

DRAINAGE INFORMATION SHEET

PROJECT TITLE: BOWDEN PROPERTY
MODULAR-HOME DEVELOPMENT ZONE ATLAS/DRNG. FILE #: L-19/1155
 DRB #: _____ EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: LOTS 1, 2, & 3, BOWDEN ADDITION & TRACT "A", LANDS OF HIGHFILL
 CITY ADDRESS: WYOMING BLVD. S.E.
 ENGINEERING FIRM: LEVI J. VALDEZ, P.E.
GEORGE T. RODRIGUEZ CONTACT: MR. VALDEZ
DEVELOPMENT CONSULTANT MR. RODRIGUEZ
 ADDRESS: 12800 SAN JUAN BLVD. N.E. PHONE: 294-0320
87123
 OWNER: GREG P. CARABATAL CONTACT: MR. CARABATAL
QUALITY HOMES
 ADDRESS: 105 JUAN TABO N.E. PHONE: 237-1450
87123
 ARCHITECT: ? CONTACT: _____
 ADDRESS: _____ PHONE: _____
 SURVEYOR: TORRES SURVEYING COMPANY CONTACT: MR. JIM TORRES
 ADDRESS: 1570 BRIDGE BLVD. S.E. PHONE: 220-9213 (MOBILE #)
87105
 CONTRACTOR: ? CONTACT: _____
 ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
☒ DRAINAGE PLAN
 ____ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
 ____ EROSION CONTROL PLAN
 ____ ENGINEER'S CERTIFICATION
 ____ OTHER _____

PRE-DESIGN MEETING:

- ☒ YES
 ____ NO
 ____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ____ SKETCH PLAT APPROVAL
 ____ PRELIMINARY PLAT APPROVAL
 ____ S. DEV. PLAN FOR SUB'D. APPROVAL
 ____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
 ____ SECTOR PLAN APPROVAL
 ____ FINAL PLAT APPROVAL
 ____ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
 ____ CERTIFICATE OF OCCUPANCY APPROVAL
☒ GRADING PERMIT APPROVAL
☒ PAVING PERMIT APPROVAL
 ____ S.A.D. DRAINAGE REPORT
 ____ DRAINAGE REQUIREMENTS
☒ SUBDIVISION CERTIFICATION
☒ OTHER Rough Grading (SPECIFY)

DATE SUBMITTED: AUGUST 27, 1996
 BY: GEORGE T. RODRIGUEZ

AUG 30

165
 144
 290



September 3, 1996

Martin J. Chávez, Mayor

Levi Valdez
George T. Rodriguez Development Consultant
12800 San Juan NE
Albuquerque, NM 87123

RE: DRAINAGE PLAN FOR BOWDEN PROPERTY MODULAR HOME
DEVELOPMENT (L19-D55) ENGINEER'S STAMP DATED 8/27/96.

Dear Mr. Valdez:

Based on the information provided on your August 30, 1996 submittal, the above referenced site is approved for Rough Grading, Grading/Paving and Building Permit.

Please be advised that prior to Building Permit release, easements for cross-lot-line drainage must be submitted.

Also, after the asphalt work is completed, Engineer Certification per the D.P.M. checklist will be required.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,


Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia
Greg Carabajal
File

Good for You, Albuquerque!





105 Juan Tabo NE • Albuquerque, NM 87123
(505) 237-1450

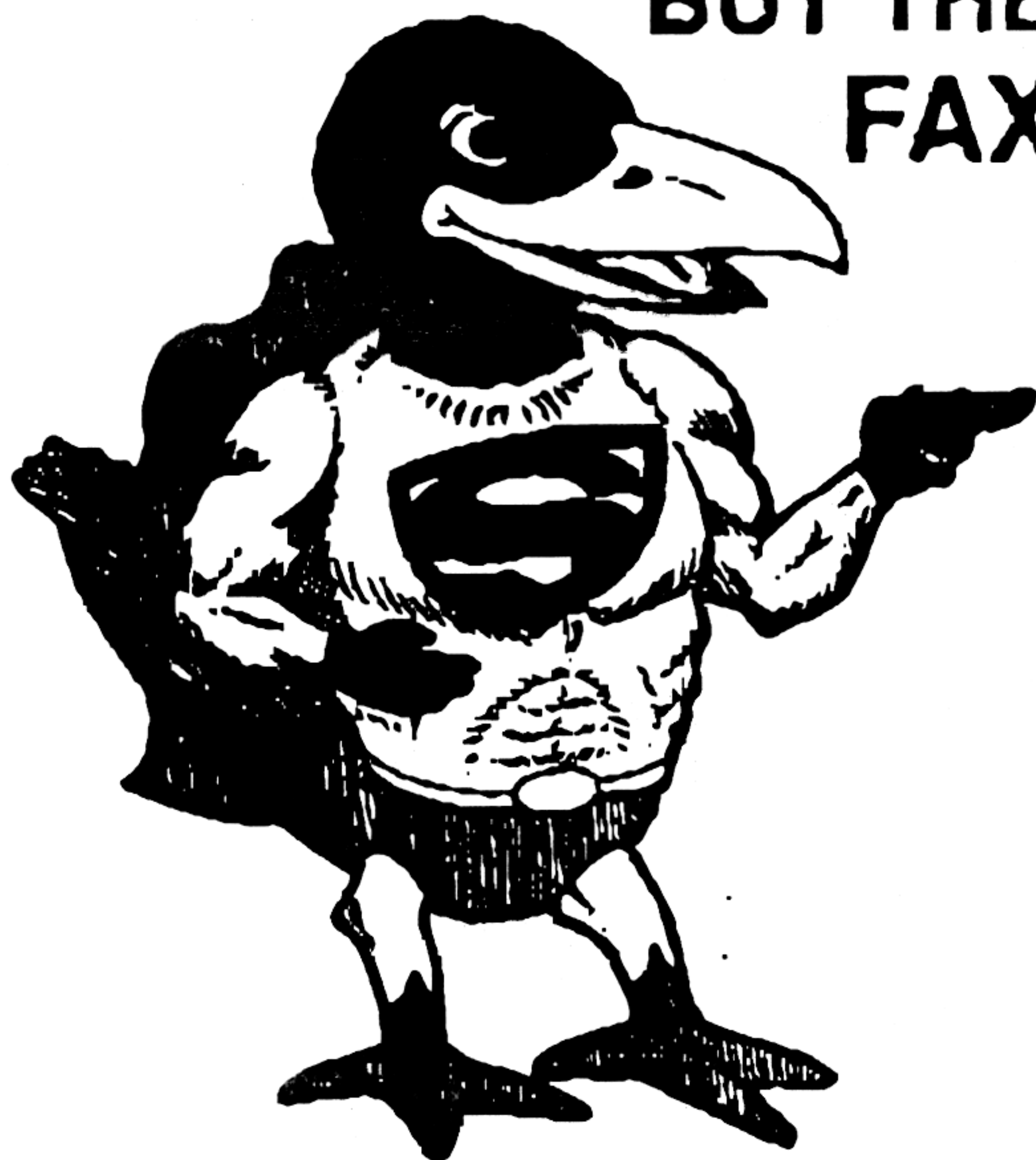
DATE: 8-30-96

THIS IS PAGE 1 OF (4) PAGES

ATTENTION: Bernie Montoya

REMARKS: Drainage Easement

NOTHING
BUT THE
FAX




Greg P. Carabajal

84 20014

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AGREEMENT ESTABLISHING DRAINAGE EASEMENT

AGREEMENT made this 19th day of March, 1984, between Burton Newmark and M. Karen Newmark, his wife, and A. Frank Bowden and JoEllen Bowden, his wife.

RECITAL

1. Burton Newmark and M. Karen Newmark, his wife, are the owners of the premises in the City of Albuquerque, County of Bernalillo, State of New Mexico, described as:

The northerly 130 feet of the following described real estate, to wit:

A tract of land located in the south one-half (S 1/2) of the north one-half (N1/2) of the northeast one-quarter (NE1/4) of the northeast one-quarter (NE1/4) of Section Thirty (30), Township Ten (10) North, Range Four (4) East, NMPM, which is described as follows:

BEGINNING at the northwest corner of the tract herein described, which is a point 1,996.5 feet east of the quarter corner common to Sections 19 and 30, Township 10 North, Range 4 East, and 330 feet south of the north boundary of said Section 30; thence, east 257.5 feet to the northeast corner; thence, south 220 feet to the southeast corner; thence, west 257.5 feet to the southwest corner; and thence, north 220 feet to the northwest corner and the point of beginning. Excluding the westerly twenty (20) feet thereof, heretofore and on January 3, 1964, Quitclaimed by said Arthur F. Current and Dorothy O. Current, his wife, to the City of Albuquerque, for use as a portion of the public street

and hereinafter called the Newmark Property.

2. A. Frank Bowden, is the owner of the premises in the City of Albuquerque, County of Bernalillo, State of New Mexico, described as Lot One (1) of the Bowden Addition, and A. Frank Bowden and JoEllen Bowden, his wife, are the owners of Lot Two (2) of the Bowden Addition to the City of Albuquerque, N.M., as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, N.M., on May 11, 1973; and A. Frank Bowden and JoEllen Bowden, his wife, are the owners of Lot Three (3) of the Bowden Addition to the City of Albuquerque, N.M., as the same is shown and designated on the plat of said addition filed in the office of the Clerk of Bernalillo County, N.M., on November 9, 1983, and hereinafter called the Bowden Property, and which immediately joins the Newmark Property to the west.

3. A recent topographical survey indicates that surface water from rainfall and snow on the Bowden Property drains to the northwest corner of the Bowden Property and

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then across the Newmark Property toward Virginia Street. In order to better control this natural runoff, the parties agree that the Bowdens may lay out a subterranean drainageway from the northwest corner of the Bowden Property across the most northerly five feet of the Newmark Property to drain into Virginia Street, S.E.

FOR THE REASONS set forth above, and in consideration of the mutual covenants and promises set forth herein, the parties agree as follows:

SECTION I. ESTABLISHMENT OF EASEMENT

Burton Newmark and M. Karen Newmark, his wife, hereby grant to A. Frank Bowden and JoEllen Bowden, his wife, a drainage easement extending five feet (5 feet) south from the northern boundary line of the Newmark Property and running in an east-west direction for approximately 237.5 feet from the east boundary line of the Newmark Property to Virginia Street, S.E.


SECTION II. BUILDING OF DRAINAGEWAY


A. Frank Bowden and JoEllen Bowden, his wife, agree that construction of the drainageway will be done using principles of good workmanship and that after completion of the work, the Newmark Property will be restored as nearly as possible to the same condition as before construction began.

SECTION III. BINDING EFFECT


Benefits and obligations of the covenants herein shall run with the land herein described so long as the drainageway continues to exist, and shall bind the respective parties hereto, their heirs, legal representatives, and assigns.

IN WITNESS WHEREOF, the parties have executed this Agreement at Albuquerque, New Mexico, the day and year first above written.


BURTON NEWMARK


M. KAREN NEWMARK


A. FRANK BOWDEN


JO ELLEN BOWDEN

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ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me this 21st day of March, 1984, by BURTON NEWMARK and M. KAREN NEWMARK, his wife.

Marjorie Arrington
NOTARY PUBLIC

My commission expires:

7/6/85



OFFICIAL SEAL
MARJORIE ARRINGTON
NOTARY PUBLIC - NEW MEXICO
Notary Seal Filed with Secretary of State
My Commission Expires 7/6/85

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me this 19th day of March, 1984, by A. FRANK BOWDEN and JO ELLEN BOWDEN, his wife.

John E. Hudson
NOTARY PUBLIC

My commission expires:

2-21-87

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1984 MAR 21 PM 2:19

PG 116-118
DOLORES C. WALLER
CO. CLERK & RECORDER

[Signature] DEPUTY