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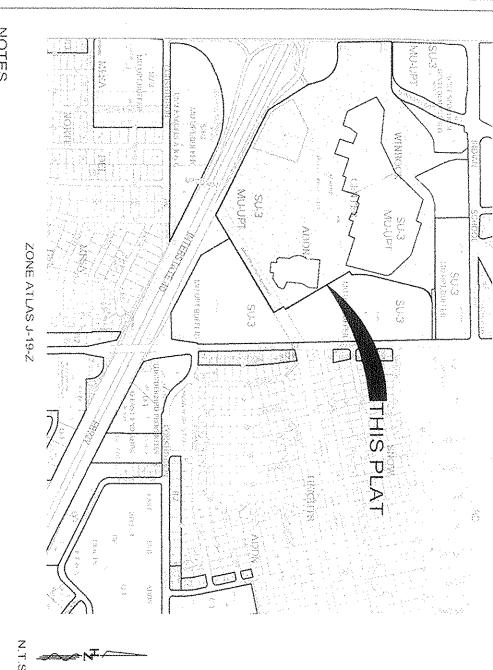
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- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL NA O 1983
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIZE (S65'04'00"W, 365.00).

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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 AND PENNSYLVANIA ST. NE 8

DRB NO.

17 DRB - 70027

SUBDIVISION DATA

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OF PARCELS

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TRACTS

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OF LOTS

STREET MILES (FULL)

- ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 3 OF 8 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:

1. PRIM 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.
- QWEST d/b/d 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 CCMMUNICATION 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 QWEST d/b/o CENTURYLINK QC COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

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 VOLATIONS 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.

84:

NOTARY PUBLIC

MY COMMISSION EXPIRES:

## TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

# 101905812640920410B5 V TREASURERS OFFICE:

ALILLO COUNTY

DATE:

N.W.L.S.

NO.

7482

T DATE

# 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.



# EASEMENT (RECIPROCAL ACCESS, DRAINAGE AND PARKING)

NON-EXCLUSIVE ACCESS, DRAINAGE AND PARKING EASEMENTS ARE GRANTED BY THIS PLAT, OVER AND UPON THE COMMON AREAS (PER SITE PLAN AND LEASEHOLD AGREEMENTS), LOCATED ON TRACTS A-1-A-2, A-1-A-1-A-1 AND A-1-A-1-A-1-A-2 FOR THE BENEFIT OF TRACT A-1-A-2 AND THE EMPLOYEES, CUSTOMERS, PATRONS AND INVITEES OF THE BUSINESS LOCATED ON TRACT A-1-A-1-A-1-A-2, IN ADDITION, TRACTS A-1-A-2 AND A-1-A-1-A-1 ARE ENTITLED TO THE BENEFIT OF EACH CROSS EASEMENT RIGHT BENEFITING TRACT A-1-A-1-A-1-A-2 EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON (SEE SHEETS 4 - 8). SAID CROSS ACCESS, DRAINAGE AND PARKING EASEMENT SHALL BE MAINTAINED BY THE OWNER OF TRACT A-1-A-1-A-2.



## NUROCK OFFIT PARCEL PARCEL SUBDIVISION PLAT A-1-A-1-A-1 P AND 1-A-1-A-1-A-2

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

DATE OF SURVEY: JANUARY 2017

SHEET 1 OF 9

## A.B.C.W.U.A PUBLIC WATER & SEWER EASEME NT 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 TWO (2) PARCELS FROM ONE PARCEL TO CREATE A NEW 25' WIDE P.U.E. WITHIN PARCEL A-1-A-2.

## PARCEL ACRES TRACT ACRES STREET ACRES PLAT ACRES (Gross) LOT ACRES 50.9482 50.9482

APPLICATION NO. 170RB-7087

PROJECT NO.

UTILITY APPROVALS

APPROVALS

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.

COMCAST

RATION d/b/a CenturyLink QC

SAS COMPANY

DATE 7017

DATE

DATE 2/9/17



(COUNTY OF BERNALILLO) (STATE OF NEW MEXICO)

THIS INSTRUMENT WAS ACKNOWLEDGED BY GARY D. GOODMAN, AUTHORIZED SIN COMPANY, ON BEHALF OF SAID COMPA OF SAID COMPANY. 

ENVIRONMENTAL HEAL

IMENI

WAG TANG

41/

DATE

TRAFFIC ENGINEERING,

TRANSPORTATION DIVISION

DATE

03-14-17 DATE :

¥.U.A.

PARKS & REC.

Z

REAL PROPERTY DIVI

CITY SURVEYOR

DATE

CITY APPROVALS

AMAFCA



HAIRPERSON, PLANNING DEPARTMENT

DATE

DATE



Huitt-Zollars, Inc. Rio R.

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

## PARCEL SUBDIV 1-1-A-1-A-1-A-1 AND 1-1-A-1-A-1-A-2 ISION PLAT

WITHIN SECTION 1 BERNALILLOC CITY OF 8 T. 10 N., R. 4 E., N.M.P.M. OUNTY, NEW MEXICO ALBUQUERQUE

DATE OF SUR SHEET 2 OF 9 VEY: JANUARY 2017

## ロボのの以下で言うと

A PARCEL OF LAND LYNG AND STUATE WITHIN SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUEROUE, 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 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 46'54'57" E, A DISTANCE OF 406.33 FEET TO A POINT OF CURVATURE MARKED BY A FOUND BRASS CAP MARKED "WASHINGOOD!".

CEAN A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 171.35 FEET, A RADIUS OF 230,00 FEET, A DELTA E OF 42'41'06". A CHORD BEARING OF N 68'13'24" E, AND A CHORD LENGTH OF 167.41 FEET, TO A POINT MARKED FOUND PK NAIL STAMPED "PS 10472";
CE N 89'25'26" E, A DISTANCE OF 44.90 FEET TO AN ANGLE POINT,
CE N 00'14'23" E, A DISTANCE OF 240.78 FEET TO AN ANGLE POINT MARKED BY A FOUND BRASS CAP MARKED

"MARCOCK":

"MARCOCK":

"MARCOL RADD, N.E. MARKED BY A FOUND BRASS CAP MARKED "WINDOOK PT 8";

INCIAN SCHOOL RADD, N.E. MARKED BY A FOUND BRASS CAP MARKED "WINDOOK PT 8";

INCIAN SCHOOL RADD, N.E. MARKED BY A FOUND BRASS CAP MARKED "WINDOOK PT 8";

INCIANCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 802721" W. A DISTANCE OF 102.33 FEET TO AM ANGLE POINT;

HENCE LEARNING SAID SOUTH RIGHT OF WAY LINE, S 802721" W. A DISTANCE OF 102.33 FEET TO AM ANGLE POINT;

HENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 151.38 FEET, A RADIUS OF 322.00 FEET, A DELTA, A CHURC S 2636"34", A CHORD BEARNIC OF 278.60 FEET TO AM ANGLE POINT;

HENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 178.02 FEET, A RADIUS OF 220.45 FEET, A DELTA, A MAGLE OF 461605", A CHORD BEARNIC OF 279.50 FEET TO AM ANGLE POINT;

HENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 178.02 FEET, A RADIUS OF 220.45 FEET, A DELTA, A MAGLE OF 461605", A CHORD BEARNIC OF 103.16 FEET TO AM ANGLE POINT;

HENCE AS 93734" E, A DISTANCE OF 29.79 FEET TO AM ANGLE POINT;

HENCE AS 93731" E, A DISTANCE OF 29.79 FEET TO AM ANGLE POINT;

HENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 170.09 FEET, A RADIUS OF 128.64 FEET, A DELTA, A ANGLE OF 73.32 FA", A CHORD BEARNIC OF 427.79 FEET TO AM ANGLE POINT;

HENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 170.09 FEET, A RADIUS OF 128.64 FEET, A DELTA, A ANGLE OF 23.79 FEET TO AM ANGLE POINT;

HENCE S 30°50'26" W, A DISTANCE OF 427.79 FEET TO AM ANGLE POINT;

HENCE S 30°50'26" W, A DISTANCE OF 52.79 FEET TO AM ANGLE POINT;

HENCE S 30°50'26" E, A DISTANCE OF 52.79 FEET TO AM ANGLE POINT;

HENCE S 30°50'26" E, A DISTANCE OF 52.55 FEET TO AM ANGLE POINT MARKED BY A FOUND REBAR WITH NO CAP;

HENCE S 30°50'26" E, A DISTANCE OF 50.25 FEET TO AM ANGLE POINT MARKED BY A FOUND REBAR WITH NO CAP;

HENCE S 50°00'46" W, A DISTANCE OF 50.25 FEET TO AM ANGLE POINT MARKED BY A FOUND REBAR WITH NO CAP;

HENCE ALONG SAND RIGHT OF WAY LINE OF 100.68 FEET TO AM ANGLE POINT MARKED BY FOUND BRASS CAP "NUNCOCK 1979

THENCE N 26'19'48" 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 76.29 FEET, A RADIUS OF 185.00 ANGLE OF 23'37'38", A CHORD BEARING OF N 51'54'24" W, AND A CHORD LENGTH OF 75.75 FEET, TO 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 3' ANGLE POINT;

379.80 FEET, TO

THENCE PUNI;

ANGLE PUNI;

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\*4756", A CHORD BEARING OF N 53\*33\*57" W, AND A CHORD LENGTH OF 283.83 FEET TO AN ANGLE POINT;

THENCE S 89\*5738" 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 15.69 FEET TO AN ANGLE POINT;

THENCE N 00\*02\*24" E, A DISTANCE OF 15.69 FEET TO AN ANGLE POINT;

THENCE N 00\*02\*24" E, A DISTANCE OF 15.92 FEET TO AN ANGLE POINT;

THENCE N 00\*02\*26" W, A DISTANCE OF 15.92 FEET TO AN ANGLE POINT;

THENCE N 00\*02\*26" W, A DISTANCE OF 15.92 FEET TO AN ANGLE POINT;

THENCE N 00\*02\*26" W, A DISTANCE OF 15.92 FEET TO AN ANGLE POINT;

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THENCE N 00\*02\*26" W, A DISTANCE OF 15.92 FEET TO AN ANGLE POINT;

THENCE N 00\*02\*26\*\* W, A DISTANCE OF 15.92 FEET TO AN ANGLE POINT;

THENCE N 00\*02\*26\*\* W, A DISTANCE OF 15.92 FEET TO AN ANGLE POINT;

THENCE N 00\*02\*26\*\* W, A DISTANCE

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 MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE - NORTH AMERICAN 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 DESCRIBED PARCEL; THENCE S 13'26'08" W, A DISTANCE OF 187.41 FEET TO THE SOUTHEAST CORNER OF DESCRIBED PARCEL; THENCE N 03'38'02" 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 AN ANGLE POINT, THENCE ALONG A CHORD BEARING OF N 71'57'56" E, AND A CHORD LENGTH OF 43.58 FEET, TO THE POINT OF BEGINNING, CONTIANING 0.6531 ACRES (28,450 SQUARE FEET), MORE OR LESS

AND

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, ALBUQUEROUE, 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, CONTAINING 15.4701 ACRES (673,877 SQUARE FEET), MORE OR LESS

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 BERNAULLO COUNTY, NEW MEXICO, ON APRIL 04, 2013, IN BOOK 2013C, PAGE 29, CONTAINING 2.1833 ACRES (95,105 SQUARE FEET), MORE OR LESS.

SAID FOUR EXCEPTIONS CONTAINING 18.3065 ACRES (797,431 SOUARE FEET), MORE OR LESS.

PARCEL A-1-A-1-A-1-A-2 WITHIN WINROCK CENTER ADDITION FEET), NOW COMPRISING PARCEL A-1-A-1-A-1-A-1 AND N.

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116		LIS		114		L13		112				C10	6	8	L7	6	5		<u>[</u>		ಟ		[2			3
N 85'01'13" W	(N 89'34'34" E)	N 89'33'46" E	(N 43'20'40" E)	N 43'17'16" E	(S 00"18'09" W)	S 00'21'21" ₩	(N 89°30'22" E)	N 89'24'04" E	(N 45'09'46" W)	N 45'07'26" W	(N 89°29'29" E)	N 89'25'26" E	2 8	N 89'59'36" E	N 00'02'22" W	N 89'22'44" W	S 49'54'25" W	(N 2619'45" E)	N 26'19'48" E	(S 30'49'12" E)	S 30 41 42" E	(S 59"11"12" W)	S 59.09,48, M	(\$ 59°02'20" W)	S 58'43'21" W	BEARING
25.09	(100.03")	100.10	(140.71')	140.57	(68.58)	68.73	(112.42")	12.33	(77.40)	77.46	(45.25)	44.90		15.69	49.88	5.66	2.48		5.03	(100.001)	100.08	(30.00)	30.01	(35.83')	36.18	LENGTH

## CURVE TABLE

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89'56'46"	08'33'35"	(4670'37")	46"16"05"	(26'54'16")	26'56'11"	42'41'06"	43"14"04"	89'47'17"	(72.46'44")	72'47'56"	23'37'38"	(22"20"49")	22"19"19"	75'38'24"	DELIN
36,06,	1033.50		220.45		322.00	230.00	125.00	20.00		222.30	185.00		486.38	128.847	RADIUS
47.10	154.40	(177.67')	175.02	(151.20)	<u>1</u> 2.28.	171.35	94.32	31.34	(282.37")	282.45	76.29	(189.70')	189,49	170.09	ARC LENGTH
\$2.41°	154.26	(172.90')	173.22	(149.82)	149.99	167.41	92.10	28.23	(253.77')	263.83	75.75	(188.50')	188.29	158.00	CHORD
N 48'36'25" W	M ,00,81.68 N	(N 66'27'15" E)	N 66'28'44" E	(S 13'08'16" E)	S 13'09'53" E	N 6813'24" E	N 68'33'39" E	N 45'08'46" W	(N 53'39'02" W	N 53'33'57" W	N 51'54'24" W	(S 02'41'33" W)	S 02'40'20" W	S 51.44,41, M	BE ARING

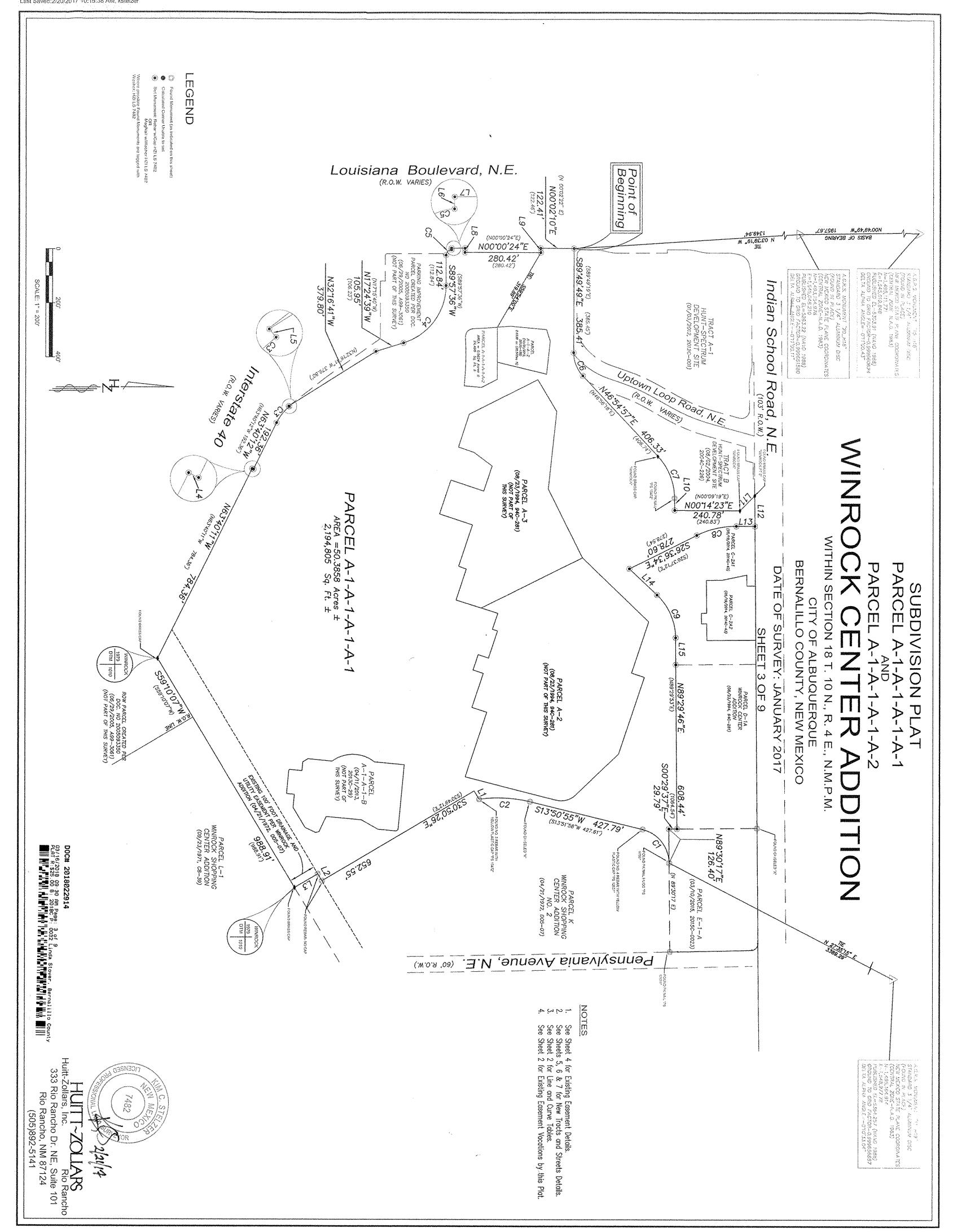
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Dr. NE, Suite 101
Rio Rancho, NM 87124
(505)892-5141

7482

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DOCH 2018022914

03/16/2018 09:30 AM Page: 2 of 9
PLAT R:\$25.00 B: 2018C P: 0032 Linda Stover, Bernalillo County



## EXISTING EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT

- 1. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MARCH 9, 1993, RECORDED IN BOOK 93-6, PAGE 1435, AS DOCUMENT NO. 93023664 2) WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, FILED NOVEMBER 2, 1993, RECORDED IN BOOK 93-31, PAGE 1413, DOCUMENT NO. 93123089
- (4.) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1961, RECORDED IN BOOK D 605, PAGE 531 3.) WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUEROUE, FILED SEPTEMBER 1, 1993, RECORDED IN BOOK 93-24, PAGE 3652, DOCUMENT NO. 93096384
- 5. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 25, 1993, RECORDED IN BOOK 93-23, PAGE 3120, DOCUMENT NO. 93093164,
- (3) (P) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED MARCH 1, 1994, RECORDED IN BOOK 94-7, PAGE 4859, DOCUMENT
- 8.) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED NOVEMBER 29, 1993, RECORDED IN BOOK 93-34, PAGE 1098, DOCUMENT RECORDED IN E NO. 93093165 UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 25, 1993, RECORDED IN BOOK 93-23, PAGE 3126, DOCUMENT
- 9. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 18, 1960, RECORDED IN BOOK D 571, PAGE 432, RECORDS OF BERNAULLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS 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 96C, FOLIO 446. NO. 93134663
- (3) EASEMENTS FOR WATERLINE DISTRIBUTION SYSTEM, AS SHOWN ON RECORDED PLAT, RECORDED IN PLAT BOOK C4, FOLIO 184, (AS TO A2 AND A3 OF PARCEL 4, AND PARCEL 5), IN PLAT BOOK C5, FOLIO 31, (AS TO A2 OF PARCEL 4, AND PARCEL 5) IN PLAT BOOK C8, FOLIO 35C AND IN PLAT BOOK D5, FOLIO 54. AS SHOWN ON THE RECORDED PLAT FILED: AUGUST 23, 1894, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED: OCTOBER 28, 1996 IN PLAT BOOK 96C, FOLIO 446
- $(\exists)$ NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1960, RECORDED IN BOOK D 536, PAGE 597, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS 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 96C, FOLIO 446.

- (B) RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1985, RECORDED IN BOOK MISC. 217A, PAGE 375, DOCUMENT NO. 8528079
- (g) 3) UNDERGROUND EASEMENT CRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED AUGUST 12, 1986, RECORDED IN BOOK MISC. 382A, PAGE 553, DOCUMENT NO. 8674791
- RIGHT-OF-WAY EASEMENT CRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 29, 1984, RECORDED IN BOOK MISC. 177A, PAGE 788, DOCUMENT NO. 8490471
- (F) OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED JANUARY 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 QUITCLAIM DEED, FILED FEBRUARY 3, 1967, RECORDED IN BOOK D 822, 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 96C, FOLIO 446.
- (g) EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 23, 1989, 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. 8946743, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- (3) DECLARATION OF INGRESS, EGRESS EASEMENT, FILED OCTOBER 24, 1969, RECORDED IN BOOK MISC. 154, PAGE 40, AMENDMENT TO DECLARATION OF EASEMENT, FILED JULY 24, 1987, RECORDED IN BOOK MISC. 514A, PAGE 599, 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
- (<del>8</del> 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,
- (<u>a</u>) 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

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8 FOR DETAIL LOCATION OF EASEMENTS

- (F) (8) 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 PLAT BOOK 94C, FOLIO 281 AND PLAT BOOK 96C, FOLIO 446.
- (g) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN
- (2) UNDERGROUND WATER LINE EASEMENT AGREEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, 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. 98054182
- BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, WINROCK DEVELOPMENT COMPANY, A PARTNERSHIP, TO WINROCK ENTERPRISES, INC., AN ARKANSAS CORPORATION AND JLL WHITE INVESTMENTS, INC., FILED AUGUST 13, 1962, RECORDED IN BOOK D 654, PAGE 583, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. 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
- (%) EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 26, 1988, IN PLAT BOOK C37, FOLIO 54.
- (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

- UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 30, 1991, RECORDED IN BOOK BCR 91-2, PAGE 3512, DOCUMENT NO. 916993
- STATES TELEPHONE AND TELEGRAPH DECEMBER 23, 1985, RECORDED IN E PAGE 553, DOCUMENT NO. 858248A TELEGRAPH COMPANY, FILED ORDED IN BOOK MISC. 304A,
- (2) (4) 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 BERNALILO COUNTY, NEW MEXICO ON OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.

- (28.) COMMUNICATIONS EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, 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.
- (31.)10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED MAY 12, 1993, BOOK 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.
- (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, 1993, BOOK 93-12, PAGES 2819-2822.
- (35) Not Used
- (37) 20' WATER LINE EASEMENT, FILED AUGUST 26, 1988, BOOK C37, PAGE 54

(36) EASEMENT AGREEMENT AND COVENANT, FILED NOVEMBER 27, 2002, BOOK A45, PAGE 6741, DOCUMENT NUMBER 2002157155

- (38.) GRANT OF EASEMENT FOR ENCROACHMENT, FILED SEPTEMBER 27, 1979, BOOK MISC. 721, PAGE 178-180.
- A ROAD AND UNDERGROUND UTILITY EASEMENT TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 24, 2004, RECORDED IN BOOK 877 PAGE 9768, DOCUMENT NO. 2004069960,

(g)

PERMANENT SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED APRIL 20, 1992, RECORDED IN BOOK BCR 92-9, PAGE 1889, DOCUMENT NO. 9235897,

**(**\$)

10' ELECTRIC LINE XING EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO FILED ON AUGUST 11, 2004, IN BOOK A82, PAGE 3527.

**(±)** 

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

**(**\$)

- **( (‡**) 10' PUBLIC SIDEWALK EASEMENT FILED: 10/31/2012 BOOK 2012C, PAGE 130
- 20' PUBLIC WATERLINE EASEMENT FILED: 10/31/2012 BOOK 2012C, PAGE 130
- **(**\$ 10' WATERUNE EASEMENT FILED: 09/20/1965, VOL.D-786 PAGES 426-429, AS SHOWN ON THE RECORDED PLAT FILED: 08/23/1994, BOOK 94C, FOLIO 281, AND PLAT FILED: 10/28/1996, IN PLAT BOOK 96C, FOLIO 446
- WATERLINE EASEMENTS FILED: 10/10/1972, BOOK DS 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, FOLIO 446

**(**<del>†</del>) 66'x26' HEATING AIR CONDITIONING BUILDING EASEMENT FILED: 08/13/1962, 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

WINROCK OF THR A

PARCEL

>

AND -1-A-1-A-1-A-2

1-A-1-A-1-A-1

PARCEL A-

SUBDIVISION PLAT

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.

BERNALILLO COUNTY, NEW MEXICO

CITY OF ALBUQUERQUE

DATE OF SURVEY: JANUARY 2017

SHEET 4 OF 9

EXISTING EASEMENTS

- **(\$**) INGRESS/INGRESS RIGHT EASEMENT FILED: 10/24/1969 MISC. BOOK 154, FOLIOI 42-44
- 15' PRIVATE DRAINAGE EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 10' PUBLIC UTILITY EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043

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- (2) 10' PUBLIC WATER EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- (Z)
- (8) PRIVATE ACCESS EASEMENT FILED: 03/13/2014
  DOCUMENT NO. 2014020686
- 8' PUBLIC UTILITY EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- (8) 20° PUBLIC WATER EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 15' PRIVAITE WAITER EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- **(2)** 10' CENTURYLINK EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- **(2) (2)** A.B.C.W.U.A WATERLINE EASEMENT AS SHOWNED ON THE PLAT FILED: 07/20/2015, BK. 2015C, PG. 082
- 10' PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLAT FILED: 07/20/2015, BK. 2015C, PG. 082
- 10' PNM UNDERGROUND EASEMENT: DOC. #2003100585 FILED 06/12/2003, BK. A58, PG. 377
- PUBLIC UTILITY EASEMENT, WIDTH VARIES: DOC. #2014073532 FILED: 09/17/2014
- 10° PUBLIC UTILITY EASEMENT: DOC. #2014073534 FILED: 09/17/2014
- 10' PUBLIC UTILITY EASEMENT: DOC. #2016104465 FILED: 11/04/2016
- 10' PUBLIC UTILITY EASEMENT: DOC. #2016110482 FILED: 11/23/2016
- 10' A.B.C.W.U.A. EASEMENT: DOC. #2017017419 FILED: 2/27/2017

- PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC LINE EASEMENT FILED: 09/26/2012, DOCUMENT NO. 2012100043
- 10' PUBLIC SERVICE COMPANY OF NEW MEXICO LINE AND TRANSFORMER EASEMENT FILED: 07/25/2013 DOC. NO. 2013083443

(8)

- 20' PUBLIC SAS EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- (%) SIDEWALK EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- (%) (g)
- PRIVATE DRAINAGE EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- (8)
- A.B.C.W.U.A WATERLINE & SANITARY SEWER EASEMENT AS SHOWN ON THE PLAT FILED: 07/20/2015, BK. 2015C, PG. 082
- (3)
- (3) 10' PUBLIC UTILITY EASEMENT: DOC. #2014070409 FILED: 09/05/2014
- 3 3 3 10' PUBLIC UTILITY EASEMENT: DOC. #2014073533 FILED: 09/17/2014
- (2) 10' PUBLIC UTILITY EASEMENT: DOC. #2016018864 FILED: 02/29/2016
- 10' PUBLIC UTILITY EASEMENT: DOC. #2016040790 FILED: 05/05/2016
- 15' SANITARY SEWER EASEMENT: BOOK 96C, PC. 446 (1-13) FILED: 10/28/1996
- (E) (E) (E) (E)

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 WINFOCK ADDITION, ARE BENEFICIATES OF ALL RECEPROCAL 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 K OF WINFOCK SHOPPING CENTER ADDITION NO. 2 GRANTED BY PLAT FILED: 10/31/2012, BK. 2012C, PG. 130, SUCH EASEMENTS TO BE MAINTAINED BY THE OWNERS OF THE LAND SUBJECT TO THE EASEMENT, UNLESS PROVIDED 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. 2015S, PG. 023, OVER AND UPON THE COMMON AREAS AND OTHER COMMON FACILITIES LOCATED ON PARCELS 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. AND ACCESS VRCEL

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 COUNTYARDS, AND ALL OTHER AREAS AND FACILITIES THAT ARE PROVIDED AND DESIGNATED, FROM TIME TO TIME, BE OWNER FOR THE GENERAL NONEXCLUSIVE USE AND CONVENIENCE OF OWNER AND OTHER TENANTS, OCCUPANTS AND INVITEES OF THE PROPERTY.

M GAS HAS A 10" MDE EASEMENT "AS INSTALLED" ON THE MAIN NES, WITHIN PARCEL A-1-A-1-A-1-A-1 FOR MAINTENANCE AND TOYDING SERVICE.

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

DOC# 2018022914 33/16/2018 09:30 AM Page: 4 of 9 PLAT R:\$25.00 B: 2018C P: 0032 Linda Stover, Bernalillo County

