

C20-D044

8830 Keeran Ln. NE
Albuquerque, NM 87122
Office (505) 858-4076
Fax (505) 858-1702
Mobile (505) 249-1502

RBK REALTY, Inc.**Fax:**re video
837-6595**To:** Curtis Cheme**From:** Bob Keeran**Fax:** 1-505-924-3864**Pages:** 6 including cover page**Phone:** 1-505-924-3695**Date:** 5/3/2011**Re:** Clark Easement**CC:**

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• **Comments:** Curtis, per our conversation yesterday, enclosed please find a copy of the Permanent Easement granted from the Clarks to the City of Albuquerque for a "Drainage Easement for the Operation of a FEMA Floodplain". Hope this is what you were looking for, so we can send the LOMR.

Bob

easement on lot near Rich St

Robert
877-2349

Proj. # C20004

PERMANENT EASEMENT

Husband + Wife Joint Owner

Grant of Permanent Easement, between Robert B + Felicia L Clark ("Grantor"), whose address is 8851 Alameda, Alb. NM 87122 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 ** 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 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 of Encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing of 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 of 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.

WITNESS my hand and seal this 26 day of May, 1998

** Drainage Easement for the
Operation of a FEMA
Floodplain.

GRANTOR:

(Individual)

GRANTOR:

By: _____

Its: _____

(Corporation or Partnership)

INDIVIDUAL



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STATE OF NM)
COUNTY OF Burn)ss

This instrument was acknowledged before me on 26 day of May, 1998, by
Robert B + Felicia L Clark
Notary Public

My Commission Expires:

7/20/00

CORPORATION

STATE OF _____)
COUNTY OF _____)ss

This instrument was acknowledged before me on _____ day of _____, 19____, by
Of _____, a _____ corporation, on behalf of the corporation.

My Commission Expires:

Notary Public

PARTNERSHIP

STATE OF _____)
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 19____, by
_____, partner(s), on behalf of _____, a partnership.

My Commission Expires:

Notary Public

(EXHIBIT "A" ATTACHED)



Judy D. Woodward

Burn. Co. ERSE

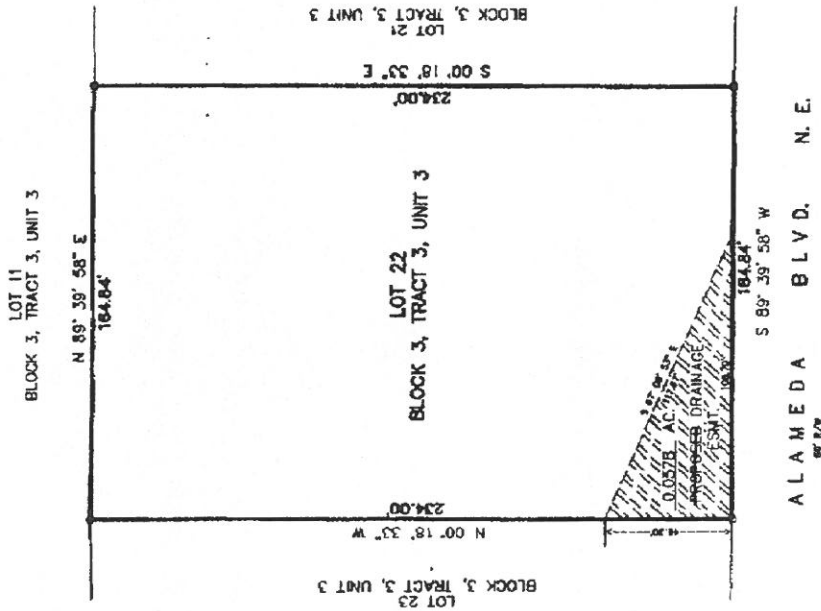
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EXHIBIT 'A'
DRAINAGE EASEMENT
 WITHIN
LOT 22, BLOCK 3
TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES
ALBUQUERQUE, NEW MEXICO
MAY, 1998

A CERTAIN TRACT OF LAND BEING A DRAINAGE EASEMENT WITHIN LOT NUMBERED TWENTY-TWO IN BLOCK NUMBERED THREE (3), TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1991 IN VOLUME D, FOLIO 121, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED DRAINAGE EASEMENT, BEING COMMON WITH THE SOUTHWEST CORNER OF SAID LOT 22, BLOCK 3, RUNNING THENCE AS AN EASEMENT N. 00° 18' 33" E, A DISTANCE OF 46.50 FEET, BEING THE MOST NORTHERLY CORNER OF SAID EASEMENT;
 THENCE S. 89° 39' 58" E, A DISTANCE OF 117.67 FEET TO THE SOUTHEAST CORNER OF SAID EASEMENT, BEING A POINT ON THE NORTH LINE OF ALAMEDA BOULEVARD;
 THENCE S. 89° 39' 58" W, ALONG THE NORTH LINE OF ALAMEDA BOULEVARD, A DISTANCE OF 108.70 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 0.0576 ACRES MORE OR LESS.



ALAMEDA BLVD. N.E.

S 89° 39' 58" W

164.84'

234.00'

234.00'

117.67'

108.70'

0.0576 AC.

DRAINAGE EASEMENT

LOT 22, BLOCK 3, UNIT 3

LOT 23, BLOCK 3, UNIT 3

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Judy D. Woodward Bern. Co. ERSE R 15 80

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LOCATION MAP C-20-Z

LEGAL DESCRIPTION: LOT 22, BLOCK 3, TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, NEW MEXICO
ADDRESS: ALAMEDA BLVD., N.E.

DISCUSSION

1 TO GENERAL DISCUSSION. 04/18/98:

IR EROSION OFFSETS ARE SHOWN. ONE IS BASED ON SCALING FROM THE FEMA
H SHOWS THE DOMINANT FLOW ALONG A LINE AT 27.5 DEGREES TO THE ALAMEDA
F, AND FIFTY FEET FROM THE S.W. CORNER OF THIS LOT. THE OTHER IS BASED
BEST ESTIMATE OF THE THALWEG FROM THE CURRENT TOPOGRAPHIC MAP. BOTH
ARE 198.4' FROM THE FEMA ALIGNMENT AND THE CURRENT TOPO LINE. AS CAN
THE 198.4' LINE FROM THE FEMA MAP SCALING FALLS OUTSIDE OF THE STRUCTURE.
198.4' LINE FROM THE TOPO GEOMETRY FALLS WITHIN THE STRUCTURE.

CFS PEAK Q 100 FOR THIS ARROYO HAS NOT BEEN CHANGED SINCE AMAFCA A SIGNIFICANT PORTION OF THE LA CUERVA ARROYO INTO THE NORTH DOMINGO IN ADDITION, THE COUNTRY IS CURRENTLY NEARING A DESIGN PHASE FOR A E UPGRADE/ALMADE BLVD. FROM 1-25 EASTWARD TO EUBANK WHICH WILL BE HARDENING OF THE APPROACH AND EXIT OF THE ARROYO ACROSS THE THESE REASONS, COUPLED WITH THE BROAD NATURE OF THE FLOOD- IN THIS REACH WOULD APPEAR TO MAKE THE LOCATION OF THE PROPOSED E. A PRUDENT CHOICE.

DEVELOPED HYDROLOGY:

THIS PROPOSED DEVELOPMENT INCLUDES AREA (HOUSE, GARAGE, DRIVEPAD, AND PATIOS DRIVEWAY). IT IS ASSUMED THAT 4000 S.F. OF DEVELOPED, IN THE SHORT TERM, UNTIL RE-V S.F. OF DISTURBED SOIL WILL EXIST. THE AC AFTER NATIVE VEGETATION HAS RE-ESTABLISH

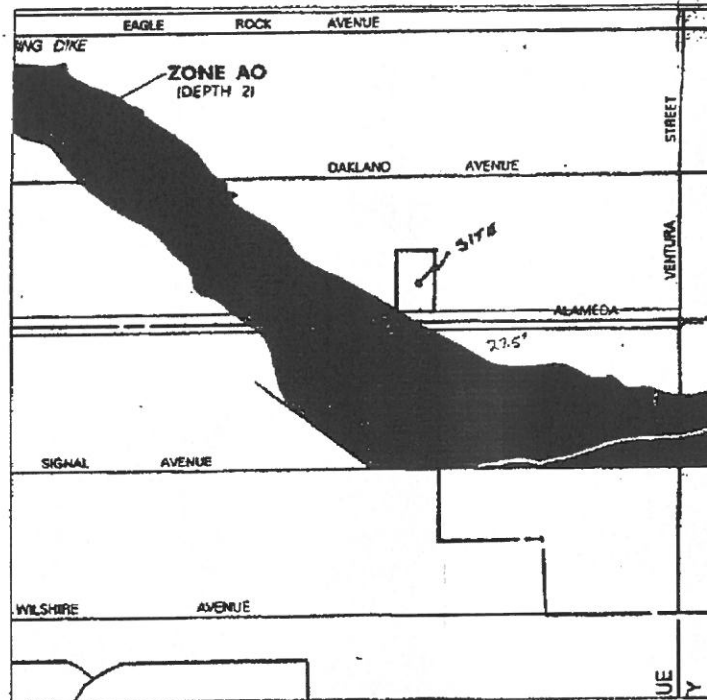
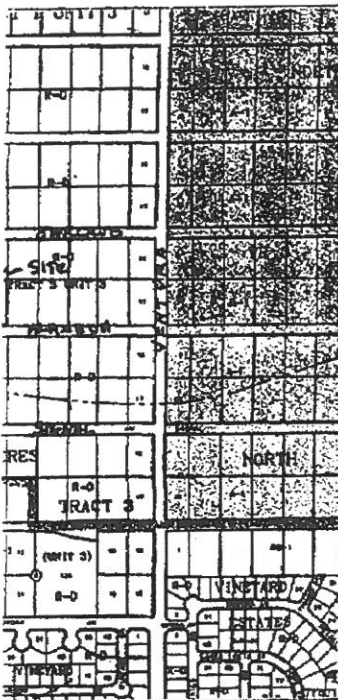
IN ACCORDANCE WITH DPM PROCEDURES, THE
THE MAXIMUM 100 YEAR DISCHARGE FOR THIS
AND FOR A TIME OF CONCENTRATION OF 12 H

TREATMENT	AREA (AC)	MAX RUNOFF (
A	0.598	1.87
B	0.092	2.68
C	0.140	3.45
D	0.058	5.22



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Judy D. Woodward Bern. Co. ERSE R 15.06



-20-Z

LOCK 3, TRACT 3, UNIT 3
ALBUQUERQUE, NEW MEXICO
N.E.

FLOOD INSURANCE RATE MAP

PANEL NO. 35001 0141

DISCUSSION:

DEVELOPED HYDROLOGY:

EMA
MEDA
ASD
OTH
CAN
JCTURE,

THIS PROPOSED DEVELOPMENT INCLUDES 2429 S.F. OF IMPERVIOUS AREA (HOUSE, GARAGE, DRIVEPAD, AND PATIOS), AND 4110 S.F. OF GRAVEL DRIVEWAY. IT IS ASSUMED THAT 4000 S.F. OF LAWN AND GARDEN WILL BE DEVELOPED. IN THE SHORT TERM, UNTIL RE-VEGETATION TAKES PLACE, 2000 S.F. OF DISTURBED SOIL WILL EXIST. THE ACTUAL RUNOFF WILL DECREASE AFTER NATIVE VEGETATION HAS RE-ESTABLISHED.

IN ACCORDANCE WITH DPM PROCEDURES, THE FOLLOWING TABLE GIVES THE MAXIMUM 100 YEAR DISCHARGE FOR THIS DEVELOPMENT IN ZONE 3 AND FOR A TIME OF CONCENTRATION OF 12 MIN.

TABLE

TREATMENT	AREA (AC)	MAX RUNOFF (CFS/AC)	MAX Q (CFS)
A	0.598	1.87	1.12
B	0.092	2.68	0.25
C	0.140	3.45	0.48
D	0.056	5.02	0.28

FCA
IO
A
LL

3D-

1.00
TOTAL

TOTAL AREA 0.886 AC TOTAL 100 YR Q 2.13 CFS = 2.40 CFS/AC