

NOTES

- 1. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE NAD 1983
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIZE (\$65"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
- 4. ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 3 OF 7 OF THIS PLAT.
- 5. 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

- 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.
- OWEST d/b/g 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 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 UPC # 101905808536020411LA PARCEL B.

BERNALILLO COUNTY TREASURERS OFFICE:

BY: Lena Stane

DATE: 7-20-15

PARCEL A-1-A-1-A

WINROCK CENTER ADDITION

SUBDIVISION PLAT

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

PROJECT NO.

UTILITY APPROVALS

CORPORATION d/b/o CenturyLink QC

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

50.9483 PLAT ACRES (Gross) LOT ACRES 50.9483 PARCEL ACRES

DRB NO. NO. OF LOTS NO. OF PARCELS TRACT ACRES NO. OF TRACTS STREET ACRES STREET MILES (FULL)

FREE CONSENT

SUBDIVISION DATA

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.

PARTNERS. LLC GARY D. GOODMAN, AUTHORIZED SIGNATORY:

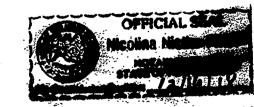
(STATE OF NEW MEXICO) (COUNTY OF BERNALILLO)

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

MY COMMISSION EXPIRES: 1) 1 to 1

DOC# 2015062096

07/20/2016 02:42 PM Page: 1 of 8 PLAT R:\$25.00 8: 2015C P: 0082 N. Toulouse Oliver, Bernalillo Cour





REAL PROPERTY DIVISION ENVIRONMENTAL HEALTH DEPARTMENT TRAFFIC ENGINEERING. TRANSPORTATION DIVISION Carol S. Dumont

CITY APPROVALS

DRB CHAIRPERSON, PLANNING DEPARTMENT

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

1002202

6-23-5 DATE

4/21/15

6.5.15 DATE

-20-15

DATE

DATE

7-20-15

07/17/15 DATE

APPLICATION NO. 150RB-70120

PLAT APPROVALS

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.

Will a chief