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.

5. EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.

- 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.
- QWEST 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 CLOSURE'S.
- 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 QWEST 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 ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY MOLATIONS 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 ERECTED 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:

DATE: 7-20-15

SUBDIVISION PLAT PARCEL 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

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

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)

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.

ROOK PARTNERS, LLC GARY D. GOODMAN, AUTHORIZED SIGNATORY:

(STATE OF NEW MEXICO) (COUNTY OF BERNALILLO)

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

MY COMMISSION EXPIRES: 1

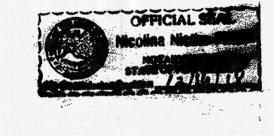
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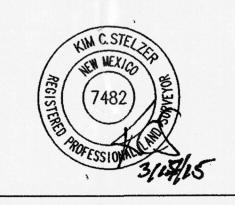
07/20/2015 02:42 PM Page: 1 of 8 PLAT R:\$25.00 B: 2015C P: 0082 M. Toulouse Oliver, Bernalillo Cour

SURVEYOR'S CERTIFICATION

N.T.S.

1, 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.





PROJECT NO. 1002202 APPLICATION NO. 150RB-70120

PLAT APPROVALS

UTILITY APPROVALS CORPOBATION d/b/o CenturyLink QC

| CITY APPROYALS | |
|---|-----------------|
| | 3/17/15 DATE |
| TOTAN M. Resinharous 7-5. | DATE |
| | 7-20-15 DATE |
| EAL PROPERTY DIVISION | DATE |
| | |
| NVIRONMENTAL HEALTH DEPARTMENT | 7-70-15 DATE |
| Rased MUIGI | 6/24/5 |
| RAFFIC ENGINEERING, TRANSPORTATION DIVISION | DATE |
| Kristsh Codyn | 07/17/15 |
| A.B.C.W.U.A. | UAIL |
| Carol S. Dumont | 6/24/15 |
| EPARTMENT OF PARKS & REC. | DATE |
| Cut a chin | 6-26-15 |
| MAFCA 1 | DATE |
| Kele T | 6-24-15 |
| ITY ENGINEER | DATE |
| track (las) | 7-20-15 |
| ORB CHAIRPERSON, PLANNING DEPARTMENT | DATE |

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

WINROCK CENTER ADDITION

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 AND E-1-A OF THE WINROCK CENTER ADDITION, ALPRIQUEROUF, NEW MEXICO. AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALULO 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 46'56'36" E, A DISTANCE OF 406.78 FEET TO A POINT OF CURVATURE MARKED BY A FOUND BRASS CAP MARKED

"WNROCK": 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" E. A DISTANCE OF 44.90 FEET TO AN ANGLE POINT;

THENCE N 0014'23" E, A DISTANCE OF 240.78 FEET TO AN ANGLE POINT MARKED BY A FOUND BRASS CAP MARKED

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 26'36'34" E. A DISTANCE OF 278.60 FEET TO AN ANGLE POINT; THENCE N 4317'16" 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 4616'05", 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 89'29'46" 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

"HUGG 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 12651":

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 2219'19", 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 36.18 FEET TO AN ANGLE POINT;

THENCE S 30'50'26" 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 5910'07" 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 5 COURSES, N 63'40'11" W, A DISTANCE OF 784.36 FEET TO AN ANGLE POINT:

THENCE N 2819'48" 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 76.29 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

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 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-A2 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, BEARS N 28'09'17" E, A DISTANCE OF 907.74 FEET;

THENCE FROM SAID POINT OF BEGINNING, N 59"22"09" 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

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

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

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 76.36 FEET, A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 58'20'02", A CHORD BEARING OF S 14'39'23" E, AND A CHORD LENGTH OF 73.10 FEET MARKED BY A FOUND PK NAIL. WITH WASHER "PS 9750";

THENCE S 14'18'26" 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"14'41" W, A DISTANCE OF 62.63 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS

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 2013'46" 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 71'38'16" 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;

SQUARE FEET), MORE OR LESS

THENCE N 71'38'16" 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 THENCE N 26'47'32" W. A DISTANCE OF 284.38 FEET TO THE POINT OF BEGINNING, CONTAINING 15,4701 ACRES (673,877

PARCEL A-1-A-2

PARCEL A-1-A-2 OF THE PLAT OF PARCELS A-1-A-1 AND A-1-A2 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 MEDICO STATE PLANE GRID BEARINGS (CENTRAL ZONE - NORTH AMÉRICAN DATUM OF 1983 AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST 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

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 0576'54" 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 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 IN 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 21.86 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 DECRIBED PARCEL:

THENCE S 30'47'18" E, A DISTANCE OF 8.58 FEET TO AN ANGLE POINT; THENCE N 0518'43" 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 64'43'16" 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 50'00'33" W, A DISTANCE OF 86.52 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 OF WANROCK CENTER ADDITION.

DOC# 2015062096

07/20/2015 02:42 PM Page: 2 of 8 PLAT R:\$25.96 B: 2015C P: 0062 M. Toulouse Oliver, Bernalillo Cour

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

SUBDIVISION PLAT 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) **PARCEL A-1-A-1-A** N=1.495,111.771 E=1.545,019.848 WINROCK CENTER ADDITION
JUNE 2015 PUBLISHED EL=3303.91 (NAVO 1988) GROUND TO GRIO FACTOR=0.99966062 DELTA ALPHA ANGLE=-0'11'00.43" A.G.R.S. MONUMENT "20_H18"

STANDARO 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=0.999681580

DELTA ALPHA ANGLE=-071700.11" Indian School Road, N.E. (N89'29'04"E) (427.87') PARCEL 0-1A WINROCK CENTER ADDITION (00/23/1004, 010-201) PARCEL E-1-A (03/10/2015, 20150-0023) TRACT B
HUNT-SPECTRUM
DEVELOPMENT SITE
(08/02/2004,
20040-226) LINE TABLE TRACT A-1 HUNT-SPECTRUM DEVELOPMENT SITE N89°30′17″E 126.40′ (01/03/2012, 20120-001) (\$ 01.08,08, F) (N 7180'21" W 121.66") L24 \$ 20"13"46" W | 30.16" N89"29'46"E (6 3671712" W (30.01" \$ 30'41'42" E (00.08") \$ 30'41'42" E (100.08") (1084.54') S00°29'37"E-LASTIC 29.79' (N 80'30'17 E) (8 2015'46" W 30.16") L25 N 71'38'16" W 97.65" (3 163420' W 40.67) 1.28 | N 7/3734' W (27.82') Point of Beginning PARCEL A-2 (# 6498'36" u) (18.66")

L9 | N 88'36'36" W | 13.92" |
(# 6498'36" U) (18.62")

[.10 | N 89'25'26" E | 44.80" |
(# 6498'36" E) (48.26")

[.11 | N 45'07'26" W | 77.46" |
(# 4498'46" u) (77.40")

[.12 | N 88'24'04" E | 112.33" |
(# 6490'22" E) (112.42") (08/23/1994, 94C-281) (NOT PART OF THIS SURVEY) (\$ 0378°02° £ 00.01°) [132 | N 0576°54° £ | 132.96°] (\$ 0576°54° W 132.96°) S89'49'49"F_ 385.41 PARCEL K WINROCK SHOPPING CENTER ADDITION L34 | S 15'36'08" E | 13.23" (N 00'02'22" E) PARCEL A-3 (08/23/1994, 940-281) N00°02'10"E NO. 2 (04/21/1972, D05-07) L35 | S 2576'45" W | 42.85' 122.41 A-1-A-2 L14 N 451718 E 140.57 64 452648 Q (140.77) L15 N 8843548 E 100.10 L36 | \$ 59'00'33" W | 86.52" (10/31/2012, 2012C-130) L37 N 84'44'32" W 49.26" (NOT PART OF RY TO THIS SURVEY) L38 | S 0575'26" W | 28.66" 130.01 L30 N 84'45'31" W 87.30" (8 1821'02" W 40.00")

[L18 | M 71'36'55" W | 50.00" | (N 71'36'55" W 60.00")

[L19 | M 18'21'02" E | 40.00"] N9000'00"N L40 N 30'50'30" W 4.40' S89'57'36"W S30'47'18"E 8.56" 122 N 7194'41" W 62.63" PARCEL CREATED PER DOC. NO 2005093350 PARCEL A-1-A-1-A 584'42'49"E (08/29/2005, A99-3061) (NOT PART OF THIS SURVEY) AREA =50.9483 Acres ± 2,219,304 Sq. Ft. ± **CURVE TABLE** S29'52'48"W 69.78' (N1775'40'W) N17'24'39"W D PARCEL A-1-A-1-B (04/11/2013, 20130-29) (NOT PART OF THIS SURVEY) 105.95 NOS15'28'E 90.16' PARCEL B HUNT-SPECTRUM DEVELOPMENT SITE (09/26/1979, 009-184) N84'44'J2'W JJ.08' N0575'31"E 45.11" Interstate 40 (R.Q.W. VARIES) PARCEL L-1 WINROCK SHOPPING CENTER ADDITION (09/23/1971, C8-39) **LEGEND** ROW PARCEL CREATED PER DOC. NO 2003093330 , (08/29/2005, A99-3061) . (NOT PART OF THIS SURVEY) HUITT-ZOLIARS DOC# 2015062095 07/20/2015 02:42 PM Page: 3 of 8 PLAT R:\$25.00 B: 2015C P: 0002 M. Toulouse Oliver, Bernalillo Cour Huitt-Zollars, Inc. Rio Rancho 333 Rio Rancho Dr. NE, Suite 101 Rio Rancho, NM 87124 (505)892-5141

STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 29. 1984; RECORDED IN BOOK MISC. 177A. PAGE 786, DOCUMENT NO. 8490471

OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED IANUARY 2, 1968, RECORDED IN BOOK MISC. 90, PAGE 157: (AS TO PARCELS 1 AND 5): FILED MAY 26, 1972 RECORDED IN BOOK MISC. 262, PAGE 167, (AS TO A2 OF PARCEL 4 AND PARCEL 5); FILED JULY 25, 1972, RECORDED IN BOOK MISC. 270, PAGE 203, (AS TO A2 OF PARCEL 4 AND PARCEL 5), RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS CONTAINED IN QUITCLAIN DEED, FILED FEBRUARY 3, 1967, RECORDED IN BOOK D 622, PAGE 940, AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK

MEDICIPAL CORPORATION, FILED MAY 23, 1969, RECORDED IN BOOK MISC. 751A, PAGE 761, AS DOCUMENT NO. 8946173, REFILED MAY 25, 1989, RECORDED IN BOOK MISC, 752A, PAGE 400, AS DOCUMENT NO. 8046743, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

DECLARATION OF INGRESS; EGRESS EASEMENT, FILED OCTOBER 24, 1989, RECORDED IN BOOK MISC. 154, PAGE 40, AMENDMENT TO DECLARATION OF EASEMENT, FILED JULY 24, 1987, RECORDED IN BOOK MISC. 514A. PAGE 509, AS DOCUMENT NO. 08777630, ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED SEPTEMBER 27, 1979, RECORDED IN BOOK MISC. 721, PAGE 171, DOCUMENT NO. 7973017

(18.) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED SEPTEMBER 20, 1984, RECORDED IN BOOK MISC. 157A, PAGE 321, DOCUMENT NO. 8472494,

(19.) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 23, 1985, RECORDED IN BOOK MISC. 304A. PAGE 554, DOCUMENT NO. 858249A

(20.) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 17, 1984, RECORDED IN BOOK MISC. 81A, PAGE 894; DOCUMENT NO. 843826, PARTIAL VACATION OF SAID EASEMENT, AS SET FORTH IN PLATS RECORDED IN PLAY BOOK 94C, FOLIO 281 AND PLAT BOOK 96C. FOLIO 446.

(21.) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEDICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 30, 1991, RECORDED IN BOOK BCR 91-2, PAGE 3512, DOCUMENT NO. 916993

(27.) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 9, 1960. RECORED IN BOOK D 574, PAGE 79

28. COMMUNICATIONS EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEDICO, A BODY CORPORATE OF THE STATE OF NEW MEDICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION AND DILLARD DEPARTMENT STORES, INC., A DELAWARE CORPORATION FILED MARCH 8, 1995, RECORDED IN BOOK 95-6, PAGE 2371, DOCUMENT NO. 95023422

(29.)15' WATER TRANSMISSION LINE EASEMENT FILED JANUARY 12, 1967, RECORDED IN BOOK R/W 143, PAGE 599.

(30.)100' DRAINAGE AND UTILITY EASEMENT FILED APRIL 1, 1953. VOL. D1. FOLIO 86.

PARCEL

(10/31/2012,

20120-130)

NOT PART **OF**

THIS SURVEY)

PARKING IMPROVEMENT

(31.)10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED MAY 12, 1993, 800K 93-12, PAGES 2823-2826. (32.) P.N.M. AND U.S. WEST COMMUNICATIONS, INC. TRANSFORMER EASEMENT FILED MAY 12, 1993, BOOK 93-12, PAGES 2827-2830.

92-9, PAGE 1889, DOCUMENT NO. 9235897, (41.) 10' ELECTRIC LINE XING EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO FILED ON AUGUST 11, 2004, IN BOOK A82, PAGE 3527.

FILED APRIL 20, 1992, RECORDED IN BOOK BCR

CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION,

(40) PERMANENT SIDEWALK EASEMENT GRANTED TO THE

DRAMAGE EASEMENT 7-CME-1 BERNALILLO COUNTY BOOK A99 PAGE 3061 RECORDED ON 06/29/2005

43) 10' PUBLIC SIDEWALK EASEMENT FILED: 10/31/2012

20' PUBLIC WATERLINE EASEMENT FILED: 10/31/2012 BOOK 2012C, PAGE 130 45. 10' WATERLINE EASEMENT FILED: 09/20/1985, VOL.D-786
PAGES 428-429, AS SHOWN ON THE RECORDED PLAT FILED:
08/23/1994, BOOK 94C, FOLIO 281, AND PLAT FILED:

(46.) WATERLINE EASEMENTS FILED: 10/10/1972, BOOK D5 FOLIO 54, AS SHOWN ON THE RECORDED PLAT FILED: 08/23/1994, BOOK 94C, FOLIO 281, AND PLAT FILED: 10/28/1996, IN PLAT BOOK 96C, FOUO 448

0/28/1996, IN PLAT BOOK 96C, FOLIO 446

SUBDIVISION PLAT **PARCEL A-1-A-1-A**

WINROCK CENTER ADDITION

51.) 15' PRIVATE DRAINAGE EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043 **JUNE 2015**

EXISTING 5' OVERHEAD UTILITY-EASEMENT (8/26/1968, C37-64)

10' PUBLIC UTILITY EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043

(53) 10' PUBLIC WATER EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043

EXISTING 20 WATERLINE TEASEMENT (8/28/1988, C37-54)(37)

EXISTING 20 MOUNTAIN

STATES EASEMENT (8/26/1988, C37-64)

54) 20' PUBLIC SAS EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043

EXISTING 50' PRIVATE ACCESS & PRIVATE — DRAINAGE EASEMENT (8/28/1988, C37-64)

EXISTING EASEMENTS

DOC# 2015082096

0

S

0

EXISTING 20X20 FIRE

HYDRANT EASEMENT (8/26/1986, C37-54)

PARCEL K

MINROCK SHOPPING

NO. 2

CENTER ADDITION

(04/21/1972, D05-07)

EXISTING 40' INGRESS/EG

FOLIO 44-42)-

97/20/2015 02:42 PM Page: 4 0/ 8 PLAT R:\$25.00 B: 2015C P: 0082 M. Toulouse Oliver, Bernalillo Cour

(22) UNDERGROUND EASEMENT GRANTED TO PUBLIC Indian School Road, N.E. SERVICE COMPANY OF NEW MEDICO AND MOUNTAIN (103' R.O.W.) STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 23, 1985, RECORDED IN BOOK MISC. 304A, EXISTING 12' GRANT OF EASEMEN FOR ROADWAY (8/26/1988, C37-54) (RECORDED: BK 721, PG.173-177) PARCEL E-1-A PAGE 553, DOCUMENT NO. 858248A (03/10/2015, 20150-0023) (CORRECTED BK 801, PG. 24-28) (CONFIRMED BK 801, PG 29-30) TRACT B HUNT-SPECTRUM DEVELOPMENT SITE EXISTING 10' PRIVATE-TRACT A-1 (08/02/2004, HUNT-SPECTRUM DEVELOPMENT SITE (01/03/2012, 20120-001)

PARCEL A-2

(08/23/1994, 940-281)

NOT PART OF THIS SURVEY)

15) 20' EASEMENT FOR WATER LINES TO THE CITY

(6) EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A

DOCUMENT NO. 7973017 (26.) EASEMENTS RESERVED ACROSS THE INSURED BOOK C37, FOUO 54.

PARCEL CREATED PER DOC. NO 2005093350 (06/29/2005, A99-3061) (23) UNDERGROUND WATER LINE EASEMENT AGREEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEDICO, A BODY CORPORATE OF

THE STATE OF NEW MEXICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY

CORPORATION AND THE CITY OF ALBUQUERQUE, A

MUNICIPAL CORPORATION, FILED MAY 14, 1996,

RECORDED IN BOOK 96-13, PAGE 6463, DOCUMENT NO. 96054182 (24.) WATER, ELECTRICAL AND TELEPHONE EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEDICO ON OCTOBER 28, 1996, IN PLAT 800K 96C, FOLIO 446.

MORESS, EGRESS MOTEL EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO. A BODY CORPORATE OF THE STATE OF NEW MEDICO, WINROCK DEVELOPMENT COMPANY, A PARTNERSHIP, TO WINROCK ENTERPRISES, INC., AN ARKANSAS CORPORATION AND JL WHITE INVESTMENTS, INC., FILED AUGUST 13, 1962, RECORDED IN BOOK D 654, PAGE 583, RECORDS OF BERNALILLO COUNTY, NEW MEDICO. ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED SEPTEMBER 27, 1979. RECORDED IN BOOK MISC. 721, PAGE 171,

PREMISES AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 26, 1986, IN PLAT

PARCEL A-3

(NOT PART OF THIS SURVEY)

(08/23/1994, 94¢-281)

PARCEL A-1-A-1-A-1-A

SEE NEW EASEMENT DETAIL # 5

36.) EASEMENT AGREEMENT AND COVENANT, FILED NOVEMBER 27, 2002, BOOK A45, PAGE 6741, DOCUMENT NUMBER 2002157155. 37) 20' WATER LINE EASEMENT, FILED AUGUST 26, 1988,

Interstate 40

(ROW VARIES)

33) 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT

FILED MAY 12, 1993, BOOK 93-12, PAGES 2815-2818.

(34) 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT

FILED MAY 12, 1983, BOOK 93-12, PAGES 2815-2818.

35) 10' P.H.M. AND U.S. WEST COMMUNICATIONS, INC.

EASEMENT, FILED MAY 12, 1993, BOOK 93-12,

PARCEL B

HUNT-SPECTRUM

DEVELOPMENT SITE

(09/26/1979, D09-184)

(ELAMNATED BY THIS PLAT)

BOOK C37, PAGE 54 38.) GRANT OF EASEMENT FOR ENCROACHMENT, FILED SEPTEMBER 27, 1979, BOOK MISC. 721, PAGE 178-180.

36) A ROAD AND UNDERGROUND UTILITY EASEMENT TO THE CITY OF AUBUOUERQUE A MUNICIPAL CORPORATION, FILED MAY 24, 2004, RECORDED IN BOOK 87/ PAGE 9768, DOCUMENT NO. 2004080000,

47. 66'x26' HEATING AIR CONDITIONING BUILDING EASEMENT FILED: 06/13/1982, D654, FOLIO 583, AS SHOWN ON THE RECORDED PLAT FILED: 08/23/1994, IN PLAT BOOK 94C FOLIO 281, AND PLAT FILED: 10/28/1996, IN PLAT BOOK 96C, FOLIO 446

48. INCRESS/NIÈRESS RIGHT EASEMENT FILED: 10/24/1000 MISC. BOOK 154, FOLIOI 42-44

PUBLIC SERVICE COMPANY OF NEW MEDICO ELECTRIC LINE EASEMENT FILED: 00/26/2012. DOCUMENT NO. 2012100043 50. 10' PUBLIC SERVICE COMPANY OF NEW MEXICO LINE AND TRANSFORMER EASEMENT FILED: 07/25/2013 DOC. NO. 2013083443 PRIVATE ACCESS EASEMENT FILID: 03/13/2014

PARCEL A-1-A-1-B

(04/11/2013,

20130-29)

(NOT PART OF

A

PARCEL L-1

WINROCK SHOPPING

CENTER ADDITION

(00/23/1971, C8-39)

15' PRIVATE WATER EASEMEN! AS SHOWNED ON THE

REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043

10' CENTURYLINK EASEMENT AS SHOWNED ON THE REPLAT FILED: 06/19/2014, BK 2014C, PG. 043

SIDEWALK EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/10/2014, BK. 2014C, PG. 043

8' PUBLIC UTILITY EASEMENT AS SHOWNED ON THE REPLAT FILED: 06/19/2014, BK. 2014C, PG. 043 20' PUBLIC WATER EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043

PRIVATE DRAMAGE EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/10/2014, BK. 2014C, PC. 043

EXISTING PARKING, ACCESS AND STORM WATER DRAINAGE EASEMENTS GRANTED BY PLAT FILED: 10/31/2012, BK. 2012C, PG. 130 FOR THE BENEFIT OF PARCELS A-2, A-3, B, C-2A, D-1 AND E-1 (NOW E-1-A) OF WINROCK ADDITION, ARE BENEFICATIES OF ALL RECIPROCAL EASEMENTS, A DRAINAGE ESAEMENT FOR THE BENEFIT OF PARCEL B OF HUNT-SPECTRUM DEVELOPMENT SITE GRANTED BY PLAT FILED: 10/31/2012, BK. 2012C PG. 13. A CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL OF WINDOCK SHOPPING CENTER ADDITION NO. 2 GRANTED BY PLAT FILED: 10/31/2012, BK. 2012C, PQ. 130, SUCH EASEMENTS TO BE MAINTAINED BY THE OWNERS OF THE LAND SUBJECT TO THE EASEMENT, UNLESS PROMOED BY RECORDED INSTRUMENT

NON-EXCLUSIVE, CROSS LOT DRAINAGE, PARKING AND ACCESS EASEMENTS ARE GRANTED BY THE REPLAT OF PARCEL A-1-A-1-A-1 AND PARCEL E-1-A FILED: 03/10/2015, BK 2015C, PG. 023, OVER AND UPON THE COMMON AREAS AND OTHER COMMON FACILITIES LOCATED ON PARCELS A-1-A-1-A-1 AND E-1-A FOR THE BENEFIT OF ALL TRACTS WITHIN WINROCK CENTER ADDITION AND THE EMPLOYEES, CUSTOMERS, PATRONS AND INVITEES OF THE BUSINESSES LOCATED ON SAID TRACTS. IN ADDITION, TRACT E-1-A IS ENTITLED TO THE BENEFIT OF EACH CROSS EASEMENT RIGHT BENEFITING TRACT A-1-A-1-A-1.

NOTE:

THE TERMS 'COMMON AREAS' AND 'COMMON FACILITIES' MEAN COLLECTIVELY, DRIVEWAYS, WALKWAYS, PARKING AREAS (WHETHER SURFACE OR STRUCTURE), ROADWAYS NOT DEDICATED TO THE PUBLIC, SIDEWALKS, LANDSCAPED AND HARDSCAPED AREAS, exterior courts and courtyards, and all other areas and FACILITIES THAT ARE PROVIDED AND DESIGNATED, FROM TIME TO TIME, BE OWNER FOR THE GENERAL NONEXCLUSIVE USE AND CONVENENCE OF OWNER AND OTHER TEMANTS, OCCUPANTS AND INVITEES OF THE PROPERTY.

NNI GAS HAS A 10" WIDE EASEMENT "AS INSTALLED" ON THE MAIN LINES, WITHIN PARCEL A-1-A-1-A-1-A FOR MAINTENANCE AND PROVIDING SERVICE.

SCALE: 1" = 200' HUITT-ZOLLARS Huitt-Zollars, Inc.

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

SHEET 4 OF 8

