

Brisette, Renee C.

From: MacKenzie, John
Sent: Thursday, February 10, 2022 3:08 PM
To: Brisette, Renee C.
Cc: Verhage, Kathleen M.; Dodge-Kwan, Paula N.
Subject: Drainage Pond on SE Corner of St. Joseph's and Atrisco

Renee,

After taking to your call on this I talked to Kent and gave him the history. He is working for Josh Skarsgard, who bought the property late last year from Bill Keleher, who was one of the owners of the property when DMD did the work on Ladera and St. Joseph's. I asked him if he was doing just a boundary survey for Josh and he said they are going to subdivide it, which of course changes things.

The City entered into an agreement with Keleher to temporarily store drainage on his property, which he was compensated for. It appears that agreement was not filed since Kent said the title search did not find it. I told Kent that if he wants more information on the agreement (for putting on his plat) he should ask Josh if he received the agreement with his closing on the property. If he didn't have it he should ask Bill for it.

At the agreement expired I had a discussion with Bill about the pond and its future, regarding what to do next. He had a developer looking at it (this had to be in about 2018 or 20119) and he wanted to wait and see if that developer would make an offer on the property before asking the City to do anything further. I told him he should give us about 60 days notice if the City was to do anything with the pond. I can't remember who said it (it may have been Bill, or his buyer's engineer), but someone said that it would be better to leave to pond in place since any new development of the property would require a pond anyway, and for the City to fill in the pond and then a developer to come back and have to dig it out again made no sense. Bill never called me back and that may have been the reason why.

Josh called me late last year, not long after he bought it, and I told him the same thing.

JOHN MACKENZIE, PE**City of Albuquerque****Department of Municipal Development**

Storm Drain Section Manager, Engineering Division

o (505) 768-3965

m (505) 414-6558

From: Brisette, Renee C.
Sent: Thursday, February 10, 2022 11:40 AM
To: MacKenzie, John <jmackenzie@cabq.gov>
Subject: FW: university of Albuquerque urban center

FYI

**RENÉE CHRISTINA BRISSETTE, PE CFM**

senior engineer, hydrology
o 505.924.3995
e rbrissette@cabq.gov
cabq.gov/planning

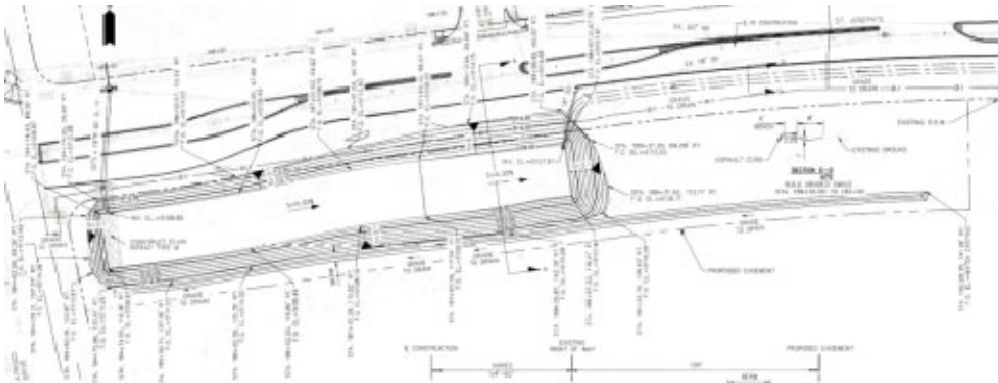
From: Kent Holland <kent@survtek.com>
Sent: Thursday, February 10, 2022 10:54 AM
To: Brissette, Renee C. <rbrissette@cabq.gov>; Josh Skarsgard <josh@retailsouthwest.com>
Cc: Randy Asselin <Randy@survtek.com>; Christopher Castillo <chris@survtek.com>
Subject: university of Albuquerque urban center

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Good morning Renee,

My name is Kent Holland and I am currently working on recording a plat for the university of Albuquerque urban center . I was asked to add the temporary/revocable public drainage easement for the ponding below. We have done a title search but found nothing. Can you provide the document for this area?

Please advise,



Kent R. Holland
General Manager

SurvTek

3816 Carlisle Blvd NE Ste C

Albuquerque, NM 87107

Phone (505) 897-3366

kent@survtek.com

Description of a Drainage Easement
Southeasterly Portion of Tract H-1-A, Cielo Oeste

A certain parcel of land situate within the Town of Atrisco Grant, within project Section 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, City of Albuquerque, being a portion of Tract H-1-A of the Plat of Cielo Oeste, as filed in the office of the Bernalillo County Clerk, on December 10, 2002, as document number 2002163815, in Book 2002C, Page 393, said parcel being described as follows:

Commencing at the southerly most corner of said Tract H-1-A, thence, N 39°25'08" E along the westerly right-of-way line of Ladera Drive NW, 115.58 feet to the Point of Beginning of the Drainage Easement herein described;

Thence, N 50°34'52" W 60.00 feet to a point;

Thence, N 35°25'08" E, parallel to the westerly right-of-way line of Ladera Drive NW, 260.00 feet to a point on a curve, said curve being the southerly right-of-way line of Gunnison Place NW;

Thence, Southeasterly, along the southerly right-of-way line of Gunnison Place NW, along a curve to the right, having a radius of 125.00 feet, a delta angle of 7°22'09", an arc length of 16.08 feet, and a chord bearing S 54°15'56" E 16.07 feet to a point of tangency;

Thence, S 50°34'52" E continuing along the southerly right-of-way line of Gunnison Place NW, 18.97 feet to a point of curvature;

Thence, Southeasterly, continuing along the southerly right-of-way line of Gunnison Place NW, along a curve to the right, having a radius of 25.00 feet, a delta angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing S 5°34'52" E 35.36 feet to a point on the westerly right-line of Ladera Drive NW;

Thence, S 39°25'08" W, along the westerly right-of-way line of Ladera Drive NW, 236.03 feet to the Point of Beginning of the Parcel herein described.

Said Parcel containing 0.3563 acres (15,522 sq. ft.) more or less.

See Exhibit A
Drainage Easement

EXHIBIT A

DRAINAGE EASEMENT

POND 12
Court Judgement
AMAFCA LD-2-1T
Filed: 09/28/1976
Misc. Book 498, Page 648-683

100' PNM R/W Easement
Filed: 04/12/1956
Book 0348, Page 42

LADERA DRIVE

C1 S50°34'52"E 18.97'

GUINISON PL.

CIELO OESTE
Filed: 12/10/2002
Book 2002C, Page 393

TRACT H-1-A

DRAINAGE EASEMENT
0.3563 AC
236.03'
S39°25'08"W
260.00'
N39°25'08"E

CURVE TABLE

No.	DELTA	RADIUS	ARC	CHORD	BEARING	CHORD
C1	7°22'09"	125.00'	16.08'	S54°15'56"E	16.07'	
C2	90°00'00"	25.00'	39.27'	S5°34'52"E	35.36'	



60 30 0 60
SCALE: 1" = 60'



TIERRA OESTE, UNIT 1
Filed: 12/08/2000
Book 2000C, Page 307

HUJT-ZOLIARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

EXHIBIT "A"

A 100 foot wide drainage easement situate within Section 2, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, County of Bernalillo, State of New Mexico, comprising a northwesterly portion of Tract X-2-A, The University of Albuquerque Urban Center as shown and designated on the plat entitled "TRACTS X-2-A & X-2-B THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER" filed for record in the Office of the County Clerk of Bernalillo County on July 10, 1995, in Volume 95C, Folio 250 and being more particularly described by New Mexico State Plane Grid Central Zone (NAD 83) bearings and ground distances as follows:

Beginning at a point being the northwest corner of said Tract X-2-A whence the City of Albuquerque Geodetic Control Survey monument 8-G11, a 3 ¼" aluminum disc, bears N82°05'13"E a distance of 1443.07 feet;

thence N81°59'51"E along the northerly boundary line of said Tract X-2-A a distance of 439.04 feet to a point of curvature;

thence northeasterly on a curve (radius= 2947.00 feet, chord=N85°26'01"E a distance of 353.25 feet) through an arc of 06°52'19" to the right a distance of 353.46 feet to a point being the northeast corner of the easement herein described;

thence S01°07'50"E along the easterly boundary line of the easement herein described a distance of 100.00 feet to a point being the southeast corner of the easement herein described;

thence southwesterly along the southerly boundary line of the easement herein described on a non-tangent curve (radius= 2847.00 feet, chord=S85°26'01"W a distance of 341.26 feet) through an arc of 06°52'19" to the left a distance of 341.47 feet to a point;

thence S81°59'51"W a distance of 459.19 feet to a point on the westerly boundary line of said Tract X-2-A;

thence N11°44'33"W along said westerly boundary line of Tract X-2-A a distance of 73.53 feet to a point of curvature;

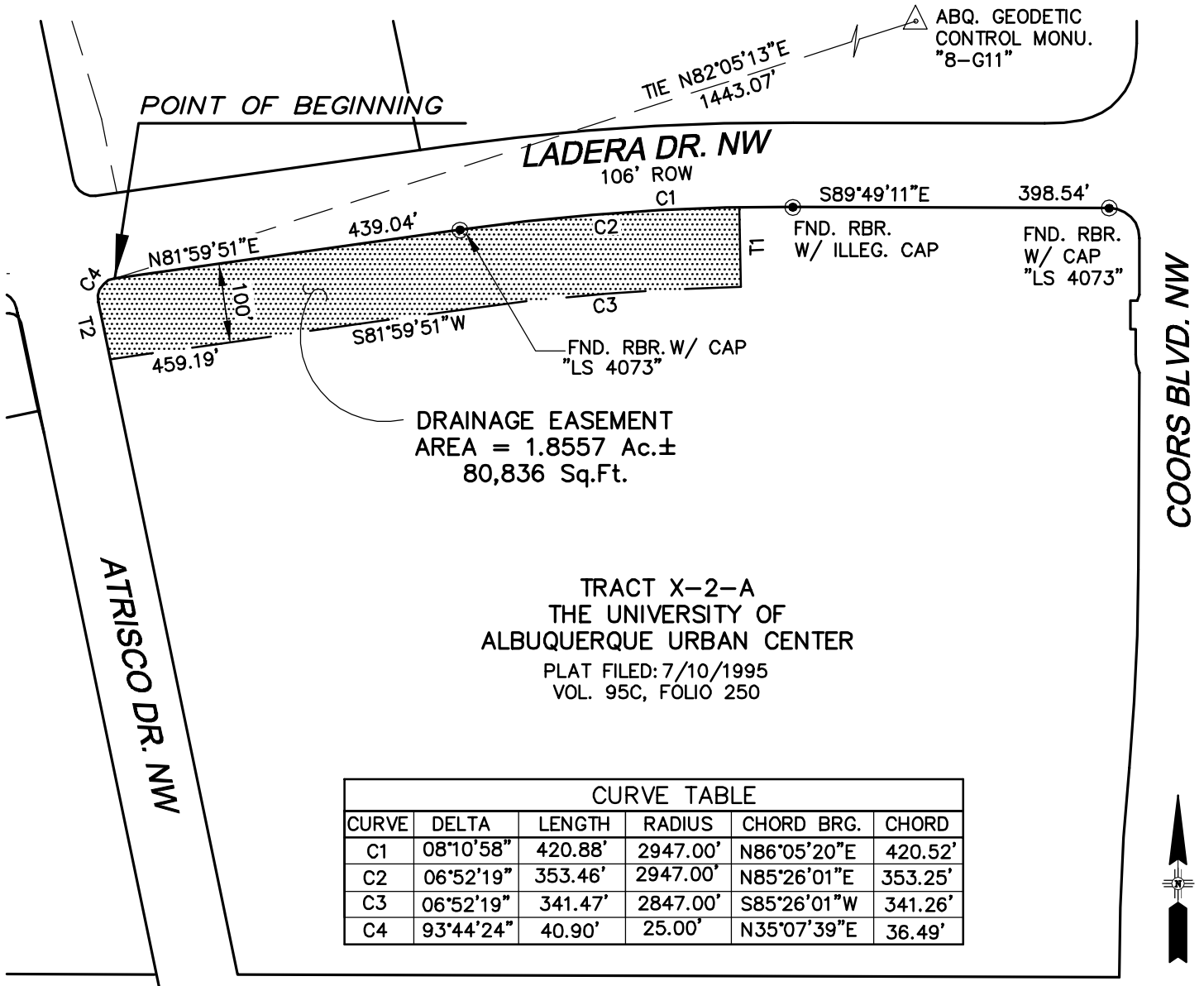
thence northeasterly on a curve (radius= 25.00 feet, chord=N35°07'39"E a distance of 36.49 feet) through an arc of 93°44'24" to the right a distance of 40.90 feet to the point and place of beginning.

Containing 1.8557 acres or 80,836 square feet, more or less.

see attached page 2

EXHIBIT "A"

DRAINAGE EASEMENT TRACT X-2-A, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER Sec. 2, T.10N., R.2E. City of Albuquerque Bernalillo County, New Mexico



LINE	BEARING	LENGTH
T1	S01°07'50"E	100.00'
T2	N11°44'33"W	73.53'

BASIS OF BEARING: NEW MEXICO STATE
PLANE GRID (NAD 83 - CENTRAL ZONE),
GPS OBSERVATIONS TIED TO CITY OF
ALBUQUERQUE GEODETIC CONTROL.



SCALE: 1"=200'

SURVEYOR'S CERTIFICATE

I, RUAN S. BACIGALUPA, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 11462, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM FIELD SURVEYS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THE SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007.

RUAN S. BACIGALUPA, NMPS 11462

△ DENOTES CONTROL MONUMENT

● DENOTES FND. PROPERTY CORNER

PB JOB No. 33712

DATE: April 2016

**WSP | PARSONS
BRINCKERHOFF**
6100 Uptown Blvd. Suite 700
Albuquerque, NM 87110
(505) 881-5357 page 2