HYDROLOGY

E18/D42

E18/D42

2 PLANS

RECEIVED

JUL 16 1980

W. C. KRUGER & ASSOC.
ARCHITECTS - PLANNERS, INC.

E18/D42

RIGHT-OF-WAY EASEMENT

THIS INDENTURE made and entered into this 11th day of ~~September~~ October, 1979, by and between L. A. Struble and Rose M. Struble, his wife, and Arthur J. Struble and Mary Struble, his wife, (hereinafter referred to as "Grantor") and Albuquerque National Bank, Trustee for Mary M. McCulloch, (hereinafter referred to as "Grantee"), whose address is 303 Roma, N.W. (P. O. Box 1344), Albuquerque, New Mexico.

WITNESSETH:

For good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant and convey to Grantee, its successors and assigns, a right-of-way easement, as described in Exhibit "A" attached hereto and made a part hereof, for the purpose of ingress and egress over and across a portion of the existing entry to the property owned by Grantor and presently leased to Circle K. Corporation.

It is understood and agreed that the right-of-way described herein shall be used by Grantee, its successors and assigns, by any lessee of Grantee, by the employees and customers of any such lessee, by all other persons having business with all or any of the foregoing, and by members of the general public for the purpose of ingress and egress to the property described in Exhibit "B" attached hereto and made a part hereof; and to any of the facilities or buildings hereafter constructed on the property described in Exhibit "B" hereto.

To have and to hold the said easement to Grantee, its successors and assigns forever.

WITNESS our hands and seals this 11th day of ~~September~~ October, 1979.

Approved By:

CIRCLE K. CORPORATION, As Lessee of Grantor

By _____ (Title)

L. A. Struble (Grantor)

Rose M. Struble (Grantor)

Arthur J. Struble (Grantor)

Mary Struble (Grantor)

STATE OF NEW MEXICO)
) ss:
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 14th day of ~~September~~ November, 1979, by _____, _____ of Circle K. Corporation, a _____ corporation, on behalf of said corporation.

Notary Public

My Commission Expires:
_____

STATE OF NEW MEXICO)
) ss:
COUNTY OF BERNALILLO)

October The foregoing instrument was acknowledged before me this 11th day of September, 1979, by L. A. Struble and Rose M. Struble, his wife, and Arthur J. Struble and Mary Struble, his wife.

Mary J. Lupley
Notary Public

My Commission Expires:
1/23/81

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this 8th day of October, 1979, by Arthur J. Struble and Mary P. Struble, his wife.

ROBERT E. STRUBLE NOTARY PUBLIC STATE SEDGWICK COUNTY, KANSAS

Robert E. Struble, Notary Public

My commission Expires: December 11, 1981.

Description of boundaries of an easement at the Southeast corner of Tract A, Land of Circle K Corporation, as shown and designated on the Plat of division of land belonging to CIRCLE K CORPORATION filed in the office of the County Clerk of Bernalillo County. New Mexico, July 11, 1972, and more particularly described as follows:

Beginning at the Southeast corner which is the Southeast corner of said Tract A, and running N.00°00'33"E., 40.00 feet to the Northernmost point;
Thence S.59°00'15"W., 41.21 feet to a point On Academy Road NE;
Thence S.62°00'E., 40,00 feet to the point of beginning;

Containing 706.42 Square feet.

EXHIBIT "A"

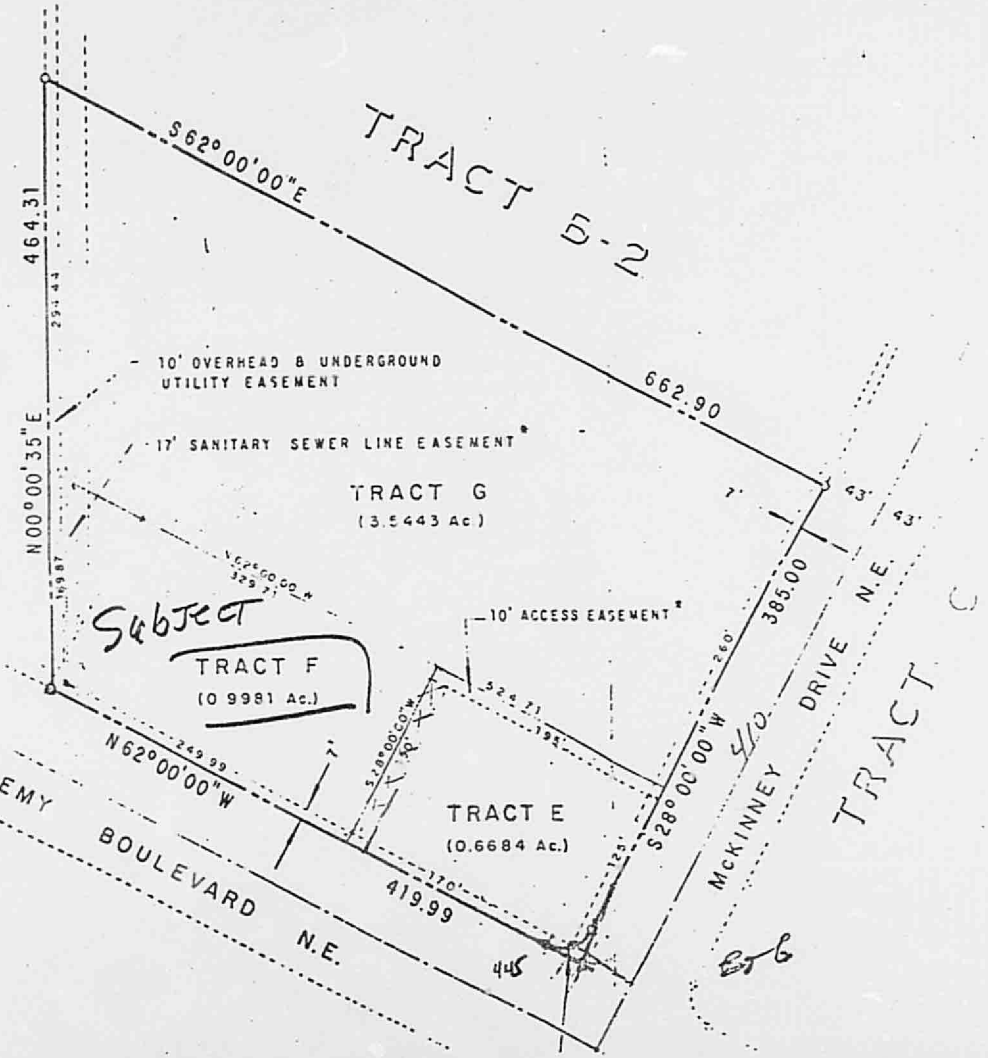
A parcel of land being that portion of Tract F of the Amended Replat of Tract B-1, Unit 2, ACADEMY ACRES SUBDIVISION, an Addition to the City of Albuquerque, County of Bernalillo, State of New Mexico, as the same is shown and designated on the said plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 30, 1978, and being more particularly described as follows:

BEGINNING at the southeast corner of said platted Tract F, being also a point on the northerly right-of-way line of Academy Boulevard N.E., and the southeast corner and point of beginning of the parcel herein described; thence north 62°00'00" W., a distance of 250.00 feet along said north right-of-way and south line of said Tract F to the southwest corner of the parcel herein described; thence north 00°00'35" E., a distance of 169.87 feet to a point on the north line of said Tract F, being also the northwest corner of the parcel herein described; thence south 62°00'00" E., a distance of 329.72 feet along the north line of said Tract F to the northeast corner thereof, being also the northeast corner of the parcel herein described; thence south 28°00'00" W., a distance of 150.00 feet along the east line of said Tract F to the point of beginning of the parcel herein set forth and containing 0.9981 acres, more or less.

EXHIBIT "B"

Subsection

Date

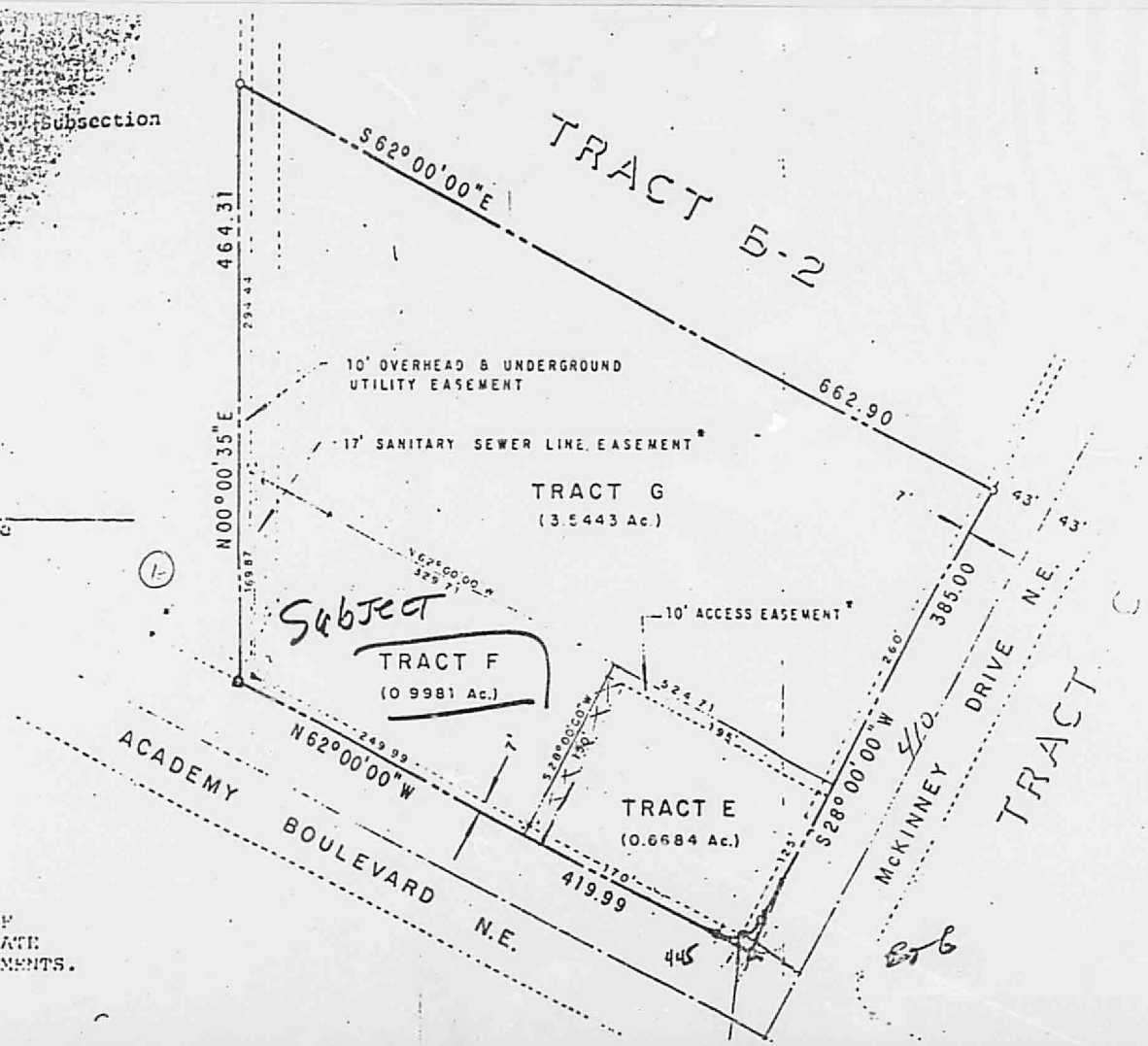


WITH THE COUNTY CLERK OF
PLAT DOES NOT VACATE
PUBLIC OR PRIVATE EASEMENTS.

Subsection

Date

(1-)



[illegible] THE COUNTY CLERK OF [illegible] PLAT DOES NOT VACATE [illegible] PUBLIC OR PRIVATE EASEMENTS.

78 43823

663

WARRANTY DEED

SAN MARTIN ASSOCIATES, a General Partnership, for consideration paid, grants to ALBUQUERQUE NATIONAL BANK, Trustee for Mary M. McCulloch, whose address is 303 Rom., N.W., Albuquerque, New Mexico, the following described real estate in Bernalillo, New Mexico:

A parcel of land being that portion of Tract F of the Amended Replat of Tract B-1, Unit 2, ACADEMY ACRES SUBDIVISION, an Addition to the City of Albuquerque, County of Bernalillo, State of New Mexico, as the same is shown and designated on the said plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 30, 1978, and being more particularly described as follows:

BEGINNING at the southeast corner of said platted Tract F, being also a point on the northerly right-of-way line of Academy Boulevard N.E., and the southeast corner and point of beginning of the parcel herein described; thence north 62°00'00" W., a distance of 250.00 feet along said north right-of-way and south line of said Tract F to the southwest corner of the parcel herein described; thence north 00°00'35" E., a distance of 169.87 feet to a point on the north line of said Tract F, being also the northwest corner of the parcel herein described; thence south 62°00'00" E., a distance of 329.72 feet along the north line of said Tract F to the northeast corner thereof, being also the northeast corner of the parcel herein described; thence south 28°00'00" W., a distance of 150.00 feet along the east line of said Tract F to the point of beginning of the parcel herein set forth and containing 0.9981 acres, more or less.

SAN MARTIN ASSOCIATES, a General Partnership, for consideration paid, further grants to Albuquerque National Bank, Trustee for Mary M. McCulloch, its assigns or successors in interest, an easement appurtenant to the above-described 0.9981 acre parcel for ingress and egress across the northerly ten (10) feet of Tract E of the Amended Replat of Tract B-1, Unit #2, Academy Acres Subdivision, Addition to the City of Albuquerque, County of Bernalillo, State of New Mexico, as the same is shown and designated on said plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 30, 1978 and further grants to Albuquerque National Bank, Trustee for Mary M. McCulloch, its assigns or successors in interest, the right to black-top the area described above at its own expense.

SAN MARTIN ASSOCIATES, a General Partnership, for consideration paid, further grants to Albuquerque National Bank, Trustee for Mary M. McCulloch, its assigns or successors in interest, an easement appurtenant to the above described 0.9981 acre parcel for ingress and egress across the approximately 24.09 feet of Tract F being retained by the Grantor located at the westerly boundary line of Tract F described as:

A parcel of land being a portion of Tract F of the Amended Replat of Tract B-1, Unit 2, ACADEMY ACRES SUBDIVISION, an addition to the City of Albuquerque, County of Bernalillo, State of New Mexico, as the same is shown and designated on the said plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 30, 1978, and being more particularly described as follows:

BEGINNING at the southwest corner of said platted Tract F, being also a point on the northerly right-of-way line of Academy Boulevard, N.E., and the southwest corner and point of beginning of the parcel herein described, thence north 00°00'35" E., a distance of 169.87 feet along the westerly boundary line of Tract F to the northwest corner of Tract F, being also the northwest corner of the parcel herein described; thence south 62°00'00" E., a distance of 24.09 feet along the northerly line of said Tract F to a point, being the northeast corner of the parcel herein described, thence south 00°00'35" W., a distance of 169.87 feet to a point on the south line of Tract F, being the southeast corner of the parcel described herein, thence north 62°00'00" W. along the said south line of Tract F, being also the northerly right-of-way line of Academy Boulevard, N.E., 24.09 feet to the southwest corner of Tract F and the point of beginning of the parcel herein described. Grantor further grants to Albuquerque National Bank, Trustee for Mary M. McCulloch, its assigns or successors in interest, the right to black-top the area described above at its own expense.

SUBJECT TO patent reservations and easements of record.

SUBJECT TO possible water, sewer and standby charges, if any, which may be a lien but have not been filed of record.

SUBJECT TO taxes for the year 1978.

with warranty covenants.

WITNESS my hand and seal this 16th day of June, 1978.

SAN MARTIN ASSOCIATES

By Ernest J. Orona

(Ernest J. Orona, General Partner)

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me his 16th day of June, 1978, by Ernest J. Orona, General Partner of SAN MARTIN ASSOCIATES, a general partnership, on behalf of said partnership.

Corine S. Gallegos
NOTARY PUBLIC

My Commission Expires:

3-22-1980

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

JUN 16 3 02 PM 1978

BK 664A 663-665

ERNA G. GONZALES
CO. CLERK & RECORDER

DEPUTY

W.C. KRUGER and ASSOCIATES
ARCHITECTS-PLANNERS, INC.

August 26, 1980

Jaynes Corporation
2906 Broadway, N.E.
Albuquerque, NM 87102

RE: Albuquerque Federal Savings
and Loan Association
Academy Branch

Gentlemen:

This is to record that the 18" x 15' perforated pipe and associated gravel fill was installed in accordance with the detail shown on the contract drawings.

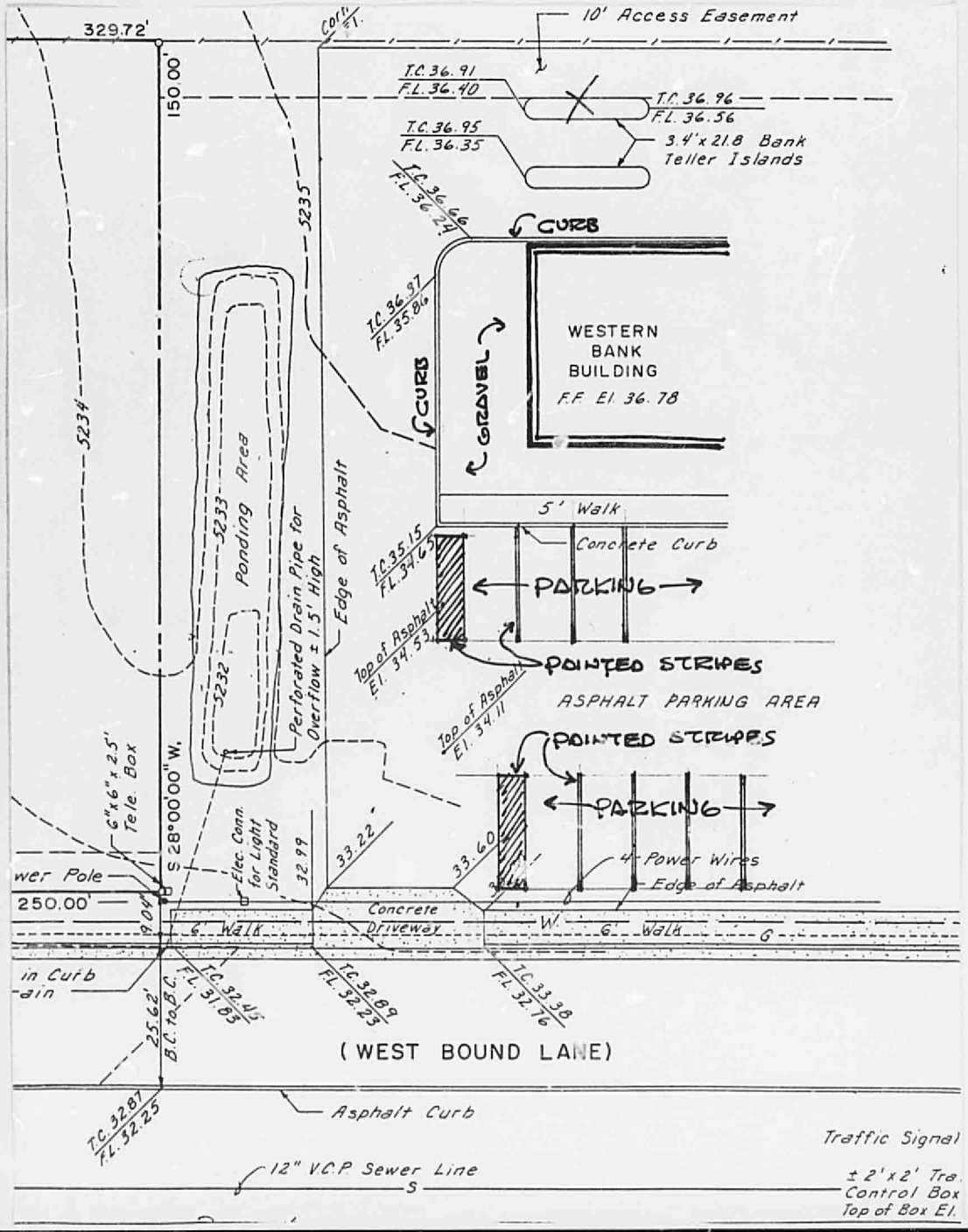
Sincerely,

W. C. KRUGER & ASSOCIATES
ARCHITECTS-PLANNERS, INC.

J. W. Savage
J. W. Savage
Senior Vice President

JWS:smh

SUITE 1100 BANK of NEW MEXICO BUILDING
ALBUQUERQUE NEW MEXICO 87103
TELEPHONE (505) 842-8663


329.72'
150.00'
10' Access Easement
T.C. 36.91
F.L. 36.40
T.C. 36.96
F.L. 36.56
T.C. 36.95
F.L. 36.35
3.4'x21.8 Bank Teller Islands
T.C. 36.66
F.L. 36.24
CURB
T.C. 36.97
F.L. 35.86
WESTERN BANK BUILDING
F.F. El. 36.78
CURB
GRAVEL
5234'
5235'
5233'
5232'
Ponding Area
Perforated Drain Pipe for Overflow ± 1.5' High
Edge of Asphalt
5' Walk
Concrete Curb
T.C. 35.15
F.L. 34.65
PARKING
Top of Asphalt El. 34.53
POINTED STRIPES
ASPHALT PARKING AREA
Top of Asphalt El. 34.11
POINTED STRIPES
PARKING
6"x6"x2.5' Tele. Box
S 28°00'00" W.
Elec. Conn. for Light Standard
32.99
33.22'
33.60
4" Power Wires
Edge of Asphalt
wer Pole
250.00'
9.04'
Concrete Driveway
6' Walk
W.
6' Walk
6
in Curb
ain
T.C. 32.41
F.L. 31.83
T.C. 32.89
F.L. 32.23
T.C. 33.38
F.L. 32.76
25.62'
B.C. to B.C.
(WEST BOUND LANE)
Asphalt Curb
T.C. 32.87
F.L. 32.25
Traffic Signal
12" V.C.P. Sewer Line
S
± 2'x2' Tra.
Control Box
Top of Box El.

Used Standard Supply Curve from U.S. Corps of Engineers Design Manual
1 hr. = 2.4"
5 min 7.1"/hr. Intensity
10 " 6.0"/hr. "
20 " 4.5"/ " "

SWF Form 650-J
9 May 1966

Sheet 1 of 1 ; Date 5-14-80
Rainfall Intensity 2.4 inches/60 min
Frequency 100 year

RUNOFF COMPUTATIONS

Drainage Section Total Property

Project Albuquerque Federal
Location East North Branch Academy Drive
Albuq., N.M.

Drainage Area No.	Drainage area in Acres: Paved n=0.02	~~Turf~~ Natural Ground n=0.40	Total	L in feet	S average slope in percent	t_c in minutes	I based on t_c in/hr.	F infiltration in/hr	I-F in/hr.	C Runoff Coefficient	Q in C.F.S.	NOTES
	1.0		1.0	250	2.0	10	6.0	0	6.0	0.9	5.40	TOTAL AREA - PAVED
		1.0	1.0	250	2.0	10	6.0	0.3	5.7	0.3	1.71	TOTAL AREA - BARE GROUND
	0.26		0.26	250	2.0	10	6.0	0	6.0	0.9	1.40	PAVED AREA DRAINING TO STREET
											5.4-1.40 = 4.0 cfs to Pond.	
									Storm Duration			1 hr @ 2.4 in/hr.
									"		"	20 min @ Av. of 6.0 in/hr.
									Quantity for 1 hr.		= 2.4 in/hr × 0.9 × 0.74 Ac. × 3600 sec. = 5754 c.f.	
									" " 20 min		= 6.0 "/hr × 0.9 × 0.74 Ac × 1200 sec. = 4795 c.f.	
									Ponding		Area = 3400 sq. ft.	
									Use Worst Case:		$\frac{5754}{3400}$ = 1.69 ft. deep in Pond. Use 2.0 ft.	

TABLE

5801 Academy NE.

7-3-80 - disapproved - greater than 1 acre &
no drainage report

5801 Academy NE.

7-13-80
disapproved

7-~~18~~ 17-80
approved

a copy of the approved plan is included in the construction plans & is stamped by me

1148