

*Barbara  
file with  
report*  
*LAQUE  
DMS 87-44*

DEDICATION DEED  
(LOWELL STREET)

FILED WITH CITY CLERK'S OFFICE

1/8/95 dw

AND

## GRANTS OF EASEMENT

AMERIWEST CORPORATION, A New Mexico Corporation

("AMERIWEST" which term includes its successors and assigns) for —  
good and sufficient consideration grants to the CITY OF  
ALBUQUERQUE ("CITY") whose address is P.O. Box 1293, Albuquerque,  
New Mexico 87103, that certain real property situate in  
Bernalillo County, New Mexico, ~~more particularly described in~~  
~~Exhibit "A" attached hereto and incorporated herein by reference,~~  
~~("PROPERTY").~~

AMERIWEST hereby reserves a temporary easement (the  
"TEMPORARY EASEMENT") for full and exclusive possession and  
control of the PROPERTY subject to any public utility purposes  
needed by the CITY. This TEMPORARY EASEMENT shall continue in  
force until such time as the CITY makes a formal determination  
(the "DETERMINATION") that it is necessary for the public health  
and safety to construct and open a public street over the PROPER-  
TY. The DETERMINATION shall be made after a public hearing at  
which the public has had any opportunity to be heard. Notice of  
the public hearing shall be given in the manner then prescribed  
by the CITY'S subdivision ordinance for a public hearing, addi-  
tionally the CITY shall give notice to PRICE and AMERIWEST. The  
DETERMINATION shall not be deemed made until a final decision has

been entered by the CITY'S governing body, if appealed to that body by a party of interest in accordance with the CITY'S then existing procedures. The TEMPORARY EASEMENT shall terminate upon the DETERMINATION being final. Any expenses associated with relocation or removal of guard stations or other appurtenances associated with a private street shall be borne by AMERIWEST.

THIS CONVEYANCE IS FURTHER SUBJECT TO: reservations, restrictions, and easements of record, including a drainage easement in favor of AMAFCA which is in existence and shall survive this conveyance and an easement which has been granted to AMERIWEST for passage of pedestrians across the PROPERTY and ad valorem taxes for 1984 and thereafter.

AMERIWEST agrees that it shall indemnify the CITY and hold the CITY harmless from claims or damages resulting from the use of the TEMPORARY EASEMENT, except when such claim or damage results from the negligence of the CITY. The CITY agrees that it shall indemnify and hold AMERIWEST harmless from claims or damages resulting from the use of the TEMPORARY EASEMENT which result from the CITY's negligence.

All provisions of this instrument, including the benefits and burdens, run with the land and are binding upon and inure to the heirs, assigns, successors and personal representatives of the parties hereto.

Notices required to be given by this conveyance are to be given at the following addresses unless written notice of change of address has been lodged with the other parties:

Ameriwest Corporation  
6400 Uptown Boulevard, N.E.  
Suite 300-East  
Albuquerque, New Mexico 87110

David and Dallas Price  
c/o American Golf and Tennis Corp.  
641 Sepulvada Boulevard  
Los Angeles, California 90049

WITH SPECIAL WARRANTY COVENANTS.

Executed the 31<sup>st</sup> day of December 1984.

ACCEPTED:

CITY OF ALBUQUERQUE,  
a municipal corporation

AMERIWEST CORPORATION, a New  
Mexico corporation

By

Its

APPROVED:

Sted KB  
ASSISTANT CITY ATTORNEY

Robert A. Leonard  
TRAFFIC ENGINEER

ATTEST

Carrie L. Linder  
City Clerk

Approved As To Form

Sam Alford  
City Attorney

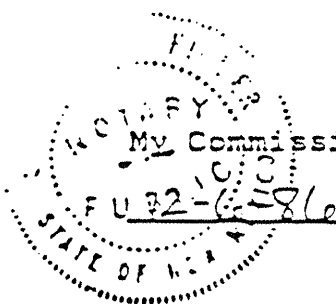
Date:

12/21/84

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

The foregoing instrument was duly acknowledged before me this 21st day of December, 1984, by Allan L. Whitesel, Vice President of AMERIWEST CORPORATION, a New Mexico corporation on behalf of said corporation.

Isaac R. Turner  
Notary Public



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

The foregoing instrument was acknowledged before me this 31st day of December, 1984, by Frank A. Kleinherz, Chief Administrative Officer of the City of Albuquerque, a municipal corporation on behalf of said corporation.

John L. Grant  
Notary Public

My Commission Expires:

12/18/88

A certain tract of land situate within projected Section 27, T11N, R4E, N.M.P.M., within the Elena Callegos Grant, City of Albuquerque, Bernalillo County, New Mexico, being a portion of Tracts "O" and "L" and a portion of Open Space-5 as the same is shown and designated on the plat of TANDAN PROPERTIES filed in the office of the County Clerk of Bernalillo County, New Mexico on June 25, 1962 and being more particularly described by plat bearings and ground distances as follows:

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BEGINNING at the northeast corner of the tract herein described, said corner being a point on the northerly boundary of said Tract "O" and also being a point on the southerly right-of-way of San Antonio Drive whence the projected Section Corner common to projected Sections 22, 23, 26, and 27 as shown on said plat of TANDAN PROPERTIES bears S89°36'20"E, 2606.00 feet and from said point of beginning running thence along the easterly boundary of the tract herein described, S00°23'40"W, 154.68 feet to a point of curvature; thence, 258.47 feet along the arc of a curve to the left having a radius of 566.00 feet and a chord bearing S12°41'17"E, 256.23 feet to a point of tangency; thence, S25°46'13"E, 257.54 feet to a point of curvature; thence, 432.94 feet along the arc of a curve to the right having a radius of 484.00 feet and a chord bearing S00°08'41"E, 416.65 feet to a point of reverse curvature; thence, 316.49 feet along the arc of a curve to the left having a radius of 416.00 feet and a chord bearing S03°32'53"W, 310.77 feet to a point of tangency; thence, S18°23'04"E, 252.09 feet to a point of curvature; thence, 641.79 feet along the arc of a curve to the right having a radius of 634.00 feet and a chord bearing S10°36'56"W, 614.74 feet to a point of reverse curvature; thence, 406.38 feet along the arc of a curve to the left having a radius of 566.00 feet and a chord bearing S18°56'43"W, 399.58 feet to the southeast corner of the tract herein described, said corner being a point on the southerly boundary of said Tract "L" and also being a point on the northerly right-of-way of Academy Road, whence the southeast corner of said Tract L bears S89°36'55"E, 1927.11 feet; thence continuing along said southerly boundary and said northerly right-of-way, N89°36'55"W, 68.04 feet to the southwest corner of the tract herein described; thence leaving the southerly boundary of said Tract "L" and the northerly right-of-way of Academy Road and continuing along the westerly boundary of the tract herein described, 454.94 feet along the arc of a curve to the right having a radius of 634.00 feet and a chord bearing N19°03'31"E, 445.25 feet to a point of reverse curvature; thence, 572.96 feet along the arc of a curve to the left having a radius of 566.00 feet and a chord bearing N10°36'56"E, 548.80 feet to a point of tangency; thence, N18°23'04"W, 252.09 feet to a point of curvature; thence, 370.55 feet along the arc of a curve to the right having a radius of 484.00 feet and a chord bearing N03°32'53"E, 361.56 feet to a point of reverse curvature; thence, 372.11 feet along the arc of a curve to the left having a radius of 416.00 feet and a chord bearing N00°08'41"W, 359.83 feet to a point of tangency; thence, N25°46'13"W, 257.54 feet to a point of curvature; thence, 289.52 feet along the arc of a curve to the right having a radius of 634.00 feet and a chord bearing N12°41'17"W, 287.01 feet to a point of tangency; thence, N00°23'40"E, 154.68 feet to the northwest corner of the tract herein described, a point on the northerly boundary of said Tract "O" and also being a point on the southerly right-of-way of San Antonio Drive; thence continuing along said northerly boundary and said southerly right-of-way, S89°36'20"E, 68.00 feet to the point and place of beginning.

Tract contains 4.2529 acres, more or less.

Bohannon-Huston Inc.  
4125 Carlisle Blvd., N.E.  
Albuquerque, NM 87107

December 13, 1984  
Job No. 42350

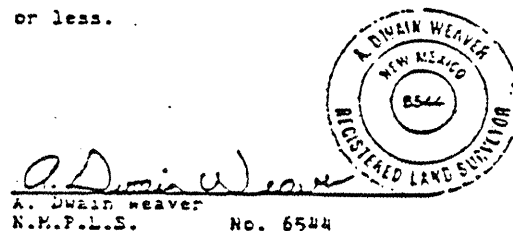
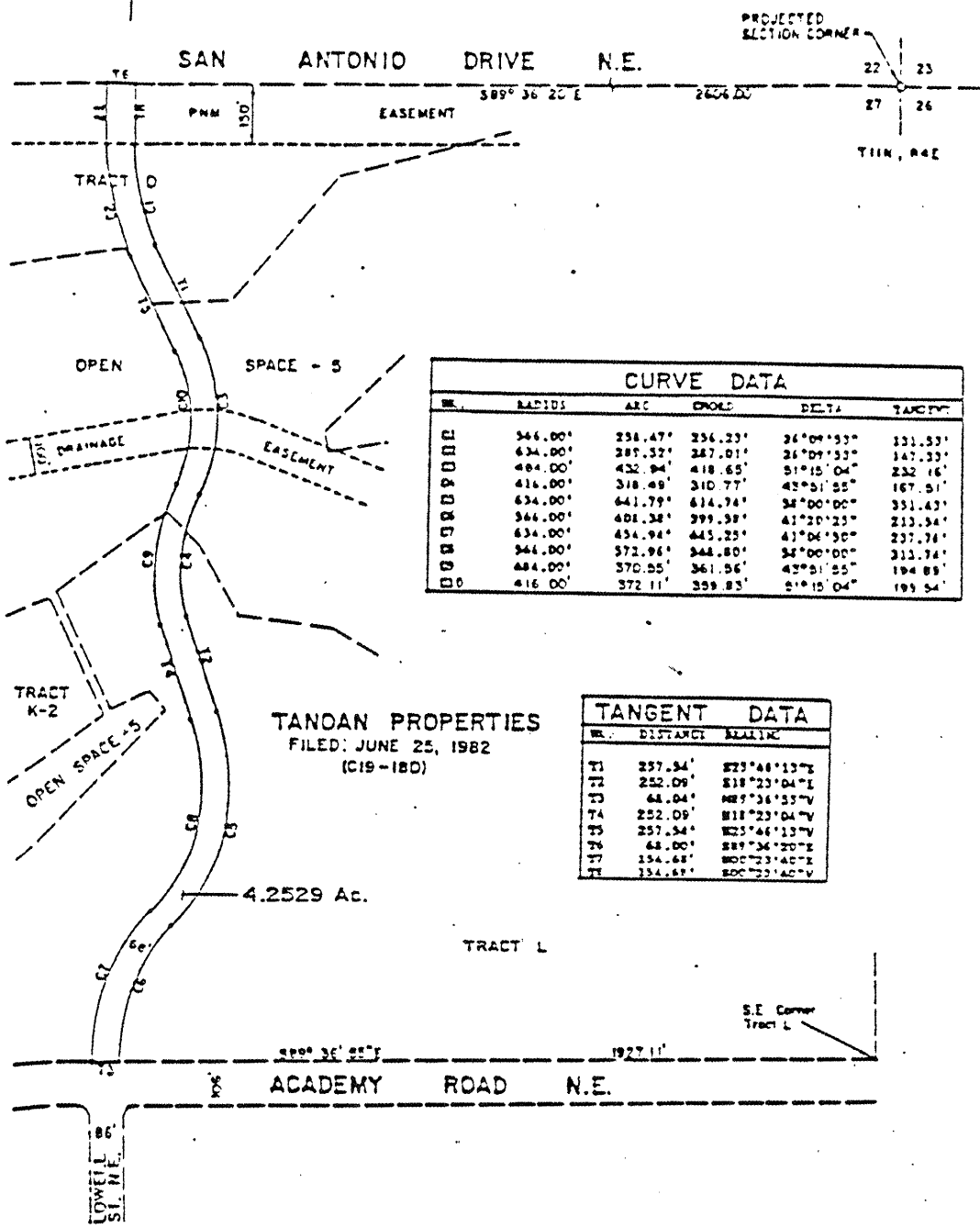


EXHIBIT "A"



FILED WITH CITY CLERK'S OFFICE

1/8/85 dwDEDICATION DEED  
(LOWELL STREET)

AND

## GRANTS OF EASEMENT

DAVID PRICE and DALLAS PRICE, ("PRICE" which term includes their successors and assigns) for good and sufficient consideration grant to the CITY OF ALBUQUERQUE ("CITY") whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, that certain real property situate in Bernalillo County, New Mexico, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, ("PROPERTY").

PRICE hereby reserves a temporary easement (the "TEMPORARY EASEMENT") for full and exclusive possession and control of the PROPERTY subject to any public utility purposes needed by the CITY. This TEMPORARY EASEMENT shall continue in force until such time as the CITY makes a formal determination (the "DETERMINATION") that it is necessary for the public health and safety to construct and open a public street over the PROPERTY. The DETERMINATION shall be made after a public hearing at which the public has had any opportunity to be heard. Notice of the public hearing shall be given in the manner then prescribed by the CITY'S subdivision ordinance for a public hearing, additionally the CITY shall give notice to PRICE and AMERIWEST. The DETERMINATION shall not be deemed made until a final decision has been entered by the CITY'S governing body, if appealed to that body by

a party of interest in accordance with the CITY'S then existing procedures. The TEMPORARY EASEMENT shall terminate upon the \_\_\_\_\_ DETERMINATION being final.

THIS CONVEYANCE is further subject to an easement (the "EASEMENT") reserved to PRICE, and appurtenant to that certain real property, presently used as the Tanoan Golf Course, situate in Bernalillo County, New Mexico more particularly described in Exhibit "B" attached hereto and incorporated herein by reference (the "DOMINANT PROPERTY"), for the purpose of the passage of pedestrians, golf carts, and golf maintenance apparatus and vehicles across the PROPERTY. After the DETERMINATION being final, the exact location of the EASEMENT shall be determined by agreement between PRICE and the CITY. The EASEMENT shall be reserved in perpetuity, and shall be appurtenant to, run with, and benefit the DOMINANT PROPERTY.

THIS CONVEYANCE IS FURTHER SUBJECT to an easement granted to AMERIWEST to construct and maintain, at its sole cost, a wrought iron and white slump block wall (the "WALL") along the sides of the PROPERTY, SIX FEET (6') in height in order to preserve the security of the AMERIWEST PROPERTY. AMERIWEST shall have the responsibility to maintain the WALL and shall indemnify PRICE and the CITY and hold them harmless from any claims or damages occasioned as a result of the WALL being constructed upon the PROPERTY. The design of the WALL must be approved in writing by the CITY prior to its construction.

THIS CONVEYANCE IS FURTHER SUBJECT TO: reservations, restrictions, and easements of record, including a drainage

easement in favor of ANAFCA which is in existence and which shall survive this conveyance and an easement which has been granted to AMERIWEST for passage of pedestrians across the PROPERTY, and ad valorem taxes for 1984 and thereafter.

All provisions of this instrument, including the benefits and burdens, run with the land and are binding upon and inure to the heirs, assigns, successors and personal representatives of the parties hereto.

PRICE agrees that he shall indemnify the CITY and hold the CITY harmless from claims or damages resulting from the use of the EASEMENT, except when such claim or damage results from the negligence of the CITY. The CITY agrees that it shall indemnify and hold PRICE harmless from claims or damages resulting from the use of the EASEMENT which result from the CITY's negligence.

Notices required to be given by this conveyance are to be given at the following addresses unless written notice of change of address has been lodged with the other parties:

Ameriwest Corporation  
6400 Uptown Boulevard, N.E.  
Suite 300-East  
Albuquerque, New Mexico 87110

David and Dallas Price  
c/o American Golf and Tennis Corp.  
641 Sepulvada Boulevard  
Los Angeles, California 90049

WITH SPECIAL WARRANTY COVENANTS.

Executed the 31<sup>st</sup> day of December, 1984.

ACCEPTED:

CITY OF ALBUQUERQUE,  
a municipal corporation

BY Frank A. Kierkegaard  
Its \_\_\_\_\_

APPROVED:

Stuart K. B.  
ASSISTANT CITY ATTORNEY  
Robert A. Lomax  
TRAFFIC ENGINEER

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) ss.

DAVID PRICE

DALLAS PRICE

Approved As To Form

City Attorney  
Date: 12/21/84

ATTEST:

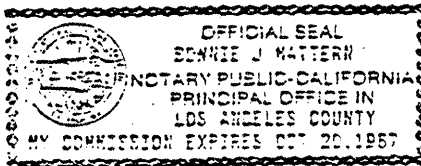
City Clerk

The foregoing instrument was duly acknowledged before me this 19<sup>th</sup> day of December, 1984, by DAVID PRICE.

Bonnie J. Mattern  
Notary Public

My Commission Expires:

Oct. 20 1987  
STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) ss.

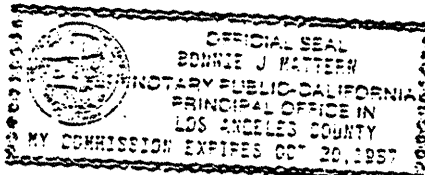


The foregoing instrument was duly acknowledged before me this 19<sup>th</sup> day of December, 1984, by DALLAS PRICE.

Bonnie J. Mattern  
Notary Public

My Commission Expires:

Oct 20 1987

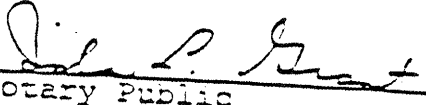


STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

ss.

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The foregoing instrument was acknowledged before me on this 31<sup>st</sup> day of December 1984, by Frank A. Kleinhenz, Chief Administrative Officer of the City of Albuquerque, a municipal corporation on behalf of said corporation.

  
Notary Public

My Commission Expires:

12/18/88

A certain tract of land situate within projected Section 27, T11N, R4E, N.M.P.M., within the Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, being a portion of Open Space - 5, TANOAN PROPERTIES as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on June 25, 1982 and being more particularly described by plat bearings and ground distances as follows:

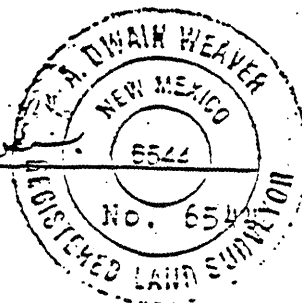
BEGINNING at the northeast corner of the tract herein described, said corner being a point on the northerly boundary of said Open Space - 5 whence the projected Section Corner common to Sections 22, 23, 26, and 27 as shown on said plat of TANOAN PROPERTIES bears N77°46'20"E, 2535.67 feet and from said point of beginning running thence along the easterly boundary of the tract herein described, S25°46'13"E, 90.60 feet to a point of curvature; thence, 432.94 feet along the arc of a curve to the right having a radius of 484.00 feet and a chord bearing S00°08'41"E, 418.65 feet to a point of reverse curvature; thence, 107.58 feet along the arc of a curve to the left having a radius of 416.00 feet and a chord bearing S18°04'20"W, 107.28 feet to the southeast corner of the tract herein described, said corner being a point on the southerly boundary of said Open Space - 5; thence continuing along said southerly boundary, N44°48'47"W, 74.06 feet to a point; thence, S54°08'23"W, 8.20 feet to a point on curve being the southwest corner of the tract herein described; thence leaving said southerly boundary of Open Space - 5 and continuing along the westerly boundary of the tract herein described, 89.11 feet along the arc of a curve to right having a radius of 484.00 feet and a chord bearing N20°12'23"E, 88.98 feet to a point of reverse curvature; thence, 372.11 feet along the arc of a curve to the left having a radius of 416.00 feet and a chord bearing N00°08'41"W, 359.83 feet to a point of tangency; thence, N25°46'13"W, 120.57 feet to the northwest corner of the tract herein described, said corner being an angle point on the northerly boundary of said Open Space - 5; thence continuing along said northerly boundary, N88°00'56"E, 74.31 feet to the point and place of beginning.

Tract contains 0.9397 acre, more or less.

Bohannon-Huston Inc.  
4125 Carlisle Blvd. N.E.  
Albuquerque, NM 87107

December 13, 1984  
Job No. 42390

*A. Dwain Weaver*  
A. Dwain Weaver  
N.M.P.L.S.



Scale: 1" = 200'

TRACT

O

Projected  
Section Corner

22 23

27 26

T11N, R4E

2535.67'

N77°46'20"E

T4

31'

15'

0.9397 Ac.

68'

OPEN

C1

SPACE - 5

C2

EASEMENT

DRAINAGE

C4

C3

TANOAN PROPERTIES  
FILED: JUNE 25, 1982  
(C19-180)

TRACT

## CURVE DATA

NR.	RADIUS	ARC	CHORD	DELTA	TANGENT
C1	416.00'	372.11'	359.83'	51°15'04"	199.54'
C2	484.00'	432.94'	418.65'	51°15'04"	232.16'
C3	416.00'	107.58'	107.28'	14°49'01"	54.09'
C4	484.00'	89.11'	88.98'	10°32'55"	44.65'

## TANGENT DATA

NR.	DISTANCE	BEARING
T1	74.06'	N44°48'47"W
T2	8.20'	S54°08'23"W
T3	120.57'	N25°46'13"E
T4	74.31'	N88°00'56"E
T5	90.60'	S25°46'13"E

JOB NO. 42390



DECEMBER 13, 1984

II.

COUNTRY CLUB LANDS  
AMENDED SUMMARY PLAT OF TANOAN PROPERTIES  
FILED APRIL 19, 1984, BOOK C23, PAGE 165  
CLUBHOUSE TRACT A-1  
CLUBHOUSE TRACT B-1

III.

GOLF COURSE LANDS  
AMENDED SUMMARY PLAT OF TANOAN PROPERTIES  
FILED JUNE 25, 1982, BOOK C19, PAGE 180 (1-5)

Open Space 1  
Open Space 2  
Open Space 3

The Amended Plat of The Masters at Tanoan together with  
Amended Open Space - 4 of Tanoan Properties  
filed May 10, 1984, book C23, page 197 (1-3)

Open Space 4A  
Open Space 4B

Amended Summary Plat of Tanoan Properties  
filed April 19, 1984, book C23, page 165

Open Space 5A

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

1985 JAN -8 PM 3:04

*M. L. P. A.*  
EXHIBIT "B" DOLORES C. WALLER  
CO. CLERK & RECORDER  
*[Signature]* UTILITY

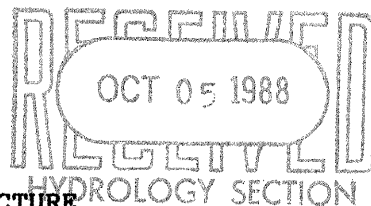


KEN SCHULTZ  
MAYOR

# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 4, 1988



## LETTER OF ACCEPTANCE FOR PRIVATE INFRASTRUCTURE

Mr. John Millick, President  
Centex Real Estate Corporation  
5345 Wyoming Blvd. N.E., Suite 207  
Albuquerque, NM 87109

RE: LALIQUE AT TANOAN

PROJECT NO. 3389

Dear Mr. Millick:

This is to acknowledge that the terms and conditions set forth in your Agreement to Construct Subdivision Improvements of private infrastructure between Centex Real Estate Corporation and the City of Albuquerque for the above noted project have been met. Concurrently, the private improvements have been certified by William L. Vreeke (Bohannon Huston) as being constructed in compliance with the plans and specifications approved by the City.

The Release of Agreement and Release of Financial Guarantee are being processed at this time and a copy of the documents will be forthcoming.

Should you have any further questions regarding this matter, please do not hesitate to contact Della Gallegos at 768-2515.

Sincerely,

Walter H. Nickerson, Jr.  
Assistant Director,  
Engineering Group, Public Works

cc: William L. Vreeke, Bohannon Huston  
Fred Aguirre, Hydrology Division/Public Works Dept.  
Project File

WN/dg/mw  
WP+1436

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.  
Assistant Director Public Works

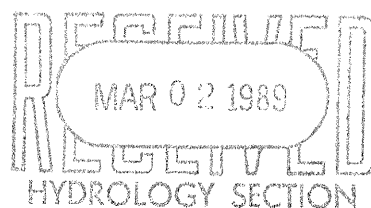
ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

82 33715

GRANT OF EASEMENT  
(Multiple Uses)



THIS GRANT OF EASEMENT made this 25 day of June, 1982, by and between TANOAN ENTERPRISES, INC., a New Mexico corporation (hereinafter called the "Grantor"), and TANOAN LAND COMPANY, INC., a New Mexico corporation, and AFFILIATED MORTGAGE AND DEVELOPMENT COMPANY, a New Mexico corporation (hereinafter collectively called the "Grantee"),

W I T N E S S E T H:

That for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor has this day bargained and sold and by these presents does sell, convey, and deliver unto Grantee, its assigns and successors in interest, a permanent easement over and across the property described in Exhibit "A" ("Easement Property") attached hereto and incorporated herein, for the purposes specified hereinbelow, all in accordance with the terms and conditions hereof.

This easement shall be appurtenant to, benefit, burden, and run with the properties of Grantee situate in Albuquerque, Bernalillo County, New Mexico, and situate north of Academy Road, N.E., east of Ventura Street, N.E., west of Tramway Boulevard, N.E., and south of the southern boundary of North Albuquerque Acres.

To have and hold the said right and easement for the uses and purposes as specified herein, unto Grantee, its successors and assigns, in perpetuity, unless sooner abandoned or the uses and purposes as specified herein are no longer served hereby.

1. Drainage Easement: Grantee shall, from time to time and during the existence of the term of this easement, have the right to discharge surface drainage water over, upon, and onto the Easement Property, which surface waters are generated or originate on Grantee's properties, or waters which Grantee must accept onto its property from adjoining properties pursuant to approved drainage plans or by operation of law. Grantee shall use reasonable efforts to assure that the volume and manner of discharge of such waters onto the Easement Property is done in such a manner and in such volumes and at such velocities as will not cause permanent damage to the Easement Property and to improvements located within the Easement Property. However, it is recognized that all or a portion of the Easement Property is designated by the Albuquerque Metropolitan Arroyo Flood Control Authority as an area which must accept and convey surface drainage waters from a wide area, in excess of the properties owned by Grantee, and Grantee's only liability or responsibility with regard to damage of the Easement Property shall be to comply in good faith with the provisions of this paragraph. In no event shall Grantee be liable for any damages of any kind or nature covered by flood or other insurance under any policy of insurance carried by Grantor or any other party maintaining insurance on the Easement Property.

2. Open Space: Grantee shall have the exclusive right, from time to time, to grant and place restrictive covenants on the Easement Property, in accordance with that Agreement with the City of Albuquerque dated the 2nd day of July, 1979, a copy of which is attached hereto as Exhibit "B" and incorporated herein by reference. Grantee shall have the exclusive right to any credits for open space acquired as a result of the filing of such covenants, and Grantor shall have no right or interest therein.

3. Underground Utilities: Grantee shall have the right at any time and from time to time to construct and locate underground utilities across the Easement Property as may be reasonably necessary for development and improvement of Grantee's property adjacent to or located in the vicinity of the Easement Property. Grantee shall have the right to grant or dedicate easements to public utilities or other such entities which may require easements for the servicing and maintenance of such utility lines. In the exercise of Grantee's rights hereunder, it is agreed as follows:

a. Any construction within the easement will be done in such manner and at such times as will cause no unreasonable interference with the play of golf on the surface area or with Grantor's operations and use of the Easement Property.

b. All cost of installation of the utilities and the restoring of the surface area to the condition in which it was found prior to the installation thereof shall be at the sole cost and expense of Grantee.

c. Grantee shall cooperate with Grantor prior to the location, installation, and/or construction of any utilities so as not to unreasonably interfere with Grantor's operations or with its use of the Easement Property, and in all cases shall give Grantor not less than ten (10) days prior written notice of its intent to commence construction so as to allow Grantor to post proper notices or advise its members as to the project.

d. Grantee shall hold harmless and indemnify Grantor from any cost for repairing the surface area of and improvements on the Easement Property as to any damage caused by the maintenance of the utility lines or other structures placed within the easement area.

e. The scope of this easement for utilities shall be interpreted so as to give Grantee, or its assigns, the normal and customary rights generally granted to public utility companies or the City of Albuquerque for the installation of underground utilities within the City of Albuquerque.

Notwithstanding anything herein to the contrary, Grantor expressly retains the right to use the Easement Property for purposes of a golf course and related activities of its country club operations. As part of the consideration for this grant, the Grantee does hereby agree to release, defend, protect, indemnify, and hold Grantor harmless from any and all claims for damages, including reasonable attorney's fees, to third persons for whatever cause incidental to the exercise of Grantee's rights granted herein.

IN WITNESS WHEREOF, the parties have set their hands and seals the day and year first written above.

TANOAN ENTERPRISES, INC.,  
a New Mexico corporation

By Charles A. Haegelin  
Its Gen. Mgr.

TANOAN LAND COMPANY, INC.,  
a New Mexico corporation

By Charles A. Haegelin  
Its Gen. Mgr.

AFFILIATED MORTGAGE AND  
DEVELOPMENT COMPANY, a  
New Mexico corporation

By Charles A. Haegelin  
Its Exec. V.P.

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

The foregoing instrument was duly acknowledged before me this 25  
day of June, 1982, by CHARLES A. HAEGELIN, Executive Vice President of TANOAN  
ENTERPRISES, INC., a New Mexico corporation, on behalf of said corporation.

Julius T. Barlow  
NOTARY PUBLIC

My commission expires:

May 6, 1984

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

The foregoing instrument was duly acknowledged before me this 25  
day of June, 1982, by CHARLES A. HAEGELIN, Executive Vice President of TANOAN  
LAND COMPANY, INC., a New Mexico corporation, on behalf of said corporation.

Julius T. Barlow  
NOTARY PUBLIC

My commission expires:

May 6, 1984

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

The foregoing instrument was duly acknowledged before me this 25  
day of June, 1982, by CHARLES A. HAEGELIN, Executive Vice President of AFFILIATED  
MORTGAGE AND DEVELOPMENT COMPANY, a New Mexico corporation, on behalf of said  
corporation.

Julius T. Barlow  
NOTARY PUBLIC

My commission expires:

May 6, 1984

EXHIBIT "A"

Those certain five (5) parcels of land designated as "Open Space-1" through "Open Space-5" inclusive, as the same are shown and designated on Sheets 2, 3, 4, and 5, of the Amended Summary Plat of TANOAN PROPERTIES, Albuquerque, New Mexico, containing Sheets 1 through 5, inclusive, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 25, 1982, as Document No. 82-33172.

## OPEN-SPACE AGREEMENT

THIS AGREEMENT ENTERED into this 2nd day of July, 1979, by and between AFFILIATED MORTGAGE & DEVELOPMENT COMPANY ("AMDEC") and TANOAN LAND COMPANY ("TANOAN") (hereinafter called "Owners") and the CITY OF ALBUQUERQUE, a municipal corporation formed pursuant to the laws of the State of New Mexico (hereinafter called "City").

WHEREAS, the Owners are owners of certain property located in Bernalillo County, New Mexico, the legal description of which is attached hereto as Exhibit "A" and incorporated herein by reference, and which property lies within the platting and planning jurisdiction of City, and

WHEREAS, Owners and City are desirous of completing the over-all planning for such area under the sector development plan officially labeled the Eubank/Tramway/Academy Sector Development Plan and hereinafter referred to as the "Sector Development Plan", and

WHEREAS, City and Owners are desirous of entering into an agreement whereby the open-space requirements of Owner can be established in advance of the final approval and filing of plats for different areas within the sector plan and further to establish the text of the legal documents required to be filed to preserve open space in accordance with Section 40(h)(1) of the Comprehensive Zoning Code of the City of Albuquerque,

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND AGREEMENTS OF THE PARTIES HEREIN CONTAINED, IT IS HEREBY AGREED AS FOLLOWS:

1. That the property upon annexation to the City will be appropriately zoned so as to permit residential and related uses with open-space requirements of not more than 6,000 square feet of open space per dwelling unit, which requirement may be met by the following alternatives, the choice to be by Owners.

a. Of the total 6,000 square feet, the following minimum amount of usable open space shall be on the lot with the dwelling; 200 square feet for each efficiency or one-bedroom dwelling, 250 square feet for each two-bedroom dwelling, and 300 square feet for each dwelling containing three or more bedrooms.

b. Owners may elect to meet the requirement for open space in excess of that met on the lot upon which the dwelling unit is constructed by executing and delivering to the City an instrument in form and substance identical to the document entitled "Open Space Restrictive Covenants" attached hereto as Exhibit "B" which is incorporated herein by reference. Such detached open space need not be accessible to the residents of the related dwelling units or to the general public.

2. It is agreed that City will not change or amend, with regard to Owners' property, the requirements for open space as set out herein [or the uses thereof as allowed by the present zoning ordinance] as to any and all lands owned by Owners and located within the Sector Development Plan.

3. Upon application to the City for final plat approval as to any property within the Sector Plan, Owners or their respective assignees, shall present to the City a calculation of the open-space requirements for that particular plat. Such calculation shall specify the open space which will be located on the residential lot and the amount of open space which will be detached open space pursuant to Section 40(h) of the Zoning Ordinance. Owner shall further provide to City at the time of the application for final plat approval an executed copy of the restrictive covenants as attached hereto, describing the property

which in size and location meet the present requirements of Section 40(h) of the Zoning Code.

4. Upon verification of the City of the mathematical correctness of the calculations and regarding the location of the attached open space, the restrictive covenants shall be filed together with the final plat and upon such filing, Owners obligation with regard to open space pursuant to Section 18(f) and Section 40(h) of the Zoning Code shall be deemed fulfilled and completed.

5. It is understood and agreed that development of all property of Owners within the Sector Development Plan will not be accomplished immediately and will take place over several years after the date of execution of this Agreement. However, because of the substantial expenditure of monies in the planning and development, and improvement of the open-space area, Owners have acquired a "vested interest" in the plan for open space and provisions of Sections 18(f) and 40(h) of the Zoning Code, City agrees that such conditions, terms or requirements will not be changed or modified so as to adversely affect the interest of Owners as to any property within the Sector Development Plan.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first written above.

AFFILIATED MORTGAGE &  
DEVELOPMENT COMPANY

By Charles A. Haecklin  
Its Mayor - V.P.

TANOAN LAND COMPANY

By James R. Smith  
Its Vice President

CITY OF ALBUQUERQUE

By Ann R. Merrill  
Its Chief Administrative Officer

ATTEST:

Erika Loria  
City Clerk/Recorder

REVIEWED BY LEGAL DEPARTMENT:

Brian J. Allen

749.262 ACRE PARCEL  
SITUATE WITHIN  
THE ELENA GALLEGOS GRANT  
AND WITHIN  
PROJECTED SECTIONS 26, 27, 28, AND 29  
TOWNSHIP 11 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
BERNALILLO COUNTY, NEW MEXICO  
7/10/78

That certain parcel of land situate within the Elena Gallegos Grant and situate within projected Sections 26, 27, 28, and 29, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, which is more particularly described by metes and bounds as follows:

Beginning at the Northeast Corner of the parcel herein described at the point of intersection of the West Right-of-Way Line of Tramway Boulevard, N.E., and the Section Line common to Sections 23 and 26, T11N, R4E, NNPM whence, the City of Albuquerque Monument designated "TUMBLE" (having New Mexico State Plane Coordinates, Central Zone of  $x=425,465.550$  feet and  $y=1,513,470.010$  feet) bears N  $85^{\circ} 08' 17''$  W, 830.59 feet; thence,

ALONG THE WEST RIGHT-OF-WAY LINE OF TRAMWAY BOULEVARD N.E.:

S  $19^{\circ} 31' 04''$  W, 728.11 feet to a Point of Curvature; thence,

Southwesterly 745.97 feet along the arc of a curve bearing to the left (said arc having a radius of 2,191.85 feet and a long chord which bears S  $09^{\circ} 46' 04''$  W, 742.38 feet) to a Point of Tangency; thence,

S  $00^{\circ} 01' 04''$  W, 1,219.00 feet to the Southeast Corner of the parcel herein described at the point of intersection of the West Right-of-Way Line of Tramway Boulevard N.E. and the Centerline of Academy Road, N.E., whence the City of Albuquerque Monument designated "2-E22" (having New Mexico State Plane Coordinates, Central Zone of  $x=425,462.462$  feet and  $y=1,511,537.434$  feet) bears N  $30^{\circ} 47' 02''$  W, 900.94 feet; thence leaving the West Right-of-Way Line of Tramway Boulevard, N.E.;

ALONG THE CENTERLINE OF ACADEMY ROAD, N.E.:

N  $89^{\circ} 36' 56''$  W, 2,709.12 feet to a Point of Curvature; thence,

Southwesterly 1,000.00 feet along the arc of a curve bearing to the left (said arc having a radius of 1,412.40 feet and a long chord which bears S  $70^{\circ} 23' 04''$  W, 979.82 feet) to a Point of Reverse Curvature; thence,

Southwesterly 715.12 feet along the arc of a curve bearing to the right (said arc having a radius of 1,006.16 feet and a long chord which bears S  $70^{\circ} 44' 45''$  W, 700.16 feet) to a Point of Tangency; thence,

N  $88^{\circ} 53' 35''$  W, 877.80 feet to a Point of Curvature; thence,

Northwesterly 976.58 feet along the arc of a curve bearing to the right (said arc having a radius of 1,432.40 feet and a long chord which bears N  $69^{\circ} 21' 42''$  W, 957.78 feet) to a Point of Tangency; thence,

July 10, 1978

N 49° 49' 48" W, 910.70 feet to a Point of Curvature; thence,  
Northwesterly 1,000.00 feet along the arc of a curve bearing  
to the left (said arc having a radius of 1,432.40 feet and a  
long chord which bears N 69° 49' 40" W, 979.82 feet) to a  
Point of Tangency; thence,

N 89° 49' 40" W, 2,257.44 feet to a Point of Curvature; thence,  
Southwesterly 572.40 feet along the arc of a curve bearing to  
the left (said arc having a radius of 798.70 feet and a long  
chord which bears S 69° 38' 21" W, 560.23 feet) to a Point of  
Tangency; thence,

S 49° 06' 30" W, 838.23 feet to a Point of Curvature; thence,  
Southwesterly 893.15 feet along the arc of a curve bearing  
to the right (said arc having a radius of 1,295.97 feet and  
a long chord which bears S 68° 51' 06" W, 875.56 feet) to a  
Point of Tangency; thence,

S 88° 35' 42" W, 498.50 feet to the Southwest Corner of the  
parcel herein described at the point of intersection of the  
Centerline of Academy Road, N.E. and the Centerline of Layton  
Avenue, N.E. (also known as Ventura Street, N.E.); thence  
leaving the Centerline of Academy Road, N.E.,

ALONG THE CENTERLINE OF LAYTON AVENUE, N.E. (ALSO KNOWN AS THE CENTER-  
LINE OF VENTURA STREET, N.E.;

N 01° 24' 52" W, 1,145.08 feet to a Point of Curvature; thence,

Northwesterly 395.74 feet along the arc of a curve bearing to  
the left (said arc having a radius of 500.00 feet and a long  
chord which bears N 24° 05' 19" W, 385.49 feet) to a Point of  
Tangency; thence,

N 46° 45' 46" W, 418.43 feet to a Point of Curvature; thence,

Northwesterly 211.85 feet along the arc of a curve bearing to  
the right (said arc having a radius of 400.00 feet and a long  
chord which bears N 31° 35' 23" W, 209.39 feet) to a Point of  
Tangency; thence,

N 16° 25' 01" W, 91.59 feet to the most Westerly Corner of the  
parcel herein described at the point of intersection of the  
Centerline of Layton Avenue, N.E. (Ventura Street, N.E.) and  
a projection of the South Right-of-Way Line of Harper Road, N.E.;  
thence leaving the Centerline of Layton Avenue, N.E. (Ventura  
Street, N.E.);

N 73° 34' 59" E, 44.00 feet along the projected South Right-of-  
Way Line of Harper Road, N.E. to the point of intersection with the  
East Right-of-Way Line of Layton Avenue N.E. (Ventura Street, N.E.);  
thence,

N 16° 25' 01" W, 43.00 feet along the East Right-of-Way Line  
of Layton Avenue, N.E. (Ventura Street, N.E.) to the point of inter-  
section of the East Right-of-Way Line of Layton Road, N.E. and the  
projected Centerline of Harper Road, N.E.; thence,

July 10, 1978

N 73° 34' 59" E, 279.54 feet to a Point of Curvature; thence,

Northeasterly 316.61 feet along the arc of a curve bearing to the right (said arc having a radius of 2,325.00 feet and a long chord which bears N 77° 29' 04" E, 316.37 feet) to a Point of Normalcy; thence,

N 00° 36' 52" W, 336.73 feet to a Point of Curvature; thence,

Northwesterly 175.08 feet along the arc of a curve bearing to the right (said arc having a radius of 1,115.00 feet and a long chord which bears N 04° 06' 58" W, 174.90 feet) to a Point of Tangency; thence,

N 00° 22' 57" E, 292.58 feet to a point on the Section Line common to Sections 20 and 29, T11N, R4E, NNPM; thence,

S 89° 37' 54" E, 2,029.12 feet along the Section Line common to Sections 20 and 29, T11N, R4E, NNPM to the Section Corner common to Sections 20, 21, 28, and 29, T11N, R4E, NNPM (City of Albuquerque Monument designated "1-D21" with New Mexico State Plane Coordinates, Central Zone of x=415,462.45 feet and y=1,513,473.51 feet); thence,

S 89° 36' 36" E, 5,267.46 feet along the Section Line common to Sections 21 and 28, T11N, R4E, NNPM to the Section Corner common to Sections 21, 22, 27, and 28, T11N, R4E, NNPM (City of Albuquerque Monument designated "1-D22" with New Mexico State Plane Coordinates, Central Zone of x=420,727.66 feet and y=1,513,437.66 feet); thence,

S 89° 36' 42" E, 2,643.98 feet along the Section Line common to Sections 22 and 27, T11N, R4E, NNPM to the Quarter Corner common to Sections 22 and 27, T11N, R4E, NNPM (2 1/2" pipe designated "C"); thence,

S 89° 36' 20" E, 2,653.40 feet continuing along the Section Line common to Sections 22 and 27, T11N, R4E, NNPM to the Section Corner common to Sections 22, 23, 26, and 27, T11N, R4E, NNPM (projected); thence,

S 89° 36' 20" E, 269.78 feet along the Section Line common to Sections 23 and 26, T11N, R4E, NNPM to the Northeast Corner and place of beginning of the parcel herein described at the intersection of the West Right-of-Way Line of Tramway Boulevard, N.E. and the Section Line common to Sections 23 and 26, T11N, R4E, NNPM.

Said parcel contains 748.262 acres, more or less.

NOTE: All bearings of the preceding description are based on the New Mexico State Plane Grid, Central Zone (Mean Delta Alpha = -00° 09' 21") and all distances are ground distances.

I, Cliff A. Spirock, New Mexico Registered Land Surveyor No. 4972 hereby certify that the above description was prepared by me and is true and correct to the best of my knowledge and belief.

Cliff A. Spirock  
N.M.L.S. #4972  
COMMUNITY SCIENCES CORPORATION  
Corrales, New Mexico



# DRAINAGE INFORMATION SHEET

*new*

PROJECT TITLE: Lalique ZONE ATLAS/DRNG. FILE #: E-22 / 70

LEGAL DESCRIPTION: Portions of Tract L-4-B and L-5-A of the Tanoan Properties

CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Bohannon-Huston, Inc. CONTACT: Kerry Davis

ADDRESS: 7500 Jefferson, N.E., Courtyard I PHONE: 823-1000

OWNER: Centex Homes Corporation CONTACT: Lynn Johnson

ADDRESS: 5345 Wyoming Blvd., N.E., Suite 207 PHONE: 822-1011

ARCHITECT: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

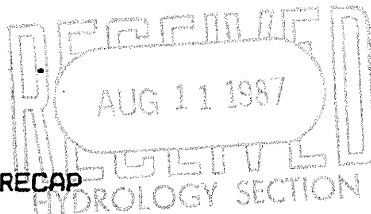
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

**PRE-DESIGN MEETING:**

☐ YES

☒ NO

☐ COPY OF CONFERENCE RECAP SHEET PROVIDED



DRB NO. 87-495

EPC NO. \_\_\_\_\_

PROJ. NO. \_\_\_\_\_

**TYPE OF SUBMITTAL:**

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☒ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

**CHECK TYPE OF APPROVAL SOUGHT:**

☐ SKETCH PLAT APPROVAL

☒ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☐ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: August 11, 1987

BY: Kerry Davis





6524 lowcc

NOTE  
1. CONTRACTOR MUST OBTAIN A TOPSOIL  
DISTURBANCE PERMIT FROM CITY ENVIRO-  
NMENTAL HEALTH DEPARTMENT.

#### EARTHWORK SPECIFICATIONS

##### GENERAL

The Soils Engineer shall be the Owner's representative to control the earthwork placement, moisture content, and compaction. The Soils Engineer shall approve the materials, the method of placing and compaction, and shall give written approval of the completed fill.

##### CLEARING AREA TO BE FILLED

All timber, logs, trees, brush, stumps, trash, sod, matted roots and roots larger than two (2) inches in diameter shall be removed, piled, or otherwise disposed of. All rocks, cobbles and boulders larger than six (6) inches in diameter shall be removed or otherwise disposed of at the direction of the Soils Engineer.

##### SCARIFYING AREA TO BE FILLED

The surface shall be plowed or scarified to a depth of at least six (6) inches, and smoothed until the surface is free from ruts, hummocks, and other uneven features, which would tend to prevent uniform compaction from the equipment to be used.

Where fill is to be placed on hillsides or slopes, the slope of the original ground upon which the fill is to be placed shall be plowed, or scarified deeply. Where the slope ratio of the ground is steeper than 3:1, the bank shall be stepped or benched.

Strippings may be placed along rear lot lines and in rear areas where no foundation or slabs will be constructed. All strippings shall be free of logs, trees, timber, trash and rocks greater than six (6) inches. Strippings will be placed subsequent to the placement of all structurally controlled fill, and to a depth no greater than six (6) inches, except in designated areas.

##### PREPARATION OF AREA TO BE FILLED

After the foundation for the fill has been cleared, any frozen material removed, and it has been plowed or scarified, it shall be disc or bladed until it is uniform and free from large clods, brought to optimum moisture content (+/- 2%), for a minimum of five (5) feet, or for as deep as practicable as determined by the Soils Engineer, and compacted with a minimum of twenty (20) passes using a minimum 20 ton vibratory compactor to a minimum of 95% of maximum density as determined by ASTM D-1557.

##### TREATMENT OF CUT SECTIONS

Subsequent to the final grading in cut sections the ground surface shall be plowed or scarified, and brought to optimum moisture content (+/- 2%), for a minimum of five (5) feet, or as deep as practicable as determined by the Soils Engineer. The ground surface shall then be compacted with a minimum of twenty (20) passes using a minimum 20 ton vibratory compactor to a minimum of 95% of maximum density as determined by ASTM D-1557.

##### FILL MATERIAL

Materials for the fill shall consist of material selected or approved by the Soils Engineer. The materials used shall be free of vegetable matter, frozen material and other deleterious substance and shall not contain rocks or lumps which have a diameter of more than six (6) inches and shall have a liquid limit not greater than thirty (30) and a plasticity index not greater than twelve (12). It is anticipated that a borrow from the site will be satisfactory.

##### DEPTH AND MIXING OF FILL LAYERS

The selected fill material shall be placed in layers which, when compacted shall not exceed six (6) inches. Each layer shall be spread evenly and shall be thoroughly mixed during the spreading to insure uniformity of material in each layer.

##### ROCK

When the fill material includes rock, no large rock shall be allowed to nest and all voids must be carefully filled with small stones or earth, properly compacted. No larger clods (maximum size six (6) inches) will be permitted closer than twelve (12) inches below the finished grade.

##### MOISTURE CONTENT

The fill material shall be compacted at the optimum moisture content (+/- 2%) specified for soils. Sufficient laboratory moisture density relationship tests will be made to determine the optimum moisture content for the various soils encountered in the borrow area. The Contractor may be required to add the necessary moisture to the fill material in the borrow area if, in the opinion of the Soils Engineer, it is not possible to obtain uniform moisture content by adding water to the fill surface.

##### AMOUNT OF COMPACTION

After each layer has been placed, mixed and spread evenly, it shall be thoroughly compacted to not less than 90% of maximum density as determined by ASTM D-1557, in all non-load bearing areas less than 2 feet in total depth and common fill areas within 15 feet of the rear property lines. All other lot areas, including slab or foundation and surrounding areas, within the top 6 inches of street subgrades, and where the depth of fill exceeds 2 feet in non-load bearing areas, the amount of compaction shall be 95%.

##### COMPACTION OF FILL LAYERS

Compaction shall be by vibratory compactor, sheepfoot rollers, segmented wheel pneumatic rollers, multiple wheel pneumatic tired rollers, or other types of suitable compaction equipment. Compaction equipment shall be of such design that it will be able to compact the fill to the specified density. Compaction shall be accomplished while the fill material is at the specified moisture content. Compaction of each layer shall be continuous over its entire area and the compaction equipment shall be sufficient trips to insure that the required density has been obtained.

##### COMPACTION OF SLOPES

Fill slopes shall be compacted by means of sheepfoot or vibratory rollers or other suitable equipment. Compacting operations shall be continued until the slopes are stable, but not too dense for planting and until there is not appreciable amount of loose soil on the slopes. Compacting of the slopes may be done progressively in increments of three to five feet (3' to 5') in fill height, or after the fill is brought to its total height if approved by the Soils Engineer.

#### EARTHWORK SPECIFICATIONS

##### DENSITY TESTS

Field density tests shall be made by the Soils Engineer on each layer of fill. The frequency of testing will be determined by the Soils Engineer in the field depending on the conditions encountered. Where sheepfoot rollers are used, the soils may be disturbed to a depth of several inches. Density tests shall be performed by ASTM-D1556 with 4 or 6 inch sand cone, ASTM Method D-2167 (water balloon) or approved Nuclear Density Devices and Methods.

##### FINISHED SLOPES AND BUILDING PADS

The fill operation shall be continued in six (6) inch compacted layers as specified above, until the fill has been brought to the finished slopes and elevations shown on the accepted plans. Slopes steeper than 3:1 should be protected from erosion.

##### SUPERVISION

Supervision by the Soils Engineer shall be continuous during the fill and compacting operations so that he can certify that the fill was made in accordance with accepted specifications.

##### SEASONAL LIMITS

No fill material shall be placed upon frozen subgrade nor placed, spread, or rolled while it is frozen or thawing or during unfavorable weather conditions. When the work is interrupted by the snow or frost penetration, fill operations shall not be resumed until the previously placed fill is as specified.

##### NOTICE REGARDING START OF GRADING

Notification shall be submitted to the Owner, the Soils Engineer, and FHA advising them of the start of grading operations at least three (3) days in advance of the starting date, and of any resumption dates, when grading operations have been stopped for any reason other than adverse weather conditions.

##### REPORT OF FIELD DENSITY TESTS

Density tests made by the Soils Engineer as specified in Density Tests above shall be submitted to the Owner and the Federal Housing Administration.

##### CERTIFICATION REGARDING COMPLETED FILL

The Soils Engineer shall certify that the site was filled with accepted material in accordance with the accepted specifications and give a professional opinion regarding shrinkage or settlement of the fill and the safe load bearing capacity of the fill.

##### CERTIFICATION REGARDING COMPLETED GRADE ELEVATIONS

A Registered Civil Engineer or Land Surveyor shall certify that the general grading has been completed and the resulting grade elevations are in substantial conformity (grade variations not exceeding 0.5 foot) with the previously accepted detailed development plan.

##### STREET FINE GRADING AND COMPACTION PRIOR TO PAVING

Prior to the paving operation of the indicated project, and after all underground utilities within the street right-of-way have been installed, the earthwork Contractor, or pavement contractor, shall scarify, regrade, and recompact the street subgrade to its final fine grading elevations and specified density.

##### APPROVED FOR DRAINAGE

19 MAY 1988

DATE

GS Reda, P.E.

ADVISE DRAINAGE INSPECTOR

WHEN CHANGED

- PROJECT BOUNDARY
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- PAD ELEVATION
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- DIRECTION OF FLOW
- BASIN BOUNDARY

RECEIVED  
MAY 19 1988  
HYDROLOGY SECTION

##### APPROVED FOR ROUGH GRADING ±1

GS Reda, P.E. 21 Oct 87  
DATE

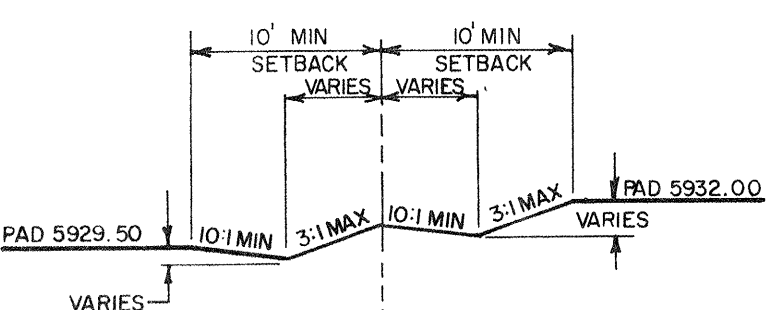


CITY OF ALBUQUERQUE  
PUBLIC WORKS  
ENGINEERING

##### TITLE:

LALIQUÉ AT TANOAN  
DRAINAGE / GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	AMT	10/29	Liquid Waste	ESG	11/13/87
A.C.E.-Design	7	11	Traffic	JSC	11/17/87
A.C.E.-Hydrology	GS Reda	11/16/87	Water	ESG	11/18/87
DRAWING NO.	3389	MAP NO.	E-22	SHEET	4 OF 12



TYPICAL SIDEYARD  
SWALE DETAIL  
NO SCALE

##### WALL #10

RETAINING WALL TO BE CONSTRUCTED WITH  
DESERT CLASS PHASE I IMPROVEMENTS

Q=5.59 cfs

P=5905.00

P=5914.00

P=5906.00

P=5915.00

P=5912.00

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