

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 18, 1994

J. Arsenio Martinez
Rodriguez & Associates
12800 San Juan NE
Albuquerque, NM 87129

RE: ENGINEER CERTIFICATION FOR ROGERS RESIDENCE (C22-D37)
ENGINEER'S CERTIFICATION STATEMENT DATED 5/16/94. BP # 93-839.

Dear Mr. Martinez:

Based on the information provided on your May 17, 1994 submittal, Engineer Certification for the above referenced site is acceptable.

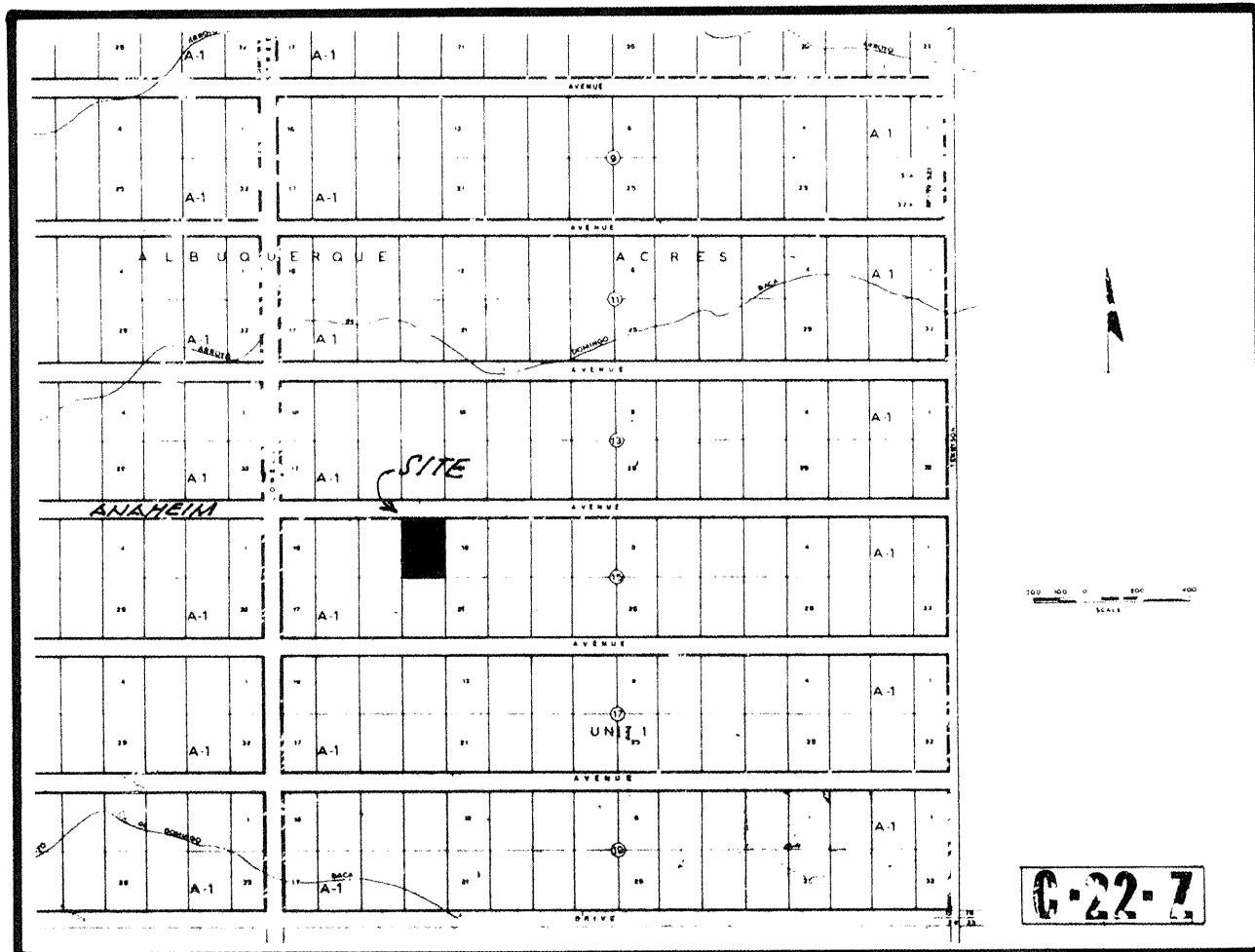
If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

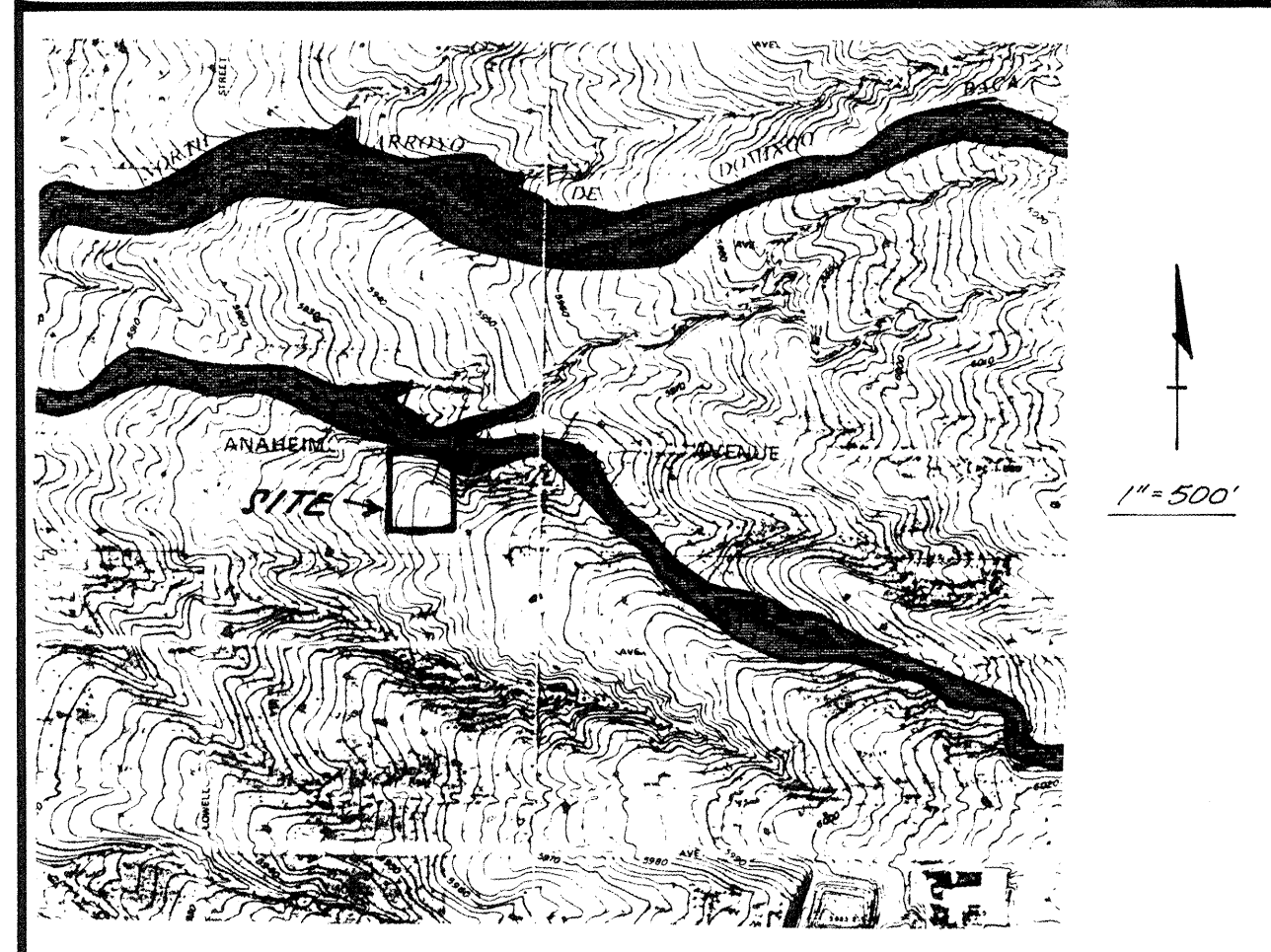
Bernie J. Montoya
Bernie J. Montoya, CE
Engineering Associate

BJM/d1/WPHYD/8164

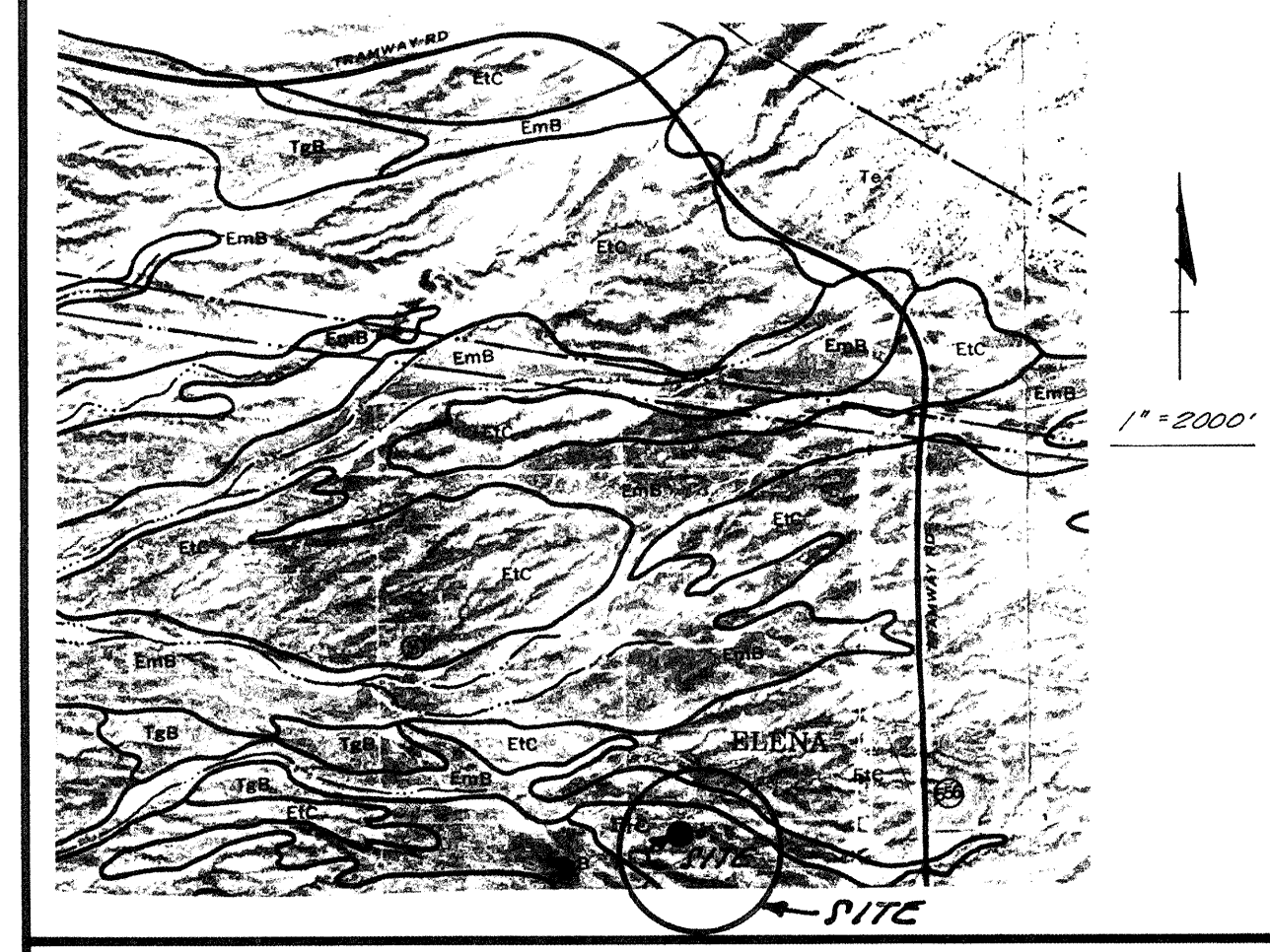
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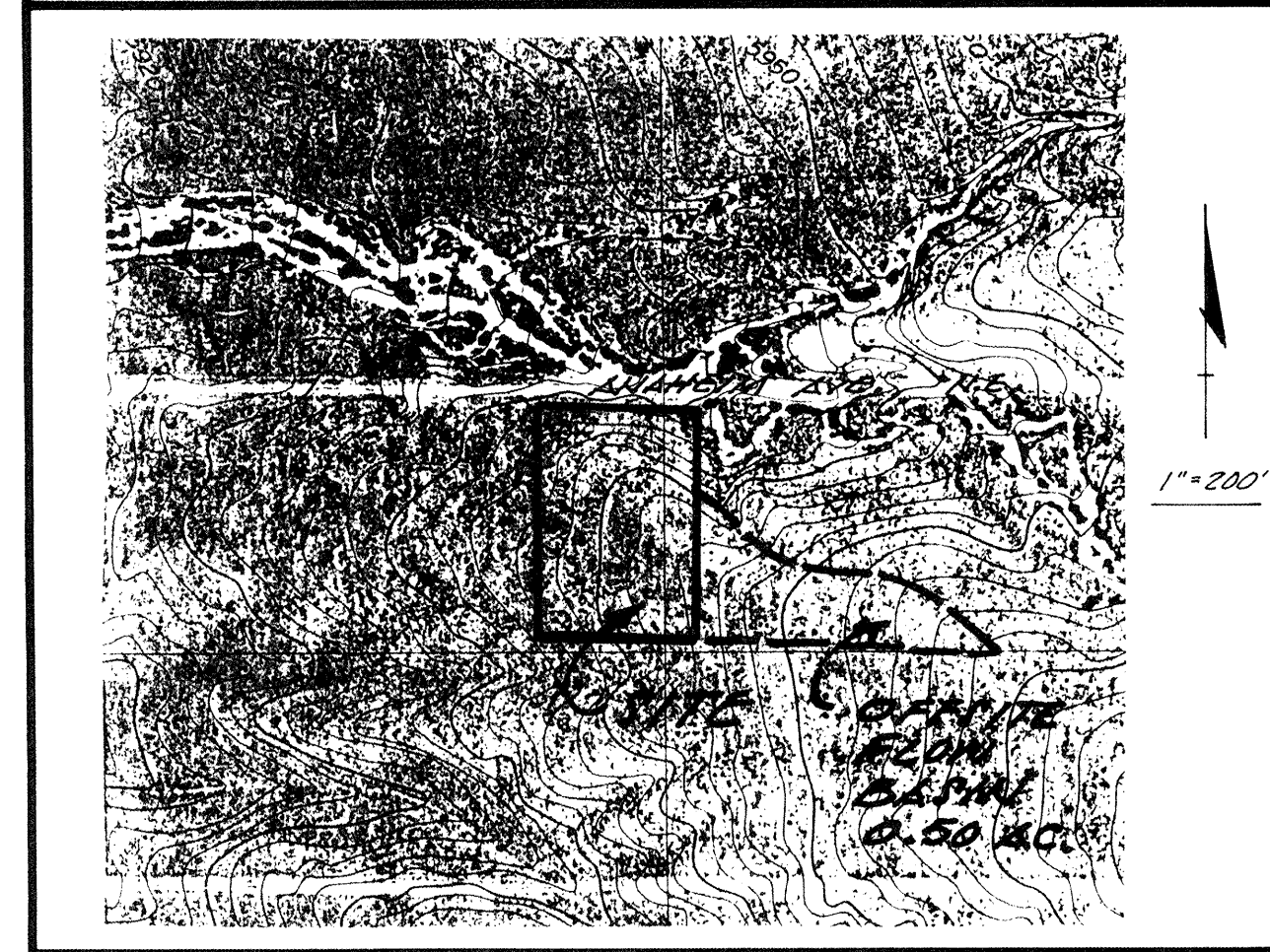
VICINITY MAP



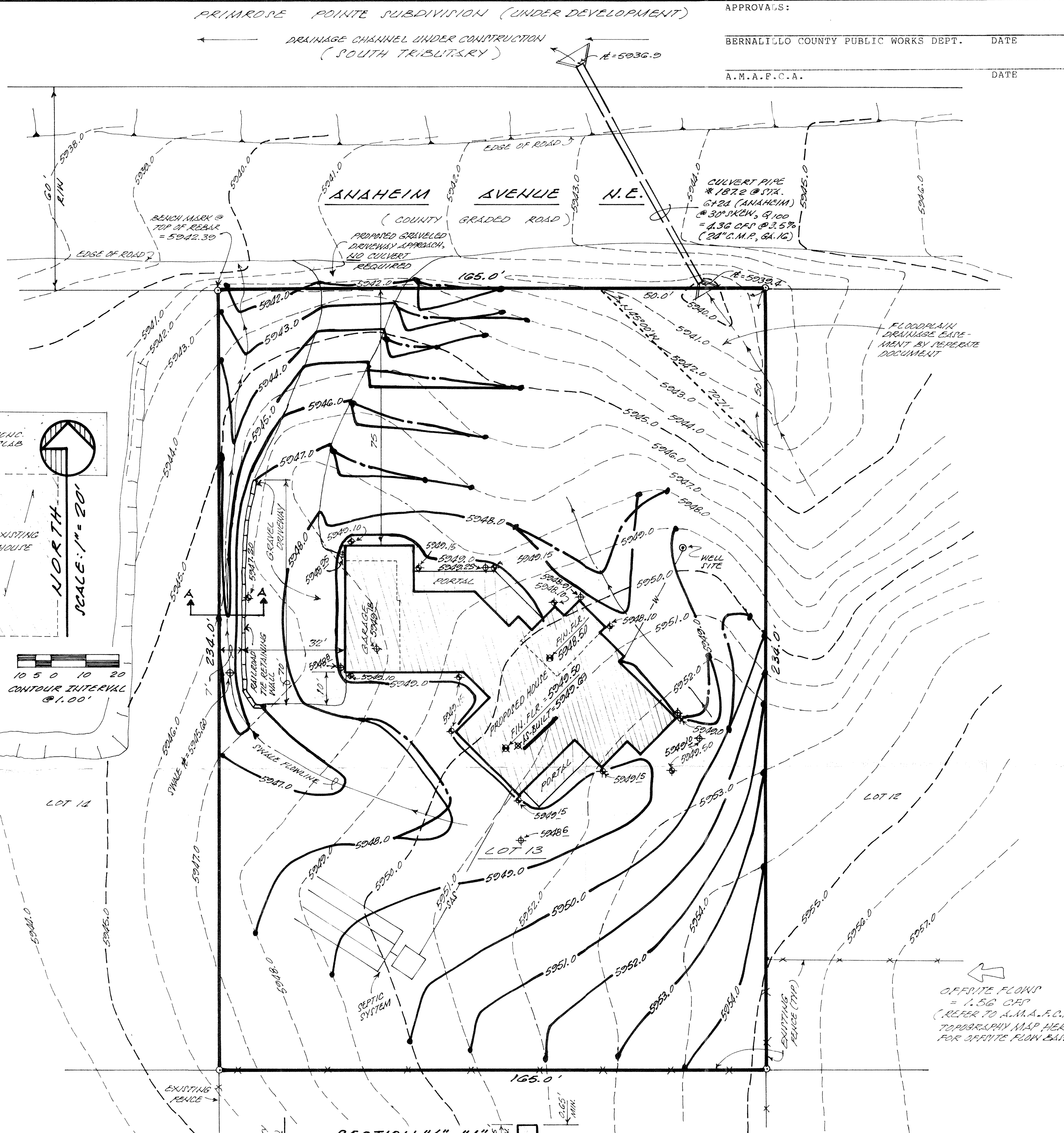
F.R.M.A. FLOODPLAIN MAP - PANEL 11 OF 50



S.C.S. SOIL SURVEY MAP - SHEET NO. 12



A.M.A.F.C.A. TOPOGRAPHIC ORTHOPHOTO MAP D-22



GENERAL NOTES:

- 1.) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT SITE.
- 2.) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD WITHIN THE SUBJECT SITE OTHER THAN THOSE SHOWN ON THE PLAT OF RECORD OR ON THE MAP HEREON.
- 3.) REFER TO "ARCHITECTURAL SITE PLAN" FOR FIELD LAYOUT DIMENSIONS FOR THE PROPOSED IMPROVEMENTS.
- 4.) TOPOGRAPHY SURVEY SHOWN ON THE PLAN HEREON WAS OBTAINED BY THE "TRANSIT-STADIA METHOD".

NOTE: NO EXTERNAL OR PROPERTY LINE WALLS OR FENCES, (WHICH INCLUDES CHAIN LINK FENCES), WILL BE CONSTRUCTED THAT MAY IMPEDE OFF-SITE DRAINAGE FLOW AREAS FROM CONTINUING TO DRAIN THROUGH THE SUBJECT SITE.

NOTE: "LAND TREATMENT" AREA CALCULATIONS FOR THIS SUBJECT SITE AND OFFSITE BASIN FLOWS ARE BASED ON THE FOLLOWING "LAND TREATMENT" PERCENTAGES: "A" = 43%, "B" = 20%, "C" = 20%, "D" = 17%

LEGEND:

EXISTING CONTOUR = --- 5952.0
EXISTING SPOT ELEVATION = --- 5936.2
PROPOSED CONTOUR = --- 5952.0
PROPOSED SPOT ELEVATION = --- 5952.0
EXISTING FENCE LINE = ---
"AS-BUILT" SPOT ELEV. = --- 5948.70
"AS-BUILT" CONTOUR = --- 5948.0

SOIL TYPE: EMBUDO-TIJERAS COMPLEX, 0 TO 9% SLOPES.

LEGAL DESCRIPTION:

LOT THIRTEEN (13), IN BLOCK FIFTEEN (15), TRACT TWO (2), UNIT ONE (1), NORTH ALBUQUERQUE ACRES, A SUBDIVISION TO BERNALILLO COUNTY, NEW MEXICO.

BENCH MARK REFERENCE: MEAN SEA LEVEL DATUM (N.A.D. - 1929) VERTICAL CONTROL ELEVATION(S) FOR "PRIMROSE POINTE - UNIT ONE (1) SUBDIVISION" ESTABLISHED BY COMMUNITY SCIENCES, CORP.; PROJECT B.M. AS SHOWN

NOTE:

THE PROPOSED HOUSE STRUCTURE IS TO HAVE A PITCHED ROOF WITH NO ROOF GUTTERS OR DOWNSPOUTS; ROOF FLOWS WILL DISCHARGE INTO PROPOSED GRADING AS SHOWN ON THE PLAN HEREON

ENGINEER'S STATEMENT:

I, J. ARSENIO MARTINEZ, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 7875, DO HEREBY CERTIFY THAT AN ACTUAL ON-SITE FIELD VERIFICATION OF THE "AS-BUILT" IMPROVEMENTS AND ELEVATIONS OF THE SUBJECT SITE WERE PERFORMED, AND THAT THEY ARE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN FOR SAID SITE.

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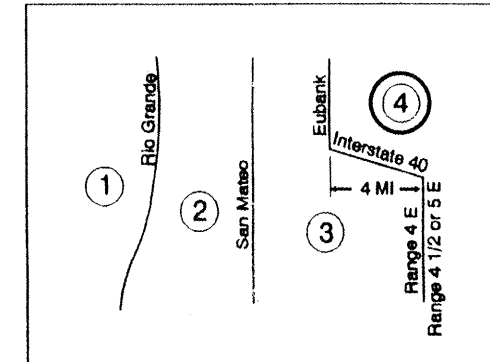
ENGINEER'S SEAL

A.1 PRECIPITATION ZONES

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

TABLE A-1. PRECIPITATION ZONES	
Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40, and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40, and East of the East boundary of Range 4 East, South of Interstate 40

FIGURE A-1



Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

DPM SECTION 22.2 - HYDROLOGY January, 1993 Page 4-4

TABLE A-4. LAND TREATMENTS	
Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Croplands, undisturbed eroded.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

DRAINAGE COMMENTS AND CALCULATIONS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED ON THE SOUTH SIDE OF ANAHEIM AVENUE N.E. APPROXIMATELY 500.0' EAST OF THE INTERSECTION OF SAID ANAHEIM AVENUE N.E. AND LOWELL STREET N.E., IN BERNALILLO COUNTY, NEW MEXICO, (ZONE ATLAS MAP "C-22-2").

THE SUBJECT SITE, 1.) IS A VACANT LOT BEING 165.0' X 234.0' (0.88 ACRE), 2.) SLOPES NORTHWESTERLY ACROSS SAID LOT AT APPROXIMATELY A 4% SLOPE, 3.) HAS A 60.0' WIDE DEDICATED AND GRADED PUBLIC ROADWAY (ANAHEIM AVENUE N.E.) THAT LIES IMMEDIATELY NORTH OF AND ADJACENT TO SAID SUBJECT SITE, (SAID PUBLIC ROADWAY IS AT THE PRESENT TIME HAVING IMPROVEMENTS PROVIDED IN CONJUNCTION WITH THE DEVELOPMENT OF "PRIMROSE POINTE SUBDIVISION" WHICH LIES NORTH OF THE SUBJECT SITE HEREON, 4.) AT THE PRESENT TIME WELL VEGETATED WITH NATIVE GRASSES AND SHRUBS, 5.) IS TO HAVE A SINGLE FAMILY HOME CONSTRUCTED ON SAID SITE TOGETHER WITH ASSOCIATED ACCESS, LANDSCAPING AND UTILITY IMPROVEMENTS, 6.) IS BOUNDED ON THE NORTH BY SAID ANAHEIM AVENUE N.E., ON THE EAST BY AN UNDEVELOPED RESIDENTIAL LOT, AND ON THE SOUTH AND WEST BY DEVELOPED RESIDENTIAL LOTS, 7.) AS SHOWN ON THE F.R.M.A. FLOODPLAIN MAP HEREON, THE SUBJECT SITE IS ENROACHED BY A DESIGNATED FLOODPLAIN AT THE NORTHEASTERLY PORTION OF SAID SITE, THE HISTORICAL FLOWS OF THIS SUBJECT FLOODPLAIN HAVE BEEN INTERCEPTED UPSTREAM BY THE CONSTRUCTION OF STORM DRAINAGE INFRASTRUCTURE THAT HAS BEEN PROVIDED BY AND FOR THE DEVELOPMENT OF THE FOREMENTIONED "PRIMROSE POINTE SUBDIVISION", (RE: DRAINAGE AND DEVELOPMENT PLANS OF PRIMROSE POINTE - UNIT ONE (1), STORM DRAINAGE, WATER AND SANITARY SEWER PLAN SHEET(S) 21, 35 AND 36 OF 38, ANAHEIM AVENUE N.E. - WEST END, DATED NOVEMBER 1992, PREPARED BY COMMUNITY SCIENCES CORPORATION, WHICH ALSO SHOWS THE SOUTH TRIBUTARY CHANNEL FOR SAID DEVELOPMENT), 8.) LOCAL FLOWS WITHIN SAID FLOODPLAIN WHICH ARE NOT BEING INTERCEPTED BY THE FOREMENTIONED UPSTREAM DRAINAGE CHANNEL, ARE DIRECTED TOWARD AN EXISTING STORM DRAINAGE CULVERT (AS SHOWN ON THE PLAN HEREON)

THE SUBJECT SITE ACCEPTS MINIMAL OFFSITE FLOWS FROM THE VACANT PROPERTY LYING IMMEDIATELY EAST OF AND ADJACENT TO SAID SITE AND WILL CONTINUE TO ACCEPT THESE FLOWS IN THE DEVELOPED CONDITION; SAID SUBJECT SITE ALSO CONTRIBUTES TO OFFSITE FLOWS TO THE PROPERTY LYING WEST OF THE SUBJECT SITE.

AS SHOWN BY THE PLAN HEREON, THE HOMESITE IS TO BE LOCATED NEAR THE REAR OF THE SUBJECT LOT ATOP OF AN EXISTING RIDGE. ONSITE FLOWS WILL BE MANAGED BY THE USE OF GRADED SWALES TO DIRECT RUNOFF AROUND THE PROPOSED BUILDING STRUCTURE. HISTORIC OFFSITE FLOWS WILL BE ACCEPTED ALONG THE EAST PROPERTY LINE AND ROUTED THROUGH THE SUBJECT SITE; CARE SHALL BE TAKEN NOT TO DIRECT CONCENTRATED FLOWS AT DOWNSTREAM PROPERTIES.

AS REQUIRED, THE PLAN HEREON ALSO ILLUSTRATES THE LOCATION OF THE PROPOSED WELL SITE AND SEPTIC DRAIN FIELD.

CALCULATIONS:

PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA FOR THE CITY OF ALBUQUERQUE, NEW MEXICO, (PART "A"), DATED JANUARY, 1993, AND PER BERNALILLO COUNTY, STORM DRAINAGE ORDINANCE NO. 90-6.

SITE AREA: 165.0' X 234.0' = 38,610.0 SQ. FT. (0.89 ACRE)

PRECIPITATION ZONE: FOUR (4), TABLE "A-1".

PEAK INTENSITY: IN./HR. AT T_c = TWELVE (12) MINUTES (100-YR./6 HR.) = 5.61

LAND TREATMENT METHOD FOR CALCULATION OF " Q_p ", TABLES "A-8" & "A-9"

"LAND TREATMENT FACTORS", TABLE "A-4".

EXISTING CONDITIONS: (VACANT LAND), CONSIDERED ALL LAND TREATMENT "A".

TREATMENT	AREA/ACRES	FACTOR	CFS
A	0.89	X 2.20	= 1.96

" Q_p " = 1.96 CFS

PROPOSED DEVELOPED CONDITIONS: (PER THIS PLAN)

TREATMENT	AREA/ACRES	FACTOR	CFS
A	0.38	X 2.20	= 0.84
B	0.18	X 2.92	= 0.53
C	0.18	X 3.73	= 0.67
D	0.15	X 5.25	= 0.79

" Q_p " = 2.83 CFS (DEVELOPED)

*** INCREASE = 0.87 CFS

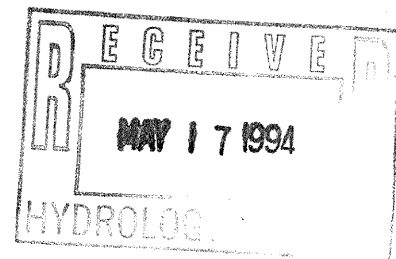
OFFSITE FLOW BASIN: REFER TO TOPOGRAPHIC ORTHOPHOTO MAP HEREON.

OFFSITE FLOW BASIN = 0.50 ACRE

TREATMENT	AREA/ACRES	FACTOR	CFS
A (43%)	0.22	X 2.20	= 0.48
B (20%)	0.10	X 2.92	= 0.29
C (20%)	0.10	X 3.73	= 0.37
D (17%)	0.08	X 5.25	= 0.42

OFFSITE " Q_p " = 1.56 CFS

ENGINEER'S CERTIFICATION OF REVISED GRADING AND DRAINAGE PLAN FOR PROPOSED ROGER'S RESIDENCE LOCATED AT ANAHEIM AVENUE N.E. BERNALILLO COUNTY, NEW MEXICO NOVEMBER, 1993 (ENGINEER'S CERTIFICATION: 05-16-93)



PWD NO.

B.P. NO. 93-839



BOARD OF COUNTY COMMISSIONERS

PATRICK J. BACA, CHAIRMAN
DISTRICT 1

JACQUELYN SCHAEFER, VICE CHAIR
DISTRICT 5

ALBERT "AL" VALDEZ, MEMBER
DISTRICT 2

EUGENE M. GILBERT, MEMBER
DISTRICT 3

BARBARA J. SEWARD, MEMBER
DISTRICT 4

JUAN R. VIGIL, COUNTY MANAGER

County of Bernalillo

State of New Mexico

ONE CIVIC PLAZA, N.W.
ALBUQUERQUE, NEW MEXICO 87102

ADMINISTRATION (505) 768-4000

COMMISSION (505) 768-4217

FAX (505) 768-4329

MARK J. CARILLO, ASSESSOR

JUDY D. WOODWARD, CLERK

THOMAS J. MESSALL, PROBATE JUDGE

RAY GALLAGHER, SHERIFF

H. R. FINE, TREASURER

December 23, 1993

W. Reed Edgel, P.E.
601 Vassar NE
Albuquerque, NM 87106

RE: DRAINAGE PLAN FOR LOT 13, BLOCK 15, TRACT 2, UNIT 1, N.A.A.,
(C22-D37), ENGINEER'S STAMP DATED DECEMBER 22, 1993, BP 93-839.

Dear Mr. Edgel:

Based on the information provided on the referenced submittal received December 23, 1993 the plan is acceptable for Building Permit release.

Please be advised that prior to final inspection being performed by the County Building Department, an Engineer's Certification must be submitted and approved by this office.

This approval incorporate's AMAFCA and County PWD. If you should have any questions, please do not hesitate to call me at 768-2650.

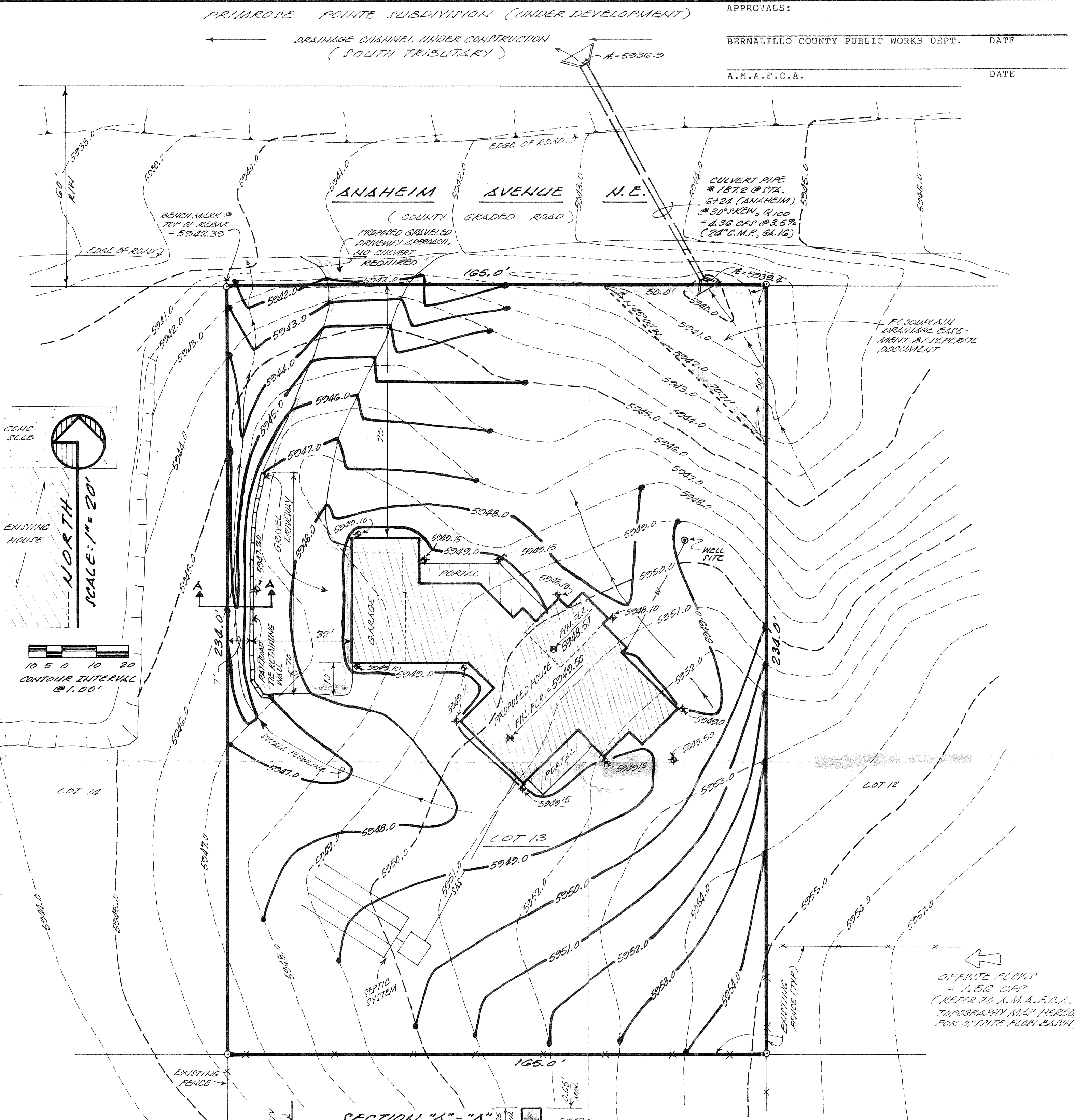
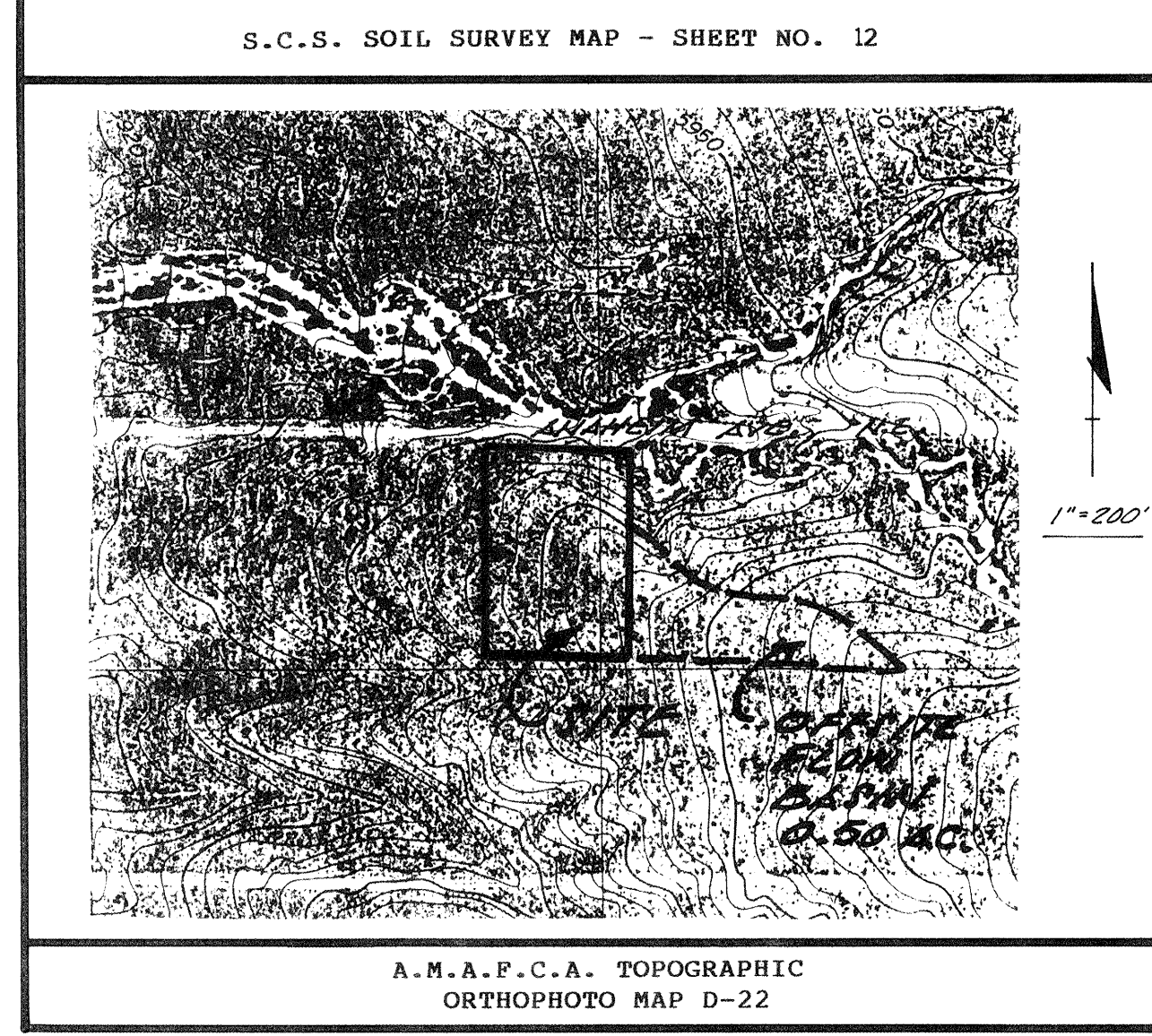
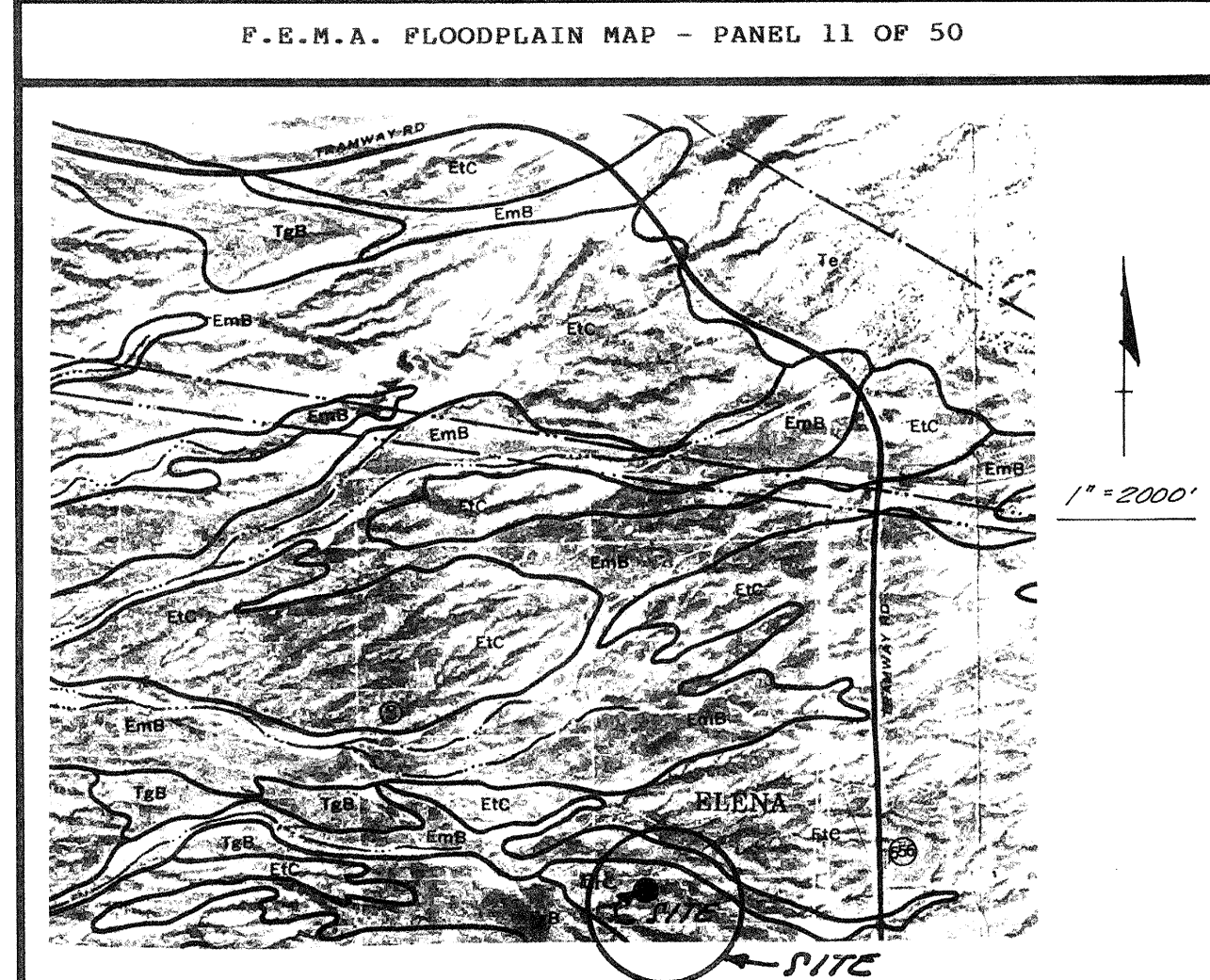
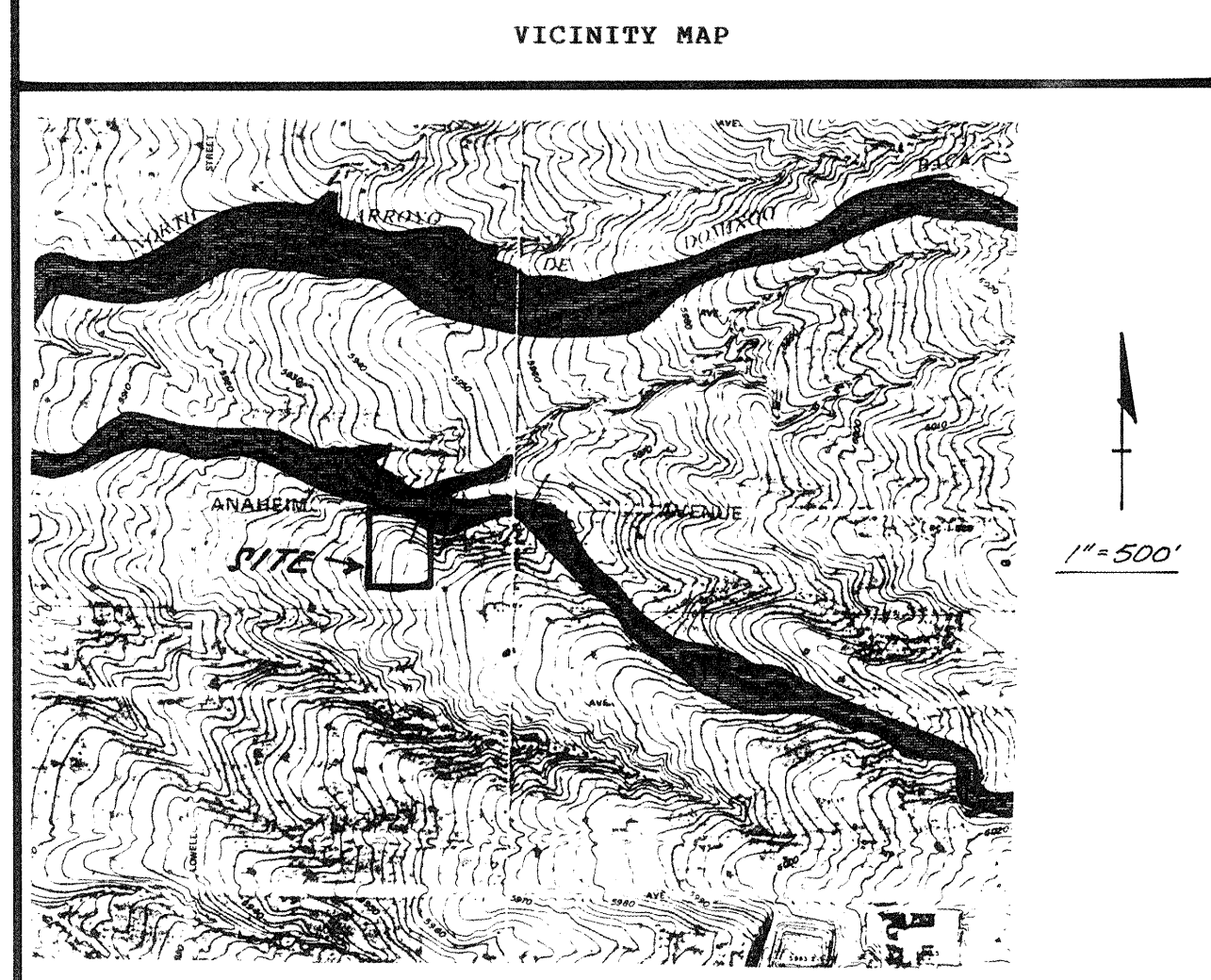
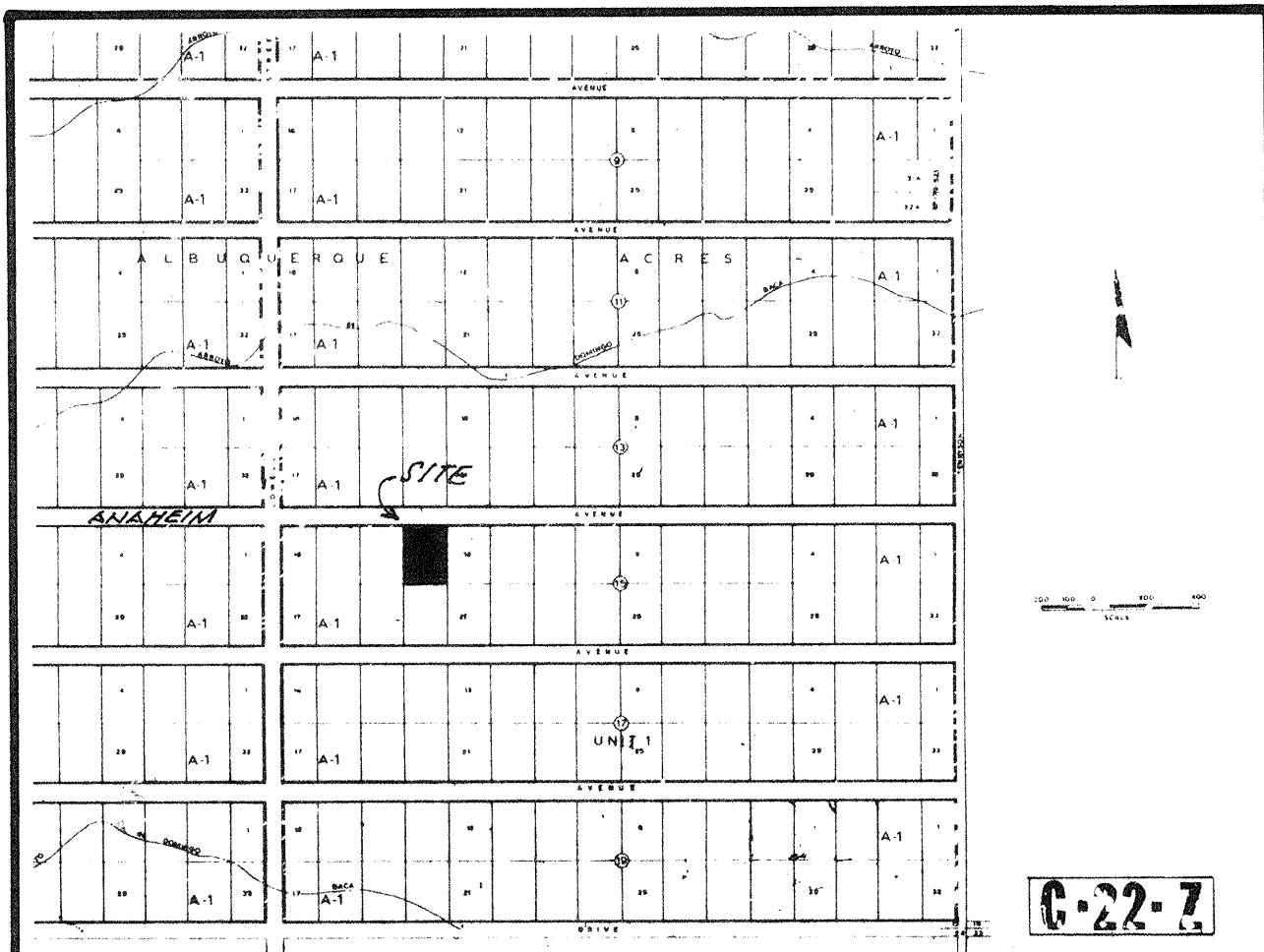
Cordially,

A handwritten signature in dark ink, appearing to read "Gilbert Aldaz", with a large, stylized flourish at the end.

Gilbert Aldaz, P.E. & P.S.
City/County Floodplain Administrator

xc: Clifford E. Anderson, AMAFCA
Bob Foglesong, County PWD
Ken Hightower, Contractor
Tom Burlison, County Building Dept.
File

wp+8164



- GENERAL NOTES:**
- 1.) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT SITE.
 - 2.) NO SEARCH HAS BEEN MADE FOR BASEMENTS OF RECORD WITHIN THE SUBJECT SITE OTHER THAN THOSE SHOWN ON THE PLAT OF RECORD OR ON THE MAP HEREON.
 - 3.) REFER TO "ARCHITECTURAL SITE PLAN" FOR FIELD LAYOUT DIMENSIONS FOR THE PROPOSED IMPROVEMENTS.
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- NOTE:** "LAND TREATMENT" AREA CALCULATIONS FOR THIS SUBJECT SITE AND OFFSITE BASIN FLOWS ARE BASED ON THE FOLLOWING "LAND TREATMENT" PERCENTAGES:
"A" = 43%, "B" = 20%, "C" = 20%, "D" = 17%

LEGEND:

EXISTING CONTOUR	=	---	5952.0
EXISTING SPOT ELEVATION	=	---	5936.2
PROPOSED CONTOUR	=	---	5952.0
PROPOSED SPOT ELEVATION	=	---	5952.0
EXISTING FENCE LINE	=	---	---

LEGAL DESCRIPTION:
LOT THIRTEEN (13), IN BLOCK FIFTEEN (15), TRACT TWO (2), UNIT ONE (1), NORTH ALBUQUERQUE ACRES, A SUBDIVISION TO BERNALILLO COUNTY, NEW MEXICO.

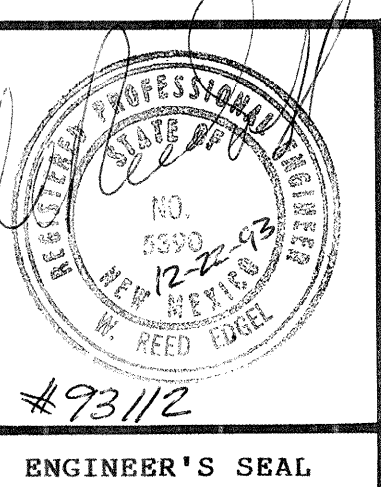
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SOIL TYPE: EMBUDO-TIJERAS COMPLEX, 0 TO 9% SLOPES.

ENGINEER'S STATEMENT:
I, W. REEF EDGEL, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 5390, DO HEREBY STATE THAT I HAVE PERSONALLY MADE AN ONSITE FIELD INSPECTION OF THE SUBJECT PROPERTY AND HAVE FOUND THAT NO GRADING, FILLING OR CUTTING HAD TAKEN PLACE ON SAID SITE PRIOR TO THE PREPARATION OF THE TOPOGRAPHY SURVEY SHOWN ON THE PLAN HEREON.

P.W.D. NO. _____

B.P. NO. _____



A.1 PRECIPITATION ZONES
Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

Zone	Location
1	West of the Rio Grande
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FIGURE A-1

Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

DRAINAGE COMMENTS AND CALCULATIONS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED ON THE SOUTH SIDE OF ANAHEIM AVENUE N.E. APPROXIMATELY 500.0' EAST OF THE INTERSECTION OF SAID ANAHEIM AVENUE N.E. AND LOWELL STREET N.E., IN BERNALILLO COUNTY, NEW MEXICO, (ZONE ATLAS MAP "C-22-Z").

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***** INCREASE = 0.87 CFS**

OFFSITE FLOW BASIN: REFER TO TOPOGRAPHIC ORTHOPHOTO MAP HEREON.

OFFSITE FLOW BASIN = 0.50 ACRE

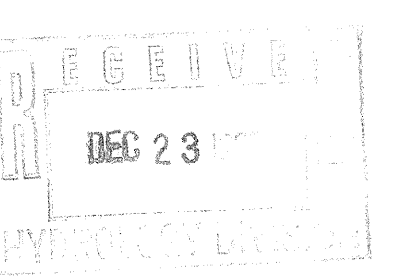
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NOTE:

THE PROPOSED HOUSE STRUCTURE IS TO HAVE A PITCHED ROOF WITH NO ROOF GUTTERS OR DOWNSPOUTS; ROOF FLOWS WILL DISCHARGE INTO PROPOSED GRADING AS SHOWN ON THE PLAN HEREON

REVISED
GRADING AND DRAINAGE PLAN
FOR PROPOSED
ROGER'S RESIDENCE
LOCATED AT
ANAHEIM AVENUE N.E.
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 1993
(12-22-93) 12-22-93





BOARD OF COUNTY COMMISSIONERS

PATRICK J. BACA, CHAIRMAN
DISTRICT 1

JACQUELYN SCHAEFER, VICE CHAIR
DISTRICT 5

ALBERT "AL" VALDEZ, MEMBER
DISTRICT 2

EUGENE M. GILBERT, MEMBER
DISTRICT 3

BARBARA J. SEWARD, MEMBER
DISTRICT 4

JUAN R. VIGIL, COUNTY MANAGER

County of Bernalillo

State of New Mexico

ONE CIVIC PLAZA, N.W.
ALBUQUERQUE, NEW MEXICO 87102
ADMINISTRATION (505) 768-4000
COMMISSION (505) 768-4217
FAX (505) 768-4329

MARK J. CARILLO, ASSESSOR
JUDY D. WOODWARD, CLERK
THOMAS J. MESSALL, PROBATE JUDGE
RAY GALLAGHER, SHERIFF
H. R. FINE, TREASURER

December 20, 1993

C.A. Coonce
C.A. Coonce & Associates
12324 Pineridge NE
Albuquerque, NM 87112

RE: RESIDENCE FOR JOE LOTTI (B21-D9) SUBMITTED DECEMBER 8, 1993
FOR BUILDING PERMIT APPROVAL, ENGINEER'S STAMP DATED 12/7/93.

Dear Mr. Coonce:

Based on the information provided on the above referenced submittal, the following comments must be addressed prior to approval:

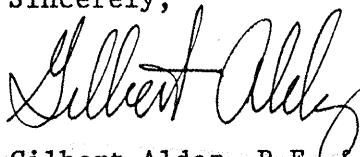
1. A water surface profile analysis is required to adequately address the water surface and scour at this site.
2. Show how the "curtain wall" will function to protect this residence. It appears that arroyo scour and flanking will cause this wall to fail during a major event and will not protect the residence. The "curtain wall" will need to be oriented or extended so that it protects the structure if it is to be relied upon. If not, the structure will need to be evaluated for maximum water surface and scour.
3. If the residence is to be structurally stable from expected flows, an analysis of the stability and proposed design is required.
4. Computations for the erosion setback values need to be included.
5. The outside line of the LSB, BSB and FSB should be clearly labeled as the "erosion setback".
6. If the garage is not to have erosion stability protection, this should be clearly indicated on the plan. Detail the connection between the house and the garage so that the garage can experience erosion damage without damage to the house.

Joe Lotti
Page 2

7. The drainage easement to AMAFCA must be based on the computed water surface (including sequent depth or energy grade) or based on the FEMA designated location, whichever is more critical.

If you should have any questions, please do not hesitate to contact me at 768-2650.

Sincerely,

A handwritten signature in black ink, appearing to read "Gilbert Aldaz". The signature is fluid and cursive, with the first name "Gilbert" and last name "Aldaz" clearly distinguishable.

Gilbert Aldaz. P.E. & P.S.
PWD/Hydrology Division

GA/d1/WPHYD/8175

xc: Cliff Anderson, AMAFCA
Bob Foglesong, County PWD
File



County of Bernalillo

State of New Mexico

ONE CIVIC PLAZA, N.W.
ALBUQUERQUE, NEW MEXICO 87102
ADMINISTRATION (505) 768-4000
COMMISSION (505) 768-4217
FAX (505) 768-4329

BOARD OF COUNTY COMMISSIONERS

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RAY GALLAGHER, SHERIFF
H. R. FINE, TREASURER

December 16, 1993

W. Reed Edgel, P.E.
601 Vassar NE
Albuquerque, NM 87106

RE: DRAINAGE PLAN FOR LOT 13, BLOCK 15, TRACT 2, UNIT 1, N.A.A.,
(C22-D37) RECEIVED DECEMBER 3, 1993 FOR BUILDING PERMIT.

Dear Mr. Edgel:

Based on the information provided on the referenced submittal, kindly address the following comments prior to approval:

1. It appears that you're sheet flowing your developed runoff directly to the property to the west. This is not an acceptable solution.

These comments incorporate AMAFCA and County PWD's review. If you should have any questions, please do not hesitate to call me at 768-2650.

Cordially,

A handwritten signature in cursive script, appearing to read "Gilbert Aldaz".

Gilbert Aldaz, P.E. & P.S.
City/County Floodplain Administrator

xc: Clifford E. Anderson, AMAFCA
Bob Foglesong, County PWD
Ken Hightower, Contractor
File

wp+8164

GRANT OF EASEMENT
FLOODWAY AND STORM DRAINAGE WORKS

KEN N. ROGERS, AND POLLY A. ROGERS, (HIS WIFE), Grantors, being the owner(s) of the property described herein, for good and valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, a political subdivision of the State of New Mexico, (AMAFCA), and its successors and assigns, the permanent right and easement for drainage, flood control and conveyance of storm water and the construction, reconstruction, operation and maintenance of, and access to such facilities on, in, under, over and across the following described real estate:

The land in which the foregoing rights and easements are granted is located within Lot(s) 13 of Block 15 Tract 2 Unit 1 of North Albuquerque Acres in Bernalillo County, New Mexico and is more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

Except by the written approval of AMAFCA, no fence, wall, building, or other obstruction may be placed or maintained in said easement and there shall be no alteration of the grades or contours in said easement. The granting of this easement shall not obligate AMAFCA to maintain natural arroyos, drainage channels, or facilities that do not meet the standards of AMAFCA for design, construction, and maintainability; nor shall this granting require the protection of property lying outside of the easement granted. AMAFCA shall only maintain property and/or improvements that it specifically agrees, by written agreement filed for public record, to maintain. Unless AMAFCA specifically agrees, by such written agreement, to maintain property and/or improvements, such maintenance responsibility shall remain with the Grantor, its successors or assigns. Landscaping or maintenance work, by the Grantor, within the easement hereby conveyed shall not alter the present flowline, capacity, or permeability of the present flood way area, except in an emergency. If emergency work is performed, Grantor shall notify AMAFCA as soon as practical thereafter. AMAFCA will then determine if the emergency work can remain or must be removed or modified. Safe locations for structures built on lands adjacent to the rights and easements described herein may be substantially outside of the described area.

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto AMAFCA, its successors and assigns, forever, except that any portion of the easement granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control or drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed.

WITNESS OUR hand(s) and seal(s) this 1 st day of DECEMBER,
1993 .

Ken N Rogers
KEN N. ROGERS

Polly A. Rogers
POLLY A. ROGERS (HIS WIFE)

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 1st day of

December, 1993 by Ken N. Rogers
(names)

Polly A. Rogers _____
(names) _____
(marital status) _____

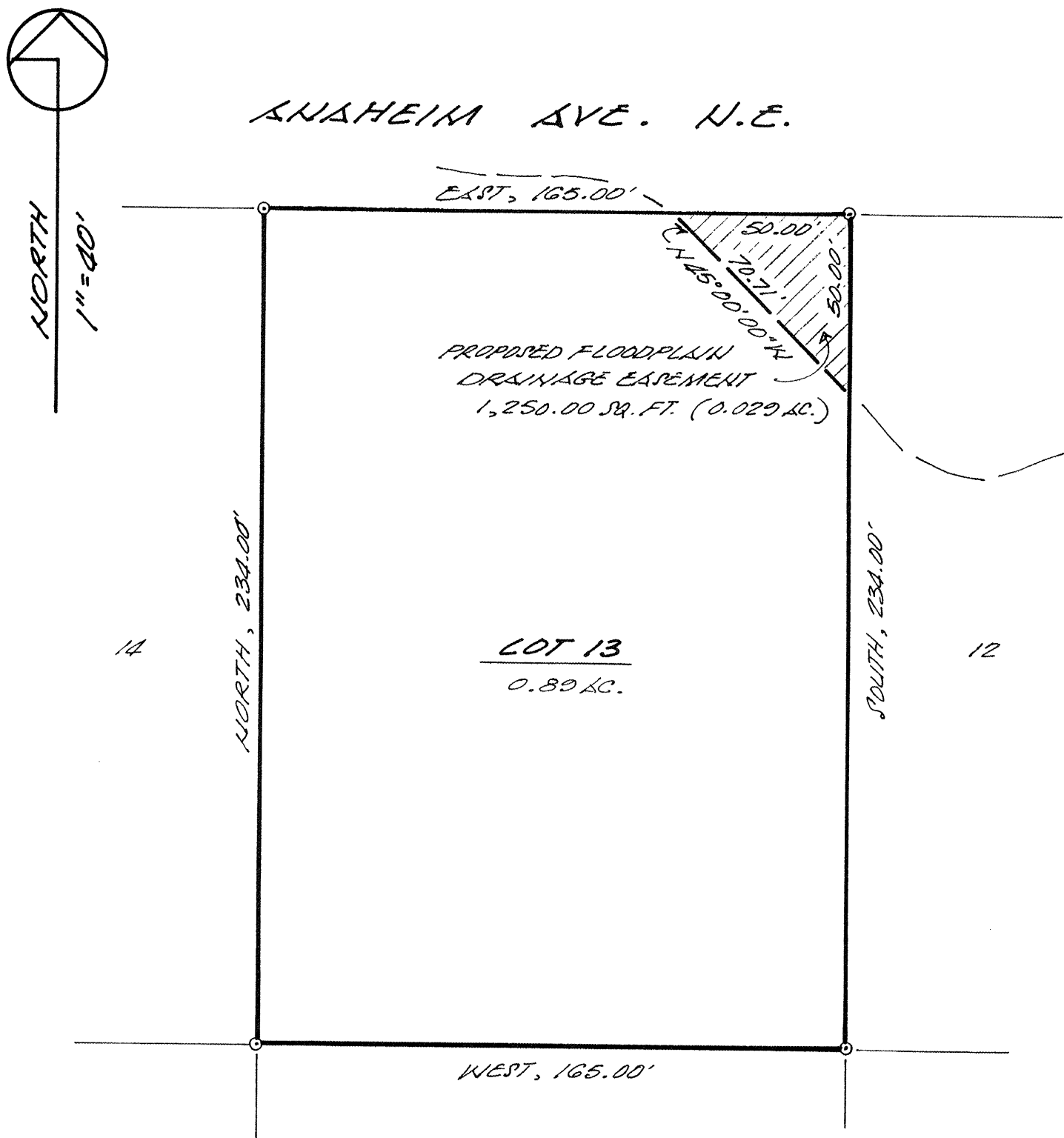
My commission expires:

12/15/93

Juan Russell
Notary Public

Sheet 2 of 3 by (initial) _____

EXHIBIT "A"



DESCRIPTION FOR FLOODPLAIN DRAINAGE EASEMENT:

A CERTAIN TRACT OF LAND TO BE DESIGNATED AS A FLOODPLAIN EASEMENT AND COMPRISING A NORTHEASTERLY PORTION OF LOT THIRTEEN (13), IN BLOCK FIFTEEN (15), TRACT TWO (2), UNIT ONE (1), NORTH ALBUQUERQUE ACRES, TO BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 23, 1931, (BK. D-1, P. 133).

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SURVEY AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT THIRTEEN (13), A POINT ON THE SOUTHERLY LINE OF ANAHEIM AVENUE N.E., SAID POINT ALSO BEING COMMON TO THE NORTHEAST CORNER OF SAID DRAINAGE EASEMENT; THENCE,

SOUTH, 50.00 FEET DISTANCE ALONG THE EAST LINE OF SAID SUBJECT LOT TO THE SOUTHEAST CORNER OF SAID DRAINAGE EASEMENT; THENCE,

N 45°00'00" W, 70.71 FEET DISTANCE TO A POINT ON THE NORTH LINE OF SAID LOT THIRTEEN (13); THENCE,

EAST, 50.00 FEET DISTANCE ALONG THE SOUTHERLY LINE OF ANAHEIM AVENUE N.E. (NORTH LINE OF LOT 13) TO THE POINT AND PLACE OF BEGINNING, AND CONTAINING 1,250.00 SQUARE FEET, (0.029 ACRE), MORE OR LESS.

John B. Torres
JOHN B. TORRES, N.M.L.S. NO. 3221
NOVEMBER 30, 1993

