

# *SURV-TEK, Inc.*

**Consulting Surveyors**

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377

## LEGAL DESCRIPTION- EASEMENT

An easement situate within Section 11, Township 10 North, Range 3 East, New Mexico Principle Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising a portion of Tract B, Altura Complex as the same is shown and designated on the plat entitled "TRACTS A AND B, ALTURA COMPLEX, (BEING A REPLAT OF TRACT A-2, NETHERWOOD PARK ADDITION AND PARCELS A-1 AND A-2 OF THE INDIAN SCHOOL PROPERTY-JOINT VENTURE), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico on December 30, 1997 in Volume 97C, folio 368 being more particularly described by survey performed by Garry P. Hugg, New Mexico Professional Surveyor Number 5823 using New Mexico State Plane, Central Zone, (NAD27) grid bearings and ground distances as follows:

Beginning at the Northwest corner of the easement herein described, the Northwest corner of said Tract B, Altura Complex, the Northeast corner of Tract A of said Altura Complex and a point on the Southerly line of a City of Albuquerque dedicated bikeway whence the Albuquerque Control Survey Monument "I-40-10" bears S 86° 42' 17" E, 1466.80 feet distant; Thence,

Southeasterly , 53.45 feet along the arc of a curve to the left (said curve having a radius of 5864.58 feet, a central angle of 00° 31' 20" and a chord which bears S 81° 29' 45" E, 53.45 feet) to the Northeast corner of the easement herein described and a point on the Northerly line of said Tract B, Altura Complex; Thence,

S 27° 55' 53" E , 651.65 feet to the Southeast corner of the easement herein described and a point on the Northerly right of way line of Indian School Road N.E.; Thence Northwesterly and Southwesterly along said Northerly right of way line of Indian School Road N.E. for the following two (2) courses,

N 89° 30' 38" W , 42.78 feet to a point; Thence,

S 57° 03' 43" W , 12.42 feet to the Southwest corner of the easement herein described; Thence,

N 27° 55' 53" W , 531.15 feet to a point on an Easterly line of said Tract A, Altura Complex; Thence Northeasterly and Northwesterly along a line common to said Tracts A and B, Altura Complex for the following two (2) courses,

N 00° 14' 44" E , 14.82 feet to a point; Thence,

N 27° 55' 53" W , 119.90 feet to the Northwest corner and point of beginning of the easement herein described.

Said easement contains 0.7340 acres more or less.



98004412

PERMANENT EASEMENT

Grant of Permanent Easement, between Netherwood Partners,  
("Grantor"), whose address is 4001 Indian School Rd NE ALB NM 87110  
and the City of Albuquerque, a New Mexico municipal corporation  
("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico,  
87103.

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 OVERFLOW DRAINAGE EASEMENT,  
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.

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 land for the benefit of the City and its  
successors and assigns until terminated.

WITNESS my hand and seal this 12 day of January, 1998.

GRANTOR:

\_\_\_\_\_  
(Individual)

GRANTOR: Netherwood Partners,  
A N.M. Partnership

By: John L. Skarsgard

Its: MANAGING PARTNER  
(Corporation or Partnership)

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

1998 JAN 14 PM 3:48

153C

-1-

9/90

BK \_\_\_\_\_ PG \_\_\_\_\_  
JUDY D. WOODWARD  
CO. CLERK & RECORDER DEPUTY

INDIVIDUAL

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
day of \_\_\_\_\_, 199\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

CORPORATION

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
day of \_\_\_\_\_, 199\_\_, by \_\_\_\_\_,  
of \_\_\_\_\_, a \_\_\_\_\_ corporation, on behalf  
of the corporation.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

PARTNERSHIP

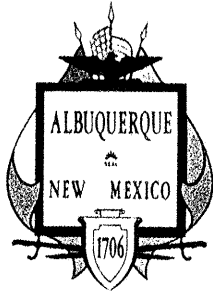
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

The foregoing instrument was acknowledged before me this 12<sup>TH</sup>  
day of JANUARY, 1998, by GORDON L SKANSYARD, partner(2), on  
behalf of NETHERWOOD PARTNERS, a partnership.

Donna G. Sawyer  
Notary Public

My Commission Expires:  
Jan 25, 1998

(EXHIBIT "A" ATTACHED)



# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

2 February, 1999

Lou Medrano  
Chavez-Grievess Consulting Engineers, Inc.  
5639 Jefferson Street NE  
Albuquerque, NM 87109

RE: ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY  
APPROVAL, ALTURA OFFICE BUILDING (H17/D71), ENGINEER'S STAMP  
DATED 1-25-99

Dear Mr. Medrano:

Based upon the information contained in your 1-25-99 submittal, Certificate of Occupancy approval for the referenced project is granted.

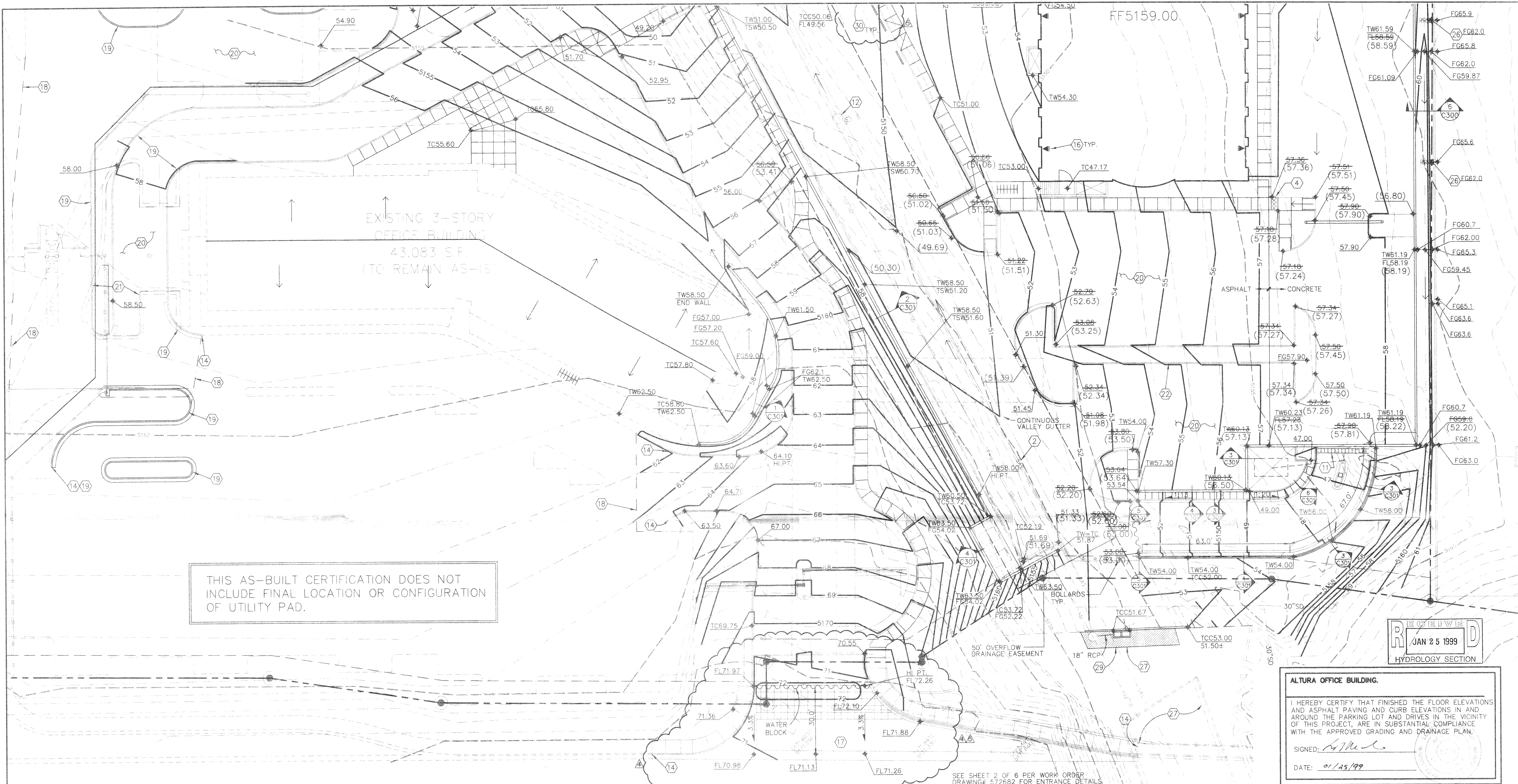
If I can be of further assistance, please feel free to contact me at 924-3986.

Sincerely,

Scott Davis  
PWD, Hydrology Div.

c: Andrew Garcia  
file





THIS AS-BUILT CERTIFICATION DOES NOT  
INCLUDE FINAL LOCATION OR CONFIGURATION  
OF UTILITY PAD.

RECEIVED  
JAN 25 1999  
HYDROLOGY SECTION

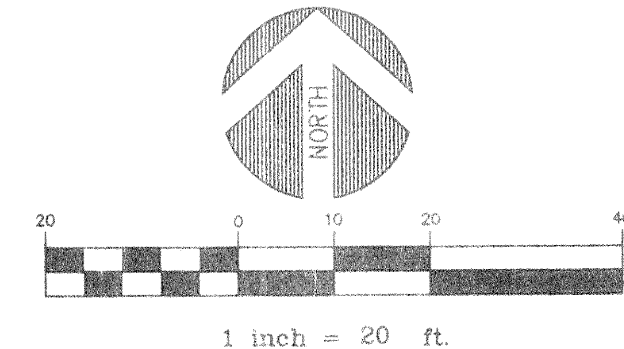
ALTURA OFFICE BUILDING.  
I HEREBY CERTIFY THAT FINISHED FLOOR ELEVATIONS  
AND ASPHALT PAVING AND CURB ELEVATIONS IN AND  
AROUND THE PARKING LOT AND DRIVES IN THE VICINITY  
OF THIS PROJECT, ARE IN SUBSTANTIAL COMPLIANCE  
WITH THE APPROVED GRADING AND DRAINAGE PLAN.  
SIGNED: [Signature]  
DATE: 01/25/99

KEYED NOTES

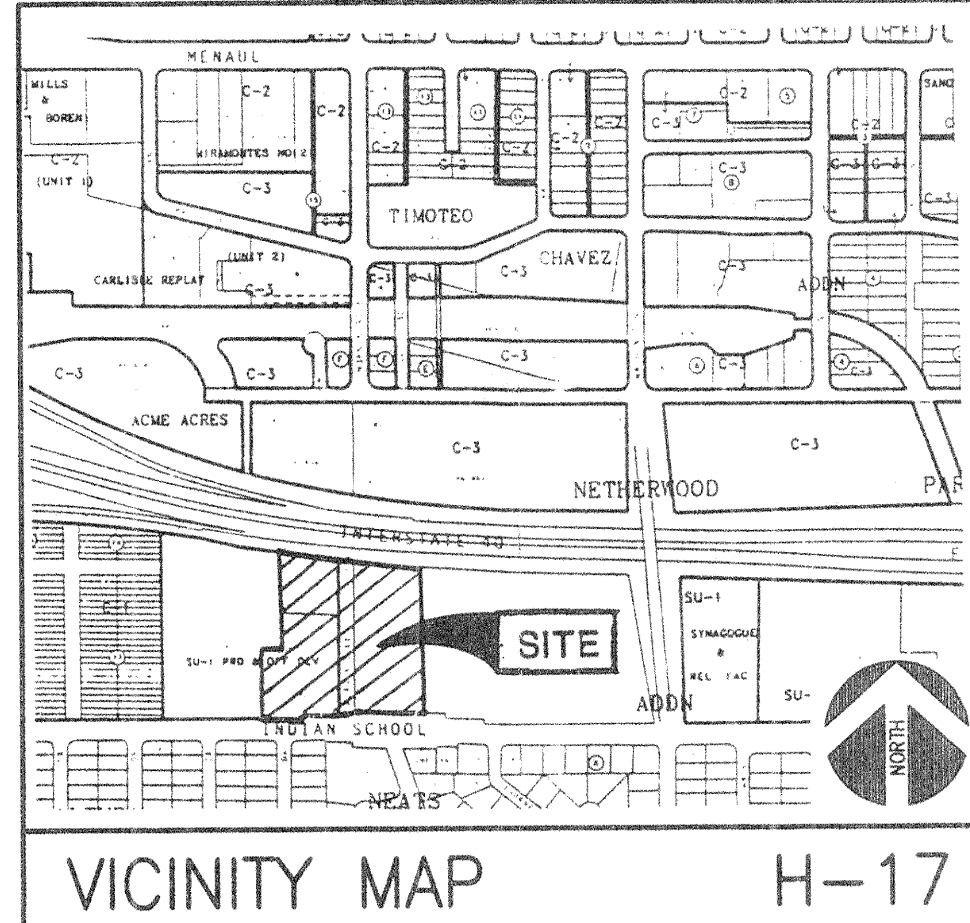
1. REMOVE EXISTING JUNCTION BOX LID AND INSTALL LOCKING WATER TIGHT LID EMBEDDED IN CONCRETE COLLAR PER COA STD DWG 2101, NOTE K.
2. INSTALL 4" VALLEY GUTTER PER DETAIL 1/C300.
3. TEMPORARY TENSER FENCE (SEE NOTE 7).
4. INSTALL 24" SIDEWALK CULVERT PER COA STD DWG 2236.
5. INSTALL 24" CHANNEL PER DETAIL 2/C300.
6. NOT USED.
7. REMOVE 370 LF OF EXIST. ROW FENCE AND INSTALL A 4" TENSER FABRIC FENCE ON DRIVEN STEEL POSTS AT 10' O.C. AS A TEMPORARY FENCE IN HIGHWAY DEPARTMENT RIGHT OF WAY IN ACCORDANCE WITH THE REQUIREMENTS OF THE HIGHWAY DEPARTMENT TEMPORARY CONSTRUCTION PERMIT. REMOVE TEMPORARY FENCE AFTER COMPLETION OF GRADING, AND REINSTALL PERMANENT 6" CHAIN LINK FENCE ON R.O.W. LINE PER NMSHTD SERIAL BCL-001-02.
8. BLOCK WALL PER ARCHITECTURAL DRAWINGS.
9. BLOCK WALL PER ALTURA VILLAGE PLANS.
10. CONNECT 4" FROM MAIN TO 102"SD WITH WATERTIGHT CONNECTION.
11. INSTALL POLY DRAIN TRENCH DRAIN WITH HEAVY DUTY GALVANIZED STEEL GRATE (OR APPROVED EQUIVALENT), TG 46.50, INV 45.47. SEE PLUMBING DWGS. FOR CONNECTION TO INTERNAL BUILDING DRAIN SYSTEM.
12. ADJUST MANHOLE RIM TO GRADE, ELEV. 49.50.
13. NOT USED.
14. NEATLY SAW CUT AND REMOVE EXIST. CURB AND GUTTER. APPLY TACK COAT TO CUT EDGE.
15. NEATLY CUT AND REMOVE 1' OF EXISTING ASPHALT PAVEMENT. APPLY TACK COAT TO CUT EDGE.
16. ROOF DRAIN PER ARCHITECTURAL DRAWINGS. INSTALL SPLASHBLOCK, TYP.
17. INSTALL PUBLIC IMPROVEMENTS IN R.O.W. PER CITY WORK ORDER DOCUMENTS ONLY.
18. NEATLY CUT AND REMOVE EXIST. ASPHALT PAVEMENT. APPLY TACK COAT TO CUT EDGE.
19. INSTALL NEW TOE OF CURB AND GUTTER TO MATCH EXISTING PAVEMENT ELEVATION.
20. INSTALL ASPHALT PAVEMENT PER DETAIL 5/C300.
21. REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER.

22. INSTALL CURB AND GUTTER PER DETAIL 4/C300.
23. SEE PLUMBING DRAWINGS FOR CONTINUATION.
24. INSTALL 6" PCC (4000 PSI).
25. INSTALL NEENAH R-4016-A DRAIN AND GRATE. CONNECT TO 6" SD PIPE.
26. INSTALL (2) 18"x12" PRECAST SPLASH BLOCKS BENEATH WALL OPENING WITH 4" COBBLE, 6" THICK ON MIRAFI 140NS FILTER FABRIC (OR APPROVED EQUIVALENT) FROM SPLASH BLOCKS TO SWALE.
27. EXISTING CONCRETE SLOPE PAVING AND STORM DRAIN PER COA PROJECT NO. 4597.90.
28. NOT USED.
29. NEATLY SAWCUT, REMOVE, AND REPLACE EXISTING CONCRETE CHANNEL AS NECESSARY TO INSTALL NEW STORM DRAIN IMPROVEMENTS. LEAVE 24" MIN. OF EXISTING REINFORCEMENT TO PROVIDE LAP. REPLACEMENT SECTION SHALL BE 6" RCP (4000 PSI) WITH #4 @ 12" O.C. TRANSVERSE AND #6 @ 12" O.C. LONGITUDINAL.

30. NEW HANDICAP RAMP. SEE ARCHITECTURAL DRAWINGS.
  31. PROVIDE 2" WIDE X 4" HIGH NOTCH IN WALL FOR DRAINAGE. TW62.90, INV 62.57.
  32. WIRE-ENCLOSED RIPRAP TO REMAIN.
  33. INSTALL WHEELCHAIR RAMP WITH HEADER CURB PER DETAIL 8/C300.
  34. NOT USED.
  35. NOT USED.
  36. NOT USED.
  37. NOT USED.
  38. NOT USED.
  39. NOT USED.
  40. PERIMETER FENCING/WALL FOR DUMPSTER AREA.
- NOTE: ALL SPOT ELEVATIONS ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE INDICATED.



LEGEND  
AS-BUILT ELEVATION



no.	date	revision
1	12/03/97	REVISED GRADES AT ENTRANCE
2	05/04/98	REVISED GRADES AT SOUTH ENTRANCE
3	05/01/98	MECHANICAL PAD GRADES
4	06/11/98	WATER BLOCK ADDITION/FLOWLINE GRADES

**Dekker/Perich**  
architecture planning interiors  
6501 American Parkway NE, Suite 675  
Albuquerque, New Mexico 87110  
505.608.3100 Fax 505.608.0050

**ALTURA OFFICE BUILDING  
GRADING & DRAINAGE PLAN  
ALBUQUERQUE, NEW MEXICO**

**GRADING & DRAINAGE PLAN**

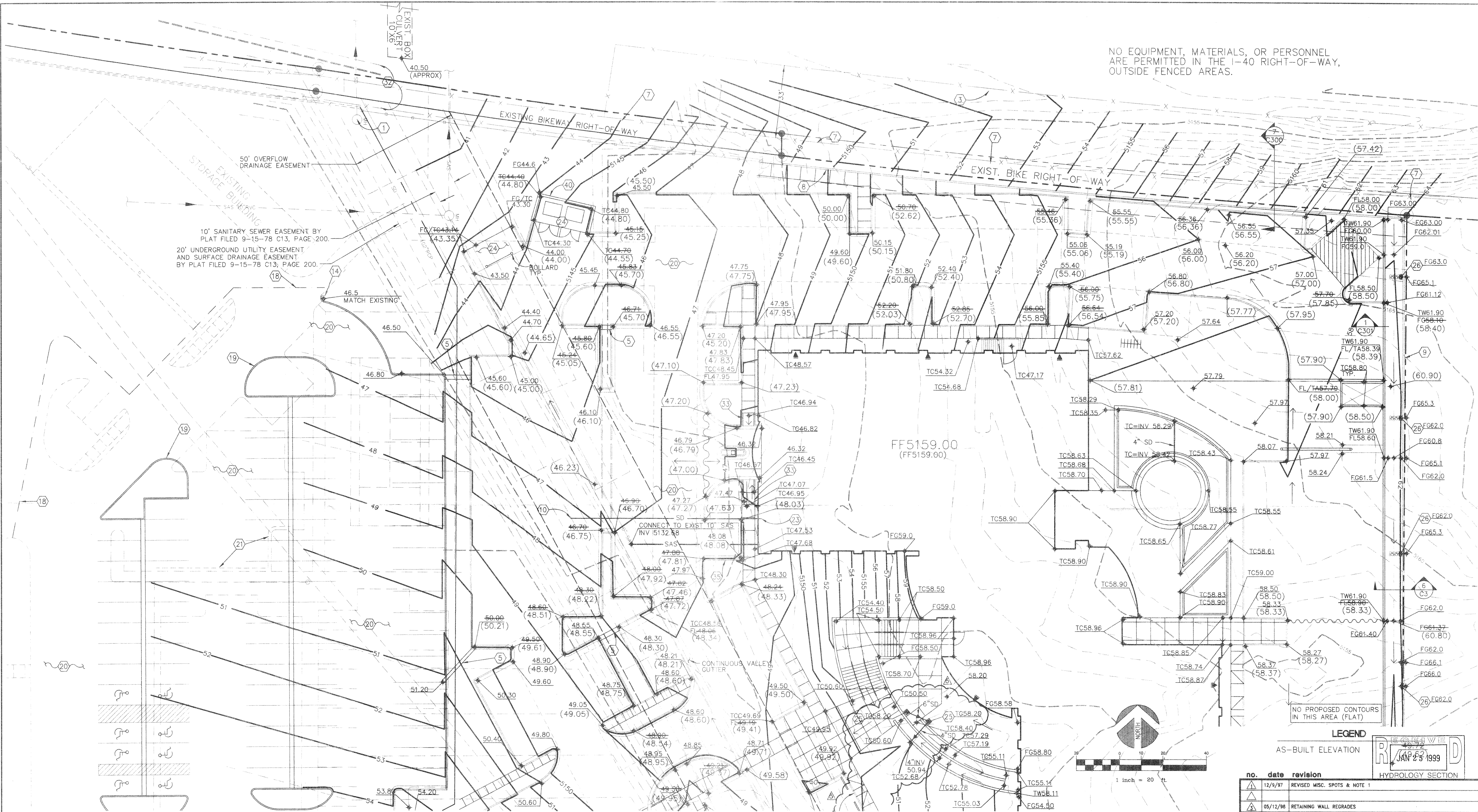
job no	865-100-5187
drn. by:	WT/RC
ckd. by:	JK/LM
issued:	04/30/98
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LEGAL DESCRIPTION  
TRACT "A2" OF THE NETHERWOOD ADDITION.

BENCHMARK  
STANDARD NMSHC TABLET "1-40-10" LOCATED AT THE INTERSECTION OF WASHINGTON NE. AND I-40 AT THE SOUTHEAST CORNER OF THE BRIDGE.



NO EQUIPMENT, MATERIALS, OR PERSONNEL ARE PERMITTED IN THE 1-40 RIGHT-OF-WAY, OUTSIDE FENCED AREAS.



#### KEYED NOTES

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#### ALTURA OFFICE BUILDING.

I HEREBY CERTIFY THAT FINISHED THE FLOOR ELEVATIONS AND ASPHALT PAVING AND CURB ELEVATIONS IN AND AROUND THE PARKING LOT AND DRIVES IN THE VICINITY OF THIS PROJECT, ARE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN.

SIGNED: *[Signature]*

DATE: 01/25/99

#### no. date revision

12/9/97 REVISED MISC. SPOTS & NOTE 1  
05/12/98 RETAINING WALL REGRADES  
7/07/98 DROP INLETS, KEYED NOTES, GRADING CHANGE

CHAVEZ • GRIEVES  
CONSULTING ENGINEERS, INC.

#### no. date revision

12/9/97 REVISED MISC. SPOTS & NOTE 1  
05/12/98 RETAINING WALL REGRADES  
7/07/98 DROP INLETS, KEYED NOTES, GRADING CHANGE

**Dekker/Perich**  
architecture planning interiors

**ALTURA OFFICE BUILDING**  
GRADING & DRAINAGE PLAN  
ALBUQUERQUE, NEW MEXICO

job no865-100-5197

drn.by: RC/CZ

ckd.by: JK/LM

issued: 04/30/98

C201

sheet

of