

GROUND TO GRID = 0.99963535  
DELTA ALPHA = -00°08'30"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927



W/CAP PLS8686

LOT 5-A, BREEZE  
AT MOUNTAIN GATE  
FILED 12-22-2003  
(2003C, 382)

38.00'  
S11°40'48"W

S78°19'12"E

LOT 4-A-1 RESIDENCE  
UNDER CONSTRUCTION  
0.0672 ACS.  
(2,926.21 SQ.FT.)

Lot 4-A

LOT LINE TO BE ELIMINATED BY THIS PLAT  
N78°19'12"W 43.2'

RESIDENCE  
UNDER CONSTRUCTION  
LOT 3-A-1  
0.0669 ACS.  
(2,912.25 SQ.FT.)

Lot 3-A

LOT LINE TO BE ELIMINATED BY THIS PLAT  
N78°19'12"W

LOT 2-A-1  
0.0520 ACS.  
(2,265.49 SQ.FT.)

Lot 2-A

LOT LINE TO BE ELIMINATED BY THIS PLAT  
N78°19'12"W

LOT 1-A-1  
0.0641 ACS.  
(2,794.24 SQ.FT.)

Lot 1-A

FOUR HILLS ROAD S.E.  
PUBLICLY DEDICATED RIGHT-OF-WAY VARIES

LANIER DRIVE S.E.  
46' PUBLICLY DEDICATED RIGHT-OF-WAY

FND #4 REBAR  
W/CAP PLS8686

FND #4 REBAR  
W/CAP PLS8686

FND #4 REBAR  
W/CAP PLS8686

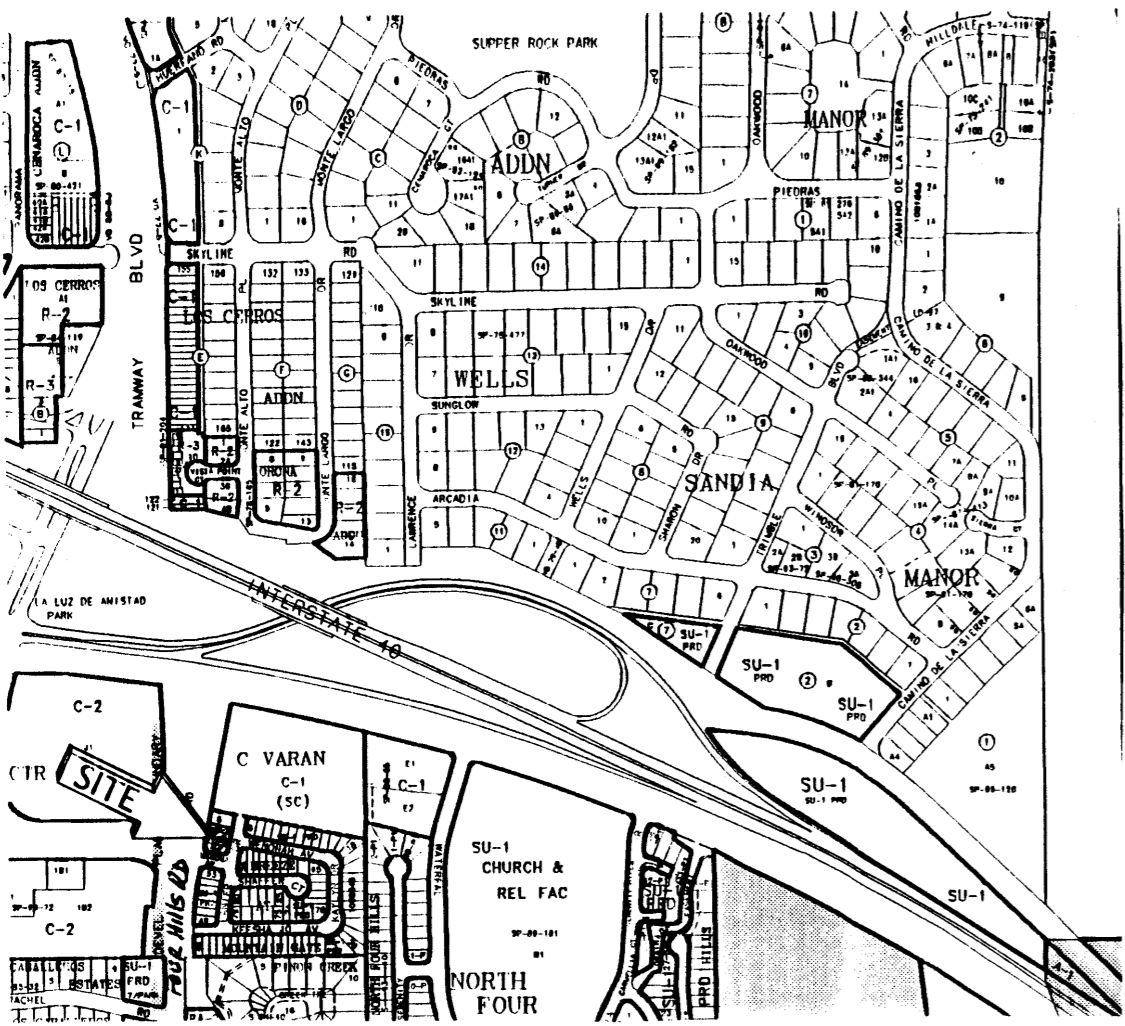
FND #4 REBAR  
W/CAP PLS8686

WENONAH AVENUE S.E.  
60' PUBLICLY DEDICATED RIGHT-OF-WAY

N79°06'03"W 50.27'

C2

C1



Vicinity Map

**SUBDIVISION DATA / NOTES**

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 4-L22 AND 8-L22, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS AREA: 0.2501 ACRES
6. NUMBER OF EXISTING LOTS: 4
7. NUMBER OF LOTS CREATED: 4
8. PROPERTY IS ZONED SU-1, PRD.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO COUNTY TREASURERS OFFICE: \_\_\_\_\_

**PLAT OF  
 LOTS 1-A-1, 2-A-1, 3-A-1 & 4-A-1  
 BREEZE AT MOUNTAIN GATE  
 SECTION 26, T. 10 N., R. 4 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST 2004  
 SHEET 1 OF 2**


**PRELIMINARY PLAT  
 APPROVED BY DRB  
 ON 8/25/04**

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE LOT LINES BETWEEN FOUR (4) EXISTING LOTS CREATING FOUR (4) NEW LOTS.

APPLICATION NO. & PROJECT NO.: \_\_\_\_\_

CITY APPROVALS:

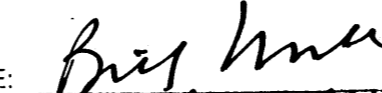
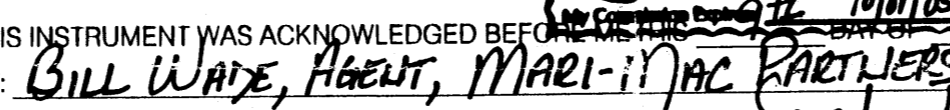
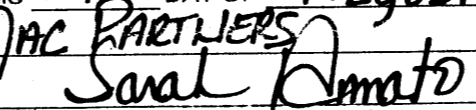
	8-10-04
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING	DATE
PARKS & RECREATION DEPARTMENT	DATE
UTILITY DEVELOPMENT DIVISION	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

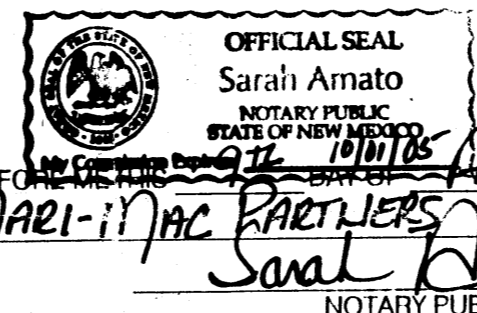
**LEGAL DESCRIPTION**

Lots numbered One-A (1-A), Two-A (2-A), Three-A (3-A) & Four-A (4-A) of BREEZE AT MOUNTAIN GATE, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2003 in Book 2003C, Page 382.

**FREE CONSENT**

THE UNDERSIGNED OWNER AND PROPRIETOR OF THE PROPERTY DESCRIBED HEREON DOES HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH HIS FREE CONSENT AND IN ACCORDANCE WITH HIS DESIRES AND DOES HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUAL IS AUTHORIZED TO SO ACT. SAID OWNER WARRANTS THAT HE HOLDS COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE:  DATE: 8/9/04  
 OWNER(S) PRINT NAME: Bill Wade, AGENT, MARI-MAC PARTNERS  
 ADDRESS: P.O. Box 66449 Albuquerque, NM 87193 TRACT: \_\_\_\_\_  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON the 9th day of August, 2004.  
 BY:  AGENT, MARI-MAC PARTNERS  
 MY COMMISSION EXPIRES: 10/01/05  
  
 NOTARY PUBLIC



**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

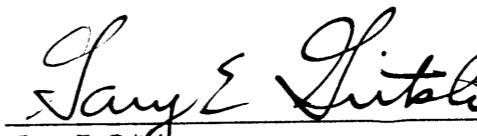
INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL NOT BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS; NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, P.N.M. ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10) IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5) ON EACH SIDE.

**SURVEYOR'S CERTIFICATION**

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

 AUG. 6, 2004  
 Gary E. Gritsko Date  
 New Mexico Professional Surveyor, 8686



**SURVEYS SOUTHWEST LTD.**

333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87102

PHONE: (505) 998-0303  
 FAX: (505) 998-0306

**T10N R4E SEC. 26**

**PLAT OF**  
**LOTS 1-A-1, 2-A-1, 3-A-1 & 4-A-1**  
**BREEZE AT MOUNTAIN GATE**  
**SECTION 26, T. 10 N., R. 4 E., N.M.P.M.**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
**AUGUST 2004**  
**SHEET 2 OF 2**

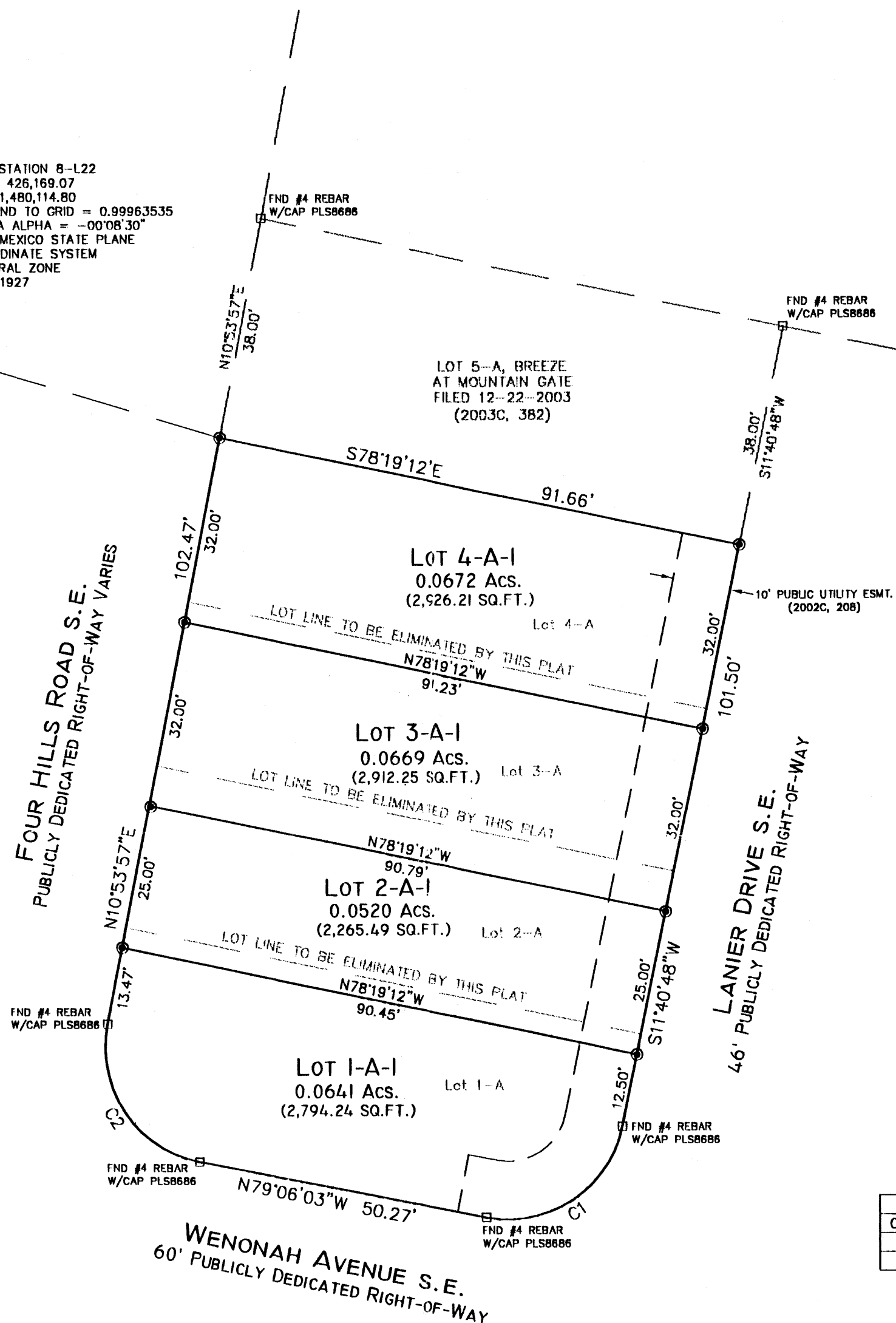
ACS STATION 4-L22  
 X = 423,364.73  
 Y = 1,480,446.81  
 GROUND TO GRID = 0.99964079  
 DELTA ALPHA = -00°08'50"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

ACS STATION 8-L22  
 X = 426,169.07  
 Y = 1,480,114.80  
 GROUND TO GRID = 0.99963535  
 DELTA ALPHA = -00°08'30"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

SCALE: 1" = 20'  
 PROJECT NO. 0408PB04  
 DRAWN BY PGB  
 ZONE ATLAS: L-23-Z



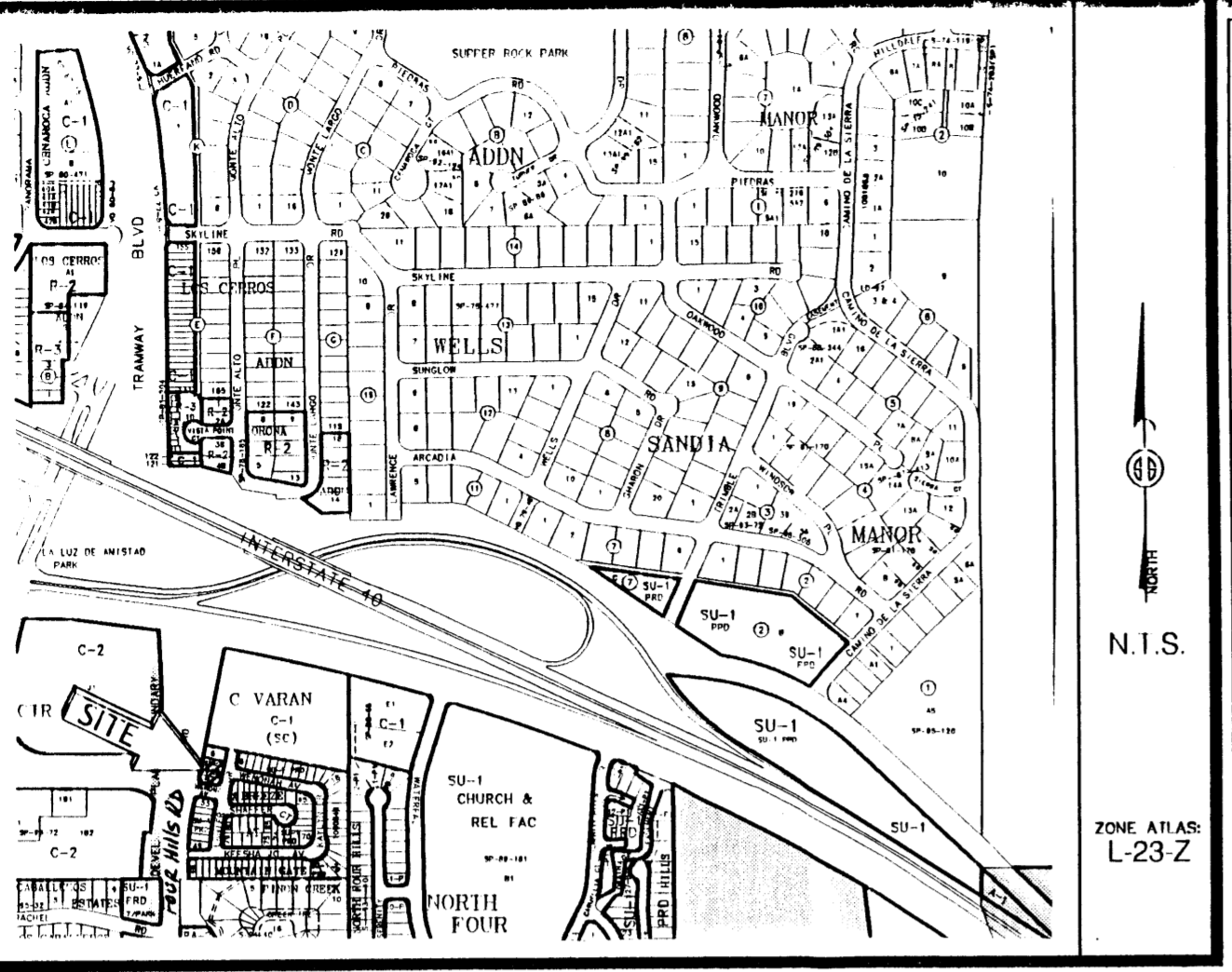
MONUMENT LEGEND	
⊕	- FOUND CONTROL STATION AS NOTED
⊞	- FOUND MONUMENT AS NOTED
⊙	- SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.14'	89°13'08"	S56°17'22"W	28.09'
C2	20.00'	31.42'	90°00'00"	N34°06'03"W	28.28'

**SURVEYS SOUTHWEST LTD.**  
 333 LOMAS BLVD., N.E.      PHONE: (505) 998-0303  
 ALBUQUERQUE, NEW MEXICO      FAX: (505) 998-0306  
 87102  
**T10N R4E SEC. 26**

PLAT OF  
 LOTS 1-A-1, 2-A-1, 3-A-1 & 4-A-1  
 BREEZE AT MOUNTAIN GATE  
 SECTION 26, T. 10 N., R. 4 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST 2004  
 SHEET 1 OF 2



Vicinity Map

SUBDIVISION DATA / NOTES

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OWNER(S) SIGNATURE: Bill Wade DATE: 8/9/04  
 OWNER(S) PRINT NAME: AGENT, MARI-MAC PARTNERS  
 ADDRESS: P.O. Box 66449 Albuquerque, NM 87193 TRACT: \_\_\_\_\_

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



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 09 AUGUST, 2004.  
 BY: BILL WADE, AGENT, MARI-MAC PARTNERS  
Sarah Amato  
 NOTARY PUBLIC

PUBLIC UTILITY EASEMENTS

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DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE LOT LINES BETWEEN FOUR (4) EXISTING LOTS CREATING FOUR (4) NEW LOTS.

APPLICATION NO. & PROJECT NO.: 1003617 - 04 DRB-01265

CITY APPROVALS:

<u>[Signature]</u>	<u>8-10-04</u>
CITY SURVEYOR	DATE
<u>[Signature]</u>	<u>8-25-04</u>
TRAFFIC ENGINEERING	DATE
<u>Christina Sandoval</u>	<u>8/25/04</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>Roger A Green</u>	<u>8/25/04</u>
UTILITY DEVELOPMENT DIVISION	DATE
<u>Bradley L. Bingham</u>	<u>8/25/04</u>
A.M.A.F.C.A.	DATE
<u>Bradley L. Bingham</u>	<u>8/25/04</u>
CITY ENGINEER	DATE
<u>Dheran Nelson</u>	<u>8/25/04</u>
DR3 CHAIRPERSON, PLANNING DEPARTMENT	DATE



SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko Aug. 6, 2004  
 Gary E. Gritsko Date  
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0306

T10N R4E SEC. 26

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: See Attached  
 PROPERTY OWNER OF RECORD:  
Up West Corp  
 BERNALILLO COUNTY TREASURERS OFFICE:  
Dany Virgil Sr 26 Aug 04

PLAT OF  
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 BREEZE AT MOUNTAIN GATE  
 SECTION 26, T. 10 N., R. 4 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
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 SHEET 2 OF 2

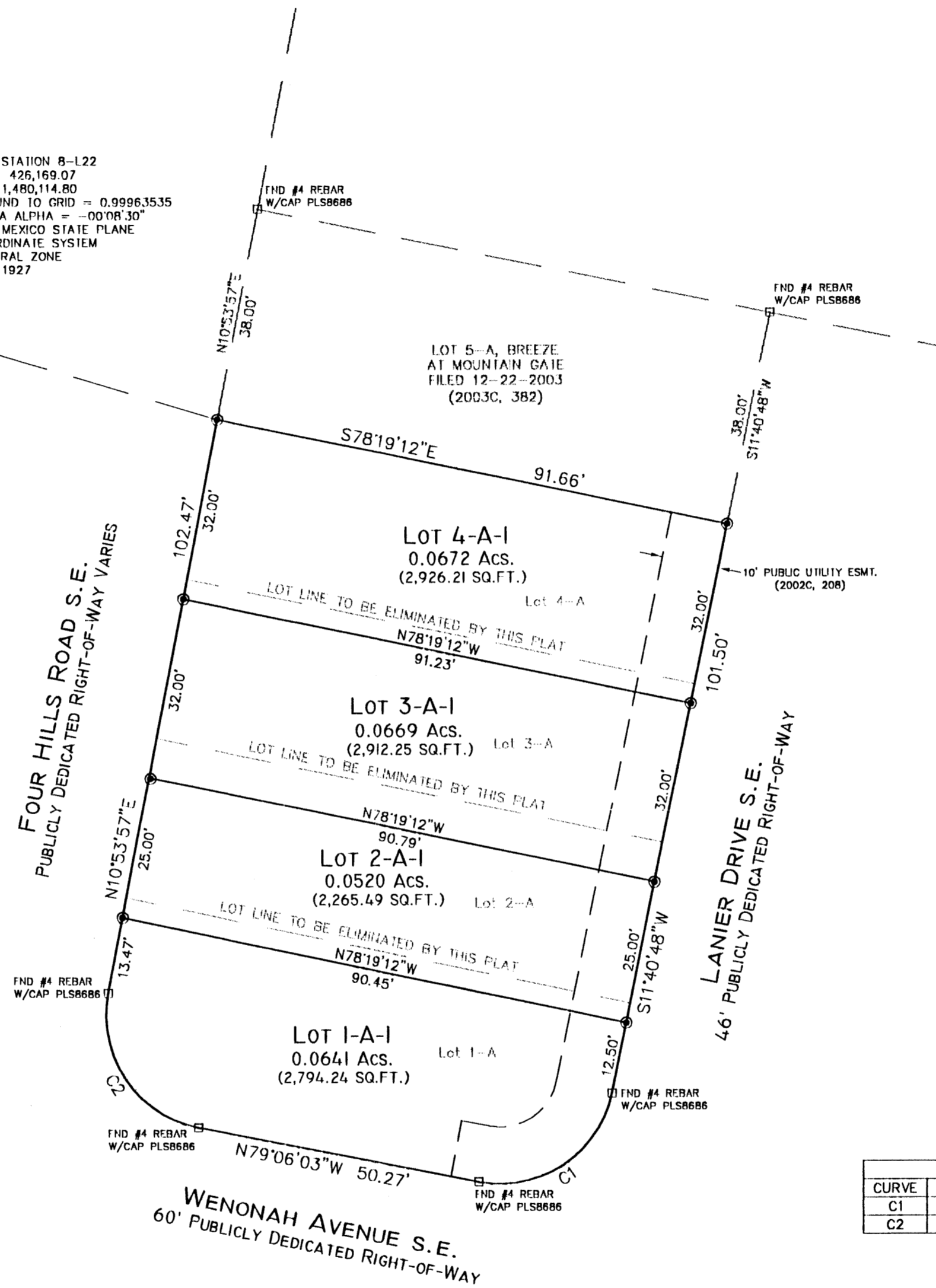
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 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

10 5 0 10 20 30  
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 PROJECT NO. 0408FB04  
 DRAWN BY PGB  
 ZONE ATLAS: L-23-Z



MONUMENT LEGEND	
⊕	- FOUND CONTROL STATION AS NOTED
⊠	- FOUND MONUMENT AS NOTED
⊙	- SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED



2004121388  
 6134663  
 Page: 2 of 2  
 08/26/2004 02:51P  
 Bk-2004C Pg-259

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T10N R4E SEC. 26