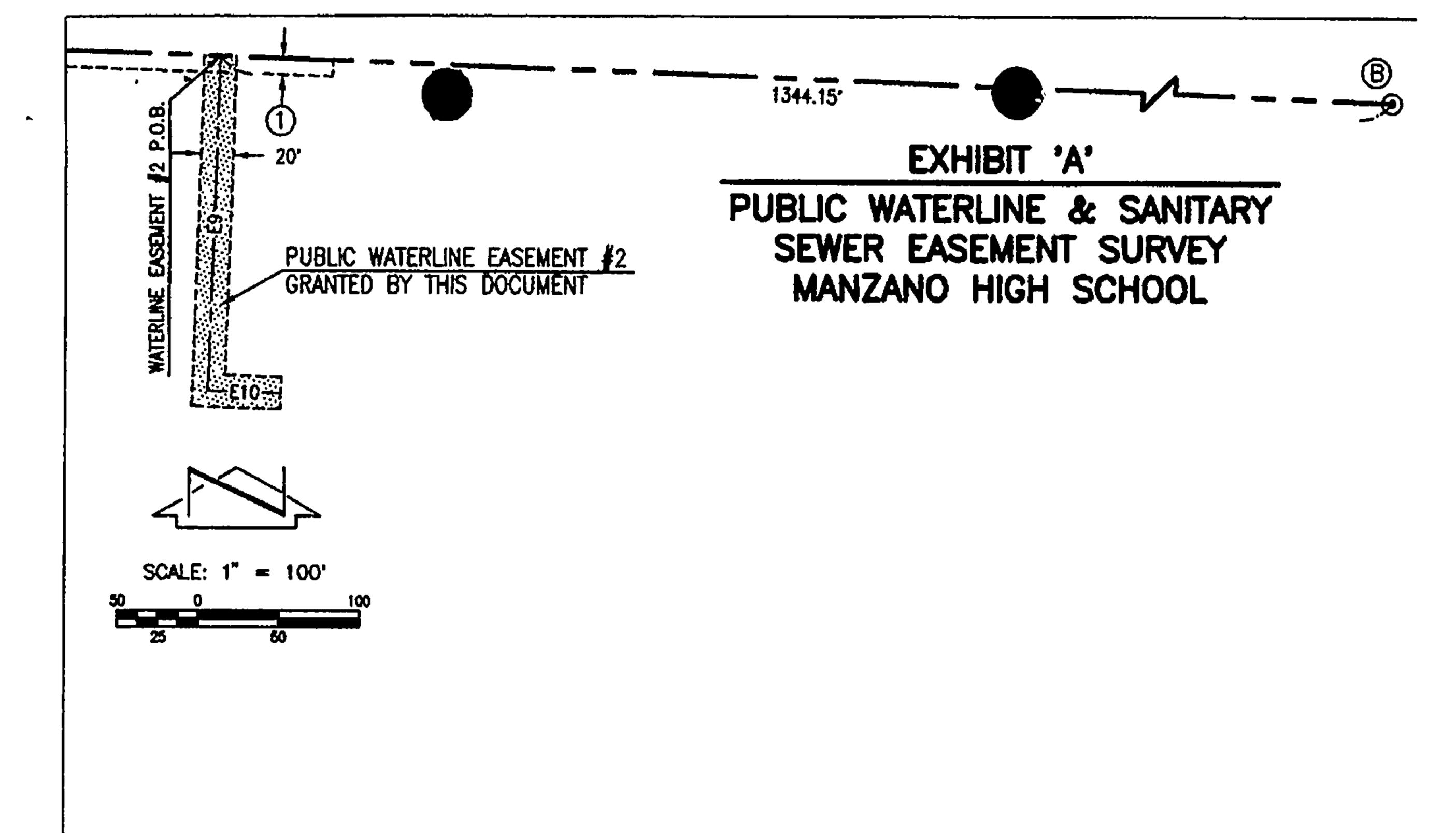
100.00

50.00

100.00*

30.00





MANZANO HIGH SCHOOL

EASEMENT TABLE

DIRECTION	DISTANCE
S 02'00'35 W	202.27'
S 8759'25 E	44.88'
N 00'31'36 E	721.69'
N 89'28'24" W	40,511
S 85'42'26" E	716.93'
	S 02'00'35 W S 87'59'25 E N 00'31'36 E N 89'28'24 W

PUBLIC WATERLINE EASEMENT #3
GRANTED BY THIS DOCUMENT

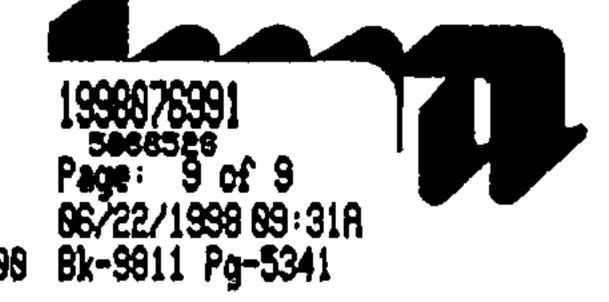
NOTE: FOR KEYED NOTES DESCRIPTION SEE SHEET 4 OF 6

(5)

WATERLINE EASEMENT #3 P.O.B.

JOB NO. 970214





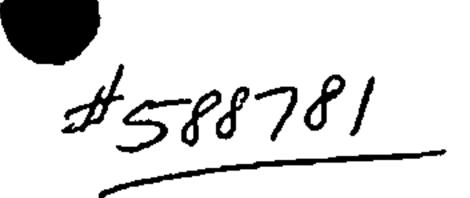
JEFF MURTENSEN & ASSUCIATES, INC.

| 6010-B MIDWAY PARK BLVD, N.E.

| ALBUQUERQUE | NEW MEXICO 87109

| ENGINEERS | SURVEYORS (505) 345-4250

PERMANENT EASEMENT



Grant of Permanent Easement, between Albuquerque Public Schools ("Grantor"), whose address is P. O. Box 25704, Albuquerque, NM 87125 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico, 87103.

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 public waterline and public sanitary sewerline, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

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 land for the benefit of the City and its successors and assigns until terminated.

Grantor warrants that it has the authorization of the State Department of Public Education to enter into this transaction and convey this (property interest, i.e., deed, easement, license) and that the named public officer, or agent who executed, acknowledged and delivered this (property interest) for and on behalf of grantor is and was, at all material times, the duly authorized officer or agent of the grantor.

WITNESS my hand and seal this 13th day of 1998.

(Individual) Secretary, Board of Education

(Individual) President, Board of Education

GRANTOR:

By:

Its:

(Corporation or Partnership)

JMA No. 970214

GRANTOR:

1938076991 5066528 Page: 1 of 9 Wdy D. Woodward Bern. Co. AGRE R 23.00 Bk-9811 Pg-5341

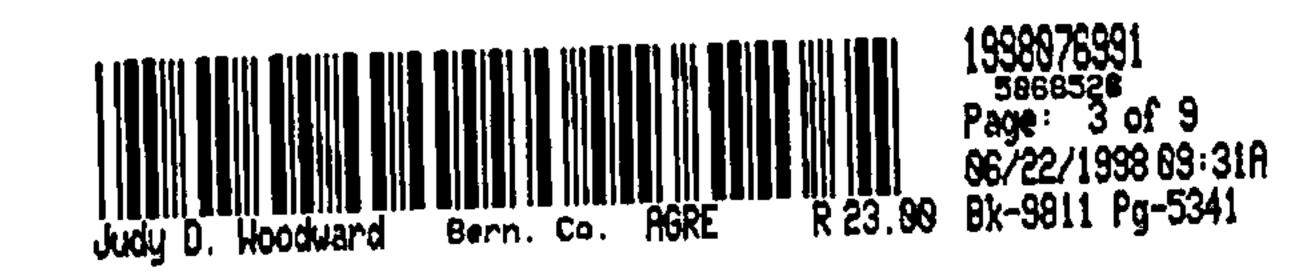
INDIVIDUAL

STATE OF NEW MEXICO	
COUNTY OF BERNALILLO)	SS
This instrument was act May, 1998, by	knowledged before me this 13th day of Robert D. Lucero
Secretary, Board of Education	on.
	Day Dane
	Notary Public
My Commission Expires: May 6,2000	
	INDIVIDUAL
STATE OF NEW MEXICO)	
COUNTY OF BERNALILLO)	SS
	knowledged before me this 13th day of onard J. DeLayo, Jr.
President, Board of Education	on.
	Sua Beau
	Notary Public
My Commission Expires:	
May 6, 2000	
$\boldsymbol{\theta}$	ORPORATION
STATE OF) COUNTY OF)	SS
This instrument was acl	cnowledged before me thisday of
a	corporation, on behalf of the
corporation.	
	Notary Public
My Commission Expires:	
JMA No. 970214	1998076991 5866528 Page: 2 of 9 06/22/1998 89:31A 8k-9811 Pg-5341
	Ukay D. Hoodward Bern. Co. AGRE R 23.86 Bk-9811 Pg-5341

PARTNERSHIP

STATE OF) .ss		
COUNTY OF)		
	199 , by	owledged before me thisday	of
partner(s), on a partnership.	behalf of		
		Notary Public	
My Commission E	xpires:		
	(EXHIBIT	''A' ATTACHED)	

JMA No. 970214



PUBLIC WATERLINE & SANITARY SEWER EASEMENT SURVEY MANZANO HIGH SCHOOL

EASEMENT DESCRIPTION

A public sanitary sewer easement and three public waterline easements located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising portions of the unplatted lands of the Board of Education of the City of Albuquerque, developed as Manzano High School located within the northwest quarter of Section 22, Township 10 North, Range 4 East, N.M.P.M., comprising the property patented by the State of New Mexico, Patent No. 2578, State Records of Patents, Volume 8, Page 1078, filed in the Office of the County Clerk of Bernalillo County, New Mexico in Book D498, Page 325; together with the property patented by the State of New Mexico, Patent No. 2287; and also comprising the public right—of—way within the former Marquette Avenue N.E. vacated by V—72—3, Ordinance No. 47—1972; excepting therefrom the properties conveyed to Dale Bellamah Land Company, Inc. by Warranty Deed dated February 10, 1961 (unrecorded); and excepting therefrom the properties for the public right-of-way within Juan Tabo Boulevard N.E., Chelwood Boulevard N.E., and Marquette Avenue N.E. conveyed by the Board of Education of the City of Albuquerque to the City of Albuquerque, New Mexico on June 29, 1960; and excepting therefrom the parcel conveyed to the City of Albuquerque for a well site by Quitclaim Deed filed September 19, 1974, Book D970, Pages 479-480, Document No. 30201; and being more particularly described as follows:

PUBLIC WATERLINE EASEMENT #1

A public waterline easement, 20 feet in width, lying 10 feet on each side of the following described centerline:

Beginning at the northernmost point of the easement herein described, being a point on the north property line of said Manzano High School, and also being a point on the south right—of—way line of Lomas Boulevard N.E. whence the northwest corner of said Manzano High School bears N 87'53'30" W a distance of 341.88 feet; thence S 01'56'21" W a distance of 715.14 feet; thence S 87'54'30" E a distance of 58.25 feet to a Junction Point #1; thence S 01'58'22" W a distance of 525.36 feet along said centerline to a point on the north edge of an existing 30—foot public drainage and public utility easement.

A public waterline easement, 20 feet in width, lying 10 feet on each side of the following described centerline:

Beginning at said Junction Point #1; thence S 87'54'30" E a distance of 336.06 feet to a Junction Point #2; thence S 87'54'30" E a distance of 10.00 feet along said centerline.

A public waterline easement, 20 feet in width, lying 10 feet on each side of the following described centerline:

Beginning at said Junction Point #2; thence N 02°05'30" E a distance of 26.92 feet along said centerline.



1998076991 5066526 Page: 4 of 9 06/22/1998 09:31A Bk-9811 Pg-5341



PUBLIC WATERLINE & SANITARY SEWER EASEMENT SURVEY MANZANO HIGH SCHOOL

PUBLIC WATERLINE EASEMENT #2

A public waterline easement, 20 feet in width, lying 10 feet on each side of the following described centerline:

Beginning at the northernmost point of the easement herein described, being a point on the north property line of said Manzano High School and also being a point on the south right-of-way line of Lomas Boulevard N.E. whence the northeast corner of said Manzano High School bears S 87'53'30" E a distance of 1344.15 feet; thence S 02'00'35" W a distance of 202.27 feet; thence S 87'59'25" E a distance of 44.88 feet along said centerline.

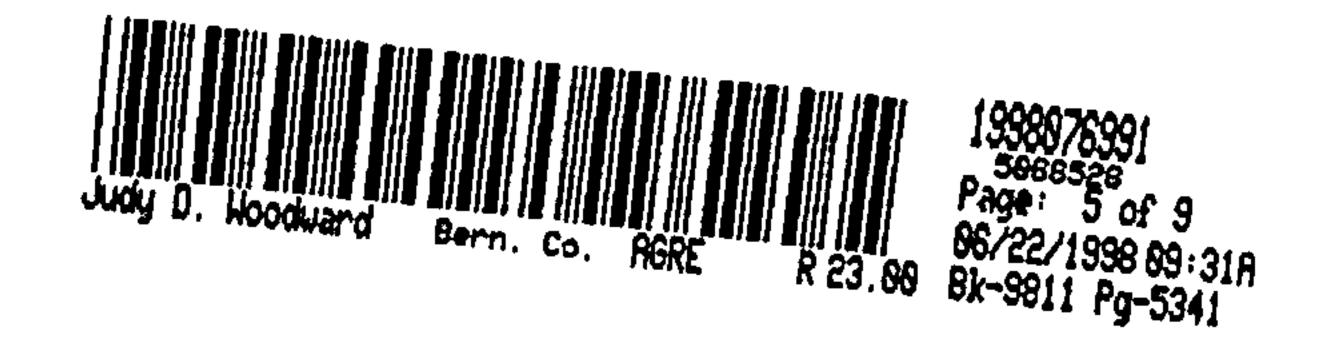
PUBLIC WATERLINE EASEMENT #3

A public waterline easement, 20 feet in width, lying 10 feet on each side of the following described centerline:

Beginning at the southernmost point of the easement herein described, being a point on the north edge of an existing 30-foot public waterline and public utility easement whence the southeast corner of said Manzano High School bears S 85°42'26" E a distance of 716.93 feet; thence N 00'31'36" E a distance of 721.69 feet; thence N 89'28'24" W a distance of 40.51 feet along said centerline.

PUBLIC SANITARY SEWER EASEMENT #1

Beginning at the southwest corner of the easement herein described, being a point on the south property line of said Manzano High School, also being a point on the north property line of Lot 13, Block 4-A, Monarch Village, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 16, 1977, Book D7, Page 138, and also being a point on the north edge of an existing 20-foot AT & T Easement whence the southwest corner of said Manzano High School bears N 88'06'20" W a distance of 603.53 feet; thence N 57'41'40" W a distance of 705.15 feet to an angle point on the west edge of the easement herein described, also being a point on the west property line of said Manzano High School and the east property line of a 20-foot public alley; thence N 01'09'20" E a distance of 23.37 feet to the northwest corner of the easement herein described, also being a point on the west property line of said Manzano High School and also being a point on the east property line of Tract A-1, Block 125, Princess Jeanne Park Addition as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 25, 1985, Book C27, Page 182; thence S 57'41'40" E a distance of 751.31 feet to the southeast corner of the easement herein described, also being a point on the south property line of said Manzano High School and being a point on the north property line of Lot 14, Block 4-A of said Monarch Village; thence N 88'06'20" W a distance of 39.51 feet to the point of beginning and containing 0.3344 acres more or less.







Notes:

- 1. An easement survey was performed in January and February, 1998. Property corners were found as indicated.
- 2. Site located within Section 22, Township 10 North, Range 4 East, N.M.P.M.
- 3. All distances are ground distances.
- 4. Bearing are New Mexico State Plane Grid Bearings, Central Zone.
- 5. Purpose of this document is to define the new public waterline and sanitary sewer easements.

CERTIFICATION

I, Charles G. Cala, Jr., a registered Professional Surveyor under the laws of the State of New Mexico, do hereby certify that I conducted and am responsible for this easement survey; I further certify that the survey complies with the minimum standards for surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr., NMPS 11184

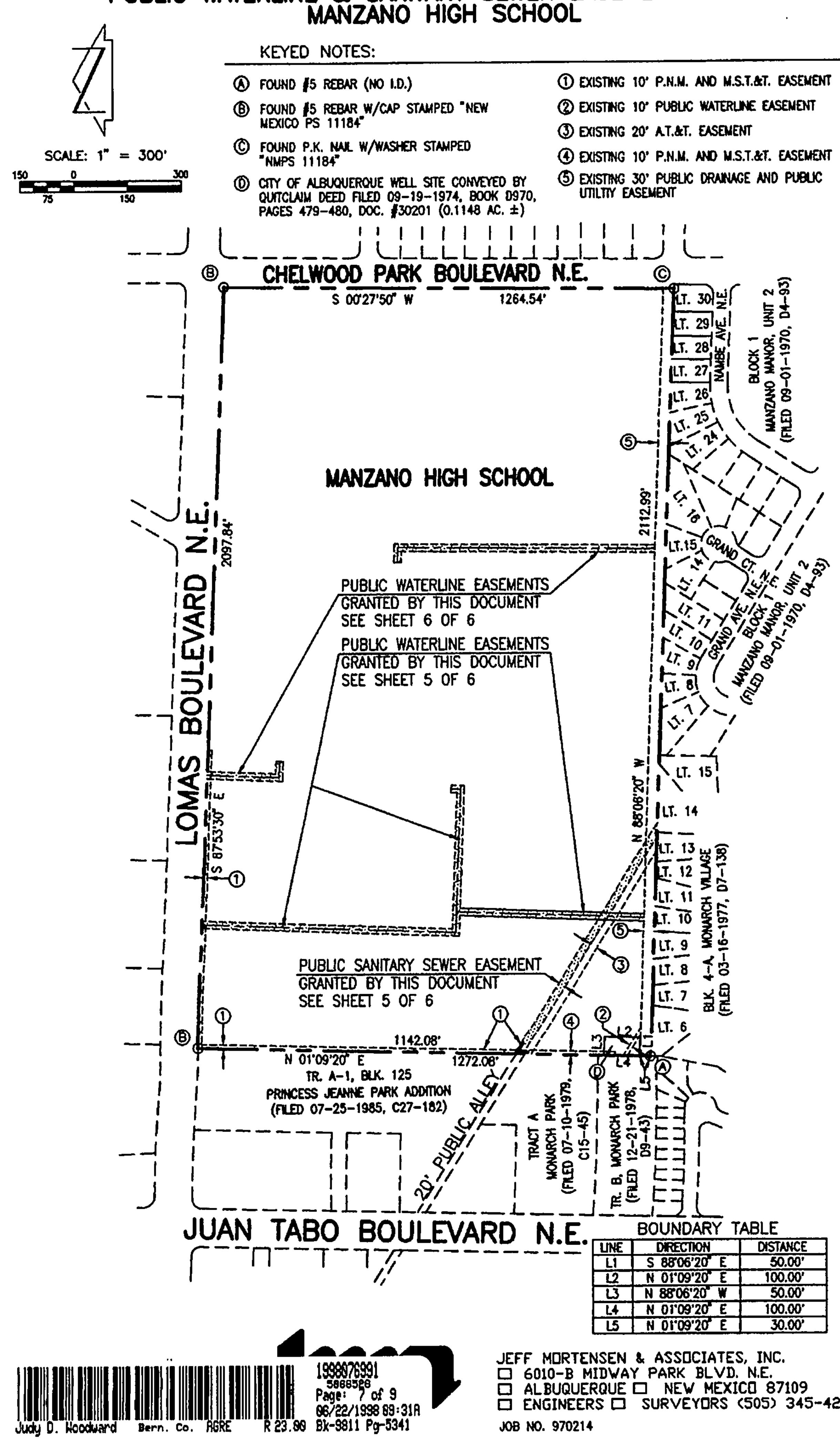


6-1-98

Date

1998976991 5068528 Page: 6 of 9 96/22/1998 09:316 Bern. Co. RGRE R 23.00 Bk-9811 Pg-5341

EXHIBIT 'A' SEWER EASEMENT SURVEY PUBLIC WATERLINE & SANITARY



6010-B MIDWAY PARK BLVD. N.E.

ENGINEERS

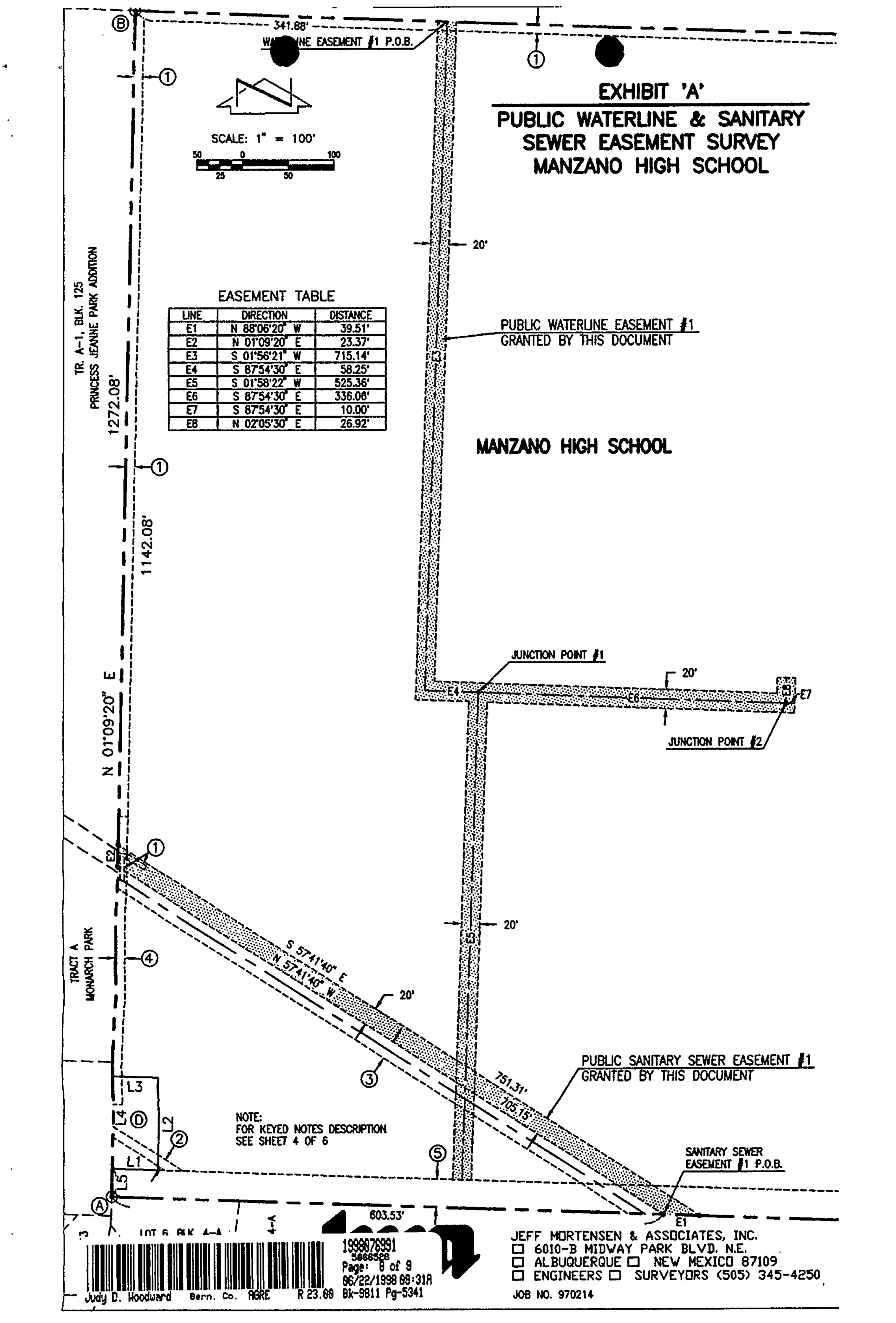
JOB NO. 970214

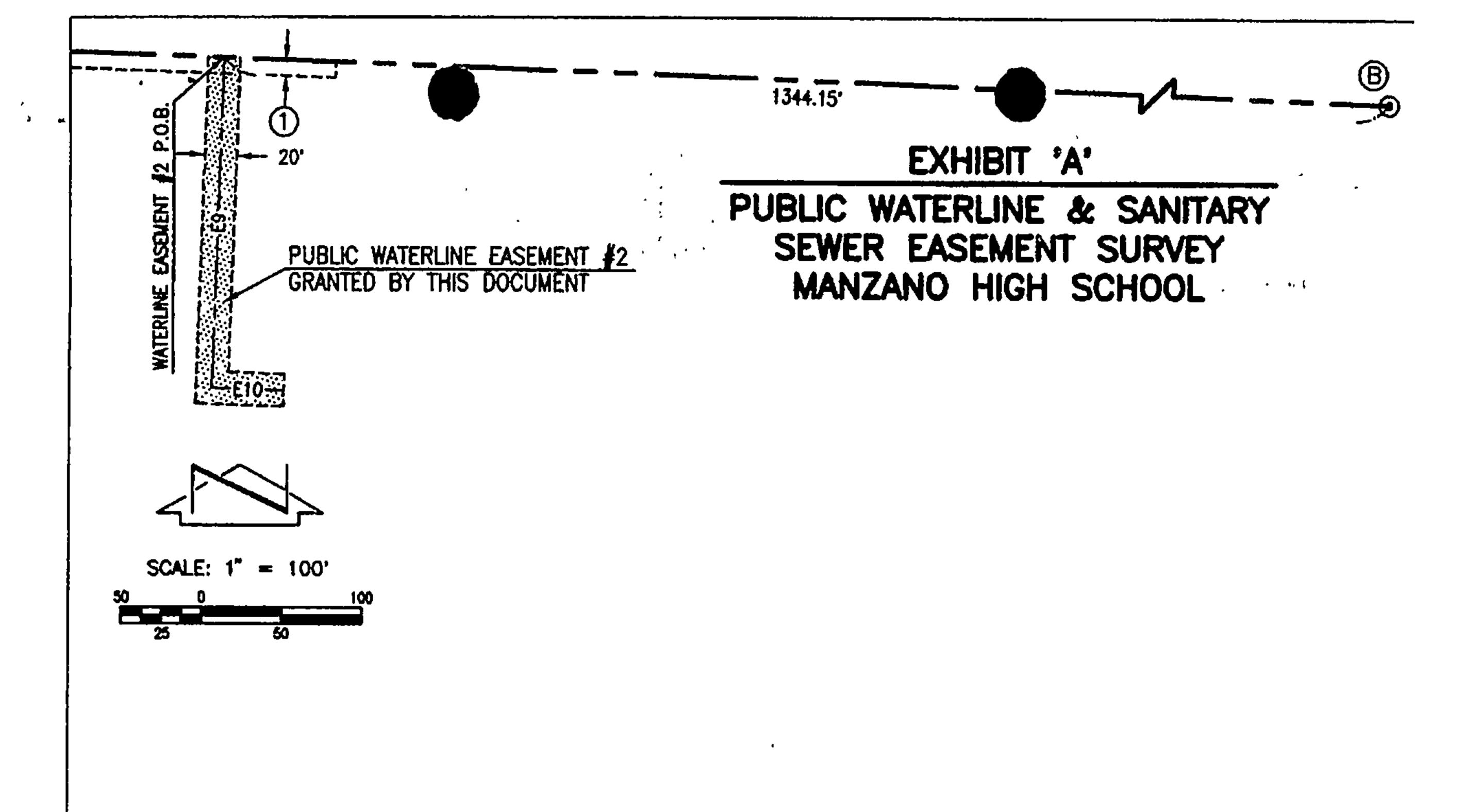
Judy D. Hoodward

Bern. Co. RGRE

ALBUQUERQUE | NEW MEXICO 87109

SURVEYORS (505) 345-4250





MANZANO HIGH SCHOOL

EASEMENT TABLE

LINE	DIRECTION	DISTANCE
E9	S 02'00'35" W	202.27'
E10	S 87'59'25" E	44.88'
E11	N 00'31'36 E	721.69
E12	N 89'28'24 W	40.51
Ţ1	S 85'42'26" E	716.93'

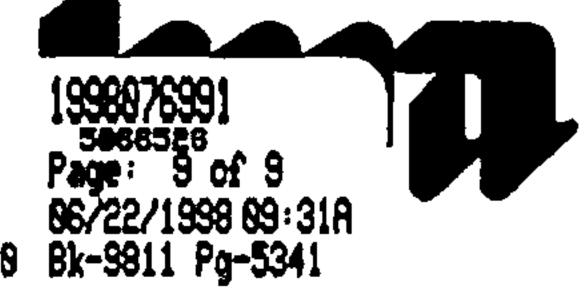
PUBLIC WATERLINE EASEMENT #3
GRANTED BY THIS DOCUMENT

NOTE: FOR KEYED NOTES DESCRIPTION SEE SHEET 4 OF 6

(\$)

WATERLINE EASEMENT #3 P.O.B.





JEFF MORTENSEN & ASSOCIATES, INC.

| 6010-B MIDWAY PARK BLVD. N.E.
| ALBUQUERQUE | NEW MEXICO 87109
| ENGINEERS | SURVEYORS (505) 345-4250

JOB NO. 970214

PERMANENT EASEMENT

01-27-2005 748281

Grant of Permanent Easement between Albuquerque Public Schools ("Grantor"), whose address is P.O. Box 25704 Albuquerque, New Mexico, 87125, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

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 **Public Water Line**, together with the right to 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 Grantors 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 land for the benefit of the City and its successors and assigns until terminated.

Grantor warrants that it has the authorization of the State Department of Public Education to enter into this transaction and convey this (property interest, i.e., deed, easement, license) and that the named public officer, or agent who executed, acknowledged and delivered this (property interest) for and on behalf of grantor is and was, at all material times, the duly authorized officer or agent of the grantor.

This Easement shall not be effective unless approved by the City Engineer as shown in the signature block below.

WITNESS my hand and seal this $\frac{1}{2}$ day of $\frac{\text{December}}{2}$, 2004.

Bern. Co. EASE R 19.00

2005013650 e209692 Page: 1 of 6 01/28/2005 12:54P Bk-A91 Pg-3602

APPROVED:	GRANTOR: Mary Lee Martin
City Engineer 1-27-05 Daled Daled Daled	(Individual) President, Board of Education Lenne V Faceio (Individual) Secretary, Board of Education
<u>IN</u>	DIVIDUAL
STATE OF NEW MEXICO))SS COUNTY OF BERNALILLO)	
This instrument was acknowledged before me the Mary Lee Martin. President Albuquerque Board of Education	nis 1 day of <u>December</u> , 2004, by and <u>Berna V. Facio, Secretary</u> Albuquerque Board of Education
Notary Pub ic Novie a Granullo My Commission Expires: 12 18-05	

EASEMENT DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising portions of the unplatted lands of the Board of Education of the City of Albuquerque, developed as Manzano High School located within the northwest quarter of Section 22, Township 10 North, Range 4 East, N.M.P.M., comprising the property patented by the State of New Mexico, Patent No. 2578, State Records of Patents, Volume 8, Page 1078, filed in the Office of the County Clerk of Bernalillo County, New Mexico in Book D498, Page 325; together with the property patented by the State of New Mexico, Patent No. 2287; and also comprising the public right-of-way within the former Marquette Avenue N.E. vacated by V-72-3, Ordinance No. 47-1972; excepting therefrom the properties conveyed to Dale Bellamah Land Company, Inc. by Warranty Deed dated February 10, 1961 (unrecorded); and excepting therefrom the properties for the public right-of-way within Juan Tabo Boulevard N.E., Chelwood Boulevard N.E., and Marquette Avenue N.E. conveyed by the Board of Education of the City of Albuquerque to the City of Albuquerque, New Mexico on June 29, 1960; and excepting therefrom the parcel conveyed to the City of Albuquerque for a well site by Quitclaim Deed filed September 19, 1974, Book D970, Pages 479-480, Document No. 30201; as the same is shown and designated on the Plat of Survey of Manzano High School filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 22, 1998, Book 98S, Page 53; and being more particularly described as follows:

A public waterline easement, 20 feet in width, lying 10 feet on each side of the following described centerline:

Beginning at the westernmost point of the centerline of the easement herein described, being a point on the centerline of an existing public waterline easement granted by the document filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 22, 1998, Book 9811, Page 5341; whence the northwest property corner of said Manzano High School bears consecutive courses of N 01°56'21" E a distance of 512.16 feet to a point on the south right—of—way line of Lomas Boulevard N.E., and N 87°53'30" W a distance of 341.88 feet to said northwest property corner; thence S 88°03'39" E a distance of 83.21 feet along said centerline; thence N 46°56'21" E a distance of 27.03 feet along said centerline; thence S 88°03'39" E a distance of 149.11 feet along said centerline.

Notes:

- 1. An easement survey was performed in October, 2004. Property corners were found as indicated.
- 2. Site located within Section 22, Township 10 North, Range 4 East, N.M.P.M.
- 3. All distances are ground distances.
- 4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.C.S. Control Station "3—J22".
- 5. Purpose of this document is to define the new public waterline easement.



2005013650 6289692 Page: 3 of 6 01/28/2005 12:54P Bk-A91 Pg-3602







SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this easement survey and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr., NMPS 1184



11.3-2004

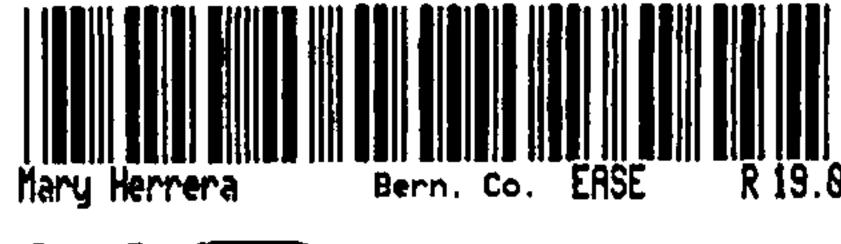
Date

KEYED NOTES:

- FOUND \$5 REBAR (NO I.D.)
- (B) FOUND \$5 REBAR W/CAP STAMPED "NEW MEXICO PS 111B4"
- FOUND P.K. NAIL W/WASHER STAMPED "NWPS 11184"
- (I) CITY OF ALBUQUERQUE WELL SITE CONVEYED BY QUITCLAIM DEED FILED 09-19-1974, BOOK D970, PAGES 479-480, DOC. #30201 (0.1148 AC. ±)
- (1) 10' P.N.M. AND M.S.T.&T. EASEMENT GRANTED BY DOCUMENT FILED 02-26-1960, BOOK D529, **PAGE 281**
- (2) 10' PUBLIC WATERLINE EASEMENT RETAINED BY V-272-1, ORDINANCE No. 1832
- 3 20' A.T.&T. EASEMENT GRANTED BY DOCUMENT FILED 11-21-1961, BOOK D619, PAGE 607
- (4) 10° P.N.M. AND M.S.T.&T. EASEMENT EXECUTED ON 04-16-1974
- (5) 30' PUBLIC DRAINAGE AND PUBLIC UTILITY EASEMENT RETAINED BY V-72-3, ORDINANCE No. 47-1972
- (6) 20' PUBLIC WATERLINE EASEMENT GRANTED BY DOCUMENT FILED 06-22-1998, BOOK 9811, PAGE 5341
- (7) 20' PUBLIC SANITARY SEWER EASEMENT GRANTED BY DOCUMENT FILED 06-22-1998, BOOK 9811, PAGE 5341

BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	S 88'06'20' E	50.00*
12	N 01'09'20' E	100.00'
1.3	N 88'06'20" W	50.00'
L4	N 01'09'20 E	100.00'
L5	N 01'09'20' E	30.00'



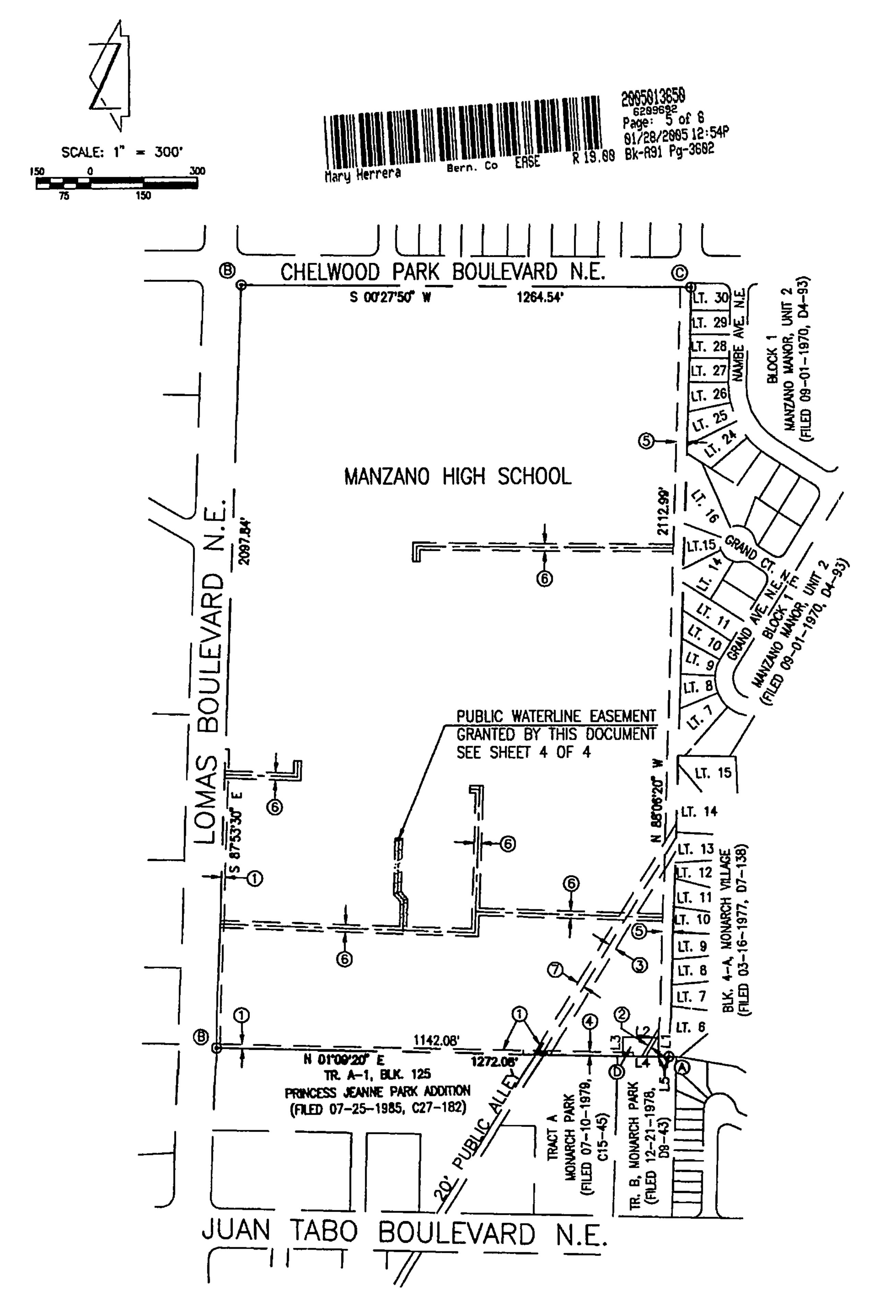
2005013650 e209692 Page: 4 of 6 01/28/2005 12:54P

Bk-891 Pg-3602

JEFF MORTENSEN & ASSOCIATES, INC. 6010-B MIDWAY PARK BLVD. N.E. ALBUQUERQUE | NEW MEXICO 87109 ENGINEERS - SURVEYORS (505) 345-4250

JOB NO. 2004.181.2ease2

EXHIBIT 'A' PUBLIC WATERLINE EASEMENT SURVEY





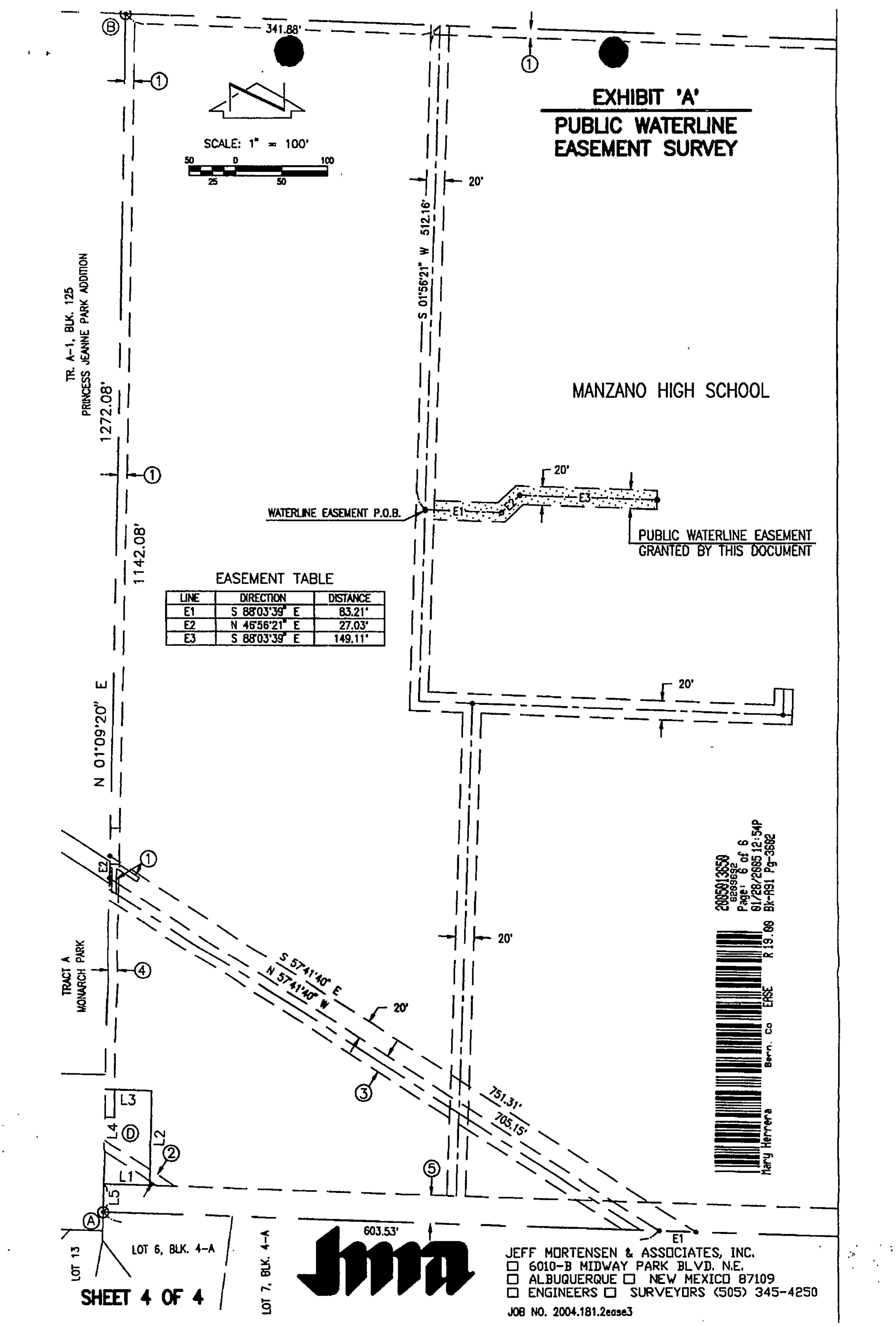
JEFF MORTENSEN & ASSOCIATES, INC.

| 6010-B MIDWAY PARK BLVD, N.E.

| ALBUQUERQUE | NEW MEXICO 87109

☐ ALBUQUERQUE ☐ NEW MEXICO 87109 ☐ ENGINEERS ☐ SURVEYORS (505) 345-4250

JOB NO. 2004.181.2ease2



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