

AMENDED GRANT OF DRAINAGE EASEMENT

The undersigned, being parties or assigns to that certain Amended Grant of Drainage Easement dated October 13, 1992, and recorded on October 15, 1992, as Document No. 92103413, in the records of the Office of the County Clerk of Bernalillo County, New Mexico, hereby desire to amend said document; **Santa Fe Federal Credit Union**, 1422 S. Harrison, (P.O. Box 15088), Amarillo, Texas, 79105-5088, being owner(s) of Lot "2-A" of the Replat of Lot 2, Tract "A", Unit Three (3), of the **INTERSTATE INDUSTRIAL TRACT**, to the City of Albuquerque, 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 November 2, 1992, (Bk. 92C-245), Hereinafter called the "Grantor(s)", and **Jess Munos**, being owner of Lot One (1) of the Replat of Tract "A", Unit Three (3), of the **INTERSTATE INDUSTRIAL TRACT**, to the City of Albuquerque, 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 May 13, 1981, Hereinafter called "Grantee".

Witnesseth, that the Grantor(s) and Grantee have hereby entered into an agreement to terminate in full the above referenced Drainage Easement; "Grantor(s)" hereby grant unto "Grantee" an eight foot (8.00') wide Permanent Surface Drainage Easement for the purpose of conveying surface runoff over and across aforementioned Lot "2-A" to a public street right-of-way known as Ellison Street N.E., said new Permanent Surface Drainage Easement is hereby described as being the Easterly eight feet (8.00') of the Westerly thirty-four feet (34.00') of aforementioned Lot "2-A", said easement is for the benefit of said Grantee, his successor(s) and assign(s). (PLEASE REFER TO ATTACHED EXHIBIT "A").

Provided however, said Grantee, his successor(s) and assign(s) shall have the right to use said easement for the purposes herein stated for so long as said easement is not abandoned as a drainage right-of-way as stated herein.

Santa Fe Federal Credit Union:

Robert E. Martin, President/CEO

State of ~~Texas~~ NEW MEXICO) *REN*
County of BERNALILLO) SS:

Acknowledged before me this 1st day of February, 1995, by Robert E. Martin, President /CEO of Santa Fe Federal Credit Union, as his own free act and deed.

My Commission Expires:

3/17/97

Jess Munos:

Jess Munos
Jess Munos

State of New Mexico)
County of Bernalillo) SS:

Acknowledged before me this 2nd day of February, 1995, by Jess Munos, as his own free act and deed.

My Commission Expires:

3/17/97

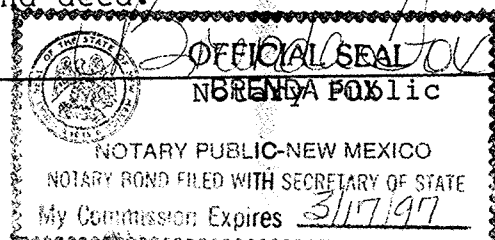
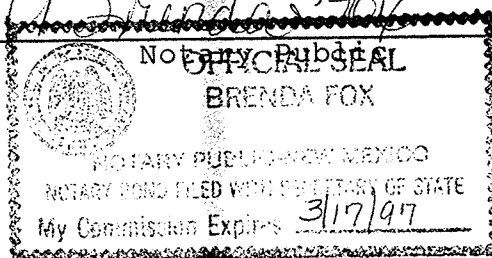
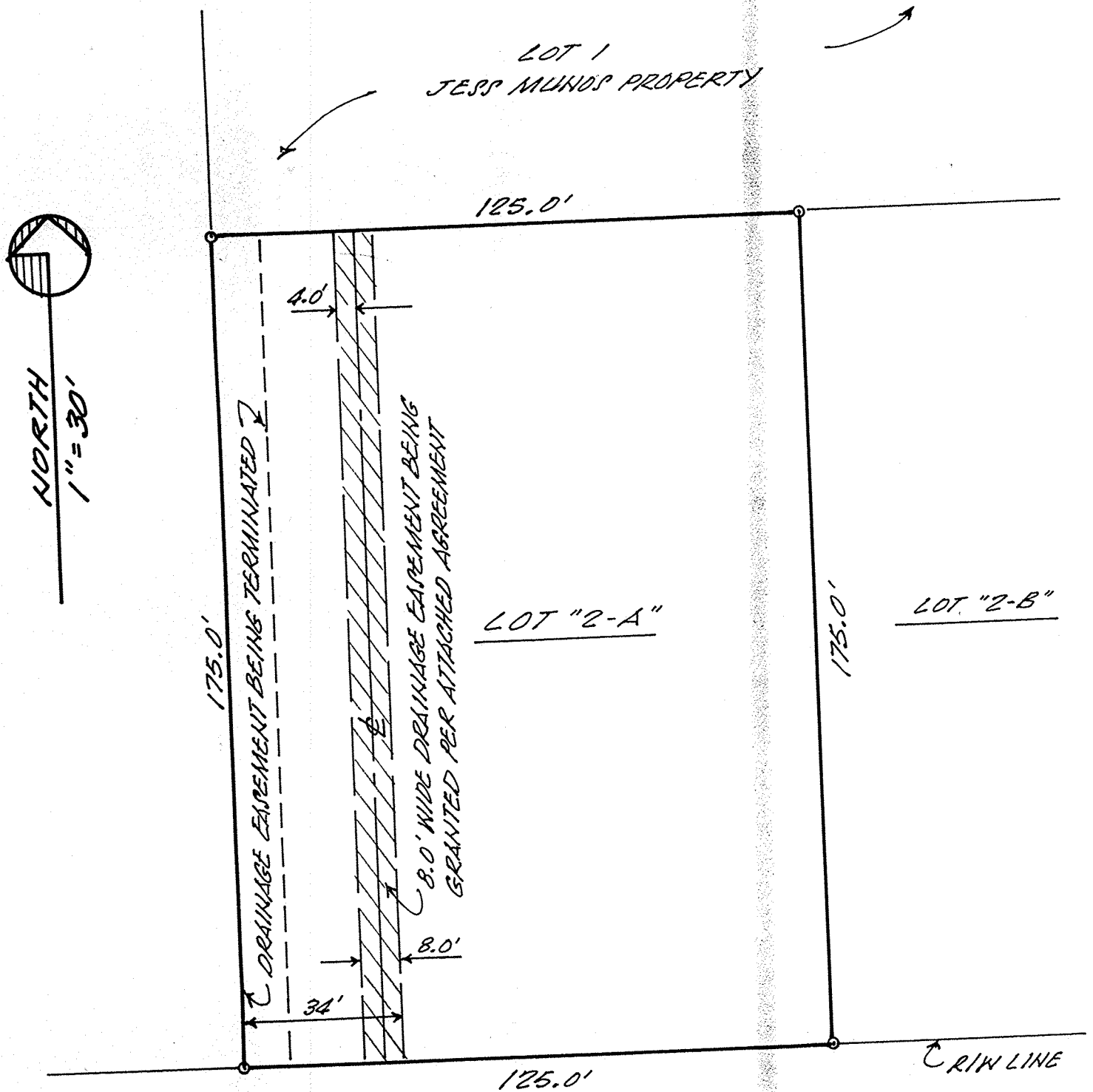


EXHIBIT "A"

5275



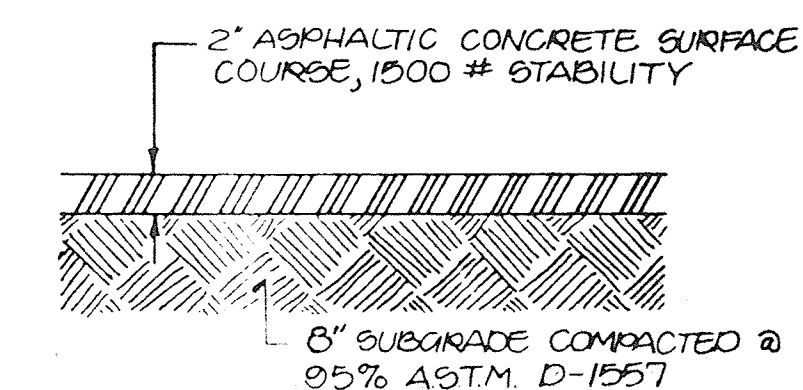
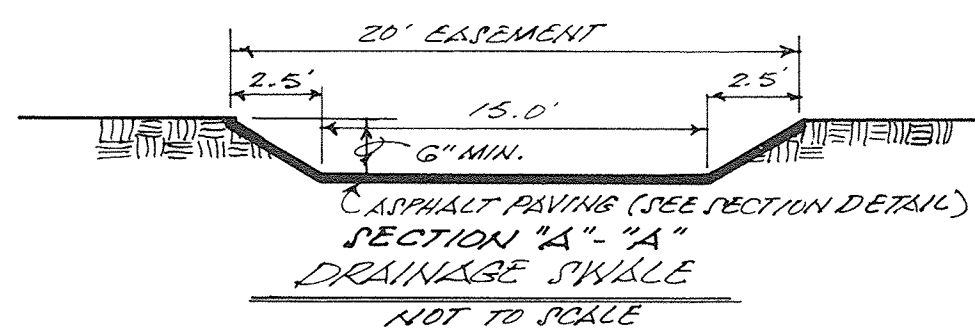
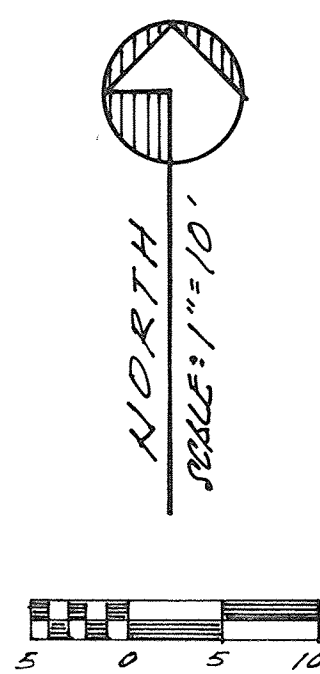
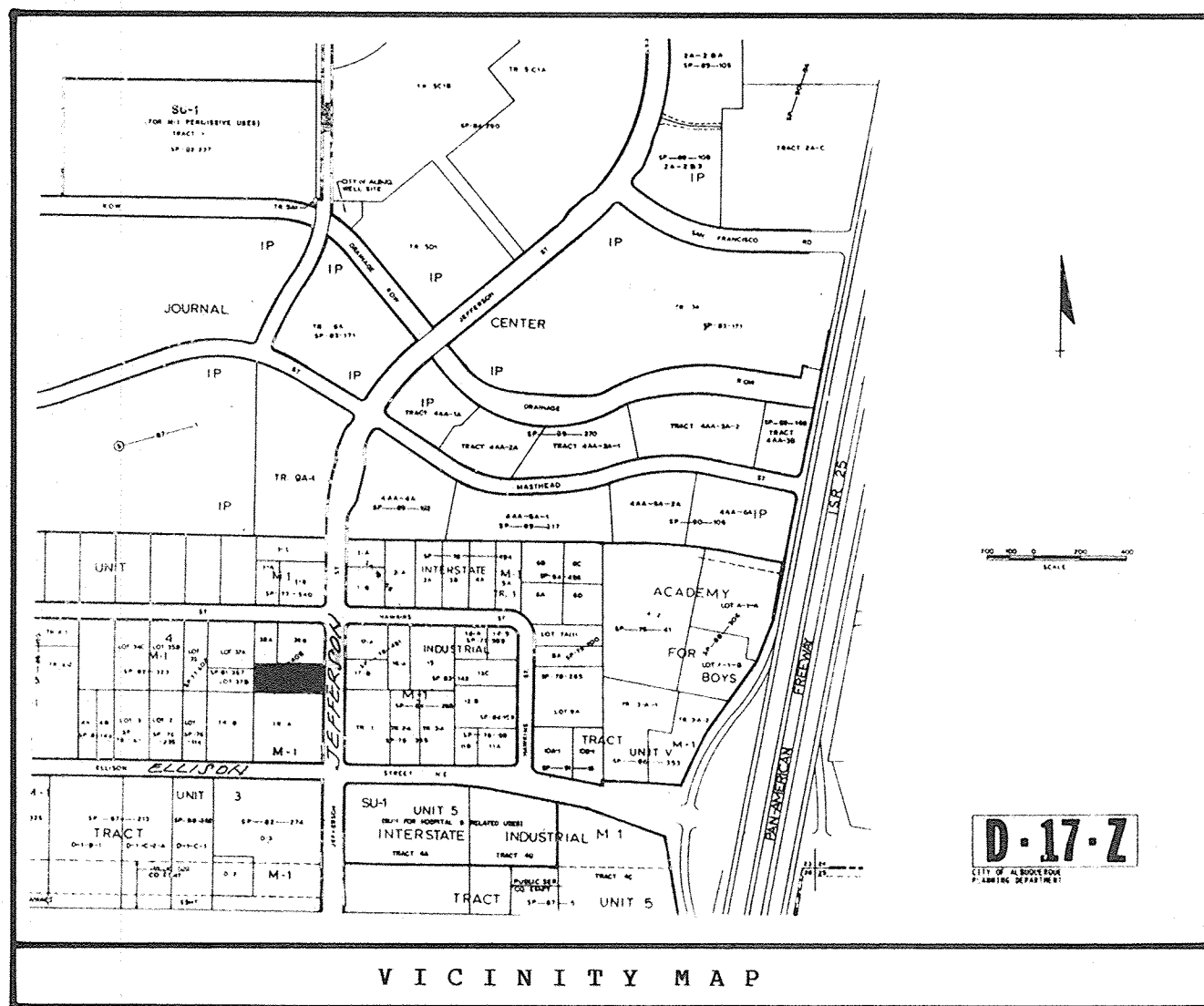
ELLISON STREET N.E.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

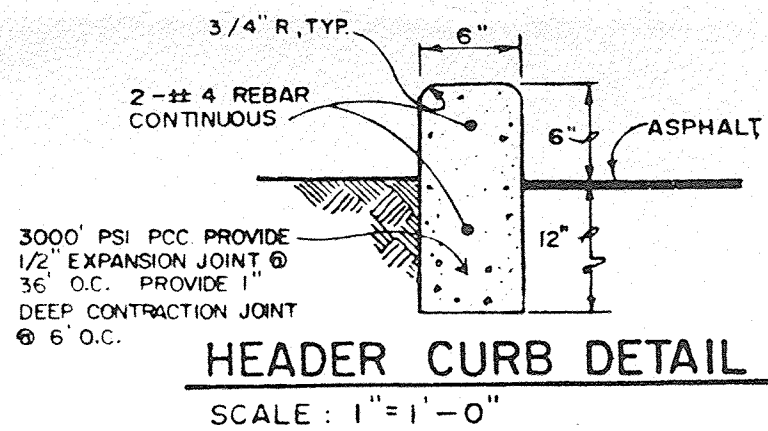
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95-3 5274-
JUDY D. WOODWARD
CO. CLERK & DEPUTY

J. J. J.



TYPICAL PAVEMENT SECTION
SCALE: 1" = 1'-0"



LEGEND:

- T.C. = 37.50 = TOP OF CURB ELEVATION
- E. = 37.00 = CURB PLAN LINE ELEVATION
- 37.0 --- = EXISTING CONTOUR
- 37.5 --- = PROPOSED CONTOUR
- X-X- = EXISTING FENCE
- 37.50 = PROPOSED SPOT ELEVATION
- 37.5 --- = PROPOSED LIMIT OF NEW PAVING

GENERAL NOTES:

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

NOTICE TO CONTRACTOR:

- 1.) AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- 2.) ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CONTRACT DOCUMENTS FOR CITY WIDE UTILITIES AND CASH PAVING NO. 31".
- 3.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1234), FOR LOCATION OF EXISTING OF SURFACE AND SUBSURFACE UTILITIES.
- 4.) 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 SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR THE PROJECT.

LEGAL DESCRIPTION:

TRACT "A-1" OF THE REPLAT OF TRACT "A", UNIT THREE (3), INTERSTATE INDUSTRIAL TRACT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (ZONE ATLAS MAP "D-17-2").

BENCH MARK REFERENCE:

MEAN SEA LEVEL DATUM ELEVATIONS SHOWN ON THE PLAN HEREON ARE REFERENCED TO THE CITY OF ALBUQUERQUE APPROVED DRAINAGE PLAN FOR THE "MUNOS MOTORS INC. OFFICE AND BODY SHOP" (DATED: 04-05-84), PREPARED BY CHRIS L. WEISS, P.E.; ADDRESS: 7115 JEFFERSON STREET N.E..

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT FOR STORM RUN-OFF DURING CONSTRUCTION; HE SHALL INSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- 1.) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTIES.
- 2.) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREETS.
- 3.) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT WITHIN PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

OFFSITE DRAINAGE THRU SWALE:

AREA = 0.86 ACRE
 $Q_{100} = (0.65) (4.73) (0.86) = 2.6 \text{ CFS}$
 SWALE CAPACITY: (PER WEISS PLAN)
 AVE. SLOPE = 0.8% , $n = 0.030$
 AVE. DEPTH = 0.50'
 CAPACITY = 22.0 CFS , 2.6 CFS

PROPOSED NEW BUILDING AREA DEVELOPED SITE:

65.0' X 120.0' = 7,800.0 SQ. FT. = 0.18 ACRE
 RATIONAL METHOD: $Q_{100} = CIA$ "I" = 4.73 "A" = 0.18

EXISTING CONDITIONS: (UNDEVELOPED AREA)

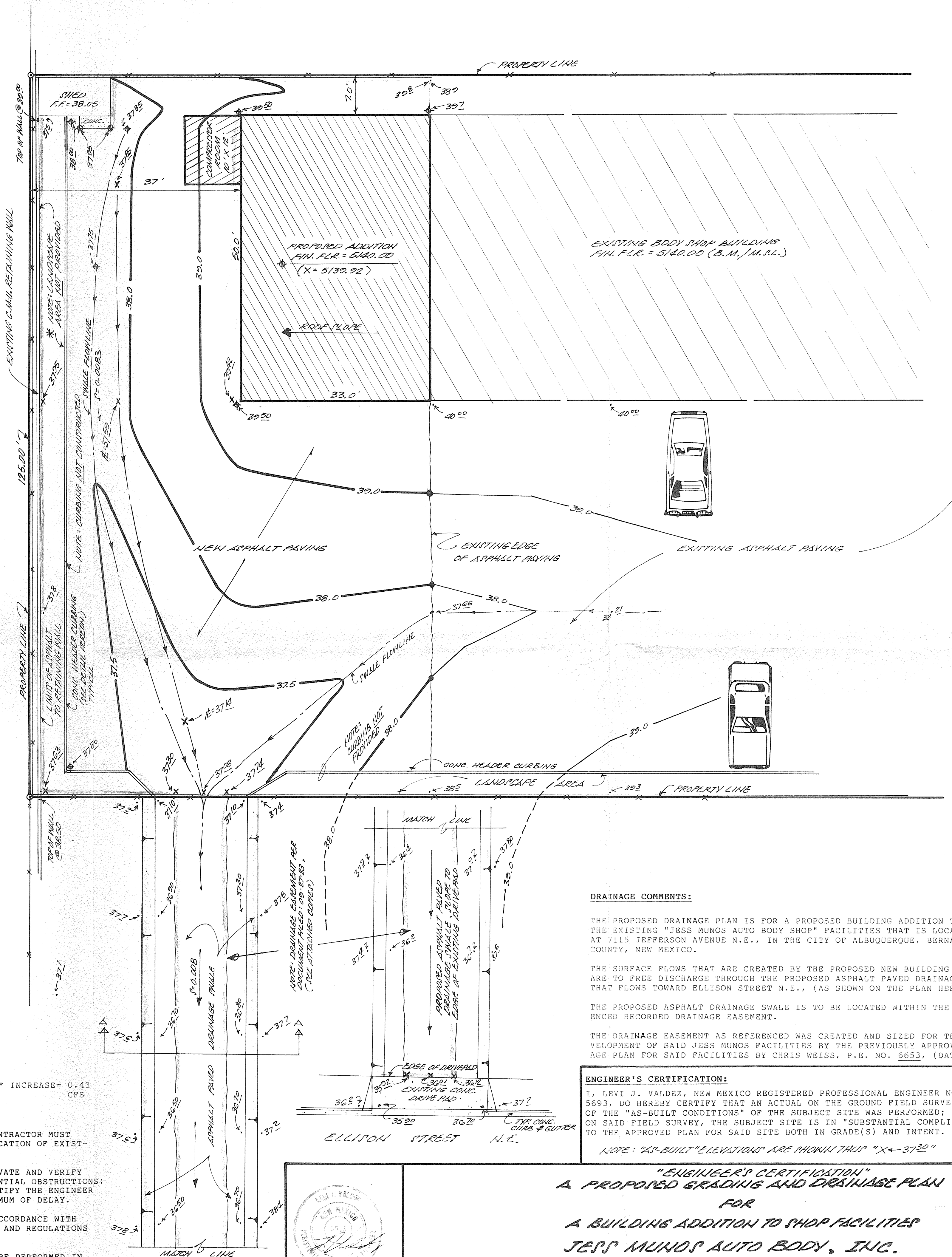
$Q_{100} = 0.40 \times 4.73 \times 0.18 = 0.34 \text{ CFS}$

PROPOSED DEVELOPED AREA:

$Q_{100} = 0.90 \times 4.73 \times 0.18 = 0.77 \text{ CFS}$ ** INCREASE = 0.43 CFS

CONSTRUCTION NOTES:

- 1.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1290 FOR LOCATION OF EXISTING UTILITIES.
- 2.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- 3.) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 4.) ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.



DRAINAGE COMMENTS:

THE PROPOSED DRAINAGE PLAN IS FOR A PROPOSED BUILDING ADDITION TO THE EXISTING "JESS MUNOS AUTO BODY SHOP" FACILITIES THAT IS LOCATED AT 7115 JEFFERSON AVENUE N.E., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

THE SURFACE FLOWS THAT ARE CREATED BY THE PROPOSED NEW BUILDING ADDITION ARE TO FREE DISCHARGE THROUGH THE PROPOSED ASPHALT PAVED DRAINAGE SWALE THAT FLOWS TOWARD ELLISON STREET N.E., (AS SHOWN ON THE PLAN HEREON).

THE PROPOSED ASPHALT DRAINAGE SWALE IS TO BE LOCATED WITHIN THE REFERENCED RECORDED DRAINAGE EASEMENT.

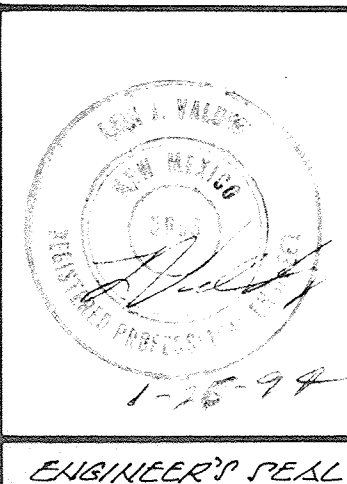
THE DRAINAGE EASEMENT AS REFERENCED WAS CREATED AND SIZED FOR THE DEVELOPMENT OF SAID JESS MUNOS FACILITIES BY THE PREVIOUSLY APPROVED DRAINAGE PLAN FOR SAID FACILITIES BY CHRIS WEISS, P.E. NO. 6653, (DATED: 3-7-84).

ENGINEER'S CERTIFICATION:

I, LEVI J. VALDEZ, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 5693, DO HEREBY CERTIFY THAT AN ACTUAL ON THE GROUND FIELD SURVEY OF THE "AS-BUILT CONDITIONS" OF THE SUBJECT SITE WAS PERFORMED; BASED ON SAID FIELD SURVEY, THE SUBJECT SITE IS IN "SUBSTANTIAL COMPLIANCE" TO THE APPROVED PLAN FOR SAID SITE BOTH IN GRADE(S) AND INTENT.

NOTE: "AS-BUILT" ELEVATIONS ARE SHOWN THUS "X" 37.30

"ENGINEER'S CERTIFICATION"
A PROPOSED GRADING AND DRAINAGE PLAN
FOR
A BUILDING ADDITION TO SHOP FACILITIES
JESS MUNOS AUTO BODY, INC.
(7115 JEFFERSON, N.E.)
ALBUQUERQUE, NEW MEXICO
JANUARY, 1994
(CERTIFICATION: JULY-1996)



JUL 25 1996