HYDROLOGY K19/D72 1 PLAN

K19/D72

1 Plan

86 65346

EASEMENT

This grant of Easement, between [state the name of the present real property owner exactly as shown on the real estate document conveying title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of X," "partnership":] John J. Johnson IV and Anita Gail Johnson, husband and wife ("Grantor"), whose address is 8900 Second Street NW, No. 3, Albuquerque, NM 87114, and the ("Grantee"), John J. Johnson IV and Anita Gail Johnson whose address is 8900 Second Street NW, No. 3, Albq., NM 87114 and is entered into as of the date Grantor signs this Easement.

1. Recital. Grantor is the owner of certain real property located at [give general description, for instance, subdivision, lot and block or street address:] La Mesa Subdivision, Lots 1 and 2, Block 6 in Bernalillo County, New Mexico (the "Property").

2. Grant of Easement. The Grantor grants to the Grantee, a permanent easement for cross lot drainage with warranty covenants ("Easement") in, over, upon and across the Property for [state the kind of easement, for example, "public street and highway purposes (including all utilities)," "waterline," "sewer line," etc.:] Surface drainage from Lot 1 across Lot 2 and from Lot 2 across Lot 1.

The grant of the Easement includes the right of the Grantee to enter upon the Easement at any time for inspection, installation, maintenance, repair or modification and the right to remove trees, bushes, undergrowth and any other obstacles if the Grantee determines they interfere with the appropriate use of the Easement. This grant includes the right of access to the easement across the Grantor's adjoining property.

Grantor agrees for itself and its successors in interest that it has been paid in valuable consideration and that the grant of this Easement is not a gift or donation.

This Easement is worded pursuant to the provisions of §§47-1-27 to 47-1-44, NMSA 1978 or successor statutes.

3. Warranty. Grantor covenants and warrants that it is the owner in fee simple of the Property and that it has a good

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1986 JUL 17 PM 2:01

BK 573A PG 349-350
DOLORES C. WALLER
CO. CLERK & RECORDER

_____ DEPUTY

(Approved by Legal Dept. as to form only-6/1/86)

lawful right to convey the Property or any part thereof, that the Property is free from all encumbrances except encumbrances of record and taxes due and owing the Treasurer of Bernalillo County, and that the Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

4. Binding on Grantor's Property. The grant and other provisions of this Easement constitute convenants running with the land for the benefit of the Grantee and its successors and assigns.

5. Indemnification. As a part of the consideration for this grant, subject to the provisions of the New Mexico Tort Claims Act and all other applicable New Mexico laws, the Grantee agrees to save Grantor harmless from any and all liability arising from the Grantee's negligent use of the Easement for the purposes set forth herein. The Grantee does not agree to save Grantor harmless from any liability which may arise from Grantor's use of the Easement and the Property.

6. Form Not Changed. Grantor agrees that changes to the wording of this form are not binding upon the Grantee unless initialed by the Grantor and approved and signed by the Grantee in writing on this form.

GRANTEE

Approved: John J. Johnson III

By: Anita Gail Johnson
Title: Owners
Dated: July 15, 1986

GRANTOR: John J. Johnson III

By: Anita Gail Johnson
Its: Owners
Dated: July 15, 1986

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 15th day of July, 1986, by [name of person signing:] John J. Johnson IV & Anita Gail Johnson, [title or capacity, for instance, "President" or "Owner":] Owners of [name of the entity which owns the Property if other than the individual signing, for instance, the name of the corporation, partnership, or joint venture:] N/A.

Anita Moya
Notary Public

My Commission Expires:

June 04, 1990

(Approved by Legal Dept. as to form only-6/1/86)

(EXHIBIT "A" ATTACHED) N/A

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

July 28, 1986

Gary W. Tibljas
Denney-Tibljas-McLean & Associates, Inc.
2400 Comanche Road, NE
Albuquerque, New Mexico 87109

RE: PRIVATE DRAINAGE EASEMENT FOR APARTMENT COMPLEX @ DOMINGO ROAD & MESILLA STREET (K-19/D72) ENGINEER'S STAMP DATED JUNE 30, 1986

Dear Gary:

Based on the information provided on your July 21, 1986 submittal, the above referenced easement is acceptable.

Please be advised that the Building Permit can be released at this time by Hydrology.

Please attach a copy of this approved drainage plan to the construction sets before Hydrology will sign-off.

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

Cordially,

/Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

RECEIVED
JUL 21 1986
HYDROLOGY SECTION

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Apartment Complex ZONE ATLAS/DRNG. FILE #: K-19/D72

LEGAL DESCRIPTION: Lots 1 and 2, Block 6, La Mesa Subdivision

CITY ADDRESS:

ENGINEERING FIRM: DENNEY-TIBLJAS-McLEAN & ASSOC, INC. CONTACT: Joe Jones

ADDRESS: 2400 Comanche NE, Albuquerque, NM 87107 PHONE: 884-0696

OWNER: J.J. Johnson CONTACT:

ADDRESS: PHONE:

ARCHITECT: N/A CONTACT: N/A

ADDRESS: PHONE:

SURVEYOR: DENNEY-TIBLJAS-McLEAN & ASSOC, INC. CONTACT: Steven L. Youtsey

ADDRESS: 2400 Comanche NE, Albuquerque, NM 87107 PHONE: 884-0696

CONTRACTOR: N/A CONTACT: N/A

ADDRESS: PHONE:

PRE-DESIGN MEETING:

_X_ YES
____ NO
____ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB No.
EPC No.
PROJ. No.

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

____ SECTOR PLAN APPROVAL
____ SKETCH PLAT APPROVAL
____ PRELIMINARY PLAT APPROVAL
____ SITE DEVELOPMENT PLAN APPROVAL
____ FINAL PLAT APPROVAL
_X_ BUILDING PERMIT APPROVAL
____ FOUNDATION PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY APPROVAL
____ ROUGH GRADING PERMIT APPROVAL
____ GRADING/PAVING PERMIT APPROVAL
____ OTHER (SPECIFY)

DATE SUBMITTED: July 18, 1986

BY: Joe Jones
JOE JONES

REV. 10/85

DENNEY-TIBLJAS-McLEAN & ASSOC., INC.
2400 COMANCHE ROAD N.E.
ALBUQUERQUE, N.M. 87107
TELEPHONE: (505) 884-0696

LETTER OF TRANSMITTAL

DATE	7/18/86	DTM JOB NO.	887.22
ATTENTION	BERNIE MONTOYA		
RE:	APARTMENT COMPLEX DOMINGO RD @ MOSILLA K-19 / D72		

TO CITY HYDROLOGY
123 CENTRAL

RECEIVED
JUL 21 1986
HYDROLOGY SECTION

GENTLEMEN:

WE ARE SENDING YOU ☐ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS:

☐ SHOP DRAWINGS ☐ PRINTS ☐ PLANS ☐ PROJECT ESTIMATE ☐ SPECIFICATIONS
☐ COPY OF LETTER ☐ CHANGE ORDER ☐ _____

COPIES	DATE	NO.	DESCRIPTION
			1 - RECORDED EASEMENT

THESE ARE TRANSMITTED as checked below.

☐ FOR APPROVAL ☐ APPROVED AS SUBMITTED ☐ RETURN ____ COPIES FOR DISTRIBUTION
☑ FOR YOUR USE ☐ APPROVED AS NOTED ☐ RETURN ____ SIGNED ORIGINALS
☐ AS REQUESTED
☐ FOR REVIEW AND COMMENT ☐ _____
☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

BERNIE,
ENCLOSED FOR YOUR RECORDS IS ONE COPY OF THE RECORDED EASEMENT FOR CROSS LOT DRAINAGE FOR SUBJECT PROJECT. IF YOU HAVE ANY QUESTIONS, PLEASE CALL.

COPY TO _____

SIGNED: Joe Jones

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE

DENNEY-TIBLJAS-McLEAN & ASSOC., INC.
2400 COMANCHE ROAD N.E.
ALBUQUERQUE, N.M. 87107
TELEPHONE: (505) 884-0696

LETTER OF TRANSMITTAL

DATE 6/30/86	DTM JOB NO. 887.22
ATTENTION BERNIE MONTOYA	
RE: K-19 / D72	
APARTMENT COMPLEX	

TO CITY HYDROLOGY
123 CENTRAL

GENTLEMEN:

WE ARE SENDING YOU ☐ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS:

☐ SHOP DRAWINGS ☐ PRINTS ☐ PLANS ☐ PROJECT ESTIMATE ☐ SPECIFICATIONS

☐ COPY OF LETTER ☐ CHANGE ORDER ☐ _____

RECEIVED
JUN 30 1986
HYDROLOGY SECTION

COPIES	DATE	NO.	
			GRADING PLAN

THESE ARE TRANSMITTED as checked below.

☑ FOR APPROVAL ☐ APPROVED AS SUBMITTED ☐ RETURN ____ COPIES FOR DISTRIBUTION

☐ FOR YOUR USE ☐ APPROVED AS NOTED ☐ RETURN ____ SIGNED ORIGINALS

☐ AS REQUESTED

☐ FOR REVIEW AND COMMENT ☐ _____

☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

BERNIE,
ENCLOSED FOR APPROVAL IS ONE COPY OF THE DRAINAGE + GRADING PLAN FOR SUBJECT PROJECT. THE ROOF DRAINS HAVE BEEN CALLED OUT. IF YOU HAVE ANY QUESTIONS, PLEASE CALL.

COPY TO _____

SIGNED: Joel Jones

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE

FILE COPY

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

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

July 8, 1986

Gary W. Tibljas
Denney-Tibljas-McLean & Associates, Inc.
2400 Comanche Road, NE
Albuquerque, New Mexico 87109

RE: REVISED DRAINAGE PLAN FOR APARTMENT COMPLEX - DOMINGO ROAD @ MESILLA (K-19/D72) ENGINEER'S STAMP DATED JUNE 30, 1986

Dear Gary:

Based on the information provided on your submittal of June 30, 1986, the above referenced drainage plan is approved for Building Permit.

Please be advised that the Building Permit will not be issued until the legal documentation for drainage across lot lines is submitted for review.

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

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: APARTMENT COMPLEX ZONE ATLAS/DRNG. FILE #: K-19/D72

LEGAL DESCRIPTION: LOTS 1 & 2 BLOCK 6 LA MESA SUBDIVISION

CITY ADDRESS: _____

ENGINEERING FIRM: DENNEY-TIBLJAS-McLEAN & ASSOC, INC. CONTACT: JOE JONES

ADDRESS: 2400 Comanche NE, Albuquerque, NM 87107 PHONE: 884-0696

OWNER: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: N/A CONTACT: N/A

ADDRESS: _____ PHONE: _____

SURVEYOR: DENNEY-TIBLJAS-McLEAN & ASSOC, INC. CONTACT: _____

ADDRESS: 2400 Comanche NE, Albuquerque, NM 87107 PHONE: 884-0696

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

X YES
___ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
JUN 30 1986
HYDROLOGY SECTION

DRB No. _____
EPC No. _____
PROJ. No. _____

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL
___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
X BUILDING PERMIT APPROVAL
___ FOUNDATION PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 6/30/86

BY: Joe Jones

REV. 10/85

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

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

June 23, 1986

FILE COPY

Gary W. Tibljas
Denney-Tibljas-McLean & Associates, Inc.
2400 Comanche Road, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR APARTMENT COMPLEX - DOMINGO ROAD @ MESILLA (K-19/D72) RECEIVED JUNE 16, 1986

Dear Gary:

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. Easement, covenant or replat will be required before Building Permit is released for flows across lot lines.

Plan Drawing:

1. Location and direction of roof drains.

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

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: APARTMENT COMPLEX ZONE ATLAS/DRNG. FILE #: K-19/D72

LEGAL DESCRIPTION: LOTS 1 & 2 BLOCK 6 LA MESA ADDITION

CITY ADDRESS:

ENGINEERING FIRM: DENNEY-TIBLJAS-McLEAN & ASSOC, INC. CONTACT: JOE JONES

ADDRESS: 2400 Comanche NE, Albuquerque, NM 87107 PHONE: 884-0696

OWNER: J. J. JOHNSON CONTACT: J. J. JOHNSON

ADDRESS: PHONE: 821-3207

ARCHITECT: N/A CONTACT: N/A

ADDRESS: PHONE:

SURVEYOR: DENNEY-TIBLJAS-McLEAN & ASSOC, INC. CONTACT: STEVE YOUTSEY

ADDRESS: 2400 Comanche NE, Albuquerque, NM 87107 PHONE: 884-0696

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

X YES
___ NO
X COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
JUN 17 1986
HYDROLOGY SECTION

DRB No. —
EPC No.
PROJ. No.

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

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___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
X BUILDING PERMIT APPROVAL
___ FOUNDATION PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 6/17/86

BY: Joe Jones

REV. 10/85

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: K-19 DATE: 5/20/86

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Quadraplex's @ NW corner Domingo & Mesilla

STREET ADDRESS (IF KNOWN): _____

SUBDIVISION NAME: Lots 1&2, Blk 6, La Mesa subdivision

APPROVAL REQUESTED:

____ PRELIMINARY PLAT	____ FINAL PLAT
____ SITE DEVELOPMENT PLAN	X BUILDING PERMIT
____ OTHER	____ ROUGH GRADING

ATTENDANCE:	WHO	REPRESENTING
	Richard Dourte	DTM
	Billy Goolsby	City

FINDINGS:

- The construction of the State Fairgrounds Storm Relief System has reduced the potential of flooding for this site. Therefore, no special constraints will be required. Flood insurance may still be required by the lending agency.
- Legal documentation will be required for drainage across lotlines.
- Discharge shall be determined by analysis of downstream capacity.
- An erosion control plan for the period of construction will be required.

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: Billy J. Goolsby	SIGNED: Richard C. Dourte
TITLE: CE/Hydrology	TITLE: DTM
DATE: 5/20/86	DATE: 5/20/86

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