CITY OF ALBUQUERQUE

Planning Department Brennon Williams, Director



Mayor Timothy M. Keller

November 1, 2019

Ron Hensley, P.E. GND Engineering 11032 Dreamy Way Dr. NW Albuquerque, NM 87114

RE: St Joseph on the Rio Grande Church 5901 St Joseph Dr NW Request for Certificate of Occupancy – Temporary Engineer's Certification – Approved Grading and Drainage Plan Stamp Date: 8/31/18 Hydrology File: G11D014A

Dear Mr. Hensley:

- PO Box 1293 Based on the submittal received on 10/3/19, and supplemental information received on 10/31/19 the Engineer's Certification is approved for Temporary Certificate of Occupancy.
- Albuquerque Prior to Permanent Certificate of Occupancy (For Information):
 - 1. Work Order plans (CPN 662384) may be required, prior to commencing Permanent C.O.
 - 2. The sidewalk culverts, to be included on the Work Order, will need to call-out std dwg 2236 and provide the culvert width; the diamond plates will need to be extended 1' past edge of sidewalk to avoid a drop-off.

www.cabq.gov

NM 87103

- 3. The swale and new sidewalk culverts, to be built by Work Order or SO-19 Permit, must be constructed and accepted by the City.
- 4. City acceptance and close-out of the public Work Order may be required (unless a financial guarantee has been posted). Once closed-out, an Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.

If you have any questions, please contact me at 924-3999 or sbiazar@cabq.gov.

Sincerely,

Shahab Biazar, P.E. City Engineer, Planning Dept. Development Review Services



City of Albuquerque

Planning Department Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: ST. JOSEPH ON THE RIO GRA	ANDE CHURCH Building	Permit #:	Hydrology File #: G11D014A			
DRB#:	EPC#:		Work Order#:			
Legal Description: TRACT X-1-A1 F	PLAT OF TRACTS X-1-A	1 & X-1-A2 UNIV. OF	ALB. URBAN CENTER			
City Address: 5901 ST JOSEPH DR N	IW					
Applicant: THE Group			Contact: Ron Hensley			
Address: 300 BRANDING IRON RD. SI						
			E-mail: ron@thegroup.cc			
			Contact:			
			E-mail:			
TYPE OF SUBMITTAL: PLAT	f (# OF LOTS)	RESIDENCE	_			
IS THIS A RESUBMITTAL?:	Yes	No				
DEPARTMENT: TRAFFIC/ T	RANSPORTATION	HYDROLO	GY/ DRAINAGE			
Check all that Apply:						
		TYPE OF	APPROVAL/ACCEPTANCE SOUGHT:			
TYPE OF SUBMITTAL:		BUI	LDING PERMIT APPROVAL			
▼ ENGINEER/ARCHITECT CERT	IFICATION	CER	TIFICATE OF OCCUPANCY TEMPORARY			
PAD CERTIFICATION		PRE	LIMINARY PLAT APPROVAL			
CONCEPTUAL G & D PLAN		SITE	E PLAN FOR SUB'D APPROVAL			
GRADING PLAN		SITE	E PLAN FOR BLDG. PERMIT APPROVAL			
DRAINAGE MASTER PLAN		FINA	FINAL PLAT APPROVAL			
DRAINAGE REPORT		SIA/	RELEASE OF FINANCIAL GUARANTEE			
FLOODPLAIN DEVELOPMENT	PERMIT APPLIC	FOU	NDATION PERMIT APPROVAL			
ELEVATION CERTIFICATE		GRA	DING PERMIT APPROVAL			
CLOMR/LOMR		SO-1	9 APPROVAL			
TRAFFIC CIRCULATION LAY	OUT (TCL)	PAV	ING PERMIT APPROVAL			
TRAFFIC IMPACT STUDY (TIS	5)	GRA	DING/ PAD CERTIFICATION			
OTHER (SPECIFY)		WOF	RK ORDER APPROVAL			
PRE-DESIGN MEETING?		CLO	MR/LOMR			
		FLO	ODPLAIN DEVELOPMENT PERMIT			
		OTH	ER (SPECIFY)			
			17 en/			
DATE SUBMITTED: 10/31/2019	By:	ΓΗΕ Group / Ron Hen	sley Kon (, Kennlag			

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:



October 31, 2019

Hydrology Development City of Albuquerque PO Box 1293 Albuquerque, NM 87103

Re: G11D014A –SJRG Drainage Certification for Temporary Occupancy

The as built Grading Plan and the certification of the Grading Plan dated 8/31/18 for the above site has been submitted. The drainage from and within the site perform as designed,

In order to allow for occupancy while completing City Work Order requirements, we are requesting a review for Temporary Certificate of Occupancy Approval.

We are requesting a review for Grading Certification Approval. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely Hensley Ron E. Hensley P.E.

ron@thegroup.cc

CITY OF ALBUQUERQUE

Planning Department Brennon Williams, Director



Mayor Timothy M. Keller

October 8, 2019

Ron Hensley, P.E. GND Engineering 11032 Dreamy Way Dr. NW Albuquerque, NM 87114

RE: St Joseph on the Rio Grande Church 5901 St Joseph Dr NW Request for Certificate of Occupancy – Permanent Engineer's Certification – Denied Grading and Drainage Plan Stamp Date: 8/31/18 Hydrology File: G11D014A

Dear Mr. Hensley:

PO Box 1293 Based on the submittal received on 10/3/19, the Engineer's Certification cannot be considered for Certificate of Occupancy until the following are corrected:

Albuquerque **Prior to Work Order:**

NM 87103

1. Work Order plans (CPN 662384) must be submitted and approved by the Development Review Committee, prior to commencing work in the ROW.

2. The sidewalk culverts will need to call-out std dwg 2236 and provide the culvert width; the diamond plates will need to be extended 1' past edge of sidewalk to avoid a drop-off.
 www.cabq.gov
 Because this is work in the ROW, no adjustments to the private grading plan are needed, but the work order plans will need to show these corrections.

Prior to Certificate of Occupancy (For Information):

- 3. The swale and new sidewalk culverts, to be built by Work Order, must be constructed and accepted by the City.
- 4. City acceptance and close-out of the public Work Order will be required (unless a financial guarantee has been posted). Once closed-out, an Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

CITY OF ALBUQUERQUE

Planning Department Brennon Williams, Director



Mayor Timothy M. Keller

_ Pur

Dana Peterson, P.E. Senior Engineer, Planning Dept. Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Biazar, Shahab

From:	Biazar, Shahab
Sent:	Wednesday, May 16, 2018 8:48 AM
То:	'Del Dixon'
Cc:	Hughes, James D.; Michel, Racquel M.; Sheldon Greer; Dicome, Kym
Subject:	SJRG Nazareth Center AA (1007015) Located at the NW Corner of St. Josephs St. and Atrisco Dr. N.W.

Mr. Dixon,

The following are comments from the engineering section only. Ms. Dicome may have additional comments on the AA.

We need the following prior to approval of the AA for SJRG Nazareth Center (1007015):

- a) Label the easement(s) on the site plan.
- b) Grading and Drainage Approval.
- c) TCL approval.

A "Revocable Permit" for the private improvement within City of Albuquerque, such as the monument sign, prior to Building permit approval. Please contact Charlotte LaBadie (<u>clabadie@cabq.gov</u>, 924-3996) or Madeline Carruthers (<u>mtafoya@cabq.gov</u>, 924-3997) with our DRC group for the application and processing the permit.

Improvements within the City of Albuquerque right-of-way must be completed and accepted prior to approval of Certification of Occupancy. Such improvements must be approved at DRC and work order must be obtained to construct the improvements.

Thanks

Shahab Biazar, P.E.

City Engineer Planning Department Development Review Services Division 600 2nd St. NW, Suite 201 Albuquerque, NM 87102 t 505-924-3999 f 505-924-3864



City of Albuquerque

Planning Department Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: ST. JOSEPH ON THE RIO GR	RANDE CHURCH Building Permit #:	Hydrology File #: G11D014A
		Hydrology File #: <u>G11D014A</u> Work Order#:
Legal Description: TRACT X-1-A1		
City Address: 5901 ST JOSEPH DR	NW	
Applicant: THE Group		Contact: Ron Hensley
Address: 300 BRANDING IRON RD. 5	SE, RIO RANCHIO, NM 87124	
Phone#: 505-843-9639	Fax#:	E-mail: ron@thegroup.cc
Owner: ST. JOSEPH ON THE RIO GR	ANDE CHURCH	Contact:
Address: 4000 ST JOSEPHS PL NW	ALBUQUERQUE NM 87120-1714	
Phone#: 505-843-9639	Fax#:	E-mail:
IS THIS A RESUBMITTAL?: DEPARTMENT: TRAFFIC/ 7		OLOGY/ DRAINAGE
Check all that Apply:		
TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CER' PAD CERTIFICATION CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE MASTER PLAN DRAINAGE REPORT FLOODPLAIN DEVELOPMENT ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC IMPACT STUDY (T) OTHER (SPECIFY) PRE-DESIGN MEETING?	TIFICATION	E OF APPROVAL/ACCEPTANCE SOUGHT: BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY PRELIMINARY PLAT APPROVAL SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG. PERMIT APPROVAL FINAL PLAT APPROVAL SIA/ RELEASE OF FINANCIAL GUARANTEE FOUNDATION PERMIT APPROVAL GRADING PERMIT APPROVAL SO-19 APPROVAL PAVING PERMIT APPROVAL GRADING/ PAD CERTIFICATION WORK ORDER APPROVAL CLOMR/LOMR FLOODPLAIN DEVELOPMENT PERMIT OTHER (SPECIFY)

ELECTRONIC SUBMITTAL RECEIVED:



September 30, 2019

Hydrology Development City of Albuquerque PO Box 1293 Albuquerque, NM 87103

Re: G11D014A - SJRG Drainage Certification

The as built Grading Plan and the certification of the Grading Plan dated 8/31/18 for the above site is attached. The drainage from and within the site perform as designed,

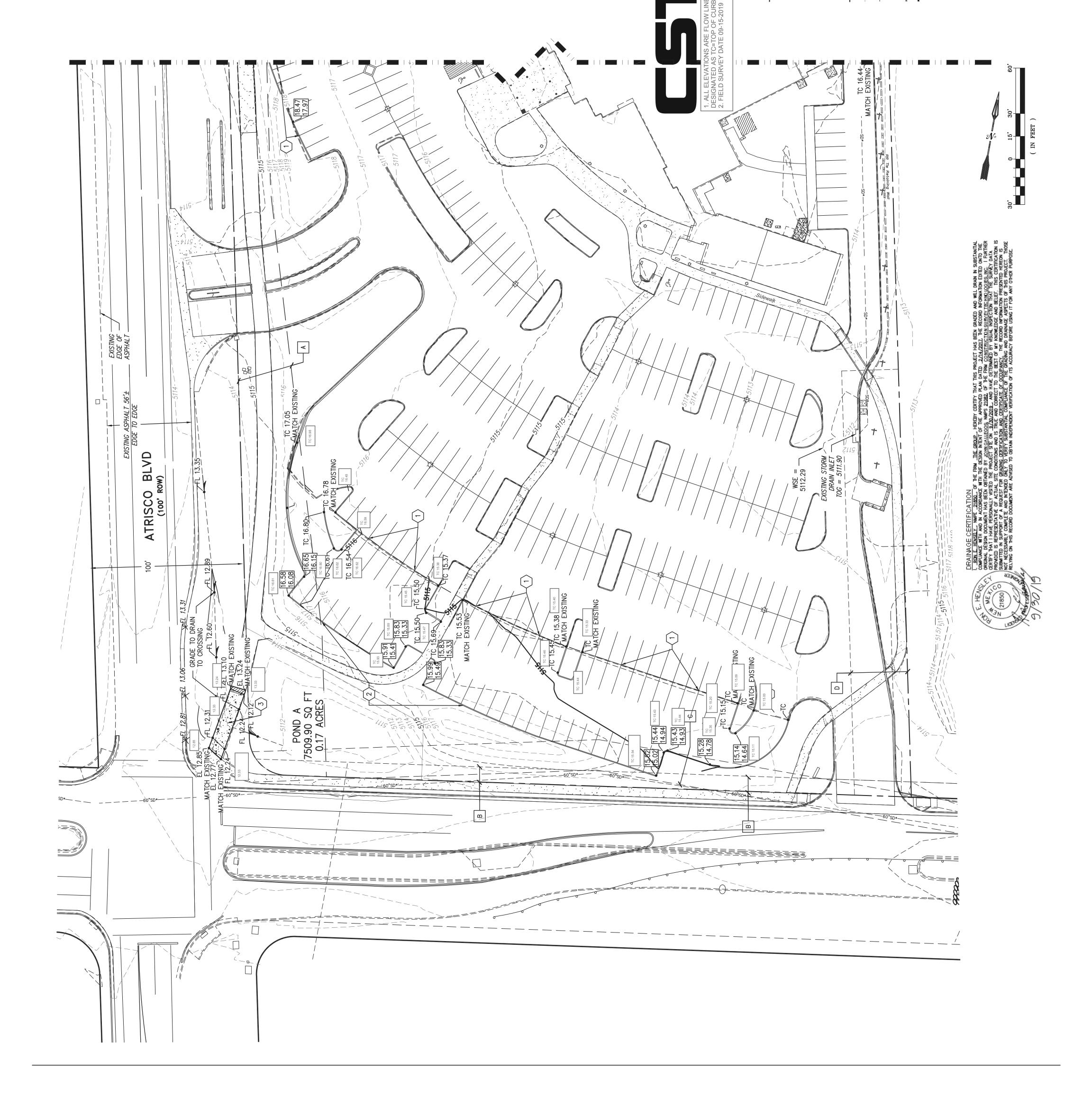
We are requesting a review for Grading Certification and Certificate of Occupancy Approval

We are requesting a review for Grading Certification Approval. Please contact me at 410-1622 or via email if you have any questions or comments.

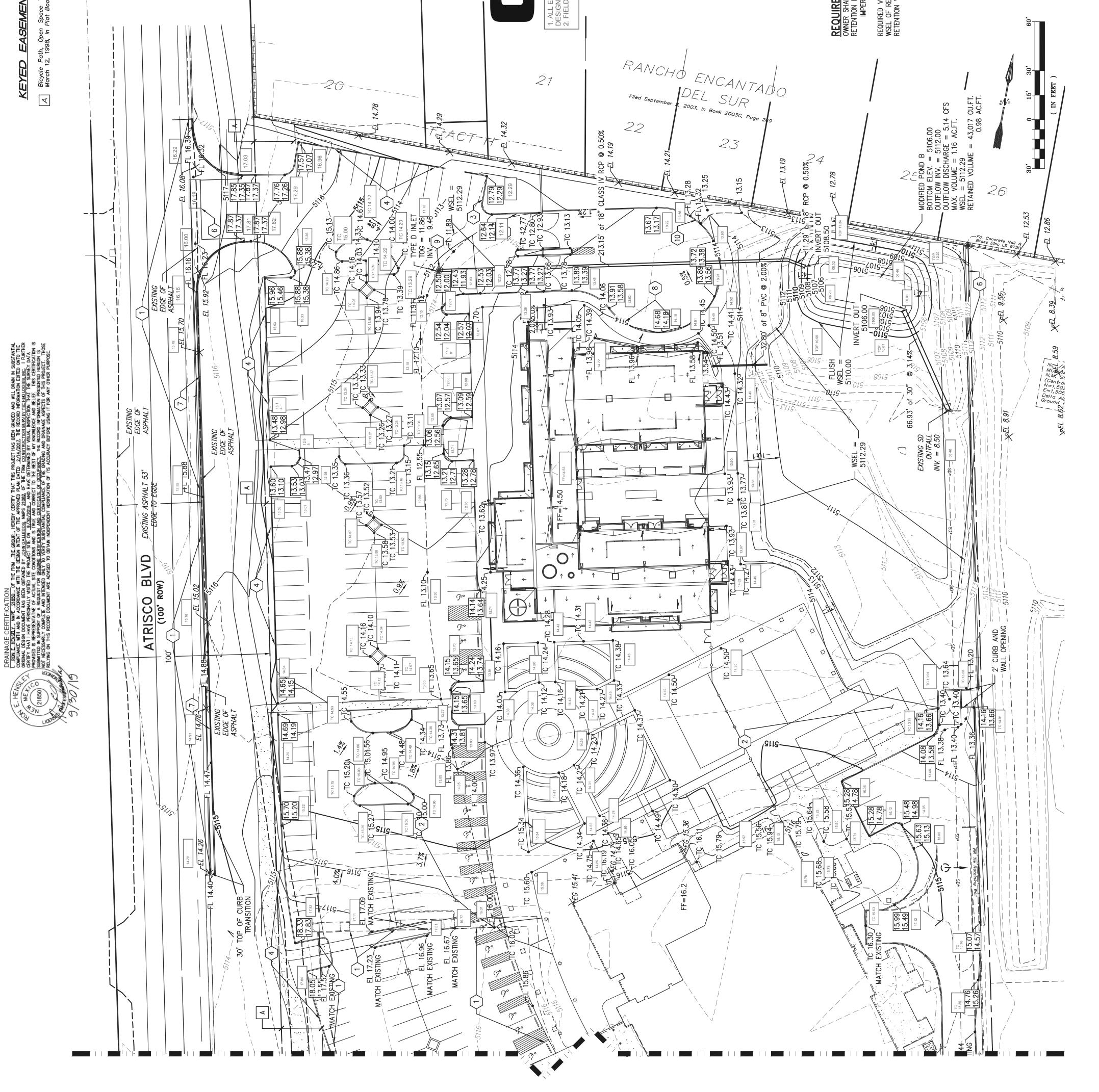
Sincerely, denslag Ron E. Hensley P.E.

ron@thegroup.cc

AS BUILT INFORMATION CONTRACTOR STAKED BY MORK MUSPECTOR'S NUSPECTOR'S PARIFICATION BY DRAWIGS DRAWIGS CORRECTED BY DRAWIGS DR	SXXVW HONJE	URVEY INFORMATION	THE SEVICE SEVICE NO.	DATE MAY 2018	DESIGN <u>BENISIONS</u> BEWØBKS	CHECKED BY REH DESIGNED BY REH NO. DATE	QUE TMENT NT GROUP DE NAZARETH CENTER AINAGE	DESIGN UPDATE	NO. SHEET OF LAST
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Landscope Easement granted by plat filed . ALL WORK IN CITY RIGHT OF WAY WILL REUIRE CITY WORK DEER SUBMITTAL. . ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO 8. . THE REOSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RESONNENDED. THE OWNER IS ENCOURAGED TO NCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE ROSION MAY OCCUR SUCH SALCHEN AND MAINTENANCE OF ALL EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION INENT OF THE GRAING PLAN.	E DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE DNSIBLITY OF THE PROPERTY OWNER. L DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE DED OR LANDSCAPED O (2) WORKING DAYS PRIOR TO ANY EXCAVATION, AACTOR MUST CONTACT LINE LOCATING SERVICE, (260–1990) OCATION OF EXISTING UTILITIES. LOCATION OF EXISTING UTILITIES. IOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE FERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL RUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR STOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A UN OF DELAY. DO OF DELAY. CADDNO FERSTING PAVEMENT FOR SMOOTH TRANSITION ASPHALT PAVING EDGE. CONTRACTOR TO SAW CUT EXISTING WITH EDGE TREATMENT FOR SMOOTH TRANSITION ASPHALT REMOVAL AND UNSUITABLE FILL MATERIALS SHALL BE WASTED ON SITE IN NONSTRUCTURAL AREAS	(3) INSTALL STANDARD CURB AND GUTTER PER DETAIL (4) INSTALL SPILL TYPE CURB AND GUTTER (5) INSTALL SPILL TYPE CURB AND CUTTER (5) INSTALL MOUNTABLE CURB AND CUTTER (6) INSTALL 10 - TURNED BLOCK WALL OPENINGS @ 48" 0.C. (7) ALBUQUERQUE STANDARD SPECIFICATIONS (7) ALBUQUERQUE STANDARD SPECIFICATIONS (7) NISTALL VALLEY GUTTER AND CURB RETURNS PER CITY OF (7) NISTALL STANDARD SPECIFICATIONS (9) INSTALL STANDARD SPECIFICATIONS (10) 11' CURB OPENING - INLET PER CITY OF (10) 11' CURB OPENING - INLET PER CITY OF	Por CURB 9-15-2019 9-15-2019 9-15-2019 9-15-2019 MMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMM	EL = 5110.00 FLUSH WSEL = 5110.00 $1+00.00$ $1+00.00$ $2+00.00$ $2+89.15$ 5104.00 $2+89.15$ 5104.00 $2+89.15$ 5104.00 $2-89.15$ 5104.00 $2-80.15$ 5104.00 1 0 0 0 $2+00.00$ 0 $2+89.15$ 5104.00 1 1 0 0 0 0 0 0 0 0 0 0	OLUME INTAINING FIRST FLUSH RUNOFF IME SHALL BE EQUAL TO: 12 IN CUBIC FEET. 0.10)/12 = 9,937 CU.FT. CU.FT.	112.11 TOP OF CURB ELEVATION 112.11 DOTTOM OF CURB ELEVATION EL=11.28 PROPOSED ELEVATION 66.33 EXISTING ELEVATION 67.10 ENDING RADING & DRANDING PLANDING 0.02 PROPOSED EASEMENT 0.03 PROPOSED EASEMENT 0.04 EXISTING WALL DRB No. CITY PROJECT No. 0.11-1
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AGREEMENT AND COVENANT

City Project No. 611-006

This Agreement and Covenant ("Agreement"), between the City of Albuquerque, New Mexico ("City") and ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION ("User"), is made in Albuquerque, New Mexico, and is entered into as of the date of recording this Agreement with the Bernalillo County Clerk, State of New Mexico.

1. <u>Recital</u>. The User is the owner of certain real property ("User's Property") located at 5901 St Josephs Dr ______, in Albuquerque, New Mexico, and more particularly described as: (give legal description and filing information) TRACT X-1-A1 PLAT OF TRACTS X-1-A1 & Z-1-AT UNIV. OF ALB URBAN CENTER

and is attached as Exhibit A.

The City is the owner of a certain real property, easement or public right-of-way ("City's Property") in the vicinity of, contiguous to, abutting or within User's Property, and more particularly described as:

PLEASE SEE DRAINAGE EASEMENT (ATTACHMENT 1) AND EXHIBIT A

If the City's Property is an easement, then give legal description and filing information: (ATTACHMENT 1)

The User wishes to construct upon, improve or repair and to maintain the following drainage Improvement ("Improvement") on the City's Property (or already has done so): POND A, PER APPROVED HYDROLOGY FILE: G11D014A

A sketch of the proposed or existing Improvement is attached as Exhibit B and made a part of the Agreement.

The City agrees to permit the Improvement to exist on the City's Property provided the User complies with the terms of this Agreement.

2. <u>Citv Use of Citv's Property and Citv Liability</u>. The City has the right to enter upon the City's Property at any time and perform whatever inspection, installation, maintenance, repair, or modification or removal ("Work") it deems appropriate without liability to the User. If the Work affects the Improvement, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvement. The User promptly will repair the Improvement to the City's satisfaction. The cost of repairing the Improvement will be paid by User.

3. <u>User's Responsibility for Improvement</u>. The User will be solely responsible for constructing, maintaining, repairing and, if required, removing the Improvement all in accordance with standards required by the City as per the approved Grading and Drainage Plan G11D014A DATED 8/31/2018

on file at the City Engineer's office. The User will be solely responsible for paying all related costs. The User will not permit the Improvement to constitute a hazard to the health or safety of the general public or to interfere with the City's use of the City's Property. The

Doc# 2019017361 03/06/2019 02:48 PM Page: 1 of 7 AGRE R:\$25.00 Linda Stover, Bernalillo County

1

User will conform with all applicable laws, ordinances and regulations.

4. <u>Use of the Improvement.</u> If the City's Property is a public right-of-way, it shall be open to the use of the general public at all times, subject to reasonable curtailment during periods of construction, maintenance or repair.

5. <u>Demand for Repair, Modification or Removal</u>. The City may send written notice ("Notice") to the User requiring the User to repair, modify or remove the Improvement within <u>30</u> days ("Deadline") and the User will comply promptly with the requirements of the Notice. If removal is demanded, the City also may require the User to return the City's Property to its original condition by the Deadline. The User will perform all required work by the Deadline, at User's sole expense.

6. <u>Failure to Perform by User and Emergency Work by City</u>. If the User fails to comply with the terms of the Notice by the Deadline stated, or, if the City determines that an emergency condition exists, the City may perform the work itself. The City then may assess the User for the cost of the work and for any other expenses or damages which result from User's failure to perform. The User agrees promptly to pay the City the amount assessed. If the User fails to pay the City within thirty (30) days after the City gives the User written notice of the amount due, the City may impose a lien against User's Property for the total resulting amount.

7. <u>Cancellation of Agreement and Release of Covenant</u>. This Agreement may be canceled and User's covenants released by the City at will by the City's mailing to the User notice of the City's intention to record a Cancellation and Release with the Bernalillo County Clerk, State of New Mexico. The Cancellation and Release will be effective thirty (30) days after the date of mailing the notice to the User unless a later date is stated in the notice of the Cancellation and Release. After the effective date, the City will record the Cancellation and Release with the Bernalillo County Clerk, State of New Mexico.

Cancellation of this Agreement for any reason shall not release the User from any liability or obligation relating to the installation, operation, maintenance, or removal of the Improvement or any other term of this Agreement.

8. <u>Condemnation</u>. If any part of the User's Property is ever condemned by the City, the User will forego all claims to compensation for any portion of User's structure which encroaches on City Property and for severance damage to the remaining portion of User's structure on User's Property.

9. <u>Assessment</u>. Nothing in this Agreement shall be construed to relieve the User, his heirs, assigns and successors from an assessment against User's Property for improvements to the City Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Improvement will not reduce the amount assessed by the City.

COA# _____ Revised: 08-17 2

10.	Notice. For purposes of giving formal written notice to the User, User's address is: ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION
	4000 ST JOSEPHS PL NW
	ALBUQUERQUE NM87120-1714

Notice may be given to the User either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the User within 3 days after the notice is mailed if there is no actual evidence of receipt. The User may change User's address by giving written notice of the change by certified mail, return receipt requested, to the City Engineer at P.O. Box 1293, Albuquerque, New Mexico 87103.

11. Indemnification. The User shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The User agrees to indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the User, its agents, representatives, contractors or subcontractors or arising from the failure of the User, its agents, representatives, contractors or subcontractors to perform any act or duty required of the User herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. <u>Term</u>. This Agreement shall continue until revoked by the City pursuant to Section 7 above.

13. <u>Binding on User's Property</u>. The covenants and obligations of the User set forth herein shall be binding on User, his heirs assigns and successors and on User's Property and constitute covenants running with User's Property until released by the City.

14. <u>Entire Agreement</u>. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

15. <u>Changes of Agreement</u>. Changes to this Agreement are not binding unless made in writing, signed by both parties.

16. <u>Construction and Severability</u>. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

17. <u>Captions</u>. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

COA# _____ Revised: 08-17 3

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\sim	Sarita N	lair			
		dministra	ative Off	icer	
	Date:	3 (3 (5		

CITY OF ALDIIOUEDOUE.

APPROVEL 60 By: Shabab Biazar, P.E., City Engineer

USER:

Juna By Name : N Luna ambert J Title: President ovenlo. Date:

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)) ss COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this <u>3</u> day of <u>Marun</u>, 20<u>9</u>, by Sarita Nair, Chief Administrative Officer for the City of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.

OFFICIAL SEAL JANELLE JOHNSON NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires:

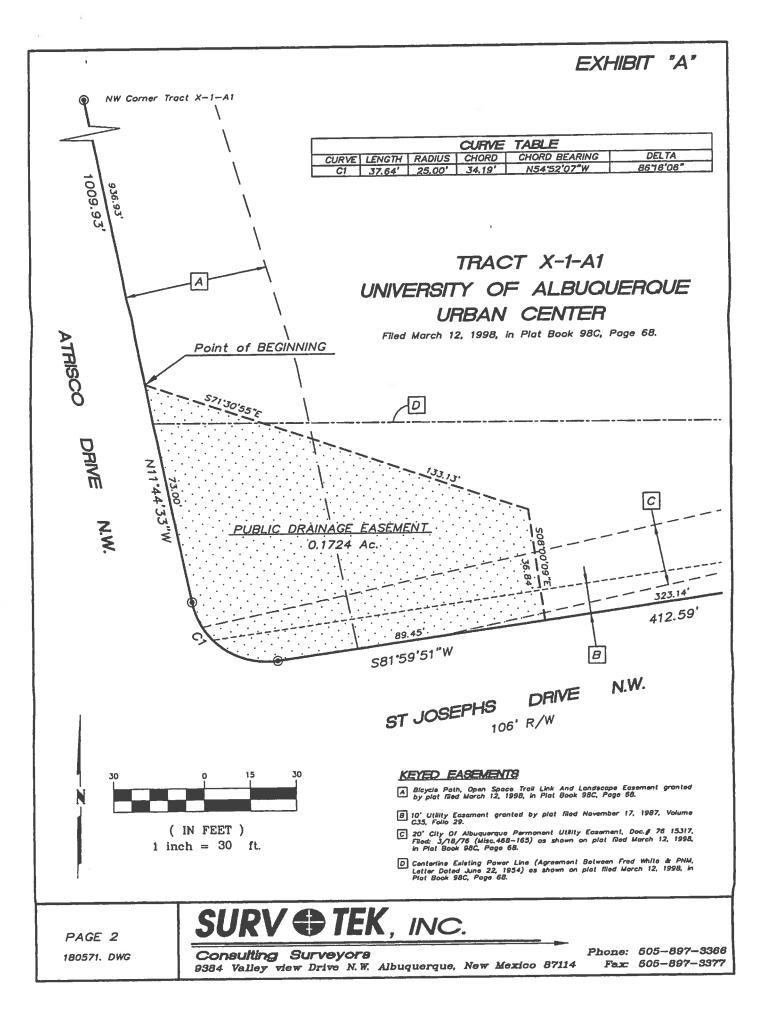
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My Commission Expires: 3-22-2002

USER'S ACKNOWLEDGMENT

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

This instrument was acknowledged b	efore me on this 29 day of Nowmber,
2018, by Misgr. Lambert beseph	(name of person signing),
President, ASFREC	(title of person signing)
on behalf of Archdiouse of Santa Fe	REC. (User).
	Monica M. Justice Notary Public
OFFICIAL SEAL	Notary Public
Monica M. Justice (My Commission Expires: 2/27/202/
NOTARY PUBLIC STATE OF NEW MEXICO	4



LEGAL DESCRIPTION - PUBLIC DRAINAGE EASEMENT

An Easement comprising a Southwesterly portion of Tract X-1-A1, University of Albuquerque Urban Center, City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the plat entitled " PLAT OF TRACTS X-1-A1 & X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1998 in Plat Book 98C, Page 68 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone (NAD83) grid bearings and ground distances as follows:

BEGINNING at the Northwest corner of the easement herein described, a point on the Westerly line of said Tract X-1-A1 and a point on the Easterly right of way line of Atrisco Drive N.W. whence the Northwest corner of said Tract X-1-A1 bears N 11° 44' 33" W, 936.93 feet distant; Thence running as an easement:

S 71° 30' 55" E, 133.13 feet to the Northeast corner of the easement herein described; Thence,

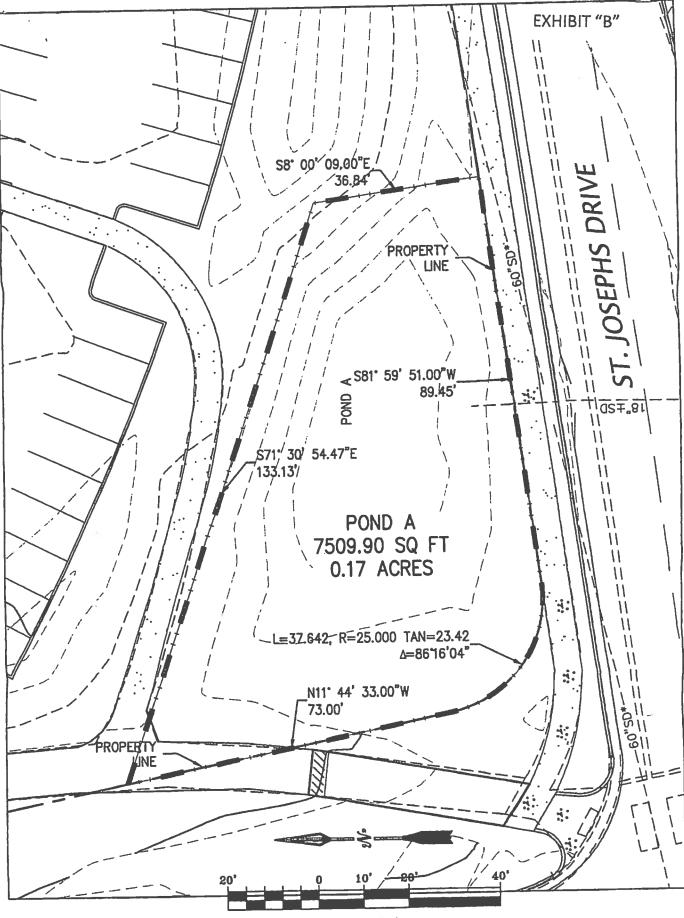
S 08° 00' 09" E, 36.84 feet to a point on the Northerly right of way line of St. Joseph's Drive N.W. and the Southeast corner of the easement herein described; Thence along said Northerly right of way line of St. Joseph's Drive N.W. for the following two (2) courses:

N 81° 59' 51" W, 89.45 feet to a point of curvature; Thence,

Northwesterly, 37.64 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 86° 16' 06" and a chord which bears N 54° 52' 07" W, 34.19 feet) to a point of tangency on said Easterly right of way line of Atrisco Drive N.W.; Thence,

N 11° 44' 33" W, 73.00 feet along said Easterly right of way line of Atrisco Drive N.W. to the point of beginning of the easement herein described.

Said Easement contains 0.1724 acre, more or less.



(IN FEET)

Grant of Permanent Easement, between <u>ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION</u> ("Grantor"), whose address is <u>4000 ST JOSEPHS PL NW ALBUQUERQUE NM 87120</u> and whose telephone number is (<u>505</u>) <u>831-8100</u> and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, NM, 87103.

PERMANENT EASEMENT

PROJECT NO: (-1)-008

Subject to existing rights of record, Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on **Exhibit "A"** attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of <u>ATRISCO POND A</u>, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

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

WITNESS my hand and seal this <u>8</u> day of <u>JANUARY</u> 20 19

CITY (DF ALB	QUE	RQUE	:	6
By:		C			AV
Sha	hab Bia	zar, P	E., City	Enginee	r
Date: _	21	11/	10		
	-	"/	17		

GRANTOR:			
By [signature	: Msg. Land	intfor	uphtuna
	Msgr. Lambert J. Luna		/ -
mid number	405050		The local

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Date: January 9, 2019

Doc# 2019013298 02/21/2019 11:36 AM Page: 1 of 3 EASE R:\$25.00 Linda Stover, Bernalillo County

GRANTOR'S NOTARY

STATE OF New Mexico) ss COUNTY OF Bernoli

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This instrument was acknowledged before me on 9 thay of Sandony, 20 19. by MSgn. Lombert J. (ungaame), <u>President ASFREC</u> (title) of <u>Archdiacese of Santa Real Estimativ</u>), a <u>Manprofit Corporation</u>, e. a New Mexico) corporation, on behalf of the corporation.

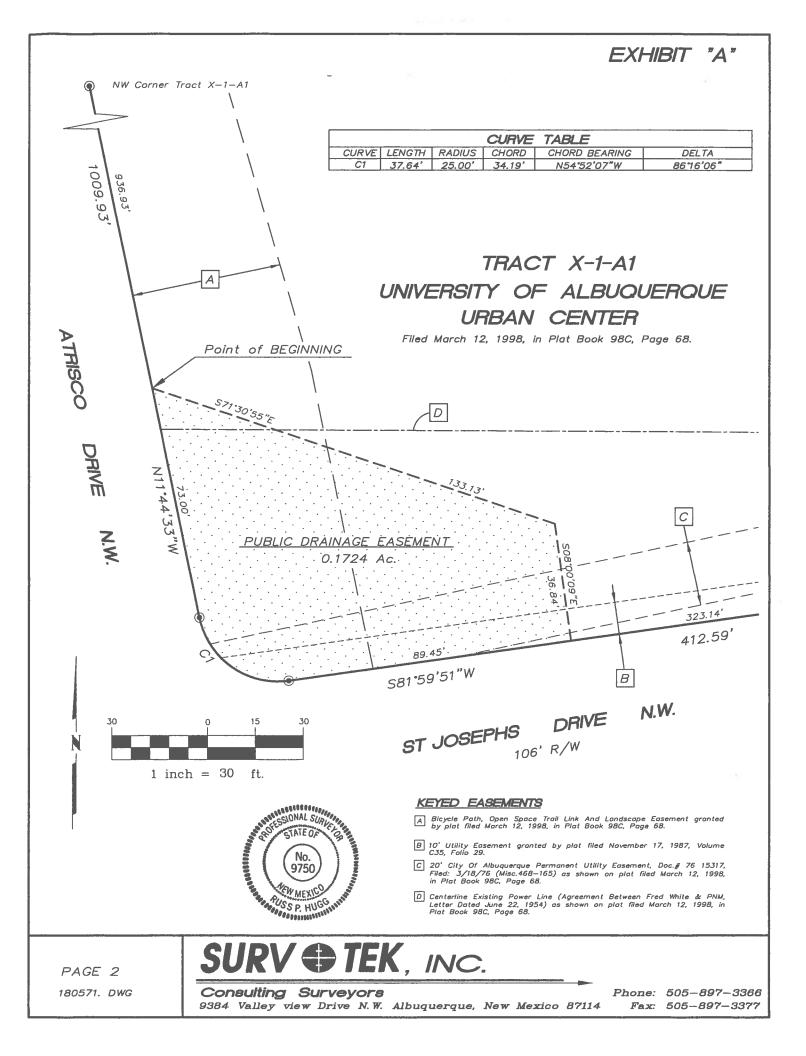
Notary Public



My Commission Expires: Feb 29 2020

(EXHIBIT "A" ATTACHED)

COA# _____



DRAINAGE COVENANT

This Drainage Covenant ("Covenant"), between <u>ARCHDIOCESE OF SANTA FE</u> <u>REAL ESTATE CORP.</u> ("Owner"), whose address is <u>4000 ST JOSEPHS PL NW</u> <u>ALBUQUERQUE NM 87120-1714</u> and whose telephone number is (505) 839-7952 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Covenant.

1. <u>Recital</u>. Owner is the current owner of certain real property described as: <u>TRACT X-1-A1 PLAT OF TRACTS X-1-A1 & X-1-A2 UNIV. OF ALB. URBAN</u> <u>CENTER</u>

in Bernalillo County, New Mexico (the "Property"). (Give legal description and filing information).

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities ("Drainage Facility") on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. <u>Description and Construction of Drainage Facilities</u>. Owner shall construct the following "Drainage Facility" within the Property at Owner's sole expense in accordance with the standard plans and specifications approved by the City pursuant to Drainage File No. <u>DETENTION POND B AT THE NORTHEAST CORNER OF TRACTX-1-A1 THE FACILITY HAS AN AREA OF 31,600 SQ.FT</u>

The Drainage Facility is more particularly described in the attached <u>Exhibit A</u>. The Owner will not permit the Drainage Facility to constitute a hazard to the health or safety of the general public.

3. <u>Maintenance of Drainage Facility</u>. The Owner will maintain the Drainage Facility at the Owner's cost in accordance with the approved Drainage Report and plans.

4. <u>City's Right of Entry</u>. The City has the right to enter upon the Property at any time and perform whatever inspection, maintenance or repair of the Drainage Facility it deems appropriate, without liability to the Owner.

5. <u>Demand for Construction or Repair</u>. The City may send written notice ("Notice") to the Owner requiring the Owner to construct or repair the Drainage Facility within thirty (30) days ("Deadline") of receipt of the Notice, as provided in Section 11, and the Owner will comply



promptly with the requirements of the Notice. The Owner will perform all required work by the Deadline, at Owner's sole expense.

6. <u>Failure to Perform by Owner and Emergency Work by City</u>. If the Owner fails to comply with the terms of the Notice by the Deadline, or if the City determines that an emergency condition exists, the City may perform the work itself. The City may assess the Owner for the cost of the work and for any other expenses or damages, which result from Owner's failure to perform. The Owner agrees promptly to pay the City the amount assessed. If the Owner fails to pay the City within thirty (30) days after the City gives the Owner written notice of the amount due, the City may impose a lien against Owner's Property for the total resulting amount.

7. <u>Liability of City for Repair after Notice or as a Result of Emergency</u>. The City shall not be liable to the Owner for any damages resulting from the City's maintenance or repair following Notice to the Owner as required in this Covenant or in an emergency unless the damages are the result of the reckless conduct or gross negligence of the City

8. <u>Indemnification</u>. The Owner agrees to indemnify and save the City, its officials, agents and employees harmless from all claims, actions, suits and proceedings arising out of, or resulting from the Owner's negligent maintenance, construction, repair or use of the Drainage Facility. To the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the Owner or its agents or employees; or (2) the giving of or the failure to give directions or instructions by the Owner, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

9. <u>Cancellation of Agreement and Release of Covenant</u>. This Covenant may be released if the Drainage Facility is no longer required for the protection of the public health, safety and welfare by the City filing a "Notice of Release" with the Bernalillo County Clerk. The Notice of Release must be signed by the City's Chief Administrative Officer or his designee, and the approval of the City Hydrologist must be endorsed thereon.

10. <u>Assessment</u>. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's Property for improvements to the Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

11. <u>Notice</u>. For purposes of giving formal written notice to the Owner, Owner's address is:

ARCHDIOCESE OF SANTA FE REAL ESTATE CORP.	_
4000 ST JOSEPHS PL NW	
ALBUQUERQUE NM 87120-1714	

Notice may be given to the Owner either in person or by mailing the Notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the Owner within three (3) days after the Notice is mailed if there is no actual evidence of receipt. The Owner may

change Owner's address by giving written notice of the change by Certified Mail-Return Receipt Requested, to City Hydrologist, P.O. Box 1293, Albuquerque, New Mexico 87103.

12. <u>Term</u>. This Covenant shall continue until terminated by the City pursuant to Section 9 above.

13. <u>Binding on Owner's Property</u>. The covenants and obligations of the Owner set forth herein shall be binding on Owner, its heirs, personal representatives, assigns and successors and on Owner's Property and shall constitute covenants running with the Owner's Property until released by the City.

14. <u>Entire Agreement</u>. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith regarding this subject matter.

15. <u>Changes to Agreement</u>. Changes to this Covenant are not binding unless made in writing, signed by both parties.

16. <u>Construction and Severability</u>. If any part of this Covenant is held to be invalid or unenforceable, the remainder of the Covenant will remain valid and enforceable if the remainder is reasonably capable of completion.

17. <u>Captions</u>. The captions to the sections or paragraphs of this Covenant are not part of this Covenant and will not affect the meaning of construction of any of its provisions.

OWNER:

By [signature]: Msgr Lampert Joseph Lynn Name [print]: M5GR, LAMBER Title: <u>President aSFREC</u> 2018 Dated:

CITY OF ALBUQUERQUE:

By: Shahab Biazar, P.E., City engineer

Dated:

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO))ss COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this <u>II</u> day of <u>Guly</u>, 20<u>18</u>, by <u>Msgr. Lambert Joseph Luna</u> (name of person signing), <u>President ASFREC</u> (title of person signing) of (Owner).



Jotary Public My Commission Expires: 2/27/2021

CITY'S ACKNOWLEDGMENT

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STATE OF NEW MEXICO COUNTY OF BERNALILLO

This instrument was acknowledged before me on this $\underline{19^{\pi}}$ day of $\underline{20_{18}}$, by Shahab Biazar, P.E., City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Notary Public My Commission Expires: March 15,2021



(EXHIBIT A ATTACHED)

