HYDROLOGY G16/D3 TWO PLANS

G 16/D3

2 PLANS

DRAINAGE REPORT FOR

LEVI STRAUSS AND COMPANY

in

ALBUQUERQUE, NEW MEXICO

Prepared by
A & E Engineering

G16 D3

A&E ENGINEERING INC.

CIVIL ENGINEERING, LAND PLANNING, AND SURVEYING

June 19, 1979

Mr. George A. Chant
Chant Corporation
6207 Pan American Freeway NE
Albuquerque, New Mexico
87110

RE: LEVI STRAUSS AND COMPANY, ALBUQUERQUE, NEW MEXICO

Dear Sir:

We are transmitting this drainage report for Tract H of the Levi Strauss and Company Manufacturing Plant and Warehouse Facility in Albuquerque, New Mexico. The control of the runoff shall comply with the requirements of the Albuquerque Metropolitan Arroyo Flood Control Authority and with the present City of Albuquerque drainage policies.

We do appreciate this opportunity to serve you and if any questions develop, we will be available to assist you in any responses regarding this report.

Very truly yours,
A & E Engineering, Inc.

John F. Esquibel-Pres.
Land Surveyor No. 5949

JFE:kmb

5823 LOMAS N.E. ALBUQUERQUE, NEW MEXICO 87110 505/266-8791

DRAINAGE REPORT
FOR
LEVI STRAUSS AND COMPANY
TRACT H
ALBUQUERQUE, NEW MEXICO

PREPARED FOR:
CHANT CORPORATION
6207 PAN AMERICAN FREEWAY NE
ALBUQUERQUE, NEW MEXICO
87110

PREPARED BY:
A & E ENGINEERING, INC.
5823 LOMAS BLVD. NE
ALBUQUERQUE, NEW MEXICO
87110

JUNE 13, 1979

Theodore M. Conrardy
THEODORE M. CONRARDY
REGISTERED PROFESSIONAL
ENGINEER NO. 2933

DRAINAGE REPORT

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Drainage Plan

GENERAL

This drainage report consists of a hydrologic study of a probable 100-year storm affecting this proposed Manufacturing Plant and Warehouse Facility for Levi Strauss and Company.

LOCATION AND DESCRIPTION

The property under study is a parcel of land zoned M-1, Light Manufacturing Zone, and contains a total of 5.616 acres. Located about 312' North of Comanche Road NE, and west of the AMAFCA North Diversion Channel. This property is more particularly described as The Land of W.L. Ranville. This parcel is bordered on the north and west by undeveloped land, on the east by the AMAFCA North Diversion Channel and on the south by Johnville Place, NE (a recently dedicated street right of way).

The terrain in this parcel slopes to the west at about 0.9% grade, in addition a drainage channel runs along the north side of this parcel from east to west.

PROPOSED DEVELOPMENT

This parcel of land is to be developed into a Manufacturing Plant and Warehouse comprising of a single structure with associated parking. This development is called the Levi Strauss Manufacturing Plant and Warehouse Facility owned by Levi Strauss and Company.

The site will be graded, paved and landscaped to retain storm water runoff.

PROPOSED DRAINAGE PLANS

In order to control the onsite drainage runoff of this development, the area has been designed with grades, landscaped area and swales to collect the runoff.

The drainage has been divided into three (3) drainage areas to prevent concentration of runoff at only one point. Two of the drainage areas have been designed to drain into the ponds.

The north side of the buildings' roof and the paved land to the east of the building drains into a pond along the north side of the building. This is designated as Area "A".

The drainage ditch will be paved and widened with the sides flattened into the area to the west of the building to facilitate parking within the area of the drainage ditch. The area encompased by the drainage ditch is designated as Area "B" and no attempt will be made to pond any of the runoff of this area lest it interfere with the action of the drainage ditch.

The remaining drains westerly into a pond area along the most westerly portion of this development. This drainage area is designated as Area "C". A 4" drain pipe with a restricted inlett will allow the runoff in the pond of Area "C" to discharge slowly into the drainage ditch to the North. This discharge will be restricted to minimize the effects downstream.

There is offsite runoff draining across this development. The drainage ditch along the north side of this development carries discharge from the holding pond northeast of the Comanche-AMAFCA north Diversion Channel when the depth reaches the overflow outlet. There is no evidence of this ever having occured.

DISCUSSION OF METHOD

The development of this area will be controlled by the guidelines set forth in the recent Resolutions of the Albuquerque Metropolitan Arroyo Flood Control Authority and the City of Albuquerque.

The amount of storm water is computed by using a 100-year storm, this being a storm consisting of 100-year 6 hours precipatation as shown by the rainfall frequency maps for New Mexico,' June 1967, published by the Special Studies Branch, Office of Hydrology, United States Weather Bureau.

The pond area was calculated so that the volume of water ponded would exceed the volume of runoff of the development, except for that area within the drainage ditch to the north.

ONSITE DRAINAGE CALCULATIONS

Area "A": Impervious Area (roof and paving)

$0.9 \times \frac{2.2}{12} \times 40{,}967.0$ sq. ft. = 6759.555 cu.ft.

Landscaped Area:

$0.4 \times \frac{2.2}{12} \times 7{,}918.1$ sq. ft. = $\frac{580.660}{7340.215}$ cu.ft. Total runoff Area "A"

Pond Volume:

$\frac{11.5' \times 3.5'}{2} \times 393'$ = 7909.125 cu.ft. Pond "A"

7909.125 - 7340.215 = 568.910 cu.ft. excess ponding capacity

Area "B": Impervious Area (paving)

$0.9 \times \frac{2.2''}{12} \times 26{,}064.6$ sq.ft. = 4300.659 cu.ft.

Landscaped Area:

$0.4 \times \frac{2.2}{12} \times 12565.4$ sq.ft. = $\frac{921.462}{5222.121}$ cu.ft. cu.ft. Total runoff Area "B"

This runoff runs east in the drainage ditch-No retention.

Area "C": Impervious Areas (roof and paving):

$0.9 \times \frac{2.2}{12} \times 151{,}782.6$ sq. ft. = 25,044.129 cu.ft.

Landscaped Area:

$0.4 \times \frac{2.2}{12} \times 5340.0$ sq. ft. = $\frac{391.600}{25{,}435.729}$ cu.ft. cu.ft. Total runoff Area "C"

Pond Volume:

$\left[(14' \times 3') + (20' \times 1') + \left(\frac{85' \times 1'}{2}\right)\right] \times 267'$

27,901.50 cu.ft.

27901.50 - 25435.729 = 2,465.771 cu.ft. Excess ponding capacity

OFFSITE DRAINAGE CALCULATIONS

The only offsite drainage effecting this property is in the drainage ditch running along the north side of this property. The ditch is built to handle the overflow from the holding pond northeast of the Commanche-AMAFCA North Diversion Channel Intersection.

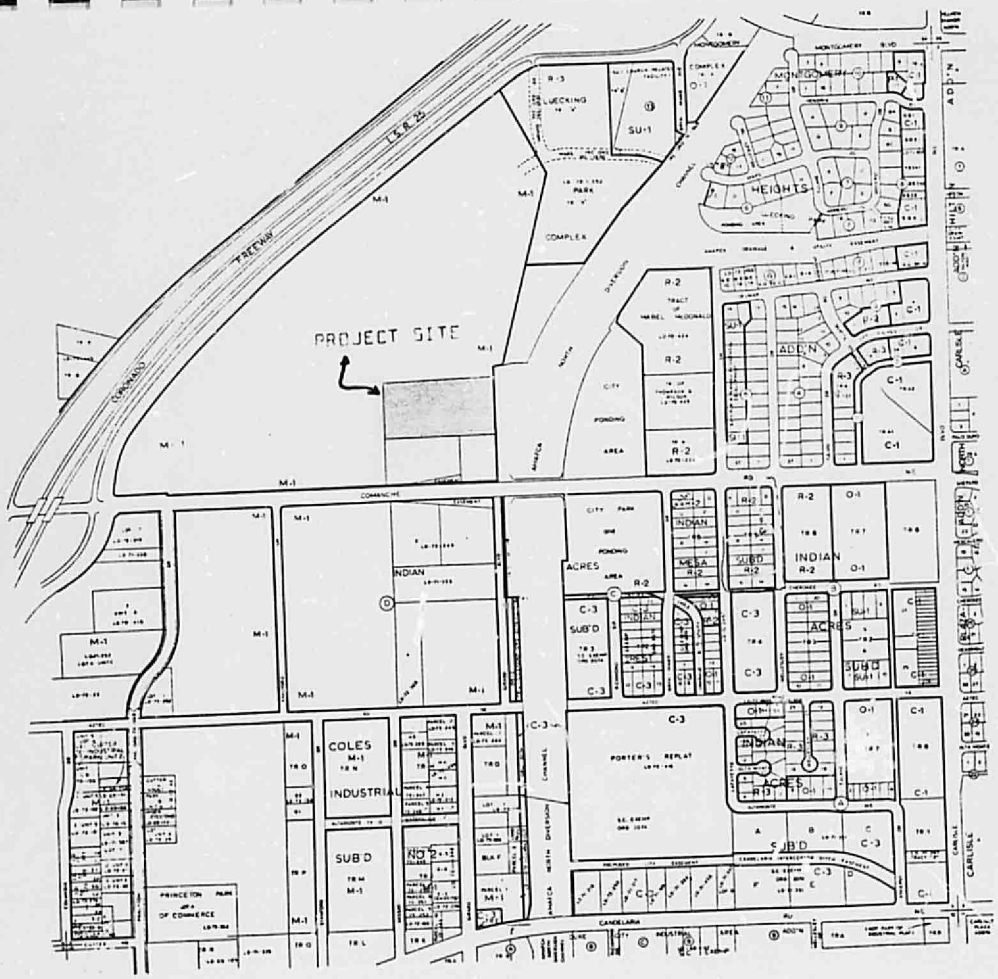
This overflow would only occur if the pump which empties said pond into the North Diversion Channel breaks down during a 100-year storm. (Note: At present the overflow outlets of the holding pond are totally buried and unuseable.)

The drainage ditch on this property will be graded three foot deep with a five foot wide bottom and a 3:1 minimum slope on the sides per discussion between representatives of A & E Engineering, Inc. and the City of Albuquerque Flood Control Department.

There is no other appreciable runoff entering the ditch.

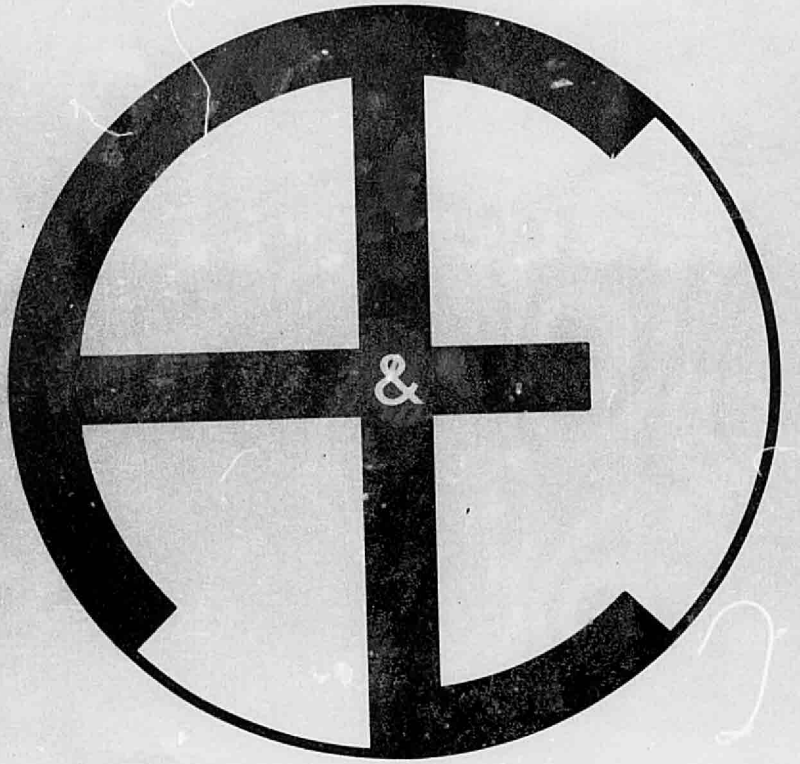
SUMMARY

It is recommended that his development be approved since the computations show that the proposed design is adequate to satisfactorily handle a 100-year storm.



LOCATION MAP

G-16-Z



BA

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE September 20, 1979 REF. NO._____

TO: Dick Heller, City Engineer

FROM: Bruno Conegliano, Assistant City Engineer-Hydrology R.C.

SUBJECT: CONSTRUCTION PLANS FOR VASSAR DRIVE, NE AND JOHNSONVILLE PLACE, NE

Enclosed is the Quit Claim Deed and the acceptance by Rip Orr for the City of Right-of-Way for these two new streets which provide access to the Levi Strauss property. This procedure of summary platting and dedication of street right-of-way by separate instrument is causing us problems because the drainage requirements do not receive the necessary review. A similar condition occurred for the property that Bag & Save is developing on the West Mesa. In this particular case, Chris Weiss has designed the referenced streets, but no outflow or drainage easement was provided for them in the summary platting of "Lands of Levi Strauss". I'm bringing this issue to your attention so that you may discuss it with Larry Frischman and Jerry Davenport and a procedure can be developed so that occurrences such as this will not be repeated. I think it would be best if you could call Dan Durham (see attached card) to inform him that a drainage easement must be provided along the west property line of "Lands of Levi Strauss".

BC:bm
Enclosures

RECEIVED SEP 19 1979

LICENSE AGREEMENT

WHEREAS, George A. Chant, an individual, is the owner of land of Levi Strauss & Co. (SP6-79-S49 filed June 27, 1979, #7947763) being a replat of land of W.L. Ranville estate.

WHEREAS, there is a dedicated right-of-way dedicated to the City of Albuquerque, for public use, which is adjacent to said property.

WHEREAS, George A. Chant wishes to place paving upon a portion of the surface of this right-of-way which is presently unpaved, at its own expense,

NOW THEREFORE, in consideration of the covenants hereinafter stated, the City of Albuquerque, hereby grants to George A. Chant a license to enter upon said public right-of-way for the purpose of placing paving upon a portion of the surface thereof and George A. Chant, his grantees, successors and assigns hereby agree as follows:

1. That George A. Chant will cause said paving to be applied at his expense with no reimbursement from the City;

2. That said paving shall be laid at grade determined by the City Engineer;

3. That George A. Chant and his successors in interest will maintain said paving at its expense so long as this license remains in effect;

4. This license shall be revoked at such time as the governing body of the City determines that said right-of-way shall be repaved in accordance with required specifications, and included in a paving district.

5. That upon the happening of the event stated in #4 above, George A. Chant, his grantees, successors and assigns hereby agree that no objection shall be made to such repaving or the proper assessments levied against its real property described above to pay its share for such repaving, provided that access to parking lanes be maintained as established by the existing use.

IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT on the dates shown below:

ATTEST:

Mary Lou Cooper
CITY CLERK

APPROVED AS TO FORM:

William F. Kiernan
Asst City Attorney

CITY OF ALBUQUERQUE, NEW MEXICO

James P. Lowell FSA
CHIEF ADMINISTRATIVE OFFICER
DATE: 9/19/79

GEORGE A. CHANT

George A. Chant
DATE: 8-22-79

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

RIGHT-OF-WAY CERTIFICATE

WE, THE UNDERSIGNED, the City Engineer, City Attorney, and Property Manager, of the City of Albuquerque, Bernalillo County, New Mexico, do hereby certify from the records available to us that the City has acquired right-of-way to all of the land upon which the proposed improvements in the City of Albuquerque, New Mexico, known as Johnsonville NE and Vassar Drive NE, adjacent to the Lands of Bruce D. Johnson, are to be placed and as more specifically set forth in Quitclaim Deeds filed November 17, 1978, Book No. D77-A, Pages 608, 609, and 610 presently on file at the Office of the Bernalillo County Clerk.

WITNESS our hands and seals this 7th day of June, 1979.

For Harold R. Curtis
City Engineer

(Engineer's Seal)

William J. Tyson
Ass't City Attorney

Bruce R. Clure
Property Manager

RECEIVED
JUN 07 1979
CITY ENGINEER

KYD

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE July 23, 1979 REF. NO._____

Dictated over the phone

TO: Dick Heller, City Engineer

FROM: Bruno Conegliano, Asst. City Engineer-Hydrology

SUBJECT: Levi-Strauss Drainage Report(Drainage Report is on Bruno's Desk)

There are several questions regarding drainage reports. The first is necessary to find out if a summary plat has been signed and if John Holbrook has it shown as a dedication of Johnsville Court on that plat or should it be shown as a drainage easement going north to the channel at the same location of the pond on the west side of Levi Strauss? Celia has set of construction plans prepared by Chris Weiss for the design of the Access Road to the Levi Strauss Property, Johnville Place,that runs in an east-west direction. The drainage between the Access Road and Johnsville Place-Court is conveyed along the western side of this property, but an easement is not provided, I don't think.

Similarly, a drainage easement needs to be dedicated along the north side of Levi Strauss property particularly since the plan to have a joint usage of the channel area for parking. The engineer needs to be informed that they should supply a drawing prepared from City of Albuquerque drawing sheets showing cross sections and profile of the channel proposed. These must accompany a standard AHBA contract and should be entered into by the developer with the City. These drawings need to extend west at least 100 feet to show continuity with the existing channel and to the east. They must indicate that an outlet is provided before the two 24" flap gates which serve the discharge under emergency conditions, the ponding area east of the diversion channel.

The drainage report also speaks of channel lining. By the sketch included with the drainage report, it does not show such a thing. If broken rip rap is to be provided, filter cloth material must underline the rip rap to prevent piping and washing out of sand under the rip rap. The configuration of the pond along the north side of the building seems questionable and potentially damaging, both the lining of the channel and the foundation of the building. Generally the ponding volume provided appears at first the plans are consistent with the requirements for the site itself. There are no provisions for the increased run off caused by the streets that are going to be constructed on this project.

I think it would be best for Dwayne to review this project with John Esquibel and that Chris not be involved with it because he has designed the street for construction.

BC/fs

Tried to contact A&E Engr'g - John Esquibel out of town 7/31/79 [illegible]

Phone Conv's'n w/ Kurt Rame - 8/3/79 - Read above items to him. Set meeting for 10:00 A.M. 8/6/79 to review. [illegible] 8/6/79

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

MAYOR
David Rusk

August 13, 1979

G16-D3

Mr. Dan Durham
Vice President
Chant Contractors, Corp.

RE: Levi-Strauss and Company Drainage Report

Dear Mr. Durham:

This will constitute conditional approval of the drainage report for the lands of Levi-Strauss and Co. submitted June 19, 1979 subject to the following conditions:

1. Revisions to the drainage report will be made as discussed with yourself and Mr. John Esquibel in Mr. C. D. Sheppard's office August 8, 1979. Revisions include providing additional topography at the east side of the property along the outlet channel from the existing City Detention Facility and detailing any necessary erosion protection for this outlet channel. Also to be provided are details to protect the rip-rap proposed by the report from "piping" (i.e. grout or filter cloth). Positive, controlled drainage is to be provided from all ponds

2. The proposed location of the drainage course on the westerly half of the property is to be either revised to conform to easement of record or a suitable easement is to be dedicated to adequately contain the proposed drainage course.

3. All of the above are to be accomplished in a manner satisfactory to the City Engineer within 30 days of conditional approval of the building permit. Final certificate of occupancy will not be issued until the above has been complied with.

4. This conditional approval will be granted upon your signature hereon certifying that you agree in the foregoing conditions.

We trust this will be a mutually satisfactory arrangement.

Yours very truly,

Richard S Heller

Richard Heller
City Engineer

RSH/tsl

August 13, 1979

Mr. Dan Durham
Vice President
Chant Contractors, Corp.

RE: Levi-Strauss and Company Drainage Report

I certify that I agree to the foregoing conditions and will perform the required actions indicated therein.

RH/tsl

cc: D. Sheppard
Bruno Conegliano
Fred Aguirre
File

Dan Durham

Dan Durham, Vice President
Chant Contractors, Corp.

Brunno!

This is a plat of the Ranville property that I talked to you about last week.

The property is North of Commanche, West of the AMAFCA drainage channel, East of I-25.

We need to use part of the drainage easement for parking, therefore plan to install a underground pipe and pave over it. We may ~~also~~ elect to move the ditch to the north side of the easement, and pave the ditch.

We plan to finalize the purchase of this property very soon. I would appreciate your looking at the plat plan, and let me know any problems you might see.

DAN DURHAM
CHANT CORP
345-2641

ALLISON ENGINEERING, INC.
P. O. Box 4111 • Station A. Albuquerque, New Mexico 87106 Telephone 266-2233

8 February 1971

Mr. Frank Bailey
Engineering Department
City of Albuquerque
400 Marquette Northwest
Albuquerque, New Mexico 87101

RE: MANUFACTURING PLANT FOR
LEVI STRAUSS & COMPANY
ALBUQUERQUE, NEW MEXICO

Dear Mr. Bailey:

I was directed by Mr. Barney Bauer, Levi Strauss Coordinator for the referenced project, to prepare the following information for you. He asked that we calculate the approximate surface storm drainage runoff that would contribute to the storm drainage and sewer system being designed by the City around the east and north sides of the site.

Our records show that the record rainfall in the north Albuquerque area was 1.63 inches in one hour in October 1959. The entire site is approximately 1,267,200 sq. ft. This means that during an hour's record rainfall, the total surface drainage would be approximately 1,287,900 gallons per hour. This would be about 21,466 gallons per minute.

The first (east) catch basin in the City storm drain line along Richfield would receive very little runoff from the site, due to the way the Architect has graded it.

The east portion of the site, the northeast corner of the site, and Phase I Building will all drain into the Levi Strauss catch basin and storm drain line. This line eventually spills into the second (west) catch basin in the

City storm drain line along Richfield. The flow at this catch basin will be approximately 8,307 GPM through a 30"ϕ storm drain line.

The remaining approximately 13,160 GPM of surface runoff from the site will be fairly evenly distributed along San Mateo, the west boundary of the property.

All of the 21,466 GPM of runoff then will eventually be collected at the intersection of San Mateo and Richfield Road.

If there is any further information with which we can provide you at this time, please let me know. I am enclosing a copy of a rough worksheet for your use.

Sincerely,

ALLISON ENGINEERING, INC.

Frank R. Stubbs

Frank R. Stubbs
Vice President

FRS:amc
Enclosure: One Work Copy

SF-3 SHORT FORM QUITCLAIM DEED New Mexico Statutory Form—Rev. 2/60

78 84991

QUITCLAIM DEED

608

BRUCE D. JOHNSON and CAROLYN R. JOHNSON, his wife

for consideration paid, quitclaim to

CITY OF ALBUQUERQUE

the following described real estate in Bernalillo County, New Mexico:

A certain parcel of land situate within the exterior boundaries of the northwest one-quarter (NW¼) of Section 3, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, which is more particularly described by metes and bounds as follows:

Beginning, for a tie, at the center of said Section 3; and running thence, N 89° 38' 00" W, a distance of 659.81 feet along the south line of said NW¼ of Section 3 to a point; thence, N 00° 25' 40" E, a distance of 43.00 feet to a point on the northerly right-of-way line of Comanche Road NE and to the southwest corner and true point of beginning of the parcel herein described; thence,

N 00° 25' 40" E, a distance of 287.38 feet to the northwest corner of the parcel herein described; thence,

S 89° 36' 20" E, a distance of 447.81 feet to the northeast corner of the parcel herein described; thence,

S 00° 25' 40" W, a distance of 25.00 feet to a point; thence,

N 89° 36' 20" W, a distance of 372.82 feet to a point of curvature; thence,

Southwesterly, a distance of 39.26 feet along the arc of a curve bearing to the left (said arc having a radius of 25.00 feet and a long chord which bears S 45° 24' 40" W, a distance of 35.35 feet) to a point of tangency; thence,

S 00° 25' 40" W, a distance of 235.88 feet to a point on said northerly right-of-way line of Comanche Road NE; thence,

S 82° 45' 05" W, a distance of 11.22 feet along said northerly right-of-way line of Comanche Road NE to a point; thence,

N 89° 38' 00" W, a distance of 38.88 feet along said northerly right-of-way line of Comanche Road NE to the southwest corner and true point of beginning of the parcel herein described and containing 0.561 acres (24,440 square feet) more or less.

WITNESS our hands and seal this 14th day of November, 1978.

Bruce D. Johnson (Seal) (Seal)

Carolyn R. Johnson (Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO } ss.
COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 14th day of November, 1978.

by Bruce D. Johnson and Carolyn R. Johnson, his wife
(Name or Names of Person or Persons Acknowledging)

My commission expires: (Seal) 7-26-1979

William J. Lock
Notary Public

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED

Nov 17 2 21 PM 1978

Book D774 Page 608

COUNTY CLERK

Deputy

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO } ss.
COUNTY OF

The foregoing instrument was acknowledged before me this day of , 19.

by (Name of Officer)

(Title of Officer) of (Name of Corporation Acknowledging)

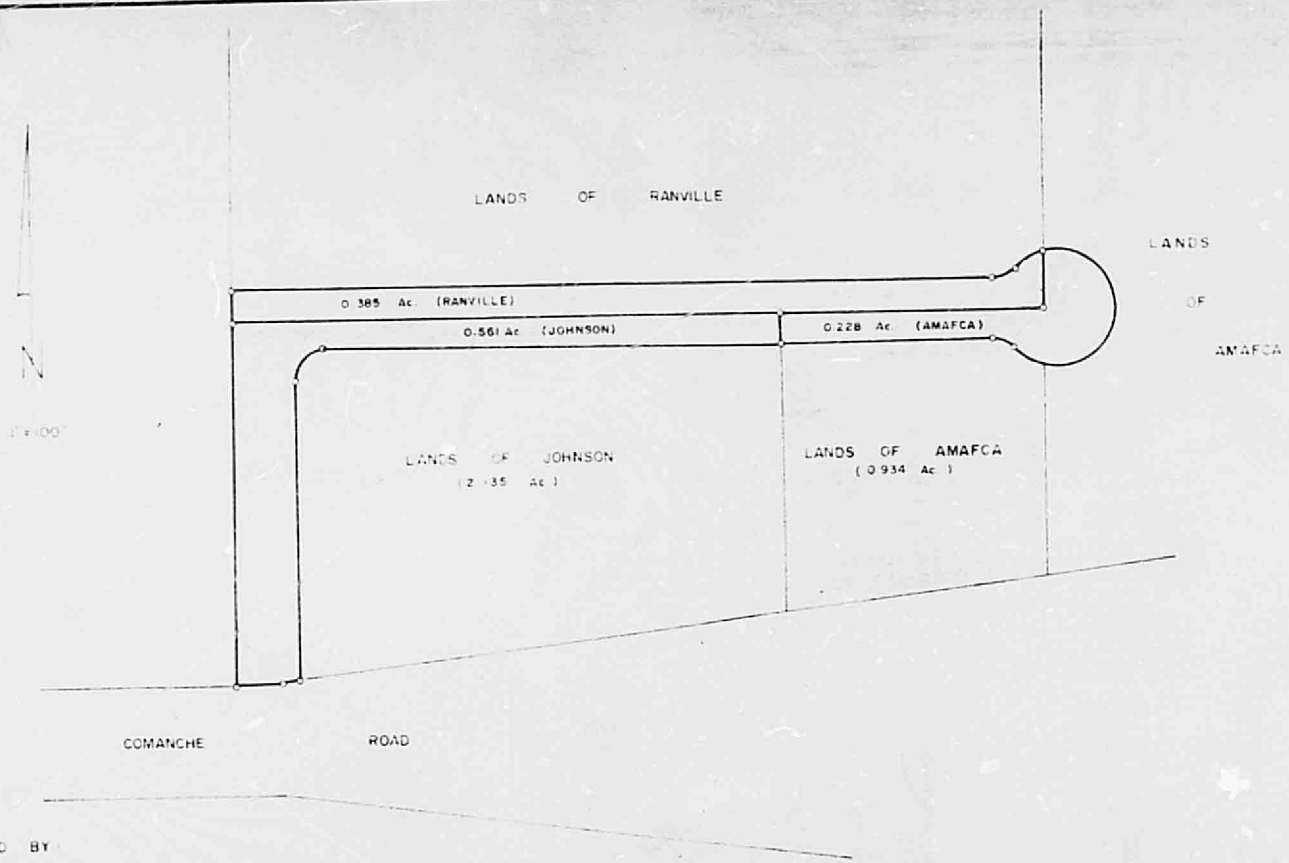
a (State of Incorporation) corporation, on behalf of said corporation.

My commission expires:

(Seal)

Notary Public

ALBUQUERQUE, N. M.



PLAT PREPARED BY

WILLIAM P. PETTIT
NMLS NO. 3243
SEPTEMBER 25, 1978

EXHIBIT A

78 84993 610

QUITCLAIM DEED

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, a political sub division of the State of New Mexico for consideration paid, quit claim to CITY OF ALBUQUERQUE

the following described real estate in BERNALILLO County, New Mexico:

A certain parcel of land situate within the exterior boundaries of the northwest one-quarter (NW¼) of Section 3, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, which is more particularly described by metes and bounds as follows:

Beginning for a tie at the center of said Section 3; and running thence, N 89° 38' 00" W, a distance of 212.00 feet along the south line of said NW¼ of Section 3 to a point; thence, N 00° 25' 40" E, a distance of 305.16 feet to the southwest corner and true point of beginning of the parcel herein described; thence,

N 00° 25' 40" E, a distance of 25.00 feet to a point; thence,

S 89° 36' 20" E, a distance of 212.00 feet to a point; thence,

N 00° 25' 40" E, a distance of 42.97 feet to a point on curve; thence,

Southwesterly, a distance of 189.84 feet along the arc of a curve bearing to the right (said arc having a radius of 45.00 feet and a chord which bears S 13° 57' 24" W, a distance of 77.26 feet) to a point of reverse curvature; thence,

Northwesterly, a distance of 19.38 feet along the arc of a curve bearing to the left (said arc having a radius of 25.00 feet and a long chord which bears N 67° 23' 52" W, a distance of 18.90 feet) to a point of tangency; thence,

N 89° 36' 20" W, a distance of 176.42 feet to the southwest corner and true point of beginning of the parcel herein described and containing 0.228 acres (9,951 square feet) more or less.

WITNESS our hand and seal this day of , 19

B.H. Swinburne, Chairman (Seal) (Seal)

Frances M. McCoy, Secretary (Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF } ss

The foregoing instrument was acknowledged before me this day of , 19

by (Name or Names of Person or Persons Acknowledging)

My commission expires:
(Seal) Notary Public

FOR RECORDER'S USE ONLY
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED
Nov 17 2 21 PM '78
BOOK 610
COUNTY CLERK
DEPUTY

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF Bernalillo } ss

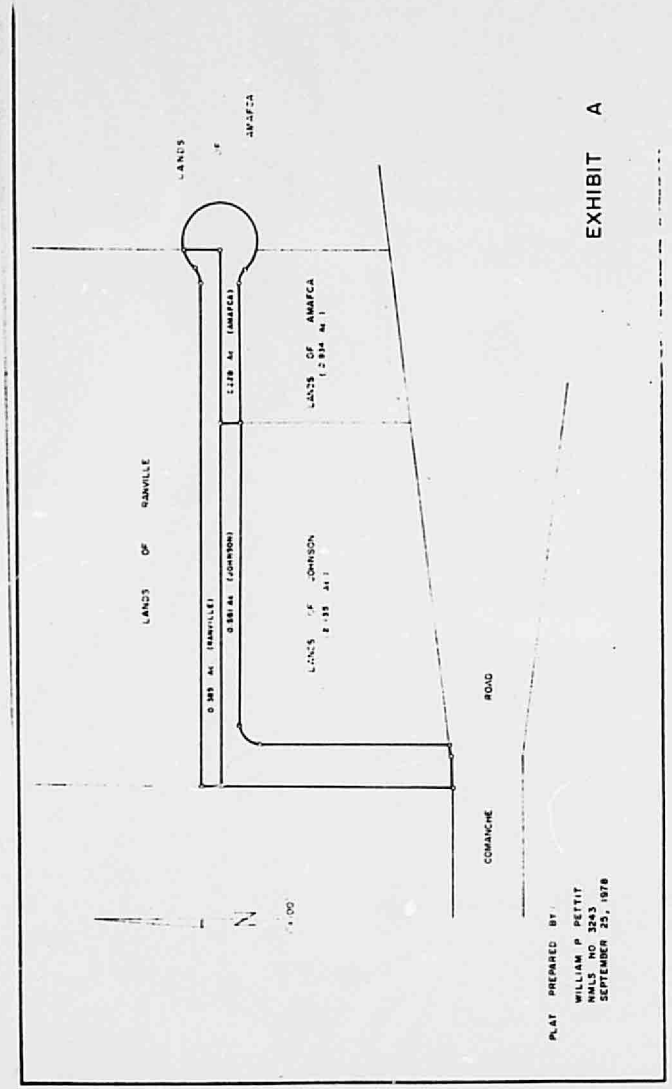
The foregoing instrument was acknowledged before me this 9th day of October, 1978

by B. H. Swinburne, Chairman of Board of Directors (Name of Officer)

of Albuquerque Metropolitan Arroyo Flood Control Au (Title of Officer) (Name of Corporation Acknowledging)

a New Mexico (State or Incorporation) corporation, on behalf of said corporation.

My commission expires
(Seal) Notary Public



78 84992

QUITCLAIM DEED

HARRY R. RANVILLE and PATRICIA PEARSON RANVILLE, his wife ... 609

for consideration paid, quitclaim ___ to

CITY OF ALBUQUERQUE

the following described real estate in Bernalillo County, New Mexico:

A certain parcel of land situate within the exterior boundaries of the northwest one-quarter (NW¼) of Section 3, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, which is more particularly described by metes and bounds as follows:

Beginning for a tie at the center of said Section 3; and running thence, N 89° 38' 00" W, a distance of 659.81 feet along the south line of said NW¼ of Section 3 to a point; thence, N 00° 25' 40" E, a distance of 330.38 feet to the southwest corner and true point of beginning of the parcel herein described; thence,

N 00° 25' 40" E, a distance of 25.00 feet to the northwest corner of the parcel herein described; thence,

S 89° 36' 20" E, a distance of 624.20 feet to a point of curvature; thence,

Northeasterly, a distance of 19.38 feet along the arc of a curve bearing to the left (said arc having a radius of 25.00 feet and a long chord which bears N 68° 11' 12" E, a distance of 18.90 feet) to a point of reverse curvature; thence,

Northeasterly, a distance of 21.30 feet along the arc of a curve bearing to the right (said arc having a radius of 45.00 feet and a chord which bears N 59° 32' 29" E, a distance of 21.11 feet) to a point on curve and the northeast corner of the parcel herein described; thence,

S 00° 25' 40" W, a distance of 42.97 feet to the southeast corner of the parcel herein described; thence,

N 89° 36' 20" W, a distance of 659.81 feet to the southwest corner and true point of beginning of the parcel herein described and containing 0.385 acres (16,780 square feet) more or less.

WITNESS our hands and seal this 14th day of November, 1978.

Harry R. Ranville (Seal) Harry R. Ranville (Seal)

Patricia Pearson Ranville (Seal) Patricia Pearson Ranville (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO }ss
COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this ... day of ..., 19..

by Harry R. Ranville and Patricia P. Ranville
(Name or Names of Person or Persons Acknowledging)

My commission expires:
(Seal)

OFFICIAL SEAL
Signature
Notary Public CAROL A. HASTING
NOTARY PUBLIC - NEW MEXICO
Secretary of State
My Commission Expires: 2/6/79

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO }ss
COUNTY OF

The foregoing instrument was acknowledged before me this
day of ..., 19..
by (Name of Officer)
(Title of Officer) of (Name of Corporation Acknowledging)
a (State of Incorporation) corporation, on behalf of said corporation.
My commission expires:
(Seal) Notary Public

FOR RECORDER'S USE ONLY
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED
Nov 17 2 21 PM 1978
BOOK 1774 PAGE 609
COUNTY CLERK
Deputy

78 84991

QUITCLAIM DEED

BRUCE D. JOHNSON and CAROLYN R. JOHNSON, his wife ... 608

for consideration paid, quitclaim ___ to

CITY OF ALBUQUERQUE

the following described real estate in Bernalillo County, New Mexico:

A certain parcel of land situate within the exterior boundaries of the northwest one-quarter (NW¼) of Section 3, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, which is more particularly described by metes and bounds as follows:

Beginning, for a tie, at the center of said Section 3; and running thence, N 89° 38' 00" W, a distance of 659.81 feet along the south line of said NW¼ of Section 3 to a point; thence, N 00° 25' 40" E, a distance of 43.00 feet to a point on the northerly right-of-way line of Comanche Road NE and to the southwest corner and true point of beginning of the parcel herein described; thence,

N 00° 25' 40" E, a distance of 287.38 feet to the northwest corner of the parcel herein described; thence,

S 89° 36' 20" E, a distance of 447.81 feet to the northeast corner of the parcel herein described; thence,

S 00° 25' 40" W, a distance of 25.00 feet to a point; thence,

N 89° 36' 20" W, a distance of 372.82 feet to a point of curvature; thence,

Southwesterly, a distance of 39.26 feet along the arc of a curve bearing to the left (said arc having a radius of 25.00 feet and a long chord which bears S 45° 24' 40" W, a distance of 35.35 feet) to a point of tangency; thence,

S 00° 25' 40" W, a distance of 235.88 feet to a point on said northerly right-of-way line of Comanche Road NE; thence,

S 82° 45' 05" W, a distance of 11.22 feet along said northerly right-of-way line of Comanche Road NE to a point; thence,

N 89° 38' 00" W, a distance of 38.60 feet along said northerly right-of-way line of Comanche Road NE to the southwest corner and true point of beginning of the parcel herein described and containing 0.561 acres (24,440 square feet) more or less.

WITNESS our hands and seal this 14th day of November, 1978.

Bruce D. Johnson (Seal) (Seal)

Carolyn R. Johnson (Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO }ss
COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 14th day of November, 1978.

by Bruce D. Johnson and Carolyn R. Johnson, his wife
(Name or Names of Person or Persons Acknowledging)

My commission expires:
(Seal) Feb 6, 1979

William J. Bock

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO }ss
COUNTY OF

The foregoing instrument was acknowledged before me this
day of ..., 19..
by (Name of Officer)
(Title of Officer) of (Name of Corporation Acknowledging)
a (State of Incorporation) corporation, on behalf of said corporation.
My commission expires:
(Seal) Notary Public

FOR RECORDER'S USE ONLY
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED
Nov 17 2 21 PM 1978
BOOK 1774 PAGE 608
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Deputy

Copy to Jim Sa
City Engr
RBA

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

RIGHT-OF-WAY CERTIFICATE

WE, THE UNDERSIGNED, the City Engineer, City Attorney, and Property Manager, of the City of Albuquerque, Bernalillo County, New Mexico, do hereby certify from the records available to us that the City has acquired right-of-way to all of the land upon which the proposed improvements in the City of Albuquerque, New Mexico, known as Johnsonville NE and Vassar Drive NE, adjacent to the Lands of Bruce D. Johnson, are to be placed and as more specifically set forth in Quitclaim Deeds filed November 17, 1978, Book No. D77-A, Pages 608, 609, and 610 presently on file at the Office of the Bernalillo County Clerk.

WITNESS our hands and seals this 7th day of June, 1979.

For Harold R. Gurr
City Engineer

(Engineer's Seal)

William J. Tyson
Ass't City Attorney

Bruce R. Chase
Property Manager

RECEIVED
JUN 07 1979
CITY ENGINEER