

CITY OF ALBUQUERQUE



October 22, 2014

David Soule, P.E.
Rio Grande Engineering
PO Box 93924
Albuquerque, New Mexico 87199

**RE: Sanchez Residence, 8020 Agua Fria Ct NW
Grading and Drainage Plan
Engineers Stamp Date 10/15/14 (D10-D003N19)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 10/16/14, this plan is approved for Grading Permit and Building Permit.

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Hydrology
Planning Department

RR/CC
C: File

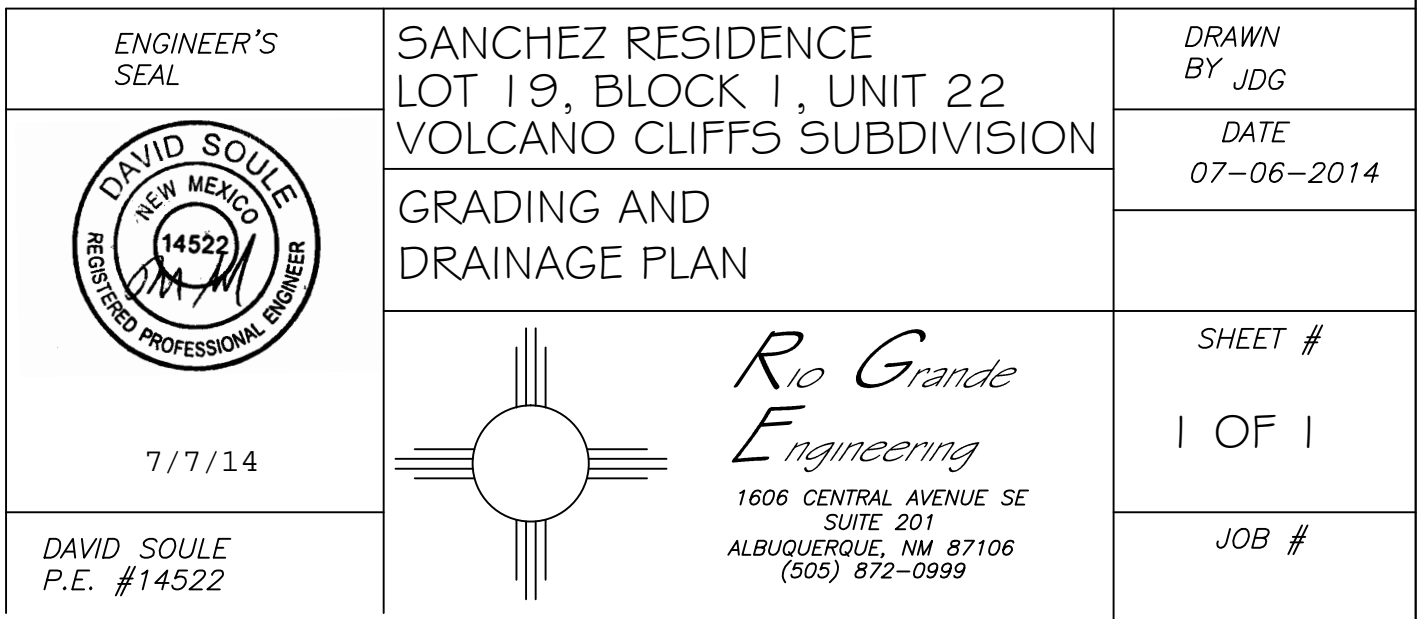
[illegible]

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THIS PLAN WAS OBTAINED BY CONSTRUCTION SURVEY TECHNOLOGIES, DAVID VIGIL NMLS#69111 ON JUNE 25, 2014
3. ALL SPOT ELEVATIONS ARE FLOW-LINE UNLESS OTHERWISE NOTED
4. ALL PROPOSED SPOT ELEVATIONS SHOWN ARE 53XX.XX

LEGEND

—————	EXISTING STORM DRAIN
=====	EXISTING CURB & GUTTER
—————	PROPOSED EDGE OF PAVING
-----5411-----	EXISTING CONTOUR
-----5410-----	EXISTING INDEX CONTOUR
-----5411-----	PROPOSED CONTOUR
-----5410-----	PROPOSED INDEX CONTOUR
—————	LOT LINES



PERMANENT EASEMENT

Grant of Permanent Easement, between Christopher M. & Monica L. Sanchez, a married couple, ('Grantor'), whose address is 8316 Sleeping Bear Dr NW, Albuquerque, NM 87120, and the City of Albuquerque, a New Mexico municipal corporation ('City'), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Subject to existing rights of record, 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 **Public Drainage and Utility**, 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 Property for the benefit of the City and its successors and assigns until terminated.

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

WITNESS my hand and seal this _____ day of _____, 20____.

APPROVED:

GRANTOR:

Shahab Biazar, Acting City Engineer

Christopher M. Sanchez, Owner

Dated

Monica L. Sanchez, Owner

STATE OF _____)
)ss
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 20____, by

Notary Public

My Commission Expires:

**PUBLIC DRAINAGE AND UTILITY EASEMENT
(EXHIBIT 'A' ATTACHED)**

EXHIBIT "A"

LEGAL DESCRIPTION
PUBLIC DRAINAGE AND UTILITY EASEMENT

A tract of land being designated as a "Public Drainage and Utility Easement" and being part of **LOT 19, BLOCK 1, UNIT 22 VOLCANO CLIFFS SUBDIVISION**, a plat of the same filed in the Office of the Bernalillo County Clerk on **JULY 9, 1975 at Book D06, Page 162**, being more particularly described as follows:

BEGINNING at the Northwesterly corner of the easement herein described, whence the Northwesterly corner of said Lot 19 bears S67°13'01"W, a distance of 7.50 feet; thence

N67°13'01"E, a distance of 7.50 feet; thence

S22°46'59"E, a distance of 92.41 feet; thence

7.71 feet along the arc of a non-tangent curve to the left, said curve having a Radius of 50.00 feet, a chord distance of 7.70 feet and a Chord bearing of S80°14'54"W; thence

N22°46'59"W, a distance of 90.67 feet to the Point or Place of Beginning;

Said tract contains 685.79 Square Feet or 0.0157 Acres, more or less.

SEE ATTACHED SKETCH

Surveyor's Certification

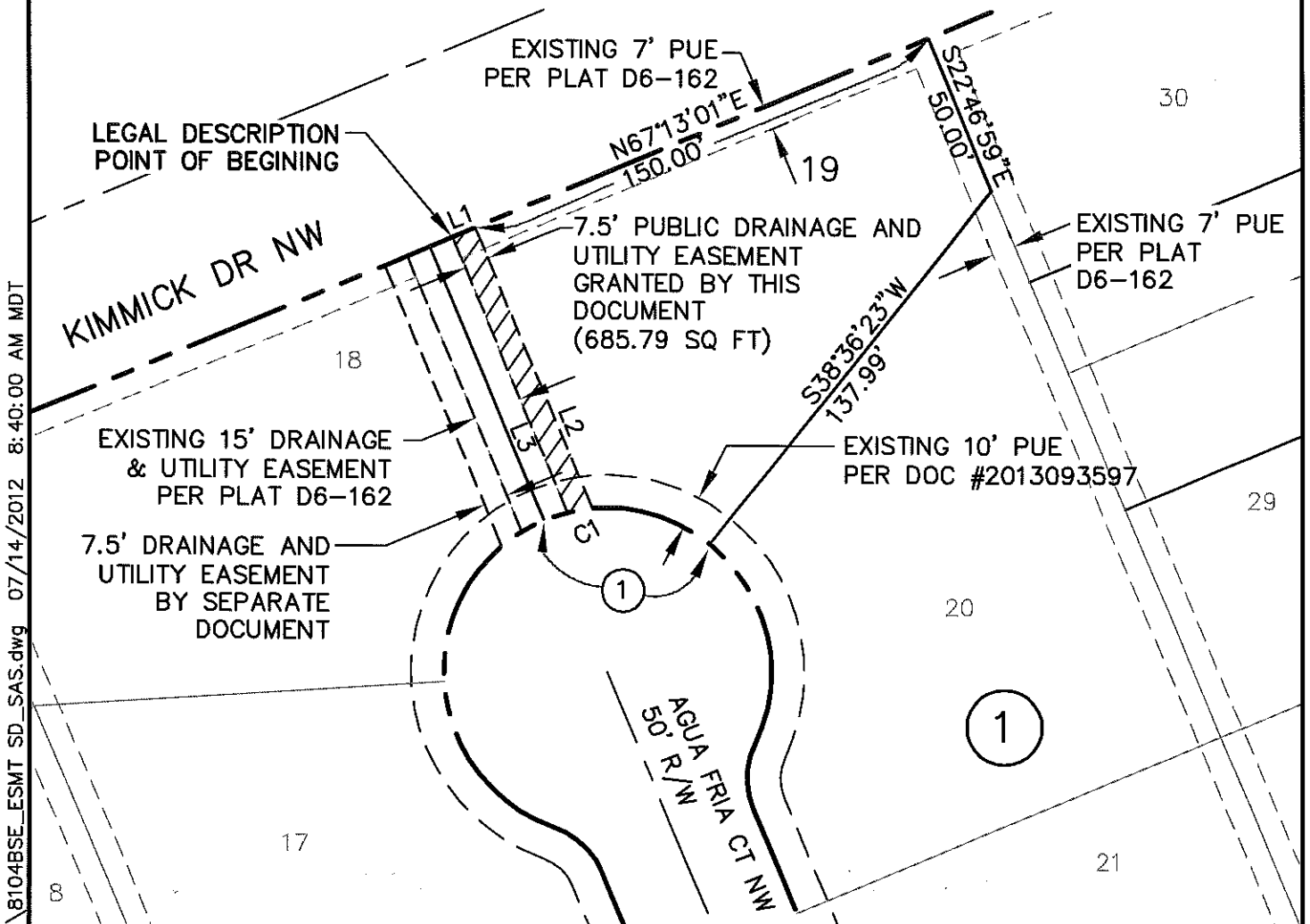
I, Steven J. Metro, New Mexico Professional Surveyor No. 10025, do hereby certify that this Legal Description and Exhibit were prepared by me or under my supervision, meets the minimum requirements for surveys in New Mexico, and is true and accurate to the best of my knowledge and belief.


Steven J. Metro, N.M.P.S. No. 10025

7-24-14
Date



PUBLIC DRAINAGE AND UTILITY EASEMENT SITUATE WITHIN LOT 19, BLOCK 1 VOLCANO CLIFFS SUBDIVISION UNIT 22



① $\Delta = 61°17'11"$
 $L = 53.48'$
 $R = 50.00'$
 $CH = 50.66'$
 $BRG = S82°09'02"W$

NOTE:
 1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS
 2. ALL DISTANCES ARE GROUND DISTANCES

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	7.71	50.00	S80°14'54"W	7.70

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.50	N67°13'01"E
L2	92.40	S22°46'59"E
L3	90.67	N22°46'59"W

LEGEND
 ● FOUND REBAR

SCALE:
 1 inch = 50 ft.

EXHIBIT "A"
SHEET 2 OF 2
WILSON & COMPANY

ITEM #280

M:\RR\08-400-104-00\DOCS\EASEMENTS\SD_SAS\8104BSE_ESMT SD_SAS.dwg 07/14/2012 8:40:00 AM MDT