

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, N.E. (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°36'34" 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 176.02 FEET, A RADIUS OF 220.45 FEET, A DELTA ANGLE OF 46°18'05", A CHORD BEARING OF N 66°26'44" 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 22°19'19", 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 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 5 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 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 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 263.83 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-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-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 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 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 S 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°38'16" 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;
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 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 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 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 21.86 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 DESCRIBED PARCEL;
THENCE S 30°47'18" E, A DISTANCE OF 8.56 FEET TO AN ANGLE POINT;
THENCE N 05°18'43" 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 59°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-A-1 OF WINROCK CENTER ADDITION.

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