NORTH HILLS MOBILE

HOME PARK

D19-D10

2 PLANS

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
ALBUQUERQUE, NEW MEXICO

DRAINAGE EASEMENT

A strip of land situate in Elena Gallegos Grant, Bernalillo County, New Mexico and being a portion of the Roman Catholic Cemetery as shown and designated on a plat filed in the office of the County Clerk of Bernalillo County, New Mexico on the 6th day of September, 1963 and more particularly described as follows:

Beginning at the southwest corner (marked with an iron pipe) of Block 22, Tract A - Unit A, North Albuquerque Acres as shown and designated on a plat filed in the office of the County Clerk of Bernalillo County, New Mexico on the 17th day of March, 1937, from which point the [illegible]thwest corner (marked with an iron pipe) of said Block 22 bears [illegible]° 05' 15"W., a distance of 468.00 feet;

Thence S. 17° 37' 44"W., a distance of 271.56 feet to the east line of said Cemetery and the true point of beginning;

Thence S. 0° 05' 15"W., along said east line, a distance of 70.00 feet;

Thence S. 89° 52' 05"W., a distance of 1447.[illegible] feet to a point of curve;

Thence Northwesterly, along a curve concave to the northeast (said curve having a radius of 221.48 feet, a central angle of 32° 27' 49" and a long chord which bears N. 73° 54' 01"W., a distance of 17[illegible].72 feet) a distance of 182.15 feet to the west line of said Cemetery;

Thence N. 0° 05' 15"W., along said west line, a distance of [illegible] feet to a point on a curve;

Thence Southeasterly, along a curve concave to the northeast (said curve having a radius of 251.48 feet, a central angle of 43° 15' 23" and a long chord which bears S. 88° 26' 46"E., a distance of 185.59 feet) a distance of 190.00 feet to a point of tangency;

Thence N. 89° 52' 05"E., a distance of 1417.51 feet to the true point of beginning and containing 2.6241 acres more or less.

May 22, 1969
Date

LaMonte Urban
N. Mex. L.S. 4217

SEE R/W 486

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

CITY OF ALBUQUERQUE
STATE OF NEW MEXICO

May 21, 1970

COPY

Mr. J. P. Leyendecker
Roman Catholic Church of
Archdiocese of Santa Fe
202 Morningside Dr., SE — 323 Washington SE
Albuquerque, New Mexico — 87108

Dear Mr. Leyendecker:

In accordance with our telephone conversation, please find enclosed a sketch of the drainage easement through your cemetery and a Right of Entry for execution and a Memorandum of Agreement in regard to said easement.

If you have any further questions, please feel free to contact this office.

Yours truly,

T. D. Howe
City Land Agent

TDH/re
Enclosures

MEMORANDUM OF AGREEMENT May 21, 1970

RE: CROSSING OF CHANNELIZATION OF THE DOMINGO-BACA ARROYA CROSSING INTO ROMAN CATHOLIC CEMETERY AT LOS ANGELES AND BARSTOW

It is the understanding of the City that all excavation material will be placed in the arroyo to the south proposed alignment and filling said arroyo as to where it will not run or pond water and will be bladed into a swale. The present arroyo will be intercepted to the east of Barstow Road, so that there will be no possibility of it crossing your property other than in the proposed channelization.

At the time of the finalization of the easement, as partial consideration, the City will vacate to you the presently existing easement to the south of the proposed alignment. You will have the right to bridge said channel at any points at your discretion.

T. D. Howe
City Land Agent

TDH:re

Archdiocese of Santa Fe
REAL ESTATE OFFICE
323 WASHINGTON STREET, S. E.
ALBUQUERQUE, NEW MEXICO 87108

JOHN B. ROBERT
EXECUTIVE ENGINEER

B. H. SWINBURNE, CHAIRMAN
FRED LUTHY, JR., VICE-CHAIRMAN
RICHARD H. CLOUGH, SEC.-TREAS.
WILLIAM V. HEREFORD, DIRECTOR
FRANCES McCOY, DIRECTOR

Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority
3112 GIRARD N.E.
P. O. BOX 25851 - ALBUQUERQUE, N. M. 87125
TELEPHONE 268-4819

May 10, 1973

Mr. Larry Stroup
Chief Engineer
Dale Bellamah Corporation
1529 Eubank N. E.
Albuquerque, New Mexico 87112

Dear Larry:

I refer to the meeting held in the office of the Archdiocese of Santa Fe on Wednesday, May 9, 1973 regarding the subject of a temporary drainage dike proposed to be constructed immediately east of the North Hills Mobile Home Park.

The Authority is negotiating a contract with Gordon Herkenhoff & Associates whereby definitive drainage systems for the area will be completed approximately January 1, 1974 for that portion of the Elena Gallegos Grant east of the North Diversion Channel and west of the 10% slope demarcation line in the western face of the Sandias.

The Authority will approve a drainage plan to protect the North Hills Mobile Home Park if you secure a license to construct and operate a ditch-dike section which will intercept the storm waters from the small arroyos. The dike should begin about 100 feet east of the southeast corner and discharge into the Baca Arroyo near the northeast corner of the mobile home park. It should be understood that the license will remain in effect until such time as a substitute or permanent protective facilities are constructed. It is requested that, if the license referred to above is securred, Bellamah Corporation review the plan with the Authority prior to its construction.

Yours truly,

John B. Robert
Executive Engineer

cc: Archdiocese of Santa Fe
Mr. Fred Burns of McCornack & Burns

Jack Craig
Mr Leyendecker

DALE BELLAMAH CORPORATION

1529 EUBANK BOULEVARD, NE
POST OFFICE BOX 11097

ALBUQUERQUE, NEW MEXICO 87112
TELEPHONE 299-7631

Hold Oct 1 JR

July 2, 1973

JUL 3 1973

Mr. John B. Robert
Executive Engineer
Arroyo Flood Control Authority
P.O. Box 25851
Albuquerque, New Mexico 87125

Re: DRAINAGE AT NORTH HILLS MOBILE HOME PARK

Dear John:

Enclosed, please find four copies of a sketch showing the proposed water diversion east of North Hills Mobile Homes Park, recommended for location on the Gate of Heaven Cemetery property. I am submitting this to you at this time, both for your review, and so that it might be included with your future correspondence to the Archdiocese of Santa Fe.

It is our hope to proceed with the installation of this facility as soon as possible, subject to authorization from the Archdiocese of Santa Fe, giving us permission to construct and maintain this facility.

Sincerely,

DALE BELLAMAH LAND CO., INC.

Larry D. Stroup
P.E. & L.S., Chief Engineer

LDS:bv
Encls.

BUILDERS — DEVELOPERS — REALTORS
Builders, Owners and Managers of Residential Homes, Apartment Properties, Shopping Centers, Motels, Mobile Home Parks, Free Standing Commercial Properties
MEMBERS
National Association of Home Builders, International Council of Shopping Centers, National Association of Real Estate Boards

August 24, 1973

Mr. Larry Stroup
Chief Engineer
Dale Bellamah Corporation
1529 Eubank Boulevard, N.E.
Albuquerque, New Mexico

Dear Larry:

Reference is made to conversations between your company and the Authority and the Archdiocese relating to the construction of a temporary ditch-dike diversion immediately east of the North Hills Mobile Home Park.

I have reviewed the plans and the sections as indicated on the attached drawing and find that they will meet the needs on a temporary basis, although it is understood that construction of this dike and ditch will provide protection until the development of the property east of Wyoming and the paving of Wyoming Boulevard which will preclude any further need. It is further understood that the temporary ditch-dike section will remain in place until other corrective measures have been constructed.

The Authority has signed a contract with Leonard Rice and Associates, Inc., to prepare a drainage management plan of that portion of the Elena Gallegos Grant east of the North Diversion Channel. It is contemplated that the plan will be completed approximately in March of 1974.

Sincerely yours,

John B. Robert
Executive Engineer

JBR/oj

cc: Archdiocese of Santa Fe
823 Washington Street, S.E.
Albuquerque, New Mexico 87108
(W/Enclosures (2)

Enclosure

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

File

November 5, 1973

Mr. Jack Craig
Archdiocese of Santa Fe
Real Estate Office
202 Morningside Drive, S.E.
Albuquerque, N.M.

Re: Approval & Permission to Construct
Drainage Control Facilities Near
North Hills Mobile Home Park.

Dear Mr. Craig:

Some weeks ago, I submitted a copy of our proposed improvements for flood protection for North Hills Mobile Home Park diverting the water into the Domingo Baca Arroyo. Along with that information, I requested your permission to construct and operate these facilities.

As this mobile home park has now been virtually completed and occupancy has started, I am most concerned that we be allowed to proceed with these improvements as soon as possible. Therefore, I would ask your early attention to the matter and,hopefully, your permission to proceed with the improvements as outlined in the earlier letter.

Sincerely,

DALE BELLAMAH LAND CO., INC.

LDS

Larry D. Stroup, P.E. & L.S.
Chief Engineer

LDS:pac
cc: Mr. John Robert
Executive Director
AMAFCA

Copy to John Robert AMAFCA 11/13/73

Archdiocese of Santa Fe

REAL ESTATE OFFICE
323 WASHINGTON STREET, S.E.
ALBUQUERQUE, NEW MEXICO 87108

Reference

November 9, 1973

AREA CODE 505 265-5639

Mr. Larry D. Stroup
Chief Engineer
Dale Bellamah Corporation
1529 Eubank Blvd. N.E.
P.O. Box 11097
Albuquerque, New Mexico 87112

Dear Mr. Stroup:

Reference is made to your letters dated September 27, 1973 and November 5, 1973 which were addressed to Mr. Jack Craig and were concerning the drainage facilities across lands owned by the Archdiocese of Santa Fe.

Mr. Craig is not in favor of this drainage facility at this time and wants to study the entire contemplated drainage plans mentioned by Mr. John Robert affecting the area and the Domingo Baca Arroya Drainage.

It is our understanding that the mentioned plans have not been completed. We will await word from you as to when these plans will be ready for further study.

Very truly yours,

J. P. Leyendecker, Jr.
Title Officer

JPL/la

May 8, 1974

MEMO TO: L.N.S.
J.L.L.

FROM: L.D.S.

SUBJECT: NECESSARY DRAINAGE PROTECTION FOR NORTH HILLS MOBILE HOME PARK.

I met, this morning, with Mr. John Robert of AMAFCA, to determine the necessary precautions to take to protect North Hills Mobile Home Park from flooding from the east. The completion of this project has been held up, pending some determination by AMAFCA as what needed to be done. This morning it was determined that we need to construct two minor earthern diversion structures east of Wyoming on our property, in order to intercept surface water and minor arroyos and get them into the Domingo Baca, before they hit the east side of the mobile home park and cause destruction there.

In addition to this, we need to install rip rap along approximately 200 ft. of the northeast corner of North Hills Mobile Home Park, so the Domingo Baca does not washout our wall and coaches, in the case of a bad storm. While this rip rap is being installed, the ditch needs to be widened at that particular point also, in order to decrease the height of water and velocity of the stream as it comes around that corner.

It is my rough estimate that the completion of these items will run approximately $5,000, with a maximum of $10,000 to complete. We have been aware for several months that something was going to have to be done, but only now have been able to determine what has to be done.

Both of these improvements are somewhat temporary as no one yet knows what the final solution on the Domingo Baca may be, and at sometime in the future, some improvement may be required, presumably by AMAFCA or the city.

I would appreciate your authorization to proceed with this project, in order to wrap up the loose ends of protecting the mobile home park, and to clear our shirts with AMAFCA before they get upset with us anymore than they are.

LDS
LDS

LDS:tev

Archdiocese of Santa Fe
REAL ESTATE OFFICE
323 WASHINGTON STREET, S.E.
ALBUQUERQUE, NEW MEXICO 87108

Reference

March 18, 1975

AREA CODE 505 265-5639

Mr. T. D. Howe
City Land Agent
Municipal Building
400 Marquette N.W.
Albuquerque, New Mexico 87101

Gentlemen:

I am instructed by my client, the Archdiocese of Santa Fe, to hand you herewith an executed Grant of Easement having to do with the property near the Gate of Heaven Cemetery.

I trust you will find this in good order.

Thank you for your courtesy and cooperation.

Respectfully,

William J. Bingham
Counsel

WJB/la
Enc.

RECEIVED
MAR 28 1975
CITY REAL ESTATE OFFICE

CITY OF ALBUQUERQUE, NEW MEXICO
STREET MAINTENANCE DIVISION

MEMORANDUM - November 4, 1977

TO: Bruno Conegliano, Assistant City Engineer-Hydrology
FROM: George Paul, Street Maintenance Engineer
SUBJECT: RECOLLECTIONS CONCERNING DOMINGO BACA CHANNEL RELOCATION

Based on our conversation of November 4, 1977 and after reviewing a supposed memorandum of agreement signed by T. B. Howe, City Land Agent, I would like to offer the following commentary:

1. The Office of the City Engineer designed the new channel alignment and had available for its use on documents concerning right-of-way widths.

2. The City Street Maintenance Division supervised the construction of said channel relocation utilizing heavy earthmoving equipment.

3. The construction stakes required all earth work from the new alignment, to be placed as a berm on both sides of said channel.

4. Street Maintenance Division has not, until this date, been aware of the so called memorandum of agreement dated May 21, 1970 regarding the Roman Catholic Cemetary and Los Angeles and Barstow N.E.

5. Reviewing the agreement I find that the City has fulfilled all terms of that agreement even though it did not actually deposit fill dirt in the old arroyo channel. The old arroyo no longer will run and pond water, save for minor local rainfall and runoff in the immediate property of the church. The original arroyo was east of Barstow Road (now called Wyoming Blvd) as stated in the memoramdum of agreement and there is no recollection of it crossing the property of the Archdiocese of Santa Fe accept in the channelized area, if reconstructed at that time.

6. The second paragraph in the agreement indicates that the City will vacate to the archdiocese the existing easement to the south of the proposed alignment. I would recommend to you that the City Land Agents Office be advised to proceed with the easement as quickly as possible. I do not feel that the City Street Maintenance Division has any obligation to fill the other open channel at this time since during construction we would fill the main channel of the old Domingo Baca arroyo with waste materials from the new channel excavation.

GP/fs

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

November 4, 1977

Larry Stroup - Chief Engineer
Dale Bellamah Corporation
6400 Uptown Blvd. ,NE
Albuquerque, New Mexico 87110

RE: North Hills Mobile Home Park

Dear Mr. Stroup:

Recently I have become aware of the fact that the arroyo Domingo Baca as it borders the above referenced park, was not constructed following the recommandations of the approved drainage report.

I am particuarly concerened with the two bends in the arroyo alignement which are hydraulically very sharp, given the channel slope, the soils in place and discharges anticipated. My concern stems from the observation that even relatively minor flooding occurrencs will generate standing waves of substantial maginitude are of great damage potential. I would like to know what steps your firm will take to fulfill the commitments made and comply with the provisions of the drainage report.

Very truly yours,

Bruno Conegliano

Bruno Conegliano
Asst. City Engineer-Hydrology

BC/gm

cc; Jim Smith
V.M. Kimmick
Drainage file

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

November 10, 1977

Emiliano Saiz
Archidiocesis of Santa Fe
Real Estate Office
323 Washingtion, SE
Albuquerque, New Mexico 87108
(505) - 268-4572

Dear Mr. Saiz:

By bits and pieces I have been able to put together a picture of what had happened with the relocation of the Domingo Baca. My main source of information is Mr. George Paul, our Street Maintenance Division Superintendent. The Memorandum of Agreement date 5/21/70 and signed by Mr. T.D. Howe, City Land Agent at that time, contains some garbled language but the essence of that understanding was that whatever spoil dirt was available, after the construction needs of the Domingo Baca were satisfied, such excess dirt would be utilized to fill the old channel of the arroyo. Mr. Paul, who at that time supervised the relocation and reconstruction of the arroyo, indicates to me that a good amount of the dirt resulting from the excavation, had been utilized to construct the berms of the arroyo, thus protecting the lands of the Gates of Heaven Cemetery; that the remaining dirt was in fact utilized to refill the old Domingo Baca. Enclosed you will find a copy of an aerial photography topo map outlining the location of the old arroyo (such location can be verified looking at the plat showing the old arroyo easement).

As you can see from this photography, the old arroyo is for practical purpose obliterated. My understanding is also that this work was performed to the full satisfaction of the Archidiocesis. Validation of this statement is to be found in the concurrence and agreement by Mr. Jack Craig, Real Estate Agent for Archidiocesis, to the sign-off by the Archibishop Rev. Mosignor Robert F. Sanchez, of the Grant of Easement in March 1975.

On the land of archidiocesis ther still exists another arroyo, a minor tributary of the Domingo Baca, which was never covered by any drainage easement and which was never part of any agreements between the Archidiocesis and the City. (See Aerial Map) This secondary arroyo

would occasionally carry water across the Gates of Heaven Cemetery land. Since the development of the Subdivision Loma Del Norte 9, most of the watershed contributing to said tributary has been intercepted and diverted directly to the Domingo Baca, through a pair of drainage rundowns. This was done in view of the limited capacity of Wyoming to carry the runoff north or south (to the arroyo Del Pino). There is a rundown in Loma Del Norte, 9, draining a portion of modest areal extent to Wyoming more or less in the alignement of the tributary; the contributing flow does not exceed 10.5 cfs and even this contribution will be conveyed to the Domingo Baca along the easternmost lanes of Wyoming. Thus per City Plans the Property of the Archidiocesis will not receive any offsite flows as soon as Wyoming boulevard is built and a study is currently underway to include Wyoming in a Paving District.

It is my hope that this somewhat extended discussion has allayed your concerns and had reassured you that the City had fulfilled its commitments. I do hope that if any further problems were to arise in the future you'll feel free to contact me or V.M. Kimmick and we will furnish whatever assistance we can.

Very truly yours,

Bruno Conegliano

Bruno Conegliano
Asst. City Engineer-Hydrology

BC/gm

cc; Jim Smith
V.M. Kimmick
Drainage file

City of Albuquerque
P.O. BOX 293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

November 25, 1977

Lester Salazar Jr.
3508 Delmar NE 87107
Albuquerque, New Mexico

RE: Drainage of the Lester tract Zone Atlas D-19

Dear Mr. Salazar:

I have had a meeting this past Wednesday, 11-23-77 with Mr. Jim E. Smith of AMAFCA and Mr. Larry Stroup of the Bellamah Corporation regarding the drainage of your property located immediately east of the North Hills Mobile Home Park. Mr. Larry Stroup indicated that, provided that no increase in runoff results from the development of your property (which would not be allowable according to the AMAFCA Resolution 72-2) there is no objection to the conveyance of the runoff across the South eastern portion of the Mobile Home Park.

Of course, before approval is granted by the City or by AMAFCA, a drainage report will have to be submitted to my office; otherwise there are no objections or preconditions to the development of the parcel

Very truly yours,

Bruno Conegliano
Asst. City Engineer - Hydrology

BC/gm

cc; Jim Smith
V.M. Kimmick
Larry Stroup
Drainage file

PUBLIC WORKS DEPARTMENT
CITY ENGINEER OFFICE
DRAINAGE SECTION

COMPLAINT FORM

Rec'd. By FJA

Date 6-20-79

Subd.

Lot

Block

Zone Atlas D 18+19

Address of complaint 7200 NORTH HILLS BLVD N.E.

Directions

Complainant BILL BECK Address OFFICE Phone 821-3232

Nature of Complaint: S.E. CORNER OF 7200 NORTH HILLS ~~BLVD~~ BLVD NE.

CALL BEFORE

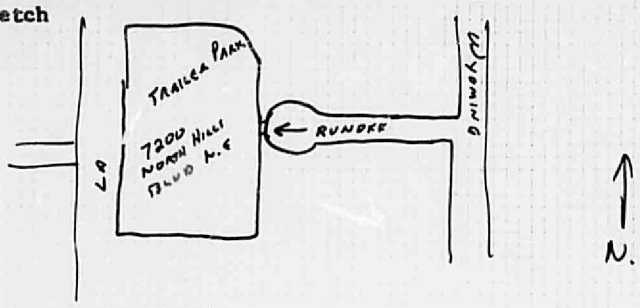
PARTY IS CONCERNED ABOUT THE RUNOFF THAT COMES FROM THE EAST OF HIS PROPERTY.

SEE SKETCH.

Investigated by: Date 7-5-79

Report of Investigation: INVESTIGATED SITE AND TOKE PICTURES.

Sketch



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12-8-80

1. SHOW DRIVEPAD DETAIL IN COMPLIANCE WITH THE CITY STANDARDS

2. QUANTIFY OFFSITE FLOWS

3. SHOW ADEQUATE GRADING DETAIL FOR THE ROUTING OF THE STORM RUNOFF AT THE N.E CORNER TO THE WEST.

4. ROOF DRAINS?

5. SUBMIT REVISED GRADING PLAN WITH AN EXTRA COPY FOR MY FILES.

7638 Louisiana N.E. 12-15-80

1. Drive pad standard is .33' above Top of curb a property line Yours computes to 98.13 Top of curb at middle of Drivepad then if you increase these by .33 would give you 98.46 you show only 98.3 at asphalt.

2. Show typical detail of the swale that is to be used for routing of storm water on the S.E. corner along the southside to the west, need limits of speed bumps for adequate diversion of runoff.

3. Where are the roof drains located and how will they divert the water away from the building

Disapproved
12-15-80

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 13, 1981

Mr. Ben Aalders
Manager-North Hills Mobile Home Park
7200 North Hills Blvd. N.E.
Albuquerque, New Mexico 87109

D19-D1

RE: LOT DAMAGE CAUSED BY STORM RUNOFF

Dear Mr. Aalders:

This letter is a follow-up to our conversation concerning lot damage along the eastern boundary of the North Hills Mobile Home Park. A review of the approved 1972 drainage report, prepared by MacCornack and Burns, indicates that runoff from the adjacent tract was to be handled by a berm/ditch along the east boundary of the park (See attached sheet).

In a conversation with the engineer representing Mr. Tom Muchmore, the developer of the site, he indicated that a temporary berm might be constructed during Phase I work north of the Domingo Baca Arroyo. Phase II development (adjacent to your property) is probably several years away. These future plans call for all runoff from the parcel is to be intercepted by a storm sewer before it reaches the North Hills Park. You may wish to contect Mr. Muchmore, of Tom Muchmore & Associates, to pursue a solution.

If I can be of further help on this matter, please call.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/fs

Enclosure

be intercepted at the east boundary and diverted to the channel of the Arroyo Domingo Baca. The design flow rate is Q = 501 cfs.

C. Internal Tract Drainage: The residential lots shall be terrace graded in the east-west profiles to increase percolation of surface waters. The lots shall be positively graded to drain to the contiguous streets. Those lots adjacent to the Arroyo Domingo Baca shall drain directly to that channel.

6. Conclusions and Recommendations: On the basis of the study of this report, the following recommendations are made:

A. Channelize the Arroyo Domingo Baca in the reach through the property as recommended by the AMAFCA USCE report to pass the Standard Project Flood. See Exhibit A of the Appendix.

B. Provide intercepting berm/ditch along the east boundary of the tract to intercept fingerling arroyos and sheet flow, graded to flow to the north and discharge to the Arroyo Domingo Baca. See Exhibit B of the Appendix.

C. Provide internal street profile grades and cross section to convey internal runoff to the major arroyo without overflow. See Exhibit C of the Appendix.

D. While outside of the study area, Louisiana Boulevard NE, which bounds the property on the west, must be developed in such a manner as to divert flows eminating from the internal drainage of the property and to carry these flows northward to be discharged in the Arroyo Domingo Baca.

Provided the above-listed recommendations are implemented prior to or concurrent with development of North Hills Mobile Home Park, the existing flow

Please Return To
CITY REAL ESTATE OFFICE
P.O. Box 1293

GRANT OF EASEMENT
FOR
DRAINAGE, WATER, SEWER AND PUBLIC UTILITIES

THIS INDENTURE made and executed this 26th day of March, 1975, by and between ROMAN CATHOLIC CHURCH, ARCHDIOCESE OF SANTA FE, A CORPOPATION SOLE in the County of Bernalillo and State of New Mexico hereinafter called the Grantors and THE CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation, hereinafter called Grantee.

WITNESSETH, that for good and valuable consideration the receipt of which is hereby acknowledged the Grantors have this day bargained and sold and by these presents do sell, convey and deliver unto the City of Albuquerque, a permanent easement as right-of-way including the permanent right to enter upon the real estate hereinafter described at any time that it may see fit and construct, maintain and repair, drainage ditches, water lines, sanitary sewer lines and public utilities across, through, and under the lands hereinafter described and the further right to remove trees, bushes, undergrowth and obstructions interfering with the location, construction and maintenance of said utilities.

The land affected by the grant of this easement and right-of way is located in the County of Bernalillo and State of New Mexico and is more particularly described as follows:

DESCRIPTION FOR PERMANENT UTILITY & DRAINAGE EASEMENT

A strip of land situate in Elena Gallegos Grant, Bernalillo County, New Mexico and being a portion of the Roman Catholic Cemetery as shown and designated on a plat filed in the office of the County Clerk of Bernalillo County, New Mexico on the 6th day of September, 1963 and more particularly described as follows:

Beginning at the southwest corner (marked with an iron pipe) of Block 22, Tract A - Unit A, North Albuquerque Acres as shown and designated on a plat filed in the office of the County Clerk of Bernalillo County, New Mexico on the 17th day of March, 1937 from which point the northwest corner (marked with an iron pipe) of said Block 22 bears N. 0° 05' 15" W., a distance of 468.00 feet;

Thence S. 17° 37' 44"W., a distance of 271.96 feet to the east line of said Cemetery and the true point of beginning;

Thence S. 0° 05' 15" E., along said east line, a distance of 70.00 feet;

Thence S. 89° 52' 05" W., a distance of 1447.45 feet to a point of curve;

Thence Northwesterly, along a curve concave to the northeast (said curve having a radius of 321.48 feet, a central angle of 32° 27' 49" and a long chord which bears N. 73° 54' 01" W., a distance of 179.72 feet) a distance of 182.15 feet to the west line of said Cemetery;

Thence N. 0° 05' 15" W., along said west line, a distance of 88.24 feet to a point on a curve;

Thence Southeasterly, along a curve concave to the northeast (said curve having a radius of 251.48 feet, a central angle of 43° 18' 23" and a long chord which bears S. 68° 28' 44" E., a distance of 185.59 feet) a distance of 190.08 feet to a point of tangency;

Thence N. 89° 52' 05" E., a distance of 1447.51 feet to the true point of beginning and containing 2.6241 acres, more or less,

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto Grantee its successors and assigns for so long as said easement shall not be abandoned for use as a right-of-way for aforesaid utilities.

The Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the real estate above described and that they have a good and lawful right to convey it or any part thereof, that it is free from all encumbrances except those of record and taxes due and owing the Treasurer of Bernalillo County and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

As a part of the consideration for this grant, the Grantors do hereby release any and all claims for damages for whatsoever cause incidental to the exercise of the rights herein granted provided, however, that the Grantee agrees to save Grantors harmless from any and all liability that may arise as a result of the construction and use of the easement for the purposes set forth.

IN WITNESS WHEREOF, the parties have set their hands and seals this 26th day of March, 1975.

Satisfactory as to legal form
William J. Bingham
William J. Bingham, Counsel for
The Archdiocese of Santa Fe

ROMAN CATHOLIC CHURCH, ARCHDIOCESE OF SANTA FE, A CORPORATION SOLE

+ Robert F. Sanchez
Archbishop-President

STATE OF NEW MEXICO
COUNTY OF BERNALILLO } ss.

The foregoing instrument was acknowledged before me this 26th day of 26th, 1975, by Robert F. Sanchez, Archbishop-President, [redacted] Roman Catholic Church, Archdiocese of Santa Fe, a corporation sole.

My Commission expires:
June 17, 1975

Notary Public

GRANT OF IMMEDIATE ENTRY

The undersigned grants to the CITY OF ALBUQUERQUE, NEW MEXICO, the right of immediate entry in and to the following described real estate located in Bernalillo County, New Mexico, to wit:

A strip of land situate in Elena Gallegos Grant, Bernalillo County, New Mexico and being a portion of the Roman Catholic Cemetery as shown and designated on a plat filed in the office of the County Clerk of Bernalillo County, New Mexico on the 6th day of September, 1963 and more particularly described as follows:

Beginning at the southwest corner (marked with an iron pipe) of Block 22, Tract A - Unit A, North Albuquerque Acres as shown and designated on a plat filed in the office of the County Clerk of Bernalillo County, New Mexico on the 17th day of March, 1937 from which point the northwest corner (marked with an iron pipe) of said Block 22 bears N. 0° 05' 15" W., a distance of 468.00 feet;

Thence S. 17° 37' 44" W., a distance of 271.96 feet to the east line of said Cemetery and the true point of beginning;

Thence S. 0° 05' 15" E., along said east line, a distance of 70.00 feet;

Thence S. 89° 52' 05" W., a distance of 1447.45 feet to a point of curve;

Thence Northwesterly, along a curve concave to the northeast (said curve having a radius of 321.48 feet, a central angle of 32° 27' 49" and a long chord which bears N. 73° 54' 01" W., a distance of 179.72 feet) a distance of 182.15 feet to the west line of said Cemetery;

Thence N. 0° 05' 15" W., along said west line, a distance of 88.24 feet to a point on a curve;

Thence Southeasterly, along a curve concave to the northeast (said curve having a radius of 251.48 feet, a central angle of 43° 18' 23" and a long chord which bears S. 68° 28' 44" E., a distance of 185.59 feet) a distance of 190.08 feet to a point of tangency;

Thence N. 89° 52' 05" E., a distance of 1447.51 feet to the true point of beginning and containing 2.6241 acres, more or less,

for the purpose of constructing, maintaining and repairing of an arroyo channelization. This project is for the purpose of constructing Domingo-Baca Arroyo Channel, for the location of underground lines, if any, and the right to remove trees, bushes, undergrowth and other obstructions, interfering with said arroyo. It is understood that in signing this instrument the undersigned waives no rights for damages or compensation

APPROVED AS TO DESCRIPTION
DATE May 21, 1970
WILLIAM T. STEVENS CITY ENGINEER

which they might have as provided by law.

Said easement is subject to and in conjunction with other grants of easement heretofore granted on the above described real estate.

DATED: June 1, 1970.

ROMAN CATHOLIC CHURCH, ARCHDIOCESE OF SANTA ~~FE, A CORPORATION SOLE ,JAMES P. DAVIS,~~ ARCHBISHOP

By John J. Craig
Agent

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss.

The foregoing instrument was acknowledged before me this 1st day of June, 1970 by John J. Craig, Agent for Roman Catholic Church, Archdiocese of Santa Fe, ~~a corporation sole~~, James P. Davis, Archbishop

Richard M. Lanmanitz
Notary Public

My commission expires:
March 1, 1974

STORM DRAINAGE STUDY
RELATIVE TO
DEVELOPMENT OF
NORTH HILLS MOBILE HOME PARK
ALBUQUERQUE, NEW MEXICO

October, 1972

MAC CORNACK and BURNS
Consulting Engineers, Inc.
Albuquerque, New Mexico

MacCORNACK & BURNS
CONSULTING ENGINEERS, INC.
1517 GIRARD BLVD., N.E. — SUITE D
ALBUQUERQUE, NEW MEXICO 87106

JAMES A. MacCORNACK, P.E.
FRED BURNS, P.E.

(505) 266-7789

October 6, 1972

Dale J. Bellamah Corporation
1529 Eubank Boulevard, NE
Albuquerque, New Mexico 87112

Gentlemen:

Transmitted herewith is the "Storm Drainage Study Relative to Development of North Hills Mobile Home Park." This study comprises a comprehensive analysis of storm runoff drainage in accordance with the requirements of Resolution No. 1972-2, Albuquerque Metropolitan Arroyo Flood Control Authority.

Thank you for the opportunity of participating in your project.

Respectfully submitted,

MAC CORNACK and BURNS

Fred Burns

Fred Burns, P.E.
New Mexico Registration No. 4000

nt

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STORM DRAINAGE STUDY
RELATIVE TO
DEVELOPMENT OF
NORTH HILLS MOBILE HOME PARK
ALBUQUERQUE, NEW MEXICO

1. Purpose: This report is to present those data relative to estimation of quantity and proposed means of proper handling of storm drainage as is related to the master planned development of North Hills Mobile Home Park.

2. Scope: The area proposed for development is included within the area of Loma del Norte, Albuquerque, New Mexico, which has previously been master planned. A drainage study of the entire area has been made entitled "Storm Drainage Study Relative to Development of Loma del Norte, Albuquerque, New Mexico" prepared by Ralph K. Hicks and Associates, Inc., Albuquerque, New Mexico, dated September 1971.

The scope of this report is limited to development and facility requirements of portions of the area defined B4 in the cited report, the location and area of which are described below.

3. Location: North Hills Mobile Home Park is located generally in the W 1/2 of the NW 1/4 of Section 19, T11N, R4E N.M.P.M. Albuquerque, Bernalillo County, New Mexico. The area comprises approximately 36.9 acres. The tract is bounded on the west by Louisiana Boulevard NE, on the north by the F.A.A. property, on the east by the Roman Catholic Cemetery (Gate of Heaven) and on the south by Loma del Norte, Unit 4 (1/4 section boundary), all as shown on maps submitted herewith.

4. Existing Drainage Conditions:

A. General: The report area is presently undeveloped, the surface being poorly grassed alluvial deposits of relatively high permeability characteristic of the clinoplain of the Sandia Mesa. The surface drainage features are the

arroyos running generally westward across the property, one of which, the Arroyo Domingo Baca, is classified as a "major arroyo" as defined by "Drainage Resolution 1972-2", Albuquerque Metropolitan Arroyo Flood Control Authority. The remaining arroyos are fingerling feeders of various flows. The Arroyo Domingo Baca flows westward across the cemetery entering the east boundary of the study area near the north boundary.

B. Topography: The tract slopes downward from east to west (generally) with uniform slopes of approximately 2.56%. There are no significant geological or topographical features.

C. Drainage Areas: At present, the drainage areas upslope from the tract under consideration are eastward, and are mostly undeveloped. These major areas are considered in the previously referenced master plan drainage study. The flows developed by the Hicks study are cursorily checked and accepted as meeting the design criteria of this study.

The internal areas of the tract (approximately 36.9 acres) will be considered by this report in conformance with the master plan.

D. Proposed Development: The area is proposed to be developed as a residential mobile home area with approximately three acres of recreation area, 2.26 acres of commercially zoned property, and street areas. Easements will be provided for the major arroyo.

5. Proposed Drainage Plans:

A. Design Criteria:

(1) General: Resolution No. 1972-2, Albuquerque Metropolitan Arroyo Flood Control Authority.

(2) Project Storm: 100-year intensity; frequency-duration as shown on curve of Chart 1, 1963 Master Plan of Drainage for the City of Albuquerque and Environs as prepared by Gordon Herkenhoff and Associates, Inc., Consulting Engineers.

(3) Upslope Flows: As shown on Exhibit C of the "Storm Drainage Study Relative to the Development of Loma del Norte, Albuquerque, New Mexico" as prepared by Ralph K. Hicks and Associates, Inc., of Albuquerque, New Mexico.

(4) Arroyo Flows: "Flood Plain Information, Albuquerque Arroyos, Part I" prepared for Albuquerque Metropolitan Arroyo Flood Control Authority by Corps of Engineers, U. S. Army, Albuquerque District, New Mexico, dated June 1970.

B. Protection from Upslope Drainage Areas:

(1) The Arroyo Domingo Baca: In accordance with recommendations of Corps of Engineers referenced report, this arroyo shall be channelized and aligned to safely pass a Standard Project Flood, flow rate, Q = 6270 cfs. It is noted that use of a concrete-lined, trapezoidal channel will produce extremely high velocities (40.5 feet/second) at which the discharge of the channel could be highly destructive. Further, the horizontal alignment of the channel would require special design at curved sections to contain the lateral flow vectors. It is beyond the scope of this report to design the full length channel requirements of the Arroyo Domingo Baca, therefore it is recommended that within the reach of the property under study, the channelization be provided on an interim basis with the understanding that additional side wall treatment be provided as development occurs upstream.

(2) The fingerling arroyos and sheet flows of the area contiguous to the tract on the east (other than the area of the Arroyo Domingo Baca) will

be intercepted at the east boundary and diverted to the channel of the Arroyo Domingo Baca. The design flow rate is Q = 501 cfs.

C. Internal Tract Drainage: The residential lots shall be terrace graded in the east-west profiles to increase percolation of surface waters. The lots shall be positively graded to drain to the contiguous streets. Those lots adjacent to the Arroyo Domingo Baca shall drain directly to that channel.

6. Conclusions and Recommendations: On the basis of the study of this report, the following recommendations are made:

A. Channelize the Arroyo Domingo Baca in the reach through the property as recommended by the AMAFCA USCE report to pass the Standard Project Flood. See Exhibit A of the Appendix.

B. Provide intercepting berm/ditch along the east boundary of the tract to intercept fingerling arroyos and sheet flow, graded to flow to the north and discharge to the Arroyo Domingo Baca. See Exhibit B of the Appendix.

C. Provide internal street profile grades and cross section to convey internal runoff to the major arroyo without overflow. See Exhibit C of the Appendix.

D. While outside of the study area, Louisiana Boulevard NE, which bounds the property on the west, must be developed in such a manner as to divert flows eminating from the internal drainage of the property and to carry these flows northward to be discharged in the Arroyo Domingo Baca.

Provided the above-listed recommendations are implemented prior to or concurrent with development of North Hills Mobile Home Park, the existing flow

patterns of storm runoff will not be altered, or will be improved in such a way that no flood threat will be posed to lower-lying properties and the tract under consideration will properly drain such that it can be successfully developed as a mobile home park with recreational areas and commercial service areas.

Respectfully submitted

MAC CORNACK and BURNS
Consulting Engineers, Inc.

Fred Burns

Fred Burns, P.E.
New Mexico Registration No. 4000

nt

Revised November 3, 1972

STORM DRAINAGE STUDY
NORTH MESA MOBILE HOME PARK

Barnes

EXHIBIT A

ARROYO DOMINGO BACA CHANNEL:

In accordance with:

FLOOD PLAIN INFORMATION
Albuquerque Arroyos
Part I

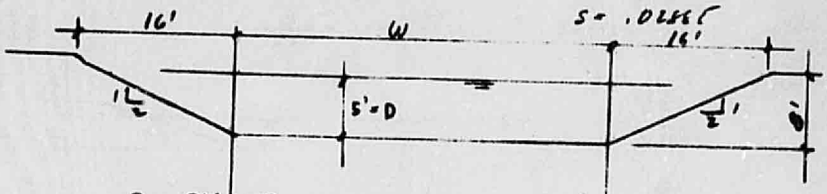
U.S.A.C.E. – A.M.A.F.C.A.

Plate 8.

Q = 6270 Standard Project Storm.

Slope = .02885

trapezoidal - concrete lined n = .014
S = .02885



$a = 5W + 50$

$p = W + 22.36$

try W = 22'

a = 160

p = 44.36

R = 3.61

$V = \frac{1.486}{.014} \times .02885^{1/2} \times 3.61^{2/3}$

$= 106.14 \times .17 \times 2.35 = 42.40$ ft/sec.

$Q = 160 \times 42.40 = 6784$ cfs. OK

$H_v = \frac{42.4^2}{64.4} = 27.91$ ft.

supercritical Flow –

NORTH HILLS MOBILE HOME PARK
Albuquerque, New Mexico
Dale J. Bellamah Corporation

Burns
10/11/72

EXHIBIT C

A. Carbine Court Q = 11 cfs
32' S = .016
Capacity = 92 cfs OK.

B. Remington Drive Q = 15 cfs.
Springfield S = .032
Capacity = 134 cfs OK

@ Louisiana Q = 40 cfs

C. Gatling Drive Q = 14 cfs
32' S = .029
Capacity = 129 cfs OK

D. Browning Road Q = 6 cfs
32' S = .0071
Capacity = 65 cfs OK

E. Savage Drive Q = 16 cfs
32' S = .028
Capacity = 112 cfs OK

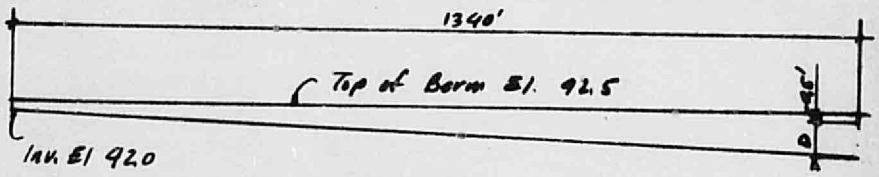
F. Sharps Road Q = 38 cfs
32' S = .0047
Capacity = 43 cfs OK

G. Spencer Road Q = 33 cfs
32' S = .00396
Capacity = 40 cfs OK

STORM DRAINAGE STUDY
[illegible]

EXHIBIT B

Intercepting Ditch/Berm @ East Boundary.



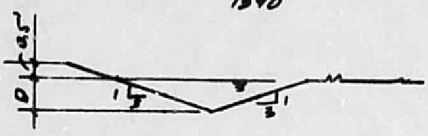
PROFILE

Assume flow uniformly distributed over length of channel

$$q = \frac{501}{1340} = 0.37388 \text{ cfs/ft.}$$

D_{max} - 8' to match Invert of Domingo Bend.

$$S = \frac{8}{1340} = .00597 \qquad n = 0.02$$



$$A = \frac{6D^2}{2} = 3D^2$$

$$P = \sqrt{10D^2}$$

$$R = \frac{A}{P}$$

@ D = 8'
A = 192
P = 25.3
R = 7.59

$$V = \frac{1.486}{.02} \times \overline{7.59}^{2/3} \times \overline{.00597}^{1/2}$$

$$= 74.3 \times 3.86 \times .077 = 22.083$$

$$Q = 22.083 \times 192 = 4240 >> \text{req'd}$$

Velocity too high for scouring.

Try D_{max} = 4' $S = \frac{4}{1340} = .00299$ $n = .02$

A = 64 $V = 74.3 \times \overline{5.06}^{2/3} \times \overline{.00299}^{1/2} = 74.3 \times 2.95 \times .055$
P = 12.65 $= 12.06$ ft/sec.
R = 5.06 **USE** $Q = 772 >$ req'd & too high

Try D_{max} = 3.25' A = 31.69, P = 10.25 R = 3.08
$V = 74.3 \times .055 \times 2.12 = 8.66$
$Q = 274. <$ Req'd.

1802