

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONING ATLAS PAGE NO.: H-17 DATE: 10/11/85 @ 11:00
PLANNING DIVISION NOS: EPC: _____ DRB: _____
SUBJECT: Office/Warehouse
STREET ADDRESS (IF KNOWN): _____
SUBDIVISION NAME: Muramatsu Sub'd Lot B-1 & B-2

APPROVAL REQUESTED:

<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> SITE DEVELOPMENT PLAN	<input checked="" type="checkbox"/> BUILDING PERMIT
<input type="checkbox"/> OTHER	<input type="checkbox"/> ROUGH GRADING

WHO	REPRESENTING
ATTENDANCE: <u>Parviz Eftekhari</u>	<u>Hall Engineering</u>
<u>Billy Goolsby</u>	<u>City Design Hydrology</u>

FINDINGS:

- ① An approved drainage plan showing development of both lots is required. Since the intent is to keep lots separate easements for both lots will be required for access & drainage purposes. Discharge to the private driveway along the south property line will also require a drainage easement from the owner of the driveway.
- ② Discharge from the site cannot exceed downstream capacity. Analysis is required to determine rate.
- ③ An erosion control plan for the period of construction will be required to ensure that sediments are contained on-site.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: <u>Billy Goolsby</u>	SIGNED: <u>[Signature]</u>
TITLE: <u>City Design Hydrology</u>	TITLE: <u>[Signature]</u>
DATE: _____	DATE: <u>10/11/85</u>

NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL

DRAINAGE INFORMATION SHEET

PROJECT TITLE: PAGE Appliance ZONE ATLAS/DWG. FILE #: H-17/D34
 LEGAL DESCRIPTION: LOT B-1 & B-2 MIRAMONTES SUBDIVISION No. 2
 CITY ADDRESS: Menaul Blvd. 3880

ENGINEERING FIRM: HALL ENGINEERING CONTACT: PARVIZ EFTEKHARI

ADDRESS: 337 EUBANK NE SUITE 103 PHONE: 292-1115

OWNER'S: Wilger & Westman CONTACT: Wilger

ADDRESS: 3515 Mateo Prado, NW PHONE: 883-6778

ARCHITECT: Dura Bilt CONTACT: Loyde

ADDRESS: 4808 JEFFERSON NE PHONE: 883-9100

SURVEYOR: SOUTH WEST SURVEYING CONTACT: Franklin E. Wilson

ADDRESS: 333 Lomas N.E. Alb. NM PHONE: 247-4444

CONTRACTOR: Dura Bilt CONTACT: Loyde

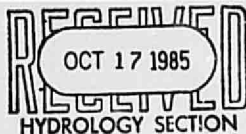
ADDRESS: 4808 JEFFERSON NE PHONE: 883-9100

PRE-DESIGN MEETING:

☒ YES

☐ NO

☒ COPY OF CONFERENCE RECAP
SHEET PROVIDED



DRB NO. 85-529 8/6/85

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: 10/17/85

BY: PARVIZ EFTEKHARI

x-tra



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

October 21, 1985

Mr. Richard Hall
Hall Engineering
337 Eubank NE, Suite 103
Albuquerque, NM 87102

REF: DRAINAGE PLAN FOR PAGE APPLIANCE (H17-D34) RECEIVED OCTOBER 17, 1985

Dear Mr. Hall:

Based on the information provided on your October 17, 1985 submittal, the above referenced drainage plan is approved for foundation only permit.

A preliminary review of your submittal indicates that there are certain concerns that will need to be addressed before we can process your submittal for building permit. Attached you will find the cursor review listings.

If I can be of further assistance, please feel free to contact me at 766-7644.

Sincerely,

Bernie J. Montoya, CE
City/County Flood Plain Admin.

BJM/cl

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

x tra



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

October 21, 1985

Mr. Richard Hall
Hall Engineering
337 Eubank Nt, Suite 103
Albuquerque, NM 87102

REF: DRAINAGE PLAN FOR PAGE APPLIANCE (H17-D34) RECEIVED OCTOBER
17, 1985

Dear Mr. Hall:

A preliminary review of your submittal for building permit approval has shown that the following information is lacking for this section to begin the review process:

Information Needed:

1. Professional Engineer's Stamp with signature and Date (Revision date) with resubmittal for building permit.

Plan Drawing:

1. Erosion Control statement must also include erosion within the proposed site.
2. What is the purpose of the berm/ditch combination.

Please provide this information so that we may process your request as expediently as possible.

Cordially,

Bernie J. Montoya

City Design/Hydrology Section

BJM/cl

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

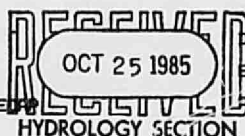
Telephone (505) 766-7487

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE INFORMATION SHEET

PROJECT TITLE: PAGE APPLIANCE ZONE ATLAS/DRNG. FILE #: H17-D34
 LEGAL DESCRIPTION: LOT B-1 & B-2 MIRAMONTES SUBDIVISION NO. 2
 CITY ADDRESS: 3880 MENAUL NE.
 ENGINEERING FIRM: HALL ENG. CONTACT: PARVIZ ERTEKHARI
 ADDRESS: 337 EUBANK NE PHONE: 292-1115
 OWNER: JOHN WILGER & JOHN WESTMAN CONTACT: WILGER
 ADDRESS: 3515 Mateo Prado NW PHONE: 883-6778
 ARCHITECT: DURA BILD CONTACT: BILL SEGO
 ADDRESS: 4808 JEFFERSON NE PHONE: 883-9100
 SURVEYOR: SOUTHWEST SURVEYING CONTACT: FRANKLIN WILSON
 ADDRESS: 333 LOMAS N.E. PHONE: 247-4444
 CONTRACTOR: DURA BILD CONTACT: BILL SEGO
 ADDRESS: 4880 JEFFERSON NE PHONE: 883-9100

PRE-DESIGN MEETING:

☒ YES☒ NO
☐ COPY OF CONFERENCE RECORD
☐ SHEET PROVIDED


DRB NO. _____

EFC 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: OCT. 25, 1985BY: PARVIZ ERTEKHARI

x tra



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

October 31, 1985

Richard Hall
Hall Engineering
337 Eubank Blvd., NE Suite 103
Albuquerque, New Mexico 87123

RE: REVISED DRAINAGE PLAN FOR PAGE APPLIANCE
RECEIVED OCTOBER 25, 1985 (H-17/D34)

Dear Mr. Hall:

Based on the information provided on your October 25, 1985 resubmittal, listed you will find certain concerns that will need to be addressed before final approval is granted for building permit

1. ✓ New information sheet with resubmittal designation.
2. ✓ Engineer's stamp with signature and revision date.
3. ✓ Replat of Lots A-2-1, B-1, and B-2 does not indicate any provisions for flows across lot lines, nor does it indicate the road easement that you indicate on your reduced copy; please address.
4. ✓ The Easement and Road Maintenance Agreement makes no mention for drainage provisions. Also, when submitted we require an approved filed copy.
5. ✓ How do you propose to convey the roof runoff from the retail office towards the asphalt area.
6. ✓ Any roof drains that outlet into landscaped area, provisions will need to be made to exit onto the asphalt areas, no ponding is allowed adjacent to the buildings.
7. ✓ Please indicate where your drive pad will be located off of Menaul, NE.

If I can be of further assistance, please call me at 766-7644.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

MUNICIPAL DEVELOPMENT DEPARTMENT

RJM:CAM/baj
C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE INFORMATION SHEET

PROJECT TITLE: PAGE APPLIANCE ZONE ATLAS/DWG. FILE #: H17-034
 LEGAL DESCRIPTION: LOT B-1 & B-2 MIRAMONTES SUBDIVISION NO. 2
 CITY ADDRESS: 7880 MENAUL NE.

ENGINEERING FIRM: HALL ENG. CONTACT: PARVIZ SPTEKHARI
 ADDRESS: 337 EUBANK NE PHONE: 292-1115

OWNER: JOHN WILGER & JOHN WESTMAN CONTACT: WILGER
 ADDRESS: 3515 Mateo Prado NW PHONE: 883-6778

ARCHITECT: DURA BILD CONTACT: BILL SEGO
 ADDRESS: 4308 JEFFERSON NE PHONE: 883-9100

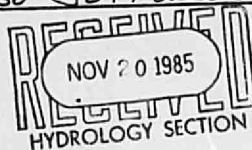
SURVEYOR: SOUTHWEST SURVEYING CONTACT: FRANKLIN WILSON
 ADDRESS: 333 LOMAS AVE. PHONE: 247-4444

CONTRACTOR: DURA BILD CONTACT: BILL SEGO
 ADDRESS: 4880 JEFFERSON NE PHONE: 883-9100

PRE-DESIGN MEETING:

☒ YES
☒ NO

☐ COPY OF CONFERENCE RECAP
 SHEET PROVIDED



DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION

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☐ FOUNDATION PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☐ OTHER _____ (SPECIFY)

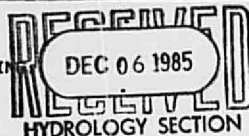
DATE SUBMITTED: Nov. 20, 1985

BY: PARVIZ SPTEKHARI

DRAINAGE INFORMATION SHEET

PROJECT TITLE: PAGE APPLIANCE ZONE ATLAS/DRNG. FILE #: H17-034
 LEGAL DESCRIPTION: LOT B-1 & B-2 MIRAMONTES SUBDIVISION NO. 2
 CITY ADDRESS: 3880 MENAUL NE.
 ENGINEERING FIRM: HALL ENG. CONTACT: PARVIZ ETEKHARI
 ADDRESS: 337 EUBANK NE PHONE: 292-1115
 OWNER: JOHN WILGER & JOHN WESTMAN CONTACT: WILGER
 ADDRESS: 3515 Mateo Prado NW PHONE: 883-6778
 ARCHITECT: DURA BILD CONTACT: BILL SEGO
 ADDRESS: 4808 JEFFERSON NE PHONE: 883-9100
 SURVEYOR: SOUTHWEST SURVEYING CONTACT: FRANKLIN WILSON
 ADDRESS: 333 LOMAS N.E. PHONE: 247-4444
 CONTRACTOR: DURA BILD CONTACT: BILL SEGO
 ADDRESS: 4880 JEFFERSON NE PHONE: 883-9100

PRE-DESIGN MEETING

☒ YES☒ NO☐ COPY OF CONFERENCE RECAP
SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

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☐ DRAINAGE PLAN
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☐ FOUNDATION PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: Dec. 6, 1985BY: PARVIZ ETEKHARI

December 6, 1985

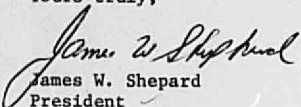
Mr. John A. Westman
Westman Investments
P.O. Box 6445
Albuquerque, NM 87197

Dear Mr. Westman:

In accordance with our discussion and the field visit on December 2, 1985, Ever Ready Oil Company will grant a drainage easement along the Southerly five (5) feet of Lot 1-2 of the Miramontes Subdivision. The purpose of this easement will be to allow drainage from Lots B-1 and B-2 to Solano Street. The owners of Lots B-1 and B-2 will have the sole responsibility for the maintenance of the drainage easement. It is further understood that upon written 90 day notification by registered mail that a drainage pipe be installed below the surface.

It is also understood that you will lay asphalt between the fencing and the existing asphalt on the property.

Yours truly,


James W. Shepard
President
Ever Ready Oil Company





HALL ENGINEERING COMPANY INC.

Engineering • Surveying • Planning

December 23, 1985

Mr. Carlos Montoya
Design Hydrology Section
City of Albuquerque
P.O. 1293
Albuquerque, NM 87103

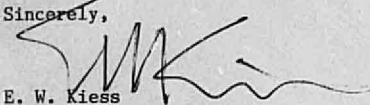
Re: Easement for Page's Appliance (H17/D34)

Dear Carlos:

Attached to this letter is a draft of GRANT OF EASEMENT from Ever Ready Oil Company to Jack Wilger for conveyance of surface runoff to Solano Street N.E.

I will wait for your comments before proceeding with circulation and execution of this document.

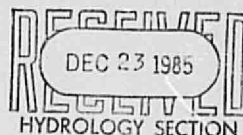
Sincerely,



E. W. Kiess
Project Manager

EWK:jh

attachment





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

December 26, 1985

Parviz Eftekhari
Hall Engineering
337 Eubank Blvd., NE
Albuquerque, New Mexico 87123

RE: DRAINAGE PLAN FOR PAGE APPLIANCE
SUBMITTED DECEMBER 6, 1985 FOR BUILDING PERMIT APPROVAL
(H-17/D34)

Dear Parviz:

The referenced submittal is approved for Building Permit.
Construction drawings must include an approved permit to construct
within public right-of-way (S.D. #19) for the sidewalk culvert into
Solano Drive, and a copy of this Drainage Plan.

Before Certificate of Occupancy approval, provide evidence of an
executed 5' drainage easement across Tract A-2-1, and evidence that
the revised easement between Tracts B-1 and B-2 has been filed.

If you have any questions, call me at 766-7644.

Cordially,

Roger A. Green, P.E.

Roger A. Green, P.E.
C.E./Design Hydrology

cc: John Wilger
3515 Mateo Prado, NW

RAG/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER



City of Albuquerque

P.O. BOX 1297 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

December 30, 1985

Parviz Eftekhari
Hall Engineering
337 Eubank Blvd., NE Suite
Albuquerque, New Mexico 87123

RE: DRAINAGE PLAN FOR PAGE APPLIANCE
SUBMITTED DECEMBER 23, 1985 (H-17/D34)

Dear Mr. Eftekhari:

I have reviewed the five foot grant of Drainage Easement and forward the following comments:

1. Please address who will have maintenance responsibility.
2. Address what can and cannot be placed on, or built over the swale.
3. Please address liability responsibilities.

We have not received a copy of the updated Easement and Road Maintenance Agreement, which includes drainage provisions.

If you have questions regarding this project, call me at 766-7644.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

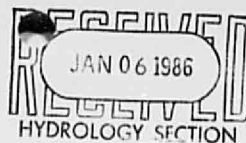
C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

GRANT OF DRAINAGE EASEMENT



This easement grant made and executed this _____ day of _____, 1985, by and between Ever Ready Oil Company, hereinafter referred to as the "Grantor" and John P. Wilger, hereinafter referred to as "Wilger".

1. The Grantor is the owner of the following described real property within the City of Albuquerque: Lot lettered A-Two-One (A-2-1) in MIRAMONTES SUBDIVISION No. 2, Albuquerque, New Mexico, as the same is shown and designated on the replat of Tracts A-2 and B of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 9th, 1985 in Volume C-28, folio 11.

2. For good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant and deliver to Wilger or his assigns, a perpetual easement over and across a portion of Grantor's property for the purpose of conveying surface drainage from Lot B-1, Miramontes Subdivision to Solano Street N.E.

3. The drainage easement will have asphalt concrete surface and no other structure will be built on it.

4. The owners of Lots B-1 and B-2 will have the responsibility of liability and maintenance of the drainage easement.

5. The land affected by the grant of this easement is more particularly described as follows:

The south five feet (5.5') of Lot lettered A-2-1, MIRAMONTES SUBDIVISION No.2.

BEGINNING at the southwest corner, easement herein described being identical to the southwest corner of Lot A-2-1, MIRAMONTES SUBDIVISION No.2 and running;
THENCE: N. 00° 18' 00" E., a distance of 5.00 feet to the northwest corner;
THENCE: S. 89° 42' 00" E., a distance of 150.00 feet to the northeast corner being a point on the west line of Lot B-1;
THENCE: S. 00° 18' 00" W. a distance of 5.00 feet to the southeast corner, said corner being identical to the southeast corner of Lot A-2-1;
THENCE: N. 89° 42' 00" W. a distance of 150.00 feet to the southwest corner and place of beginning and containing 750.00 square feet more or less.

IN WITNESS WHEREOF, the parties have set their hand and seals this _____ day of _____, 1985.

GRANTOR

James W. Shepard, President Ever Ready Oil Company

ACKNOWLEDGEMENT:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 1985 by James W. Shepard, known by me to be President of Ever Ready Oil Company a New Mexico Corporation, on behalf of said corporation.

Notary Public

My Commission Expires



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

January 8, 1986

Parviz Eftekhari
Hall Engineering
337 Eubank Blvd., NE Suite
Albuquerque, New Mexico 87123

RE: DRAINAGE EASEMENTS FOR PAGE APPLIANCE
SUBMITTED JANUARY 6, 1986 (H-17/D34)

Dear Mr. Eftekhari:

The submitted easement does appear appropriate for the referenced site. Also, we have not received a copy of the updated Easement and Road Maintenance Agreement, which includes drainage provisions.

Please call me at if you have any questions.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

April 9, 1986

Parvis Eftekhari
Hall Engineering
337 Eubank Blvd., NE Suite 103
Albuquerque, New Mexico 87123

RE: CERTIFICATE OF OCCUPANCY FOR PAGE APPLIANCE
(H-17/D34)

Dear Mr. Eftekhari:

We have received the drainage easement and find it appropriate.

However, prior to Certificate of Occupancy release, we will require submittal of the approved and inspected S.O. #19.

If you have any questions regarding this project, call me at 766-7644.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

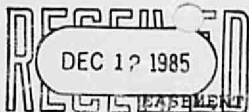
CAM/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER



H 17 -

DRIVEWAY EASEMENT AND ROAD MAINTENANCE AGREEMENT
HYDROLOGY SECTION

THIS AGREEMENT made and executed this 13th day of September, 1985, by and between JOHN P. WILGER, an unmarried man, hereinafter referred to as "Wilger", and JOHN A. WESTMAN and HARRIETT WESTMAN, husband and wife, hereinafter referred to as "Westman";

WITNESSETH:

WHEREAS, Wilger is the Owner of the following described real property situate in Bernalillo County, New Mexico, to-wit:

Lot B-1, as the same is shown and designated on the Replat of Tracts A-2 & B in MIRAMONTES SUBDIVISION NO. 2, Section 11, T10N, R3E, N.M.P.M., Albuquerque, New Mexico, filed for record August 9, 1985, in Book C-28, page 11, in the office of the County Clerk of Bernalillo County, New Mexico.

WHEREAS, Westman owns adjacent Lot B-2 lying to the East of Lot B-1 described above and being more particularly described as follows:

Lot B-2, as the same is shown and designated on the Replat of Tracts A-2 & B in MIRAMONTES SUBDIVISION NO. 2, Section 11, T10N, R3E, N.M.P.M., Albuquerque, New Mexico, filed for record August 9, 1985, in Book C-28, page 11, in the office of the County Clerk of Bernalillo County, New Mexico.

WHEREAS, both Wilger and Westman desire to create an easement for ingress and egress from Menaul Blvd., NE, through and upon both Lots B-1 and B-2 to the Driveway Easement adjacent to the Southerly Boundary of both Lots and drainage; and,

WHEREAS, both Wilger and Westman desire to determine the maintenance of said roadway easement and other matters relating thereto and drainage; and,

NOW, THEREFORE, in consideration of the foregoing recitals and other valuable consideration, the receipt whereof is hereby acknowledged, the parties do mutually agree as follow:

1. That both Wilger and Westman do hereby grant and dedicate a mutual easement for a right-of-way for the use and benefit of both their Lots, B-1 and B-2, respectively.

2. The purpose of this easement shall be for ingress and egress to both of the aforesaid Lots for any party in ownership and possession thereof as well as drainage.

3. The easement shall commence on the Southerly boundaries of Lots B-1 and B-2 where they adjoin the 30' Driveway Easement adjacent thereto and shall be no more than 24' in width and shall run across and upon the center line of both Lots running North; then, as the easement approaches Menaul Blvd., which adjoins both Lots on the Northerly boundaries, the right-of-way shall veer Easterly across and upon Lot B-2 and shall be no more than 25' in width as it shall run across Lot B-2 to the Easterly boundary thereof; then said easement shall run due North into Menaul Blvd, across and upon the Easterly boundary of Lot B-2 and shall be no more than 17.5' in width. The aforesaid easement is more particularly shown and designated on the Plat of Lots A-2-1, B-1, & B-2, prepared by Franklin E. Wilson, New Mexico License Surveyor, No. 6446, on July 24, 1985, which is attached hereto and made a part hereof by reference.

4. No party shall have the right to park any vehicles upon, or block, or otherwise obstruct or encroach upon said easement, nor shall any party at any time have the right to otherwise interfere with the free and unrestricted use of the right of-way.

5. The owners and possessors of Lots herein referred to agree to maintain their common easement at all time at their mutual cost and expense on a pro rata basis.

6. This easement is permanent, superior and paramount to the rights of any of the parties hereto and the respective estate so created herein, and this easement shall be deemed to run with the land forever and shall be binding upon and shall inure to the benefit of the parties hereto, their heirs, successors and assigns.

IN WITNESS WHEREOF, we, the undersigned parties have hereunto set our hands the day and year first above written.


John P. Wilger


John A. Westman


Harriett Westman

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

13th The foregoing instrument was acknowledged before me this day of September, 1985, by John P. Wilger, an unmarried man.

My Commission Expires:
5-3-87


Notary Public

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

13th The foregoing instrument was acknowledged before me this day of September, 1985, by John A. Westman and Harriett Westman, husband and wife.

My Commission Expires:
5-3-87


Notary Public

N

SOLANO DRIVE, N.E. (60' R.O.W.)

S 89° 42' 00" E 175.00'

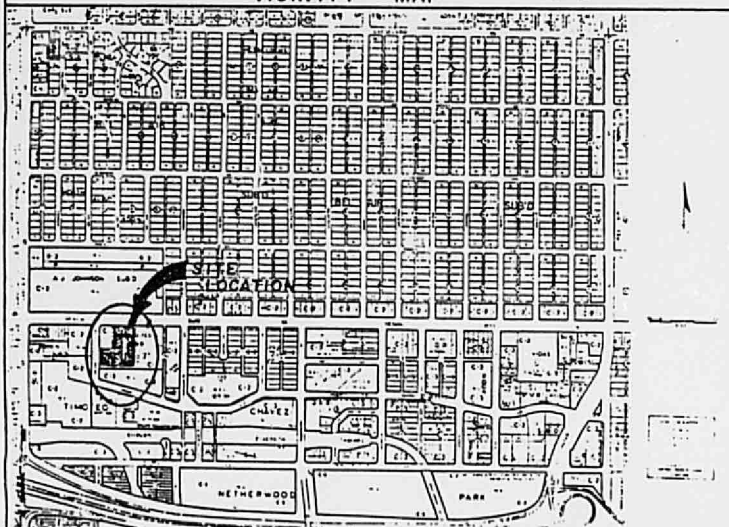
LOT B - 2
0.7545 ac.

LOT A-2 -
0.6047 ac.

WIRAMONTES SUBDIVISION NO. 1

TR. 0
MIRAMONTES SUBD NL
C-15-78

The thirty-foot (30') drive outside the platted area.



BEING A REPLAT OF TRACTS A-2 & B
IN MIRAMONTES SUBDIVISION NO. 2
SECTION 11, T10N, R3E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 1985

State of New Mexico) SS
County of Bernalillo)
This instrument was filed for record
on AUG 9 1985
10:16 o'clock P.M. Recorded in Vol. 28
of records of said County Falls
..... Clerk & Recorder
..... Deputy Clerk

LEGAL DESCRIPTION

Tract A-2 of the Replat of Tract "A", MIRAMONTES SUBDIVISION NO. 2, Albuquerque, New Mexico, as the same is shown and designated on said Replat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 1979, TOGETHER WITH Tract B of the Amended MIRAMONTES SUBDIVISION NO. 2, Albuquerque, New Mexico, as the same is shown and designated on said Amended Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 15, 1978.

FREE CONSENT

The above plat is with the free consent of the undersigned Owner(s). The undersigned have represented themselves to have title and acknowledge that this plat is within the covenants and restrictions on this property.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 27th day of July, 1985, by JOHN A. WESTMAN.

My Commission Expires: 5-1-87

OFFICIAL SEAL
DANIEL M. GRANEY
Notary Public
My Commission Expires: 5-1-87

CITY/COUNTY APPROVALS

City Manager	_____	Date	8-1-85
City Surveyor	_____	Date	8-08-85
City Water Resources	_____	Date	8-6-85
City Engineer	_____	Date	8-6-85
City Planning Director	_____	Date	8-6-85
City Planning Director	_____	Date	8-8-85

SURVEYOR'S CERTIFICATE

I, Franklin E. Wilson, licensed under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my direction from notes of an actual field survey, shows all easements of record and meets the requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

Franklin E. Wilson, N.M.L.S. No. 6446
Date: 7/24/85

SOUTHWEST SURVEYING CO., INC., 333 Lomas N.E., Albuquerque, New Mexico 87102
(505) 247-4444
Corner(s) set are 1/2" rebar with cap stamped "L.S. 6446".
All bearings are grid, all distances are ground.

"Albuquerque Water and Sanitary Sewer Service
with the Water Resources Department, City of
Albuquerque."

My document is for the original "A" and is

ACKNOWLEDGEMENT

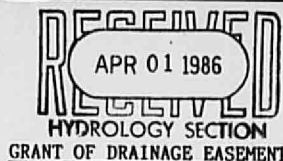
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

The foregoing instrument was
acknowledged before me this
27th day of July, 1985.

My Commission Expires:

Notary Public

86 27336



H-1034

944

This easement grant made and executed this 26 day of March, 1986, by and between Ever Ready Oil Company, hereinafter referred to as the "Grantor" and John P. Wilger, hereinafter referred to as "Wilger".

1. The Grantor is the owner of the following described real property within the City of Albuquerque: Lot lettered A-Two-One (A-2-1) in MIRAMONTES SUBDIVISION No. 2, Albuquerque, New Mexico, as the same is shown and designated on the replat of Tracts A-2 and B of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 9th, 1985 in Volume C-28, folio 11.

2. For good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant and deliver to Wilger or his assigns, a perpetual easement over and across a portion of Grantor's property for the purpose of conveying surface drainage from Lot B-1, Miramontes Subdivision to Solano Street N.E.

3. The land affected by the grant of this easement is more particularly described as follows:

The south five feet (S.5') of Lot lettered A-2-1, MIRAMONTES SUBDIVISION No.2.

BEGINNING at the southwest corner, easement herein described being identical to the southwest corner of Lot A-2-1, MIRAMONTES SUBDIVISION No.2 and running;
THENCE; N. 00° 18' 00" E., a distance of 5.00 feet to the northwest corner;
THENCE; S. 89° 42' 00" E., a distance of 150.00 feet to the northeast corner being a point on the west line of Lot B-1;
THENCE; S. 00° 18' 00" W. a distance of 5.00 feet to the southeast corner, said corner being identical to the southeast corner of Lot A-2-1;
THENCE; N. 89° 42' 00" W. a distance of 150.00 feet to the southwest corner and place of beginning and containing 750.00 square feet more or less.

IN WITNESS WHEREOF, the parties have set their hand and seals this 26 day of March, 1986.

GRANTOR James W. Shepard
James W. Shepard, President Ever Ready Oil Company

ACKNOWLEDGEMENT:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

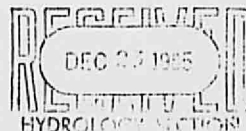
The foregoing instrument was acknowledged before me this 26 day of March, 1985 by James W. Shepard, known by me to be President of Ever Ready Oil Company a New Mexico Corporation, on behalf of said corporation.

Mary Lou Hines
Notary Public

5-17-86
My Commission Expires

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1986 APR -1 AM 11:06
MISC 336 AG 944
GOLDRE'S C. WALLER
CLERK & RECORDER
DEPUTY



DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

DESCRIPTION OF WORK

SIDEWALK CULVERT PER DWG. K-16
CITY STANDARD.

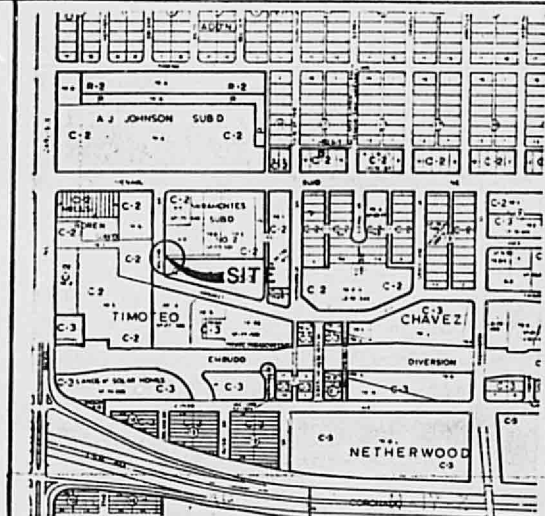
FACILITY LOCATED 3' NORTH OF
SOUTH PROPERTY LINE OF LOT
A-2-1.

LEGAL DESCRIPTION

LOTS B-1 & B-2 OF MIRAMONTES
SUBDIVISION NO. 2.

OWNERS

JOHN A. WESTMAN & JACK WILGER



VICINITY MAP
SCALE 1"=750'

H-17-Z

BENCHMARK

THE STATION MARK IS A STANDARD NM ACS BRASS CAP STAMPED "6-HIT A" LOCATED ON THE
NORTH MEDIAN OF CARLISLE BLVD. AT THE INTERSECTION OF CARLISLE AND PHOENIX AVE.
Elev: 5148.74



NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "Contract Documents for City-Wide Utilities and Cash Paving No. 85-1".
3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to ARTERIAL street use.

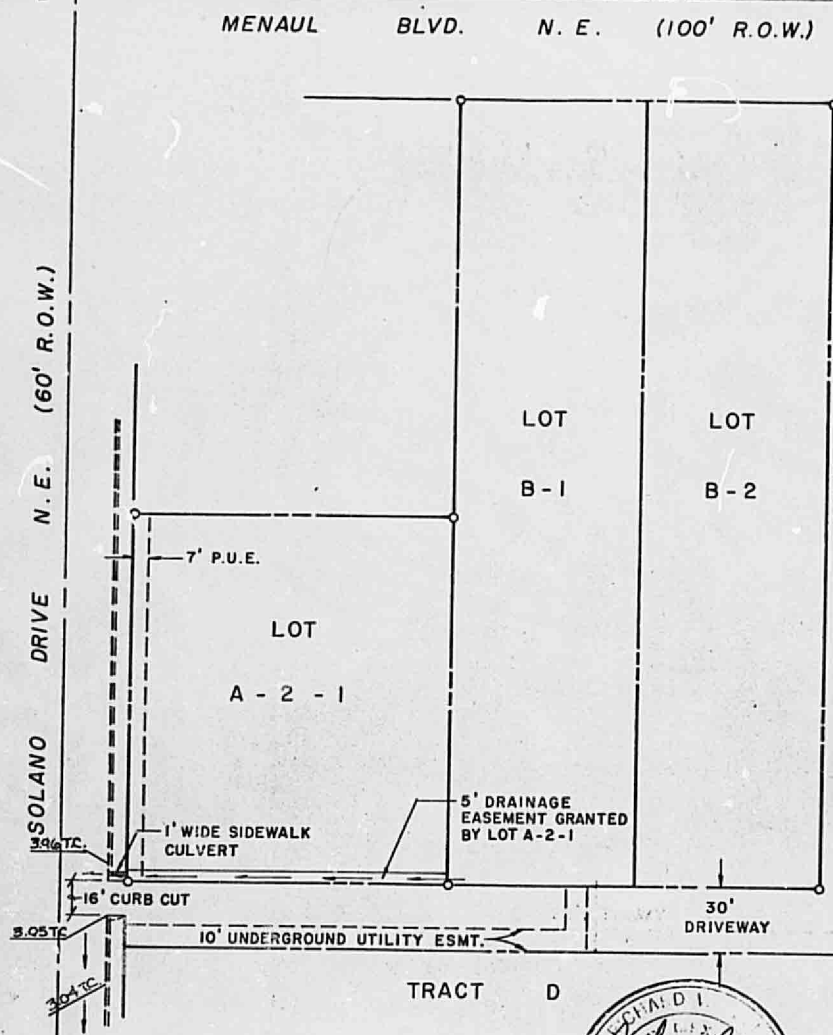
GEOMY POHL CONSTRUCTION

H17D34

CITY OF ALBUQUERQUE

-143

APPROVALS	NAME	DATE	TITLE:
A.C.E. DESIGN	<i>[Signature]</i>	12/24/85	PAGE A 3880 M
INSPECTOR	P. B.		PERMIT NO. 26266
A.C.E./FIELD	<i>[Signature]</i>	3/24/86	P NO. H-17-Z
			SHEET 1 OF 3



PLAN
SCALE: 1" = 60'



NOTE

FACILITY LOCATED 3' NORTH OF SOUTH PROPERTY LINE OF LOT A-2-1.

LEGAL DESCRIPTION

LOTS B-1 & B-2 OF MIRAMONTES SUBDIVISION NO. 2.

GEORGE POHL CONSTRUCTION

CITY OF ALBUQUERQUE

E-143

APPROVALS	NAME	DATE	TITLE:
A.C.E. DESIGN	<i>[Signature]</i>	12/24/85	PAGE APPLIANCES 3880 MENAUL, NE
INSPECTOR	F.B.		PERMIT NO. 26266
A.C.E./FIELD	<i>[Signature]</i>	3/28/86	SHEET 2 OF 3
			MAP NO. H-17-Z

Hand-drawn cross-section diagram of a street and gutter. The diagram shows a street surface sloping down to a gutter. Key dimensions include a total width of 9.73' at the top, a gutter width of 3.23' on the right, a gutter depth of 3.78' on the right, and a gutter depth of 3.52' on the left. The gutter slope is labeled $S = 0.0282$. The street surface is labeled 2.85 FL on the left and 3.50 FL on the right. The street is labeled "STREET" on the left. A vertical line on the right is labeled "P".

APPROVALS	NAME	DATE	TITLE:	
A.C.E. DESIGN	<i>[Signature]</i>	12/24/05	PAGE APPLIANCES 3880 MENAUL, NE	
INSPECTOR	F. B.		PERMIT NO. 26266	MAP NO.
A.C.E./FIELD	<i>[Signature]</i>	12/24/05	SHEET 3 OF 3	H - 17 - Z