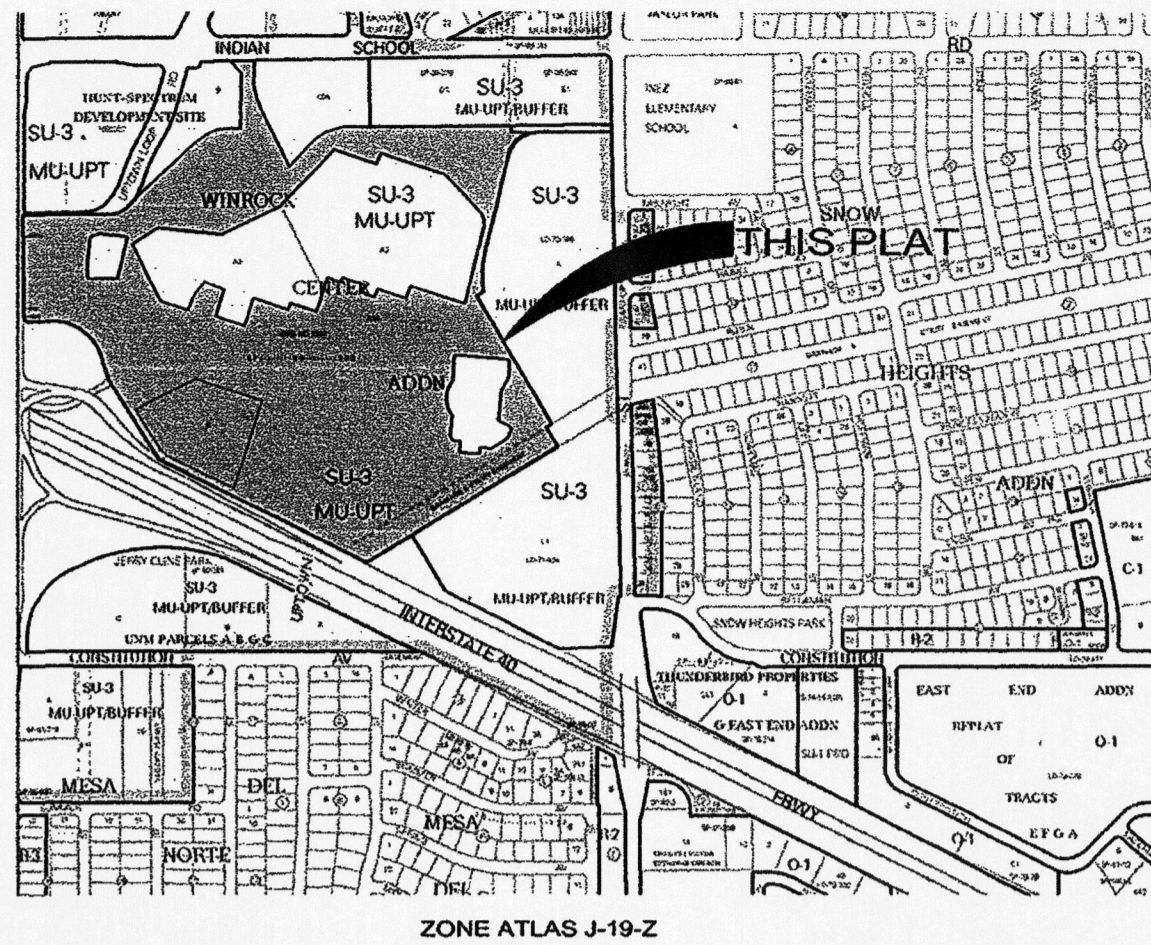


SUBDIVISION PLAT PARCEL A-1-A-1-A-1-A WINROCK CENTER ADDITION

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2015

DATE OF SURVEY: MARCH 2015
SHEET 1 OF 8



A.B.C.W.U.A PUBLIC WATER & SEWER EASEMENT NOTE

The PUBLIC WATER and SEWER EASEMENT(S) granted herein shall be vacated upon the dedication of the land on which the easement lies to the City of Albuquerque, and the City's acceptance of the dedication as public right of way, for any portions of the easement which shall be included in the dedication.

PURPOSE OF THIS PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE PARCEL ONE (1) FROM TWO (2) PARCELS. EXISTING PARCEL B, HUNT-SPECTRUM DEVELOPMENT SITE IS VACATED BY THIS PLAT. THE AREA OF PARCEL B IS INCORPORATED INTO THE NEW PARCEL A-1-A-1-A-1-A

NOTES

- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983)
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIZE (S65°04'00"W, 365.00).
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "1_H19A" ELEVATION = 5326.611 (NAVD 88) LOCATED AT THE NORTHEAST CORNER OF INDIAN SCHOOL RD. NE AND PENNSYLVANIA ST. NE
- ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 3 OF 7 OF THIS PLAT.
- EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.

EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PNM 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 REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
 - QUEST d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
 - COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.

PNM, NEW MEXICO GAS COMPANY, COMCAST, AND QUEST d/b/a CENTURYLINK QC COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE. TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, 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 (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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.

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
PARCEL A-1-A-1-A-1, UPC # 101905813240220410L1
PARCEL B, UPC # 101905808536020411LA

BERNALILLO COUNTY TREASURERS OFFICE:

BY: George Stone DATE: 7-20-15

SURVEYOR'S CERTIFICATION

I, KIM C. STELZER, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7482, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

K. Stelzer March 17, 2015
Kim C. Stelzer, N.M.P.L.S. NO. 7482 DATE

SUBDIVISION DATA

DRB NO.		PLAT ACRES (Gross)	50.9483
NO. OF LOTS	0	LOT ACRES	0
NO. OF PARCELS	1	PARCEL ACRES	50.9483
NO. OF TRACTS	0	TRACT ACRES	0
STREET MILES (FULL)	0	STREET ACRES	0

FREE CONSENT

THE PROPERTY SHOWN HEREON IS PLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT:

ALL ACCESS, UTILITY, DRAINAGE AND SIDEWALK 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. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

Good 3/17/15
WINROCK PARTNERS, LLC
GARY D. GOODMAN, AUTHORIZED SIGNATORY:

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

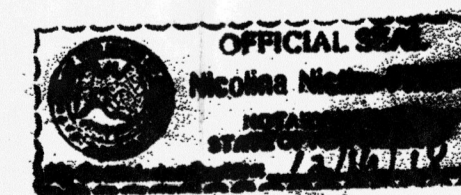
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 17, 2015
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: December 14, 2018

DOCN 2015062096

07/20/2015 02:42 PM Page: 1 of 8
PLAT R: \$25.00 B: 2015C P: 0082 R. Toulouse Oliver, Bernalillo Cour



PROJECT NO. 1002202
APPLICATION NO. 15DRB-70120

PLAT APPROVALS

UTILITY APPROVALS

<u>[Signature]</u> PNM ELECTRIC SERVICES	<u>6-23-15</u> DATE
<u>[Signature]</u> NEW MEXICO GAS COMPANY	<u>4/21/15</u> DATE
<u>[Signature]</u> QUEST CORPORATION d/b/a CenturyLink QC	<u>6.5.15</u> DATE
<u>[Signature]</u> COMCAST	<u>4/21/15</u> DATE

CITY APPROVALS

<u>[Signature]</u> CITY SURVEYOR	<u>3/17/15</u> DATE
<u>1</u> REAL PROPERTY DIVISION	<u>7-20-15</u> DATE
<u>1</u> ENVIRONMENTAL HEALTH DEPARTMENT	<u>7-20-15</u> DATE
<u>[Signature]</u> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>6/24/15</u> DATE
<u>[Signature]</u> A.B.C.W.U.A.	<u>07/17/15</u> DATE
<u>[Signature]</u> DEPARTMENT OF PARKS & REC.	<u>6/29/15</u> DATE
<u>[Signature]</u> AMAFCA	<u>6-26-15</u> DATE
<u>[Signature]</u> CITY ENGINEER	<u>6-24-15</u> DATE
<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>7-20-15</u> DATE

HUITT-ZOLIARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Dr. NE, Suite 101
Rio Rancho, NM 87124
(505)892-5141

SUBDIVISION PLAT
PARCEL A-1-A-1-A-1-A
WINROCK CENTER ADDITION
JUNE 2015

LEGAL DESCRIPTION

A PARCEL OF LAND LYING AND SITUATE WITHIN SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF:

PARCEL A-1-A-1-A-1 OF THE PLAT OF PARCELS A-1-A-1-A-1 AND E-1-A OF THE WINROCK CENTER ADDITION, ALBUQUERQUE, NEW MEXICO, 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 MARCH 10, 2015, IN BOOK 2015C, PAGE 23, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE - NORTH AMERICAN DATUM OF 1983 AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED PARCEL, LYING ON THE EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, NE (R.O.W. VARIES), FROM WHENCE A TIE TO A.G.R.S. MONUMENT "20_H18" BEARS N 03°39'19" W, A DISTANCE OF 1349.94 FEET;
THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, S 89°49'49" E, A DISTANCE OF 385.41 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 94.32 FEET, A RADIUS OF 125.00 FEET, A DELTA ANGLE OF 43°14'04", A CHORD BEARING OF N 68°33'39" E, AND A CHORD LENGTH OF 92.10 FEET, TO AN ANGLE POINT;
THENCE N 46°58'36" E, A DISTANCE OF 406.78 FEET TO A POINT OF CURVATURE MARKED BY A FOUND BRASS CAP MARKED "WINROCK";
THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 170.83 FEET, A RADIUS OF 230.00 FEET, A DELTA ANGLE OF 42°33'21", A CHORD BEARING OF N 68°12'59" E, AND A CHORD LENGTH OF 166.93 FEET, TO A POINT MARKED BY A FOUND PK NAIL STAMPED "PS 10472";
THENCE N 89°25'26" E, A DISTANCE OF 44.90 FEET TO AN ANGLE POINT;
THENCE N 00°14'23" E, A DISTANCE OF 240.78 FEET TO AN ANGLE POINT MARKED BY A FOUND BRASS CAP MARKED "WINROCK";
THENCE N 45°07'26" W, A DISTANCE OF 77.46 FEET TO AN ANGLE POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, N.E. MARKED BY A FOUND BRASS CAP MARKED "WINROCK PT 8";
THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 89°24'04" E, A DISTANCE OF 112.33 FEET TO AN ANGLE POINT;
THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 00°21'21" W, A DISTANCE OF 68.73 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 151.38 FEET, A RADIUS OF 322.00 FEET, A DELTA ANGLE OF 26°56'11", A CHORD BEARING OF S 13°09'53" E, AND A CHORD DISTANCE OF 149.99 FEET, TO AN ANGLE POINT;
THENCE S 26°38'34" E, A DISTANCE OF 278.60 FEET TO AN ANGLE POINT;
THENCE N 43°17'16" E, A DISTANCE OF 140.57 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 178.02 FEET, A RADIUS OF 220.45 FEET, A DELTA ANGLE OF 46°16'05", A CHORD BEARING OF N 66°28'44" E, AND A CHORD LENGTH OF 173.22 FEET, TO AN ANGLE POINT;
THENCE N 89°33'46" E, A DISTANCE OF 100.10 FEET TO AN ANGLE POINT;
THENCE N 89°29'48" E, A DISTANCE OF 608.44 FEET TO AN ANGLE POINT;
THENCE S 00°29'37" E, A DISTANCE OF 29.79 FEET TO AN ANGLE POINT;
THENCE N 89°30'17" E, A DISTANCE OF 126.40 FEET TO A POINT OF CURVATURE MARKED BY A FOUND PK NAIL MARKED "JUGG PS 9750";
THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 170.09 FEET, A RADIUS OF 128.84 FEET, A DELTA ANGLE OF 75°38'24", A CHORD BEARING OF S 51°44'41" W, AND A CHORD LENGTH OF 158.00 FEET TO A POINT MARKED BY A FOUND NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 12851";
THENCE S 13°50'55" W, A DISTANCE OF 427.79 FEET TO A POINT OF CURVATURE MARKED BY A FOUND CHISELED "X";
THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 189.49 FEET, A RADIUS OF 486.38 FEET, A DELTA ANGLE OF 22°18'19", A CHORD BEARING OF S 02°01'20" W, AND A CHORD LENGTH OF 188.29 FEET, TO AN ANGLE POINT MARKED BY A FOUND NUMBER 5 REBAR WITH YELLOW PLASTIC CAP "PS 10472";
THENCE S 58°43'21" W, A DISTANCE OF 38.18 FEET TO AN ANGLE POINT;
THENCE S 30°50'28" E, A DISTANCE OF 652.55 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH NO CAP;
THENCE S 59°09'48" W, A DISTANCE OF 30.01 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH NO CAP;
THENCE S 30°41'42" E, A DISTANCE OF 100.08 FEET TO THE SOUTHEAST CORNER, MARKED BY A FOUND BRASS CAP MARKED "WINROCK 1979 DTM 1010";
THENCE S 59°10'07" W, A DISTANCE OF 988.91 FEET TO AN ANGLE POINT MARKED BY FOUND BRASS CAP "WINROCK 1979 DTM 1010", LYING ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 40 (ROW VARIES);
THENCE ALONG SAID RIGHT OF WAY LINE FOR THE NEXT SIX COURSES, N 63°40'11" W, A DISTANCE OF 784.36 FEET TO AN ANGLE POINT;
THENCE N 28°19'48" E, A DISTANCE OF 5.03 FEET, TO AN ANGLE POINT;
THENCE N 63°40'12" W, A DISTANCE OF 192.36 FEET, TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 78.29 FEET, A RADIUS OF 185.00 FEET, A DELTA ANGLE OF 23°37'38", A CHORD BEARING OF N 51°54'24" W, AND A CHORD LENGTH OF 75.75 FEET, TO AN ANGLE POINT;
THENCE S 49°54'25" W, A DISTANCE OF 2.48 FEET TO AN ANGLE POINT;
THENCE LEAVING SAID NORTH RIGHT OF WAY LINE OF INTERSTATE 40, N 32°16'41" W, A DISTANCE OF 379.80 FEET, TO AN ANGLE POINT;
THENCE N 17°24'39" W, A DISTANCE OF 105.95 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 282.45 FEET, A RADIUS OF 222.30 FEET, A DELTA ANGLE OF 72°47'56", A CHORD BEARING OF N 53°33'57" W, AND A CHORD LENGTH OF 283.83 FEET TO AN ANGLE POINT;
THENCE S 89°57'36" W, A DISTANCE OF 112.84 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 31.34 FEET, A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 89°47'17", A CHORD BEARING OF N 45°08'46" W, AND A CHORD LENGTH OF 28.23 FEET TO AN ANGLE POINT LYING ON THE EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, N.E.;
THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE NEXT SIX COURSES, N 89°22'44" W, A DISTANCE OF 5.66 FEET TO THE SOUTHWEST CORNER OF DESCRIBED PARCEL;
THENCE N 00°02'22" W, A DISTANCE OF 49.88 FEET TO AN ANGLE POINT;
THENCE N 89°59'36" E, A DISTANCE OF 15.69 FEET TO AN ANGLE POINT;
THENCE N 00°00'24" E, A DISTANCE OF 280.42 FEET TO AN ANGLE POINT;
THENCE N 89°59'36" W, A DISTANCE OF 15.92 FEET TO AN ANGLE POINT;
THENCE N 00°02'10" E, A DISTANCE OF 122.41 FEET; TO THE POINT OF BEGINNING, CONTAINING A GROSS AREA OF 69.2547 ACRES (3,016,735 SQUARE FEET), MORE OR LESS, LESS THAN AND EXCEPTING THE FOLLOWING FOUR PARCELS;

EXCEPTIONS

PARCELS A-2 AND A-3

PARCEL A-2 AND PARCEL A-3 OF THE PLAT OF PARCELS A-1 THRU A-3 AND C-2 OF THE WINROCK CENTER ADDITION, ALBUQUERQUE, NEW MEXICO, 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 AUGUST 23, 1994, IN BOOK 94C, PAGE 281, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE - NORTH AMERICAN DATUM OF 1983 AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED PARCEL, FROM WHENCE A TIE TO A FOUND BRASS CAP MARKED "WINROCK PT 8" ON THE SOUTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, N.E. AND THE MOST NORTHWESTERLY CORNER OF PARCEL A-1-A-1-A-1, BEARS N 28°09'17" E, A DISTANCE OF 907.74 FEET;
THENCE FROM SAID POINT OF BEGINNING, N 59°22'08" E, A DISTANCE OF 136.37 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 5823";
THENCE S 83°52'00" E, A DISTANCE OF 288.00 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 5823";
THENCE N 63°40'48" E, A DISTANCE OF 284.42 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 9750";
THENCE N 44°05'23" E, A DISTANCE OF 340.54 FEET TO AN ANGLE POINT;
THENCE S 71°37'05" E, A DISTANCE OF 200.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "PS 9750";
THENCE N 18°23'02" E, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "PS 9750";
THENCE S 71°37'14" E, A DISTANCE OF 300.00 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 9750";
THENCE S 43°51'57" E, A DISTANCE OF 220.38 FEET TO A POINT OF CURVATURE MARKED BY A FOUND PK NAIL WITH WASHER "PS 9750";
THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 78.36 FEET, A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 58°20'02", A CHORD BEARING OF S 14°38'23" E, AND A CHORD LENGTH OF 73.10 FEET MARKED BY A FOUND PK NAIL WITH WASHER "PS 9750";
THENCE S 14°18'28" W, A DISTANCE OF 346.89 FEET TO THE SOUTHEAST CORNER OF DESCRIBED PARCEL;
THENCE N 71°38'58" W, A DISTANCE OF 252.18 FEET TO AN ANGLE POINT;
THENCE S 18°21'02" W, A DISTANCE OF 57.70 FEET TO AN ANGLE POINT;
THENCE N 71°38'58" W, A DISTANCE OF 132.79 FEET TO AN ANGLE POINT;
THENCE S 18°21'02" W, A DISTANCE OF 40.00 FEET TO AN ANGLE POINT;
THENCE N 71°38'58" W, A DISTANCE OF 60.00 FEET TO AN ANGLE POINT;
THENCE N 18°21'02" E, A DISTANCE OF 40.00 FEET TO AN ANGLE POINT;
THENCE N 71°38'58" W, A DISTANCE OF 105.82 FEET TO AN ANGLE POINT;
THENCE S 18°21'02" W, A DISTANCE OF 20.00 FEET TO AN ANGLE POINT;
THENCE N 71°41'41" W, A DISTANCE OF 62.63 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";
THENCE S 17°23'18" W, A DISTANCE OF 162.16 FEET TO AN ANGLE POINT;
THENCE N 71°50'21" W, A DISTANCE OF 121.08 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";
THENCE S 20°13'46" W, A DISTANCE OF 30.19 FEET TO AN ANGLE POINT;
THENCE N 71°38'18" W, A DISTANCE OF 161.59 FEET TO AN ANGLE POINT;
THENCE S 18°21'44" W, A DISTANCE OF 128.00 FEET TO AN ANGLE POINT;
THENCE N 71°38'18" W, A DISTANCE OF 131.90 FEET TO AN ANGLE POINT;
THENCE N 18°21'44" E, A DISTANCE OF 128.00 FEET TO AN ANGLE POINT;
THENCE N 71°38'18" W, A DISTANCE OF 97.65 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";
THENCE S 37°04'06" W, A DISTANCE OF 83.73 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";
THENCE S 18°34'29" W, A DISTANCE OF 60.93 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";
THENCE N 71°57'34" W, A DISTANCE OF 127.82 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11808";
THENCE N 26°47'32" W, A DISTANCE OF 284.38 FEET TO THE POINT OF BEGINNING, CONTAINING 15.4701 ACRES (673,877 SQUARE FEET), MORE OR LESS

PARCEL A-1-A-2

PARCEL A-1-A-2 OF THE PLAT OF PARCELS A-1-A-1 AND A-1-A-2 OF THE WINROCK CENTER ADDITION, ALBUQUERQUE, NEW MEXICO, 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 OCTOBER 31, 2012, IN BOOK 2012C, PAGE 130, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE - NORTH AMERICAN DATUM OF 1983 AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHERMOST CORNER OF DESCRIBED PARCEL FROM WHENCE A TIE TO A FOUND PK NAIL STAMPED "PS 10472", BEARS N 75°43'44" W, A DISTANCE OF 353.00 FEET;
THENCE FROM SAID POINT OF BEGINNING, S 83°43'03" E, A DISTANCE OF 123.79 FEET TO THE NORTHEAST CORNER OF DESCRIBED PARCEL;
THENCE S 13°28'08" W, A DISTANCE OF 187.41 FEET TO THE SOUTHEAST CORNER OF DESCRIBED PARCEL;
THENCE N 90°00'00" W, A DISTANCE OF 130.01 FEET TO THE SOUTHWEST CORNER OF DESCRIBED PARCEL;
THENCE N 03°38'02" W, A DISTANCE OF 50.04 FEET TO AN ANGLE POINT;
THENCE N 05°16'54" E, A DISTANCE OF 132.96 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 43.62 FEET, A RADIUS OF 311.82 FEET, A DELTA ANGLE OF 08°00'54", A CHORD BEARING OF N 71°57'56" E, AND A CHORD LENGTH OF 43.58 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.6531 ACRES (28,450 SQUARE FEET), MORE OR LESS

PARCEL A-1-A-1-B

PARCEL A-1-A-1-B OF THE PLAT OF TRACTS A-1-A-1-A AND A-1-A-1-B OF THE WINROCK CENTER ADDITION, ALBUQUERQUE, NEW MEXICO, 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 APRIL 04, 2013, IN BOOK 2013C, PAGE 29, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE - NORTH AMERICAN DATUM OF 1983 AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED PARCEL FROM WHENCE A TIE TO THE SOUTHERNMOST CORNER OF PARCEL A-1-A-1-A-1 MARKED BY A FOUND BRASS CAP "WINROCK 1979 DTM 1010", LYING ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 40 (ROW VARIES), BEARS S 40°27'27" W, A DISTANCE OF 637.58 FEET;
THENCE FROM SAID POINT OF BEGINNING, N 30°59'30" W, A DISTANCE OF 4.40 FEET TO AN ANGLE POINT;
THENCE N 05°15'31" E, A DISTANCE OF 45.11 FEET TO AN ANGLE POINT;
THENCE N 84°44'32" W, A DISTANCE OF 33.08 FEET TO AN ANGLE POINT;
THENCE N 30°59'28" W, A DISTANCE OF 21.88 FEET TO AN ANGLE POINT;
THENCE N 05°15'28" E, A DISTANCE OF 90.16 FEET TO A POINT ON A CURVE;
THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 167.46 FEET, A RADIUS OF 127.00 FEET, A DELTA ANGLE OF 75°33'02", A CHORD BEARING OF N 01°04'11" E, AND A CHORD LENGTH OF 155.59 FEET TO AN ANGLE POINT;
THENCE N 05°15'28" E, A DISTANCE OF 110.04 FEET TO THE NORTHWEST CORNER OF DESCRIBED PARCEL;
THENCE S 84°42'49" E, A DISTANCE OF 242.29 FEET TO THE NORTHEAST CORNER OF DESCRIBED PARCEL;
THENCE S 30°47'18" E, A DISTANCE OF 8.56 FEET TO AN ANGLE POINT;
THENCE N 05°16'43" W, A DISTANCE OF 67.02 FEET TO AN ANGLE POINT;
THENCE S 29°52'48" W, A DISTANCE OF 69.78 FEET TO AN ANGLE POINT;
THENCE S 05°15'28" W, A DISTANCE OF 130.51 FEET TO AN ANGLE POINT;
THENCE S 84°43'16" E, A DISTANCE OF 61.90 FEET TO AN ANGLE POINT;
THENCE S 15°38'08" E, A DISTANCE OF 13.23 FEET TO AN ANGLE POINT;
THENCE S 25°16'45" W, A DISTANCE OF 42.85 FEET TO THE SOUTHEAST CORNER OF DESCRIBED PARCEL;
THENCE S 59°00'33" W, A DISTANCE OF 88.52 FEET TO AN ANGLE POINT;
THENCE N 84°44'32" W, A DISTANCE OF 49.26 FEET TO AN ANGLE POINT;
THENCE S 05°15'28" W, A DISTANCE OF 28.66 FEET TO AN ANGLE POINT;
THENCE N 84°45'31" W, A DISTANCE OF 87.39 FEET TO THE POINT OF BEGINNING, CONTAINING 2.1833 ACRES (95,105 SQUARE FEET), MORE OR LESS.

SAID FOUR EXCEPTIONS CONTAINING 18.3065 ACRES (797,432 SQUARE FEET), MORE OR LESS.

LEAVING A NET AREA OF 50.9483 ACRES (2,219,304 SQUARE FEET), NOW COMPRISING PARCEL A-1-A-1-A-1-A-1 OF WINROCK CENTER ADDITION.

DOC# 2015082096

07/20/2015 02:42 PM Page: 2 of 8
PLAT # 925-08-0-2015C-P-0802-R Toulouse Oliver, Bernalillo Cour

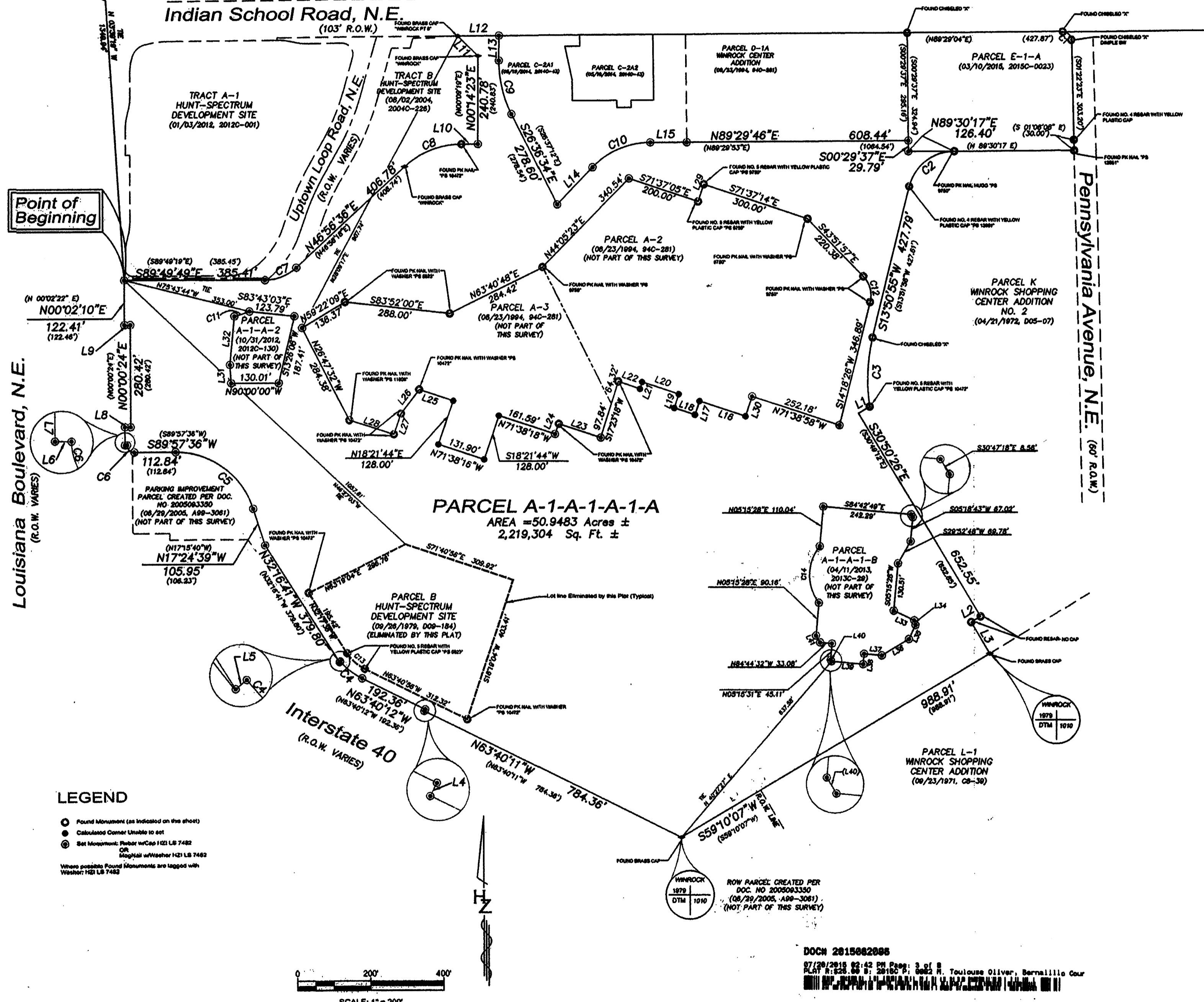


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Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Dr. NE, Suite 101
Rio Rancho, NM 87124
(505)892-5141

SUBDIVISION PLAT
PARCEL A-1-A-1-A-1-A
WINROCK CENTER ADDITION
JUNE 2015

A.G.R.S. MONUMENT "15_H18"
STANDARD 3 1/4" ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,495,111.771
E=1,545,019.848
PUBLISHED EL=5303.91 (NAVD 1988)
GROUND TO GRID FACTOR=0.99960624
DELTA ALPHA ANGLE=-0°11'00.45"

A.G.R.S. MONUMENT "20_H18"
STANDARD 3 1/4" ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,493,154.978
E=1,545,048.210
PUBLISHED EL=5283.22 (NAVD 1988)
GROUND TO GRID FACTOR=0.99961580
DELTA ALPHA ANGLE=-0°11'00.11"



LINE TABLE

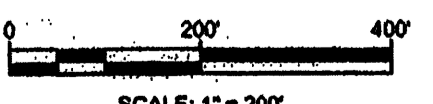
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 88°45'21\"	36.18	L23	N 71°30'21\"	131.00
L2	S 88°45'21\"	36.18	L24	S 20°15'30\"	135.10
L3	S 30°41'42\"	100.00	L25	N 71°30'18\"	135.28
L4	N 28°19'49\"	8.03	L26	S 37°04'05\"	133.73
L5	S 42°24'58\"	12.49	L27	S 18°23'02\"	134.14
L6	N 89°29'46\"	608.44	L28	N 71°30'24\"	132.82
L7	N 00°02'22\"	122.41	L29	N 71°30'21\"	132.82
L8	N 88°58'36\"	408.78	L30	S 18°23'02\"	134.14
L9	N 89°29'46\"	608.44	L31	S 03°38'02\"	130.04
L10	N 89°29'37\"	29.79	L32	N 05°18'54\"	132.88
L11	N 42°01'21\"	88.72	L33	S 84°43'18\"	81.87
L12	N 89°29'46\"	608.44	L34	S 18°23'02\"	134.14
L13	N 89°29'37\"	29.79	L35	S 25°18'45\"	142.85
L14	N 89°29'46\"	608.44	L36	S 89°00'33\"	88.62
L15	N 89°29'37\"	29.79	L37	N 84°44'52\"	148.28
L16	N 89°29'46\"	608.44	L38	S 05°19'28\"	138.88
L17	N 89°29'37\"	29.79	L39	N 84°43'51\"	137.30
L18	N 89°29'46\"	608.44	L40	N 30°58'50\"	144.40
L19	N 89°29'37\"	29.79	L41	N 30°58'28\"	141.89
L20	N 89°29'46\"	608.44			
L21	N 89°29'37\"	29.79			
L22	N 89°29'46\"	608.44			

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	200.00	38.37	21.39	81°03'49\"	S 28°03'00\"	E 52.28
C2	128.82	178.02	108.01	172°58'44\"	S 81°54'51\"	W 178.00
C3	288.38	168.49	88.89	82°18'19\"	S 02°01'59\"	W 168.39
C4	188.00	178.29	135.89	233°37'38\"	N 81°34'22\"	W 78.79
C5	222.50	222.28	163.89	72°17'58\"	N 81°34'22\"	W 178.39
C6	200.00	38.37	21.39	81°03'49\"	N 45°05'06\"	W 88.32
C7	128.82	178.02	108.01	172°58'44\"	N 88°33'58\"	E 82.10
C8	288.38	168.49	88.89	82°18'19\"	N 88°33'58\"	E 82.10
C9	188.00	178.29	135.89	233°37'38\"	S 13°09'53\"	E 148.89
C10	222.50	222.28	163.89	72°17'58\"	N 88°33'58\"	E 82.10
C11	311.82	43.87	21.88	91°04'12\"	S 71°57'38\"	W 43.88
C12	253.00	178.39	141.89	88°30'02\"	S 14°30'24\"	E 253.00
C13	128.82	178.02	108.01	172°58'44\"	N 88°33'58\"	E 82.10
C14	128.82	178.02	108.01	172°58'44\"	N 88°33'58\"	E 82.10
C15	128.82	178.02	108.01	172°58'44\"	N 88°33'58\"	E 82.10

LEGEND

- Found Monument (as indicated on this sheet)
 - Calculated Corner Unable to set
 - ⊙ Set Measurement: Pinless w/ Cap 1/2\"
 - ⊙ Set Measurement: w/ Washer 1/2\"
- Where possible Found Monuments are logged with Washer 1/2\"

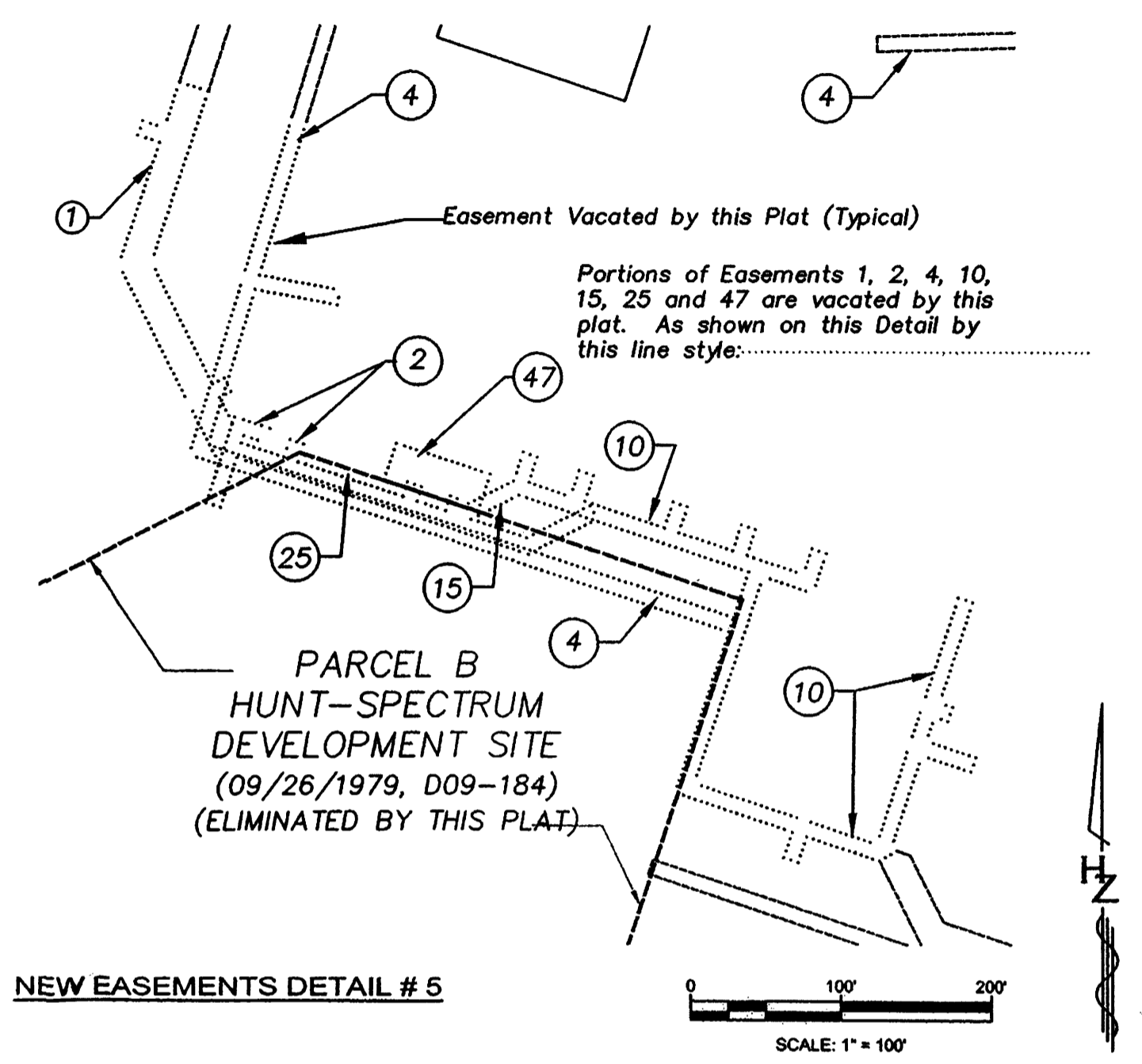
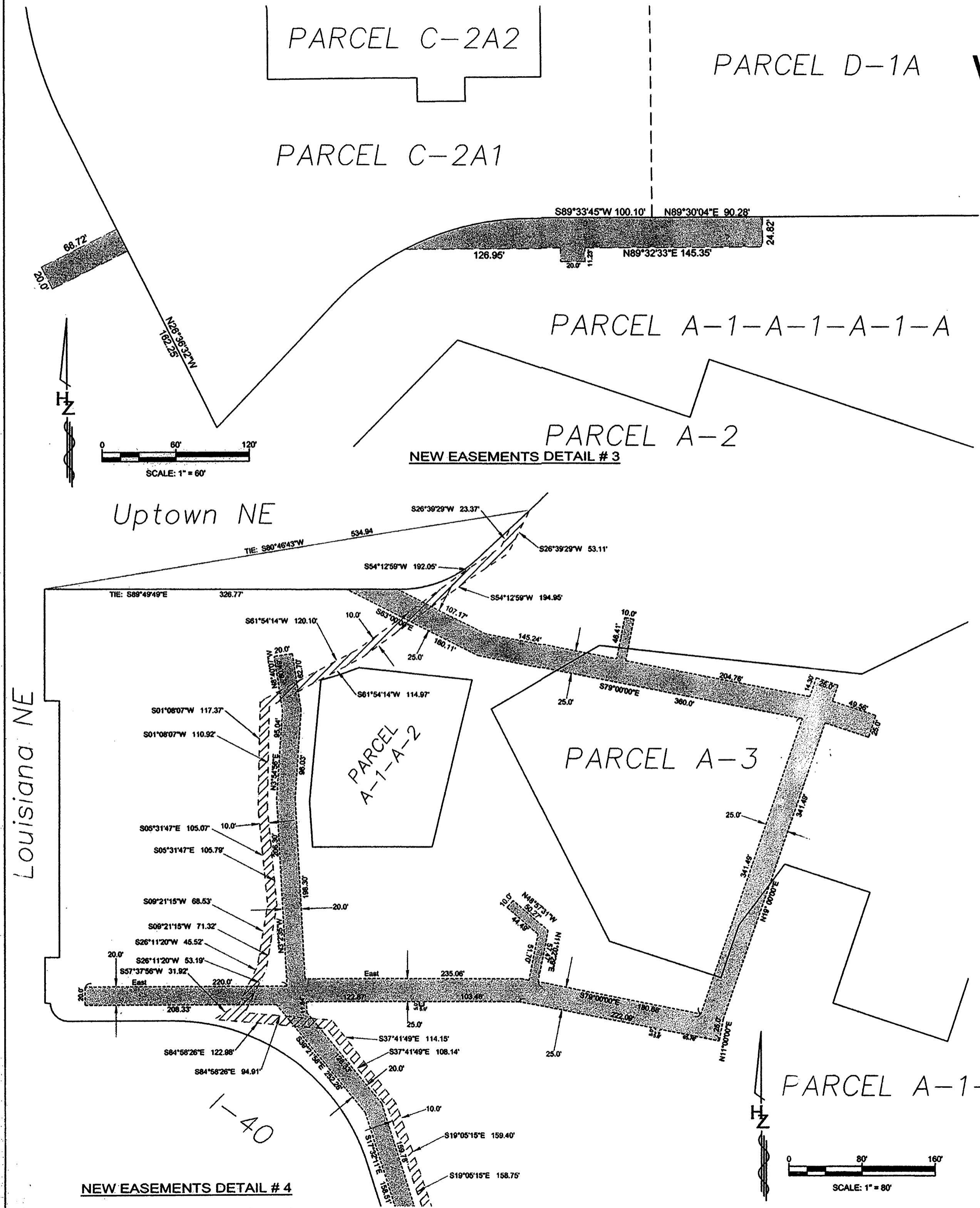


DOC# 2015062005
07/20/2015 02:42 PM Rev: 3 of 8
PLAT # 226 00 01 2015C 01 0023 N. Toulouse Oliver, Bernalillo Cour
Winrock Center Addition

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Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Dr. NE, Suite 101
Rio Rancho, NM 87124
(505)892-5141

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SUBDIVISION PLAT
PARCEL A-1-A-1-A-1-A
WINROCK CENTER ADDITION
 JUNE 2015



LEGEND

Albuquerque Bernalillo County Water Utility Authority Public Water & Sanitary Sewer Easement - Dedicated by This Plat

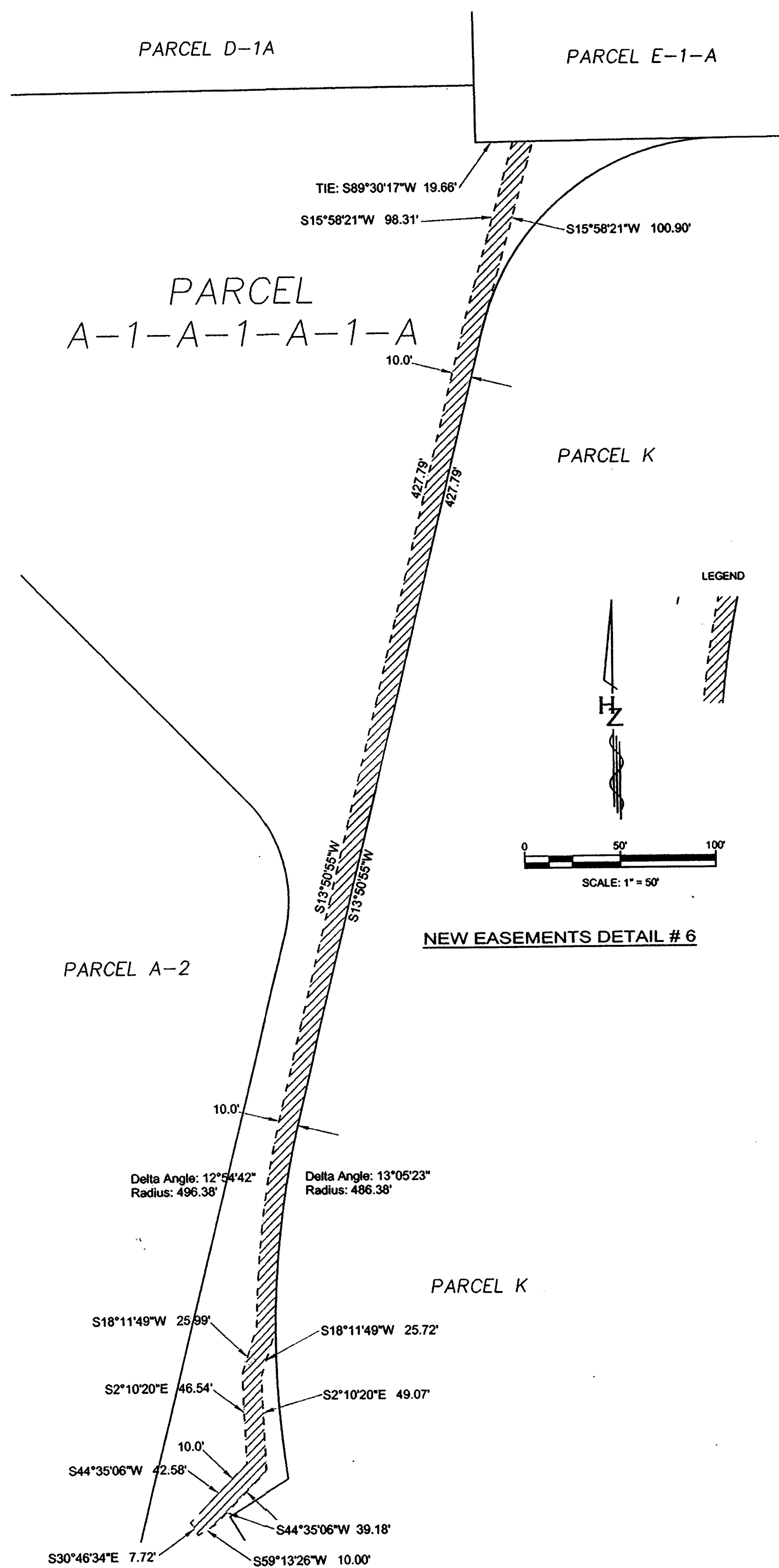
10' Public Utility Easement Dedicated by This Plat

DOC# 2015062896
 07/29/2015 02:42 PM Page: 6 of 8
 PLAT R: 2015 06 09 201506 0982 H. Toulouse Oliver, Bernalillo Cour
 WINROCK CENTER ADDITION

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 Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Dr. NE, Suite 101
 Rio Rancho, NM 87124
 (505)892-5141

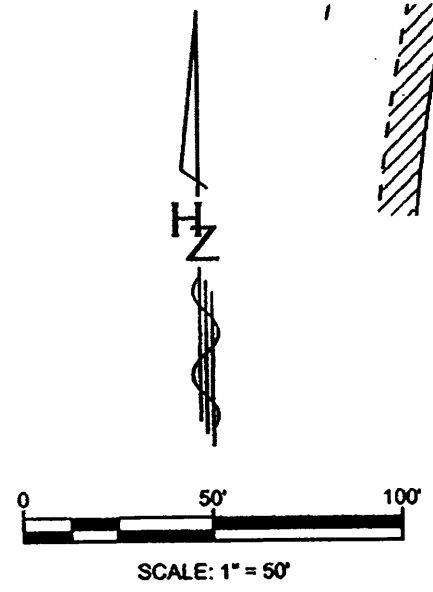
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SUBDIVISION PLAT
 PARCEL A-1-A-1-A-1-A
WINROCK CENTER ADDITION
 JUNE 2015



LEGEND

10' Public Utility Easement
 Dedicated by This Plat



NEW EASEMENTS DETAIL # 6

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DOC# 2015062896
 07/29/2015 02:42 PM Page: 7 of 8
 PLAT #: 2015 06 9: 2015 P: 0002 R. Toulouse Oliver, Bernalillo Cour

HUITT-ZOLLARS
 Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Dr. NE, Suite 101
 Rio Rancho, NM 87124
 (505)892-5141

