

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

WINROCK CENTER ADDITION
JUNE 2015

EXISTING EASEMENTS

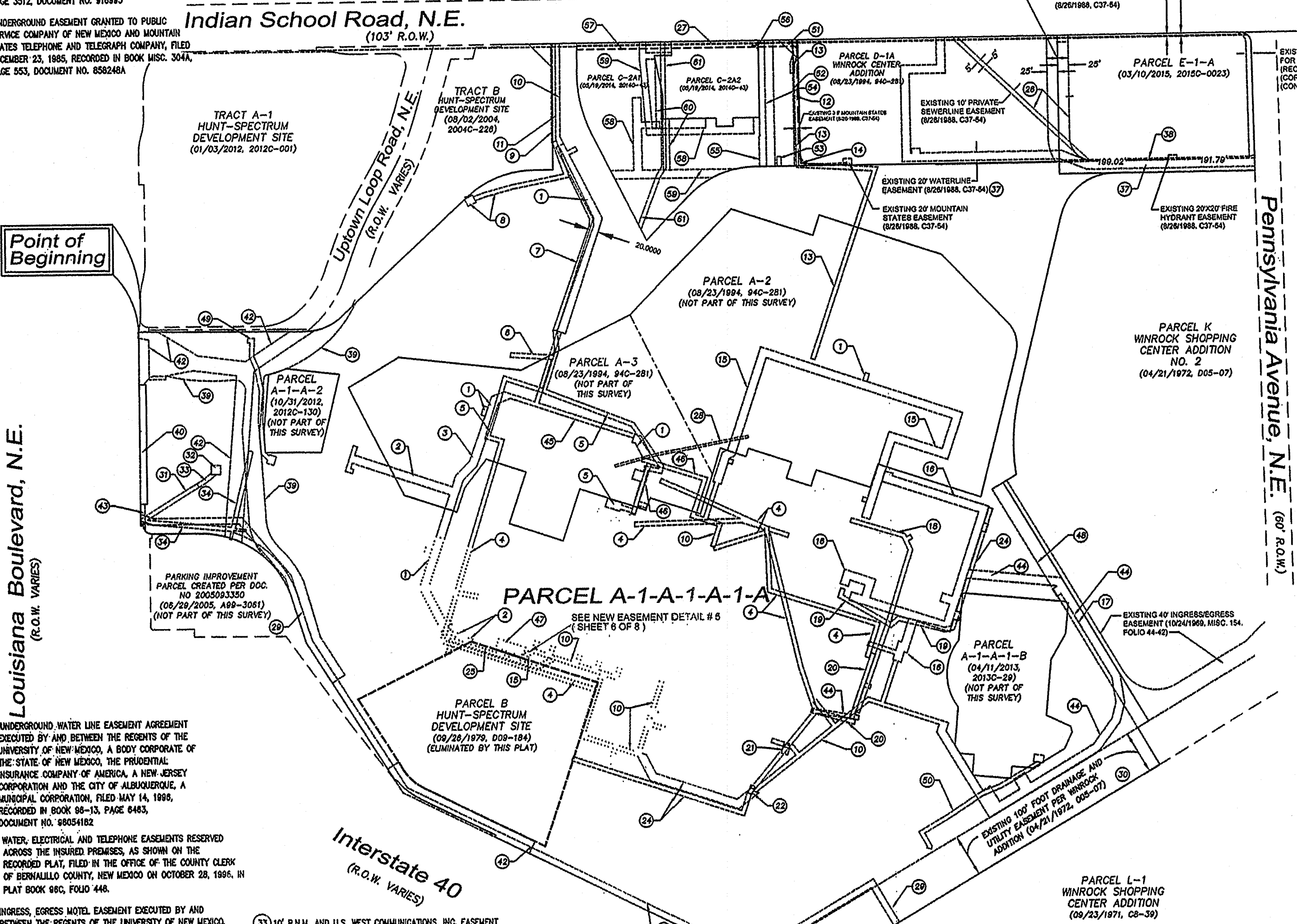
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07/20/2015 02:42 PM Page: 4 of 8
PLAT R: 26.00 B: 2015C P: 0082 M. Toulouse Oliver, Bernalillo Cour



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. 93023684
- 2. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, FILED NOVEMBER 2, 1993, RECORDED IN BOOK 93-31, PAGE 1413, DOCUMENT NO. 93123089
- 3. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, FILED SEPTEMBER 1, 1993, RECORDED IN BOOK 93-24, PAGE 3652, DOCUMENT NO. 93069894
- 4. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1991, RECORDED IN BOOK D 605, PAGE 631
- 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
- 6. 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 NO. 94028293
- 7. 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 NO. 93093165
- 8. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED NOVEMBER 26, 1993, RECORDED IN BOOK 93-34, PAGE 1069, DOCUMENT NO. 93134663
- 9. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 18, 1980, RECORDED IN BOOK D 571, PAGE 432, 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.
- 10. 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 350 AND IN PLAT BOOK D5, FOLIO 54. 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
- 11. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1990, 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.
- 12. RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1985, RECORDED IN BOOK MISC. 217A, PAGE 376, DOCUMENT NO. 8526079
- 13. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED AUGUST 12, 1989, RECORDED IN BOOK MISC. 382A, PAGE 653, DOCUMENT NO. 8674791
- 14. RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 29, 1984, RECORDED IN BOOK MISC. 177A, PAGE 788, DOCUMENT NO. 8490471
- 15. 20' EASEMENT FOR WATER LINES TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED JANUARY 2, 1988, RECORDED IN BOOK MISC. 90, PAGE 157, (AS TO PARCELS 1 AND 5); FILED MAY 26, 1972, RECORDED IN BOOK MISC. 282, PAGE 187, (AS TO A2 OF PARCEL 4 AND PARCEL 5); FILED JULY 28, 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, 1987, 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.
- 16. EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 23, 1995, RECORDED IN BOOK MISC. 751A, PAGE 761, AS DOCUMENT NO. 8946173; REFILED MAY 25, 1988; RECORDED IN BOOK MISC. 782A, PAGE 400, AS DOCUMENT NO. 8948743, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- 17. 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. 814A, PAGE 599, AS DOCUMENT NO. 09777630, 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. 858248A
- 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 PLAT BOOK 94C, FOLIO 281 AND PLAT BOOK 96C, FOLIO 446.
- 21. 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
- 22. 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 553, DOCUMENT NO. 858248A
- 23. 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 98-13, PAGE 6483, DOCUMENT NO. 98054182
- 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 MEXICO ON OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
- 25. INGRESS, EGRESS HOTEL EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, WINROCK ENTERPRISES, INC., AN ARKANSAS CORPORATION AND J.L. WHITE INVESTMENTS, INC., FILED AUGUST 13, 1982, 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
- 26. 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 64.
- 27. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 9, 1960, RECORDED IN BOOK D 574, PAGE 79
- 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. 95033422
- 29. 15' WATER TRANSMISSION LINE EASEMENT FILED JANUARY 12, 1967, RECORDED IN BOOK R/W 143, PAGE 589.
- 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 2815-2818.
- 35. 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT, FILED MAY 12, 1993, BOOK 93-12, PAGES 2819-2822.
- 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, BOOK C37, PAGE 64
- 38. GRANT OF EASEMENT FOR ENCROACHMENT, FILED SEPTEMBER 27, 1979, BOOK MISC. 721, PAGE 178-180.
- 39. A ROAD AND UNDERGROUND UTILITY EASEMENT TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 24, 2004, RECORDED IN BOOK 877 PAGE 9786, DOCUMENT NO. 2004069960.
- 40. 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.
- 41. 10' ELECTRIC LINE XING EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO FILED ON AUGUST 11, 2004, IN BOOK A82, PAGE 3527.
- 42. DRAINAGE EASEMENT 7-CHE-1 BERNALILLO COUNTY BOOK A99 PAGE 3061 RECORDED ON 08/29/2005
- 43. 10' PUBLIC SIDEWALK EASEMENT FILED: 10/31/2012 BOOK 2012C, PAGE 130
- 44. 20' PUBLIC WATERLINE EASEMENT FILED: 10/31/2012 BOOK 2012C, PAGE 130
- 45. 10' WATERLINE EASEMENT FILED: 09/20/1985, VOLD-786 PAGES 428-429, 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
- 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, FOLIO 446
- 47. 66'x20' HEATING AIR CONDITIONING BUILDING EASEMENT FILED: 08/13/1982, 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. INGRESS/EGRESS RIGHT EASEMENT FILED: 10/24/1989 MISC. BOOK 154, FOLIO 42-44
- 49. PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC LINE EASEMENT FILED: 09/26/2012, DOCUMENT NO. 2012100043
- 50. 10' PUBLIC SERVICE COMPANY OF NEW MEXICO LINE AND TRANSFORMER EASEMENT FILED: 07/26/2013 DOC. NO. 2013083443
- 51. 15' PRIVATE DRAINAGE EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 52. 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
- 54. 20' PUBLIC GAS EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 55. PRIVATE ACCESS EASEMENT FILED: 03/13/2014 DOCUMENT NO. 2014020886
- 56. SIDEWALK EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 57. 8' PUBLIC UTILITY EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 58. 20' PUBLIC WATER EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 59. PRIVATE DRAINAGE EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 60. 15' PRIVATE WATER EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 61. 10' CENTURYLINK EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043



Point of Beginning

Louisiana Boulevard, N.E.
(R.O.W. VARIES)

Interstate 40
(R.O.W. VARIES)

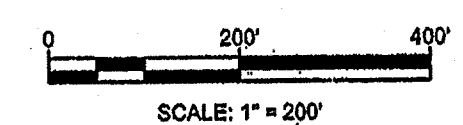
Pennsylvania Avenue, N.E.
(60' R.O.W.)

NOTE:
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 BENEFICIARIES OF ALL RECIPIENT EASEMENTS, A DRAINAGE EASEMENT 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 WINROCK 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. 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 CONVENIENCE OF OWNER AND OTHER TENANTS, OCCUPANTS AND INVITEES OF THE PROPERTY.

NOTE:
NM 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.



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