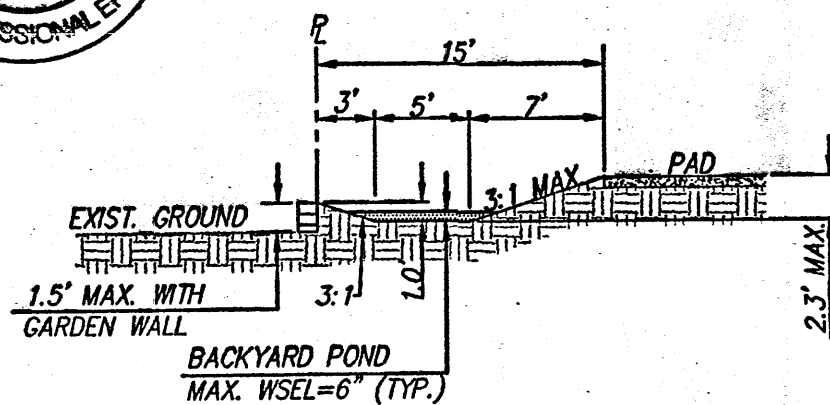
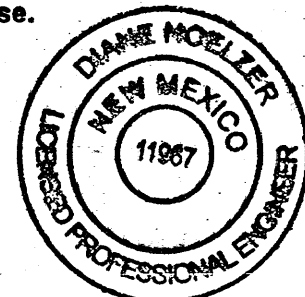


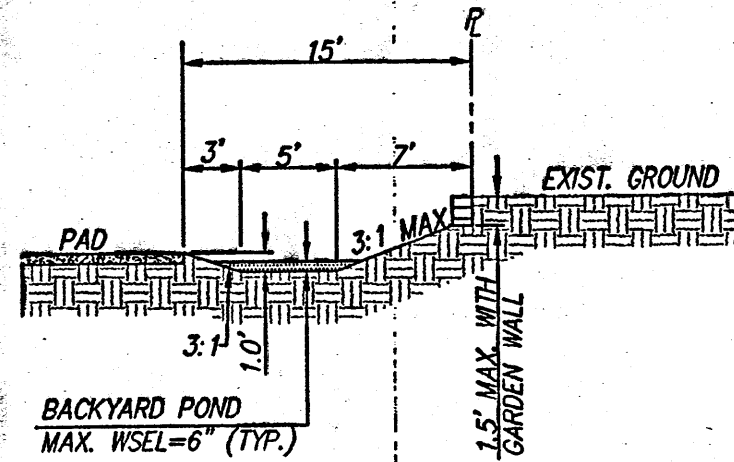
PANORAMA HEIGHTS
BLOCK 12-A
03-12-68, C6-204)

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Maine Heebler 11967
 Signature NMPE
 6.3.11
 Date



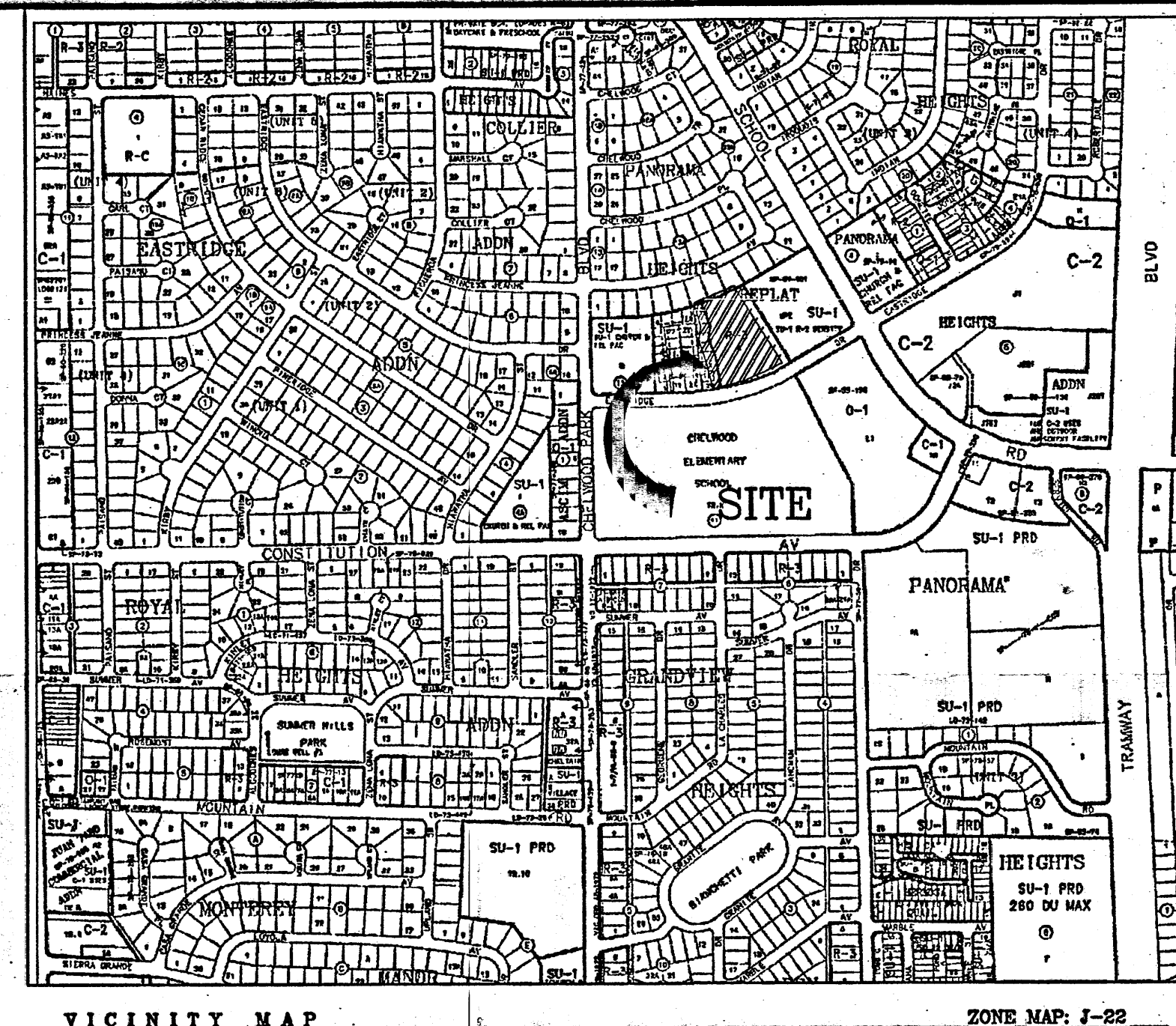
TYPICAL BACKYARD GRADING DETAIL B-B
NTS



TYPICAL BACKYARD GRADING DETAIL C-C
NTS

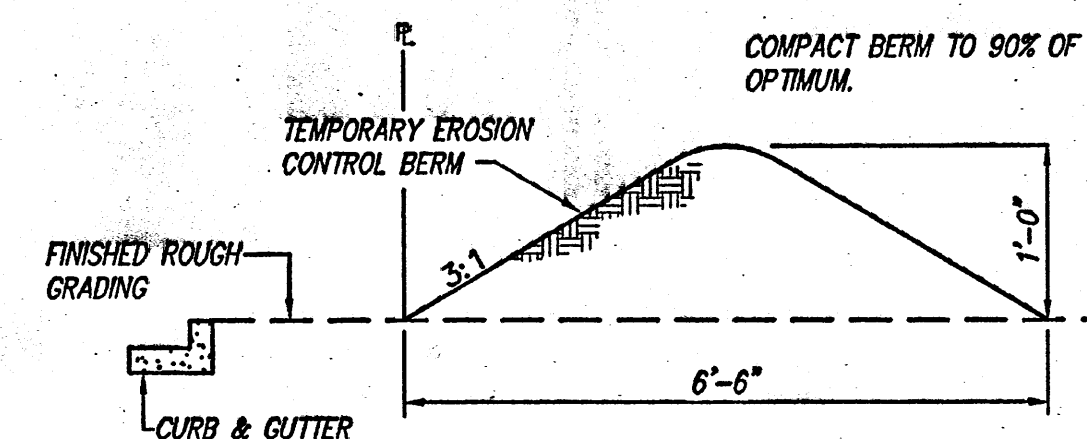
1. ALL ROOFS WILL DRAIN TO THE FRONT YARD.

2. MASONRY BLOCK WALLS WILL BE CONSTRUCTED BETWEEN ALL TOWN HOMES ADJACENT SIDE YARDS AND BACKYARDS. NO MORE THAN 1.5' DIFFERENCE IN ADJOINING DIRT ELEVATIONS WILL OCCUR WITHOUT A RETAINING WALL.



VICINITY MAP

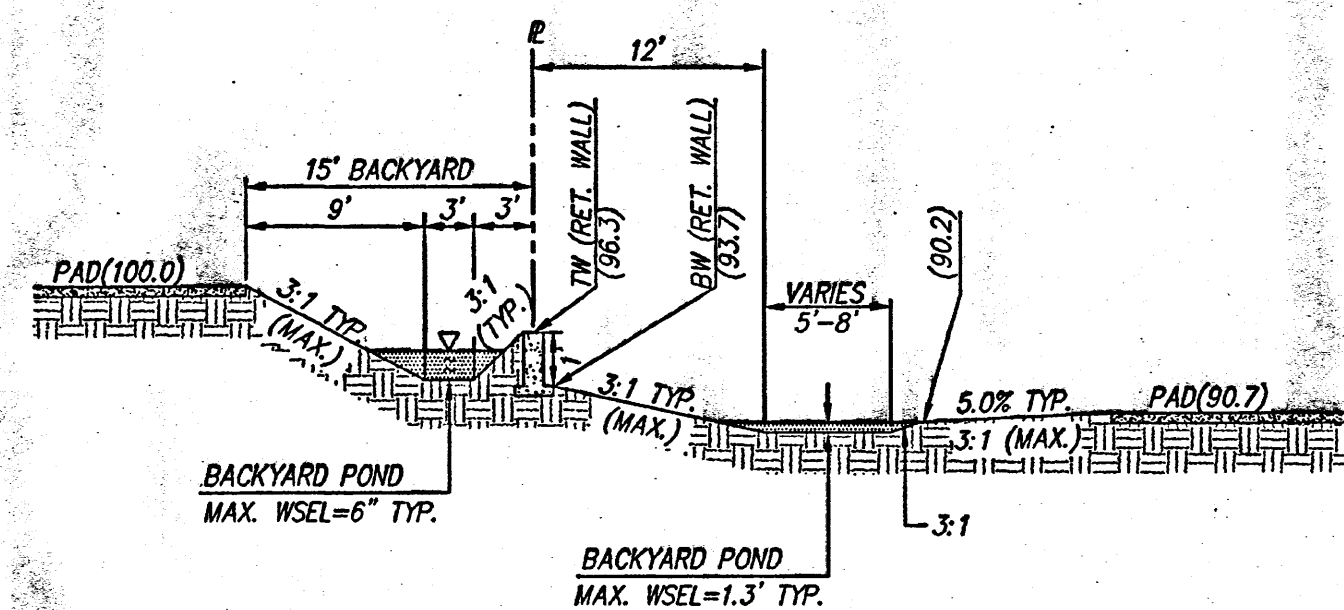
ZONE MAP: J-22



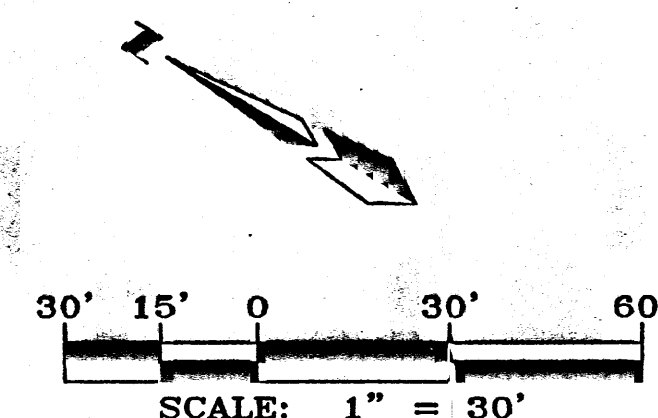
~~EROSION CONTROL BERM DETAIL~~

N.T.S.

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



TYPICAL BACKYARD GRADING DETAIL A-A
NTS



A00024bsp/0024GD30/04-13-00/ DLH MJR

- # LEGEND
- | | |
|---|--------------------------------|
| —5750— | CONTOUR (MAJOR) |
| —5751— | CONTOUR (MINOR) |
| $\frac{TC}{FL} =$ | EXIST. TOP OF CURB
FLOWLINE |
| x 00.00 | EXIST. SPOT ELEVATION |
| ----- | EXIST. CONCRETE CURB |
|  | EXIST. CONCRETE/SIDEWALK |
| ===== | EXIST. WALL OR HEAD WALL |
|  | EXIST. SANITARY SEWER MANHOLE |
|  | EXIST. WATER VALVE |
|  | EXIST. FIRE HYDRANT |
| E&CATV— | EXIST. OVERHEAD UTILITY LINES |
|  | EXIST. POWER POLE |
| —————> | EXIST. GUY WIRE |
|  | EXIST. STREET LIGHT |
|  | EXIST. TELEPHONE MANHOLE |
|  | EXIST. TELEPHONE PEDESTAL |
|  | NEW STANDARD CURB AND GUTTER |
| ===== | NEW MOUNTABLE CURB AND GUTTER |
| * 00.00 | NEW SPOT ELEVATION |
| FP= 00.00 | NEW FINISH PAD ELEVATION |
| 00.00 PB | BOTTOM OF POND ELEVATION |
| 00.00 TW | TOP OF WALL ELEVATION |
| 00.00 BW | BOTTOM OF WALL ELEVATION |
|  | NEW RETAINING WALL |
|  | ROOF DRAIN TO FRONT YARD |
| — · — · — | NEW SWALES |

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

 CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JUN 17 2011

TITLE: **BREEZE AT SOUTH PEAK
GRADING AND DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

ATE

	M

NO./DA

AY/YR.

MO.

/ DAY /

YR.

1

2

CITY PROJECT NO

641481

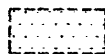
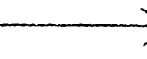
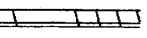
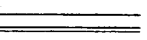
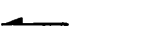
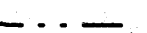
ZONE MAP NO.
1-22

SHEET **4** OF **10**

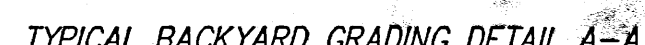
1. ALL ROOFS WILL DRAIN TO THE FRONT YARD.
2. MASONRY BLOCK WALLS WILL BE CONSTRUCTED BETWEEN ALL TOWN HOMES ADJACENT SIDE YARDS AND BACKYARDS. NO MORE THAN 1.5" DIFFERENCE IN ADJOINING DIRT ELEVATIONS WILL OCCUR WITHOUT A RETAINING WALL.



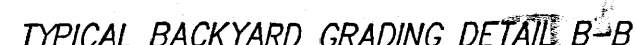
ZONE MAP: J-22

-5750-	CONTOUR (MAJOR)
-5751-	CONTOUR (MINOR)
$\frac{TC}{FL} =$	EXIST. TOP OF CURB FLOWLINE
x 00.00	EXIST. SPOT ELEVATION
-----	EXIST. CONCRETE CURB
	EXIST. CONCRETE/SIDEWALK
	EXIST. WALL OR HEAD WALL
	EXIST. SANITARY SEWER MANHOLE
	EXIST. WATER VALVE
	EXIST. FIRE HYDRANT
&CATV-	EXIST. OVERHEAD UTILITY LINES
	EXIST. POWER POLE
	EXIST. GUY WIRE
	EXIST. STREET LIGHT
	EXIST. TELEPHONE MANHOLE
	EXIST. TELEPHONE PEDESTAL
	NEW STANDARD CURB AND GUTTER
	NEW MOUNTABLE CURB AND GUTTER
* 00.00	NEW SPOT ELEVATION
FP= 00.00	NEW FINISH PAD ELEVATION
00.00 PB	BOTTOM OF POND ELEVATION
00.00 TW	TOP OF WALL ELEVATION
00.00 BW	BOTTOM OF WALL ELEVATION
	NEW RETAINING WALL
	ROOF DRAIN TO FRONT YARD
	NEW SWALES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERMS REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



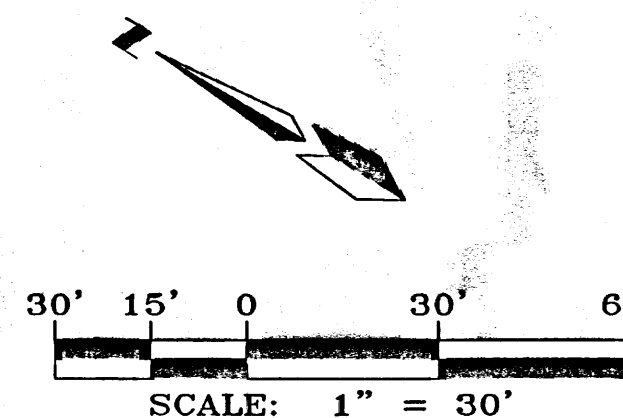
NTS



NTS



NTS



A00024bsp/0024GD30/04-13-00/ DLH MJR

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES		ACS MONUMENT 3-122* X = 42.57/6.02 Y = 148.63/5.68 G-G FACTOR = .99963575 NEW MEXICO CENTRAL ZONE (NAD 27) (SLD 1929) ELEVATION = 5664.77'		CONTRACTOR WORK ORDER BY INSPECTOR'S ACCEPTANCE BY FIELDATION BY DATE DRAWINGS DATE CORRECTED BY DATE MICRO-FILM INFORMATION RECORDED BY DATE NO.	
		NO.	BY				
NO.	DATE	REMARKS	BY				
DESIGNED BY			DATE				
DRAWN BY			DATE				
CHECKED BY			DATE				

NO. 22

22

PEAK
AGE PLAN

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22

22

NO. 22</



LOCATION MAP ZONE ATLAS J-22-Z

SCALE: NONE

RECEIVED
APR 13 2000

SUBDIVISION DATA

PLAT CASE NOS. DRB: S V.

GROSS ACREAGE 2.8764 AC

ZONE ATLAS NO. J-22-Z

NO. OF EXISTING TRACTS/LOTS 1 TRACTS

NO. OF TRACTS/LOTS CREATED 36 LOTS

NO. OF TRACTS/LOTS ELIMINATED 0 TRACTS

MILES OF FULL WIDTH STREETS CREATED 0.156

AREA DEDICATED TO CITY OF ALBUQUERQUE ... INTERIOR STREETS: .8063 AC

DATE OF SURVEY FEBURARY 2000

UTILITY CONTROL LOCATION SYSTEM LOG NUMBER: 00021611190318

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER:

Jim Crews 3-20-00
JIM CREWS, ASSISTANT VICE-PRESIDENT DATE
ASR INVESTMENT CORPORATION, AN ARIZONA CORPORATION

OWNER'S ACKNOWLEDGMENT

ARIZONA
STATE OF NEW MEXICO }
MARICOPA } SS
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on MARCH 20, 2000
by JIM CREWS, ASSISTANT VICE-PRESIDENT, ASR INVESTMENT CORPORATION, An ARIZONA Corporation, on behalf of said Corporation.

Stephanie J. Foster
NOTARY PUBLIC
OFFICIAL SEAL
STEPHANIE J. FOSTER
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires May 1, 2000
5-1-00
MY COMMISSION EXPIRES

LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT (SEE SHEET 2)

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of :

1. The PNM Electric Services Division 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 services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. U.S. West for 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 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 easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall 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, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, 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."

Timothy Aldrich
TIMOTHY ALDRICH, P.S. No. 7719
03-16-00
DATE

PLAT FOR
BREEZE AT SOUTH PEAK
WITHIN SECTION 15
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2000

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

Subdivision Case No. _____

Planning Director, City of Albuquerque, N.M. _____ Date _____

City Engineer, City of Albuquerque, N.M. _____ Date _____

Albuquerque Metropolitan Arroyo Flood Control Authority _____ Date _____

Transportation Development, City of Albuquerque, N.M. _____ Date _____

Utility Development Division, City of Albuquerque, N.M. _____ Date _____

Parks Design and Development, C.I.P., City of Albuquerque, N.M. _____ Date _____

Glen B. Hart 3-24-00
City Surveyor, City of Albuquerque, N.M. _____ Date _____

Property Management, City of Albuquerque, N.M. _____ Date _____

PNM GAS _____ Date _____

U.S. West Telecommunications _____ Date _____

PNM ELECTRIC _____ Date _____

Comcast Cable _____ Date _____

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is from the plat of record entitled:

PLAT FOR "PANORAMA HEIGHTS", (09-17-63, D3-76)

PLAT FOR "PANORAMA HEIGHTS REPLAT", (03-12-68, C6-204)

PLAT FOR "PANORAMA HEIGHTS", (10-01-84, C25-38)

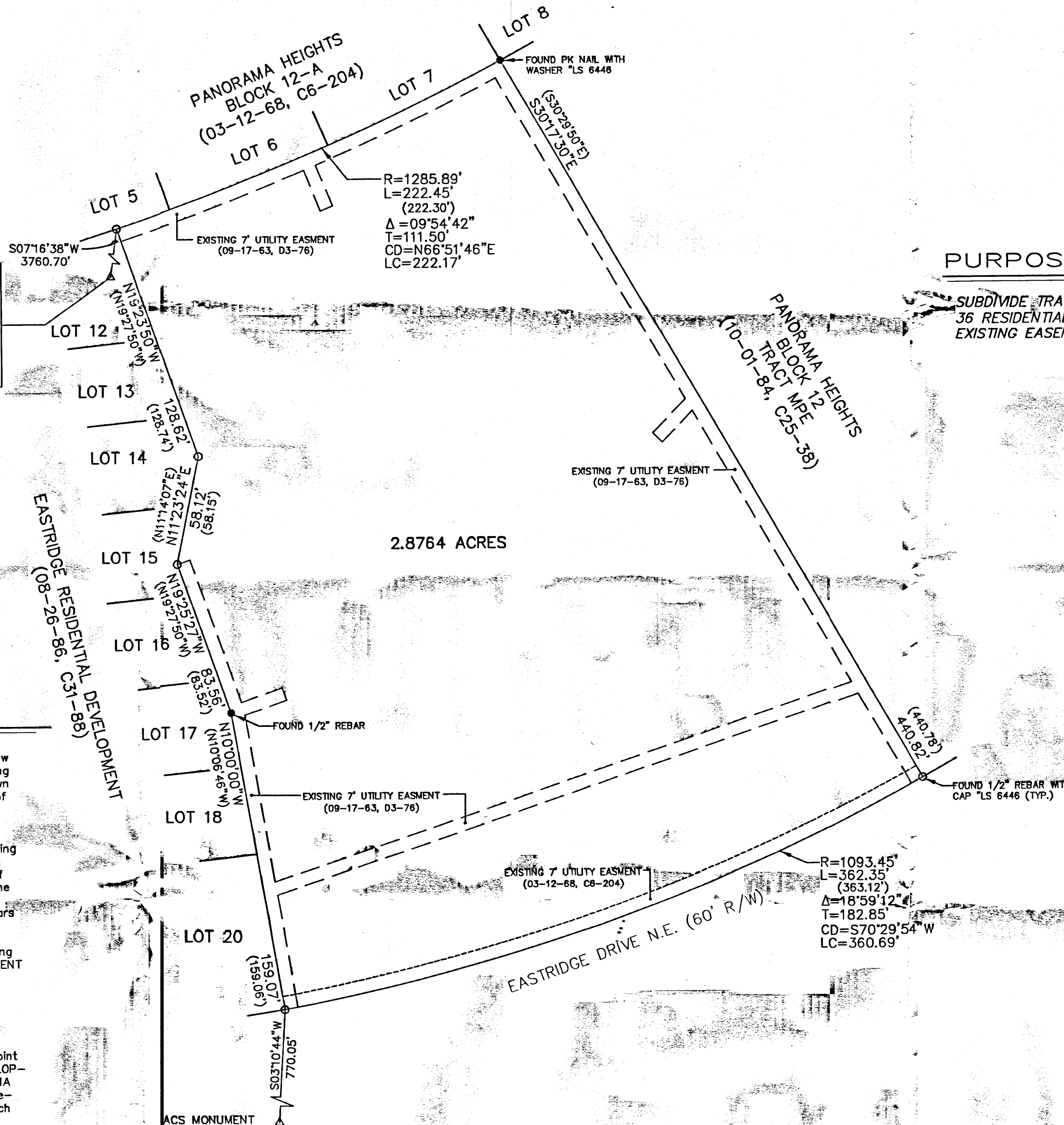
PLAT FOR "EASTRIDGE RESIDENTIAL DEVELOPMENT", (08-26-86, C31-88)

all being records of Bernalillo County, New Mexico.

5. Field Survey: performed February, 2000.
6. Title Report: None provided.
7. Utility Control Location System Log Number: 00021611190318
8. Unless otherwise noted all points are "SET 5/8" REBAR with cap "ALS LS 7719".

PLAT FOR
BREEZE AT SOUTH PEAK
WITHIN SECTION 15
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2000

ACS MONUMENT
"3-J22"
Y=1486858.68
X=423576.02
G=0.99963582
Δ=00°08'49"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5664.88



PURPOSE OF PLAT

SUBDIVIDE TRACT B, BLOCK 12 - A, PANORAMA HEIGHTS REPLAT INTO 36 RESIDENTIAL LOTS, GRANT NEW EASEMENTS AS SHOWN, VACATION OF EXISTING EASEMENTS, AND DEDICATE NEW RIGHT-OF-WAY AS SHOWN.

DESCRIPTION

A tract of land situate within Section 15, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque Bernalillo County, New Mexico being all of TRACT B, BLOCK 12-A, PANORAMA HEIGHTS REPLAT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1968 in Volume C6, Folio 204 and being more particularly described as follows:

BEGINNING at the southwest corner of the herein described tract, said point being common with the southeast corner of EASTRIDGE RESIDENTIAL DEVELOPMENT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 26, 1986 in Volume C31, Folio 88 and further being on the northerly right-of-way line of Eastridge Drive N.E. from whence the Albuquerque Control Survey Monument "11-J22" bears S 03°10'44" W, 770.05 feet;

THENCE leaving said northerly right-of-way line N 10°00'00" W, 159.07 feet along a line common with the easterly line of said EASTRIDGE RESIDENTIAL DEVELOPMENT to a point;

THENCE continuing N 19°25'27" W, 83.56 feet to a point;

THENCE continuing N 11°23'24" E, 58.12 feet to a point;

THENCE continuing N 19°23'50" W, 128.62 feet to the northwest corner, said point being common with the northeast corner of said EASTRIDGE RESIDENTIAL DEVELOPMENT and further being on the southerly line of LOT 5, BLOCK 12-A, PANORAMA HEIGHTS REPLAT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1968 in Volume C6, Folio 204;

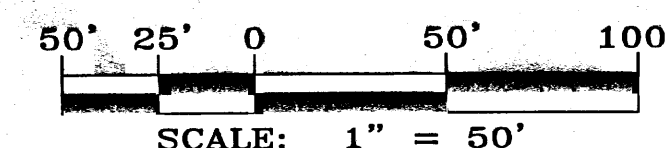
THENCE along a line common with said LOT 5 and LOTS 6 & 7, PANORAMA HEIGHTS, BLOCK 12-A as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1968 in Volume C6, Folio 204, 222.45 feet along a curve to the left whose radius is 1285.89 feet through a central angle of 09°54'42" and whose chord bears N 66°51'46" E, 222.17 feet to the northeast corner, said point being common with the northwest corner of TRACT MPE, BLOCK 12, PANORAMA HEIGHTS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 1, 1984 in Volume C25, Folio 38;

THENCE along a line common with the westerly line of said TRACT MPE, S 30°17'30" E, 440.82 feet to the southeast corner, said point being common with the southwest corner of said TRACT MPE and further being on the northerly right-of-way line of said Eastridge Drive N.E.;

THENCE along said northerly right-of-way line 362.35 feet along a curve to the right, whose radius is 1093.45 feet through a central angle of 18°59'12" and whose chord bears S 70°29'54" W, 360.69 feet to the point of beginning and containing 2.8764 acres more or less.

NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".



dwg: 0024PLAT-2	Drawn: MJR	Checked: ALS	Sheet 2 of 3
Scale: 1"=50'	Date: 03-15-00	Job: 00024	

PLAT FOR
BREEZE AT SOUTH PEAK
 WITHIN SECTION 15
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2000

PRIVATE ACCESS AND UTILITY
 EASEMENT GRANTED BY THIS
 PLAT FOR THE BENEFIT OF
 LOT 14 AND TO BE MAINTAINED
 BY THE OWNER OF LOT 14.

$\Delta = 09^{\circ}54'42''$
 $R = 1285.89'$
 $L = 222.45'$
 $T = 111.50'$
 $CD = N66^{\circ}51'46''E$
 $LC = 222.17'$

EXISTING GUY WIRE EASEMENT
 TO BE VACATED BY THIS PLAT
 (V-)

EXISTING 7' UTILITY EASEMENT

EXISTING GUY WIRE EASEMENT
 TO BE VACATED BY THIS PLAT
 (V-)

EXISTING 7' UTILITY EASEMENT

EXISTING 7' UTILITY EASEMENT
 TO BE VACATED BY THIS PLAT.
 (V-)

EXISTING 7' UTILITY EASEMENT

$\Delta = 18^{\circ}59'12''$
 $R = 1093.45'$
 $L = 362.35'$
 $T = 182.85'$
 $CD = S70^{\circ}29'54''W$
 $LC = 360.69'$

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	TANGENT	BEARING
1	03°20'18"	18.76	322.00	9.38	N28°37'21"W
2	88°45'33"	38.73	25.00	24.46	S71°19'58"E
3	96°17'39"	42.02	25.00	27.91	N21°11'38"E
4	03°20'18"	16.20	278.00	8.10	N28°37'21"W
5	82°41'49"	36.08	25.00	22.00	N71°38'24"W
6	29°21'27"	27.67	54.00	14.15	S52°19'58"W
7	26°14'04"	24.73	54.00	12.58	S24°32'12"W
8	29°20'17"	27.65	54.00	14.14	S03°14'58"E
9	05°45'59"	5.43	54.00	2.72	S20°48'06"E
10	05°39'59"	31.75	321.00	15.89	N20°51'06"W
11	05°34'16"	31.21	321.00	15.62	N15°13'59"W
12	02°26'50"	13.71	321.00	6.86	N11°13'25"W
13	93°36'13"	40.84	25.00	26.62	S56°48'07"E
14	86°24'31"	37.70	25.00	23.48	N23°48'26"E
15	12°30'23"	20.68	94.72	10.38	S61°06'00"W
16	20°16'42"	33.52	94.72	16.94	S44°42'27"W
17	28°47'19"	47.59	94.72	24.31	S20°10'27"W
18	03°35'44"	68.62	1093.45	34.32	N78°11'38"E
19	02°29'53"	47.68	1093.45	23.84	N70°35'24"E
19	04°33'25"	86.97	1093.45	43.51	N74°07'04"E
20	05°03'12"	96.44	1093.45	48.25	N66°48'52"E
21	03°16'58"	62.65	1093.45	31.33	N62°38'47"E
22	01°19'59"	29.92	1285.89	14.96	N71°09'07"E
23	01°20'26"	30.09	1285.89	15.04	N69°48'54"E
24	01°20'16"	30.02	1285.89	15.01	N68°28'34"E
25	01°33'45"	35.07	1285.89	17.54	N67°01'33"E
26	04°20'15"	97.35	1285.89	48.70	N64°04'33"E
27	03°20'18"	17.48	300.00	8.74	N28°37'21"W
28	55°35'31"	72.77	75.00	39.54	S39°12'56"W
29	35°06'16"	45.95	75.00	23.72	S06°07'58"E
30	13°41'05"	71.65	300.00	36.00	N16°50'33"W

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED
 AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET
 INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR
 INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",
 "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

30' 15' 0 30' 60'
 SCALE: 1" = 30'