

ZONE ATLAS J-19-Z

N.T.S.

SUBDIVISION PLAT PARCEL A-1-A-1-A-1-A-1 AND PARCEL A-1-A-1-A-1-A-2 WINROCK CENTER ADDITION

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DATE OF SURVEY: JANUARY 2017
SHEET 1 OF 9

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 TWO (2) PARCELS FROM ONE PARCEL TO CREATE A NEW 25' WIDE P.U.E. WITHIN PARCEL A-1-A-2.

NOTES

1. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983)
2. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIZE (S65°04'00"W, 365.00).
3. 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 8 OF THIS PLAT.
5. EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.

SUBDIVISION DATA

DRB NO. <u>17DRB-70027</u>	PLAT ACRES (Gross)	<u>50.9482</u>
NO. OF LOTS <u>0</u>	LOT ACRES	<u>0</u>
NO. OF PARCELS <u>2</u>	PARCEL ACRES	<u>50.9482</u>
NO. OF TRACTS <u>0</u>	TRACT ACRES	<u>0</u>
STREET MILES (FULL) <u>0</u>	STREET ACRES	<u>0</u>

PROJECT NO. 1002202
APPLICATION NO. 17DRB-70027

PLAT APPROVALS

UTILITY APPROVALS

<u>Fernando Vigil</u> PNM ELECTRIC SERVICES	<u>2-9-17</u> DATE
<u>[Signature]</u> NEW MEXICO GAS COMPANY	<u>2/9/17</u> DATE
<u>[Signature]</u> QWEST CORPORATION d/b/a CenturyLink QC	<u>2/10/2017</u> DATE
<u>[Signature]</u> COMCAST	<u>2/9/17</u> DATE

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) GRANT:
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.

[Signature]
WINROCK PARTNERS, LLC
GARY D. GOODMAN, AUTHORIZED SIGNATORY: 1/31/17 DATE

CITY APPROVALS

<u>Soren P. Riechman P.S.</u> CITY SURVEYOR	<u>1/30/17</u> DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	DATE
DEPARTMENT OF PARKS & REC.	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. 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.
 2. 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.
 3. 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 CLOSURES.
 4. 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS 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 ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

TREASURER'S CERTIFICATION

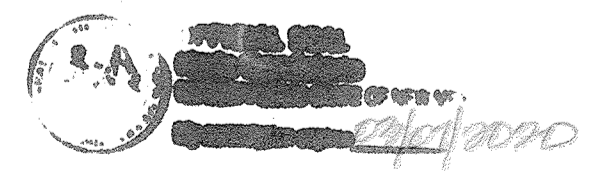
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
PARCEL A-1-A-1-A-1, UPC # 1019058132402204101

BERNALILLO COUNTY TREASURERS OFFICE:
BY: _____ 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.

[Signature]
Kim C. Stelzer, N.M.P.L.S. NO. 7482 1/30/17 DATE



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

Plotted: 1/30/2017 12:11:47 PM. By: Stelzer, Kim
H:\proj\1303869 Winrock\Survey\Plat\Next - Phase\Exhibit Plat and Site Plan A-1-A-1-A-1-A-1.dwg
Last Saved: 1/30/2017 10:44:28 AM. kstelzer

SUBDIVISION PLAT
 PARCEL A-1-A-1-A-1-A-1
 AND
 PARCEL A-1-A-1-A-1-A-2
WINROCK CENTER ADDITION

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

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: JANUARY 2017

SHEET 2 OF 9

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, 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 SAID SOUTH RIGHT OF WAY LINE, N 89°24'04" E, A DISTANCE OF 112.33 FEET TO AN ANGLE POINT;
 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 "WINROCK";
 THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 171.35 FEET, A RADIUS OF 230.00 FEET, A DELTA ANGLE 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 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 178.02 FEET, A RADIUS OF 220.45 FEET, A DELTA ANGLE OF 46°16'05", 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 22°19'19", A CHORD BEARING OF S 02°40'20" 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" W, 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 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 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

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

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, CONTAINING 15.4701 ACRES (673,877 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, CONTAINING 2.1833 ACRES (95,105 SQUARE FEET), MORE OR LESS.

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

LEAVING A NET AREA OF 50.9482 ACRES (2,219,304 SQUARE FEET), NOW COMPRISING PARCEL A-1-A-1-A-1-A-1 AND PARCEL A-1-A-1-A-1-A-2 WITHIN WINROCK CENTER ADDITION.

LINE TABLE

NO	BEARING	LENGTH
L1	S 58°43'21" W	36.18'
	(S 59°02'20" W)	(35.83')
L2	S 59°09'48" W	30.01'
	(S 59°11'12" W)	(30.00')
L3	S 30°41'42" E	100.08'
	(S 30°49'12" E)	(100.00')
L4	N 26°19'48" E	5.03'
	(N 26°19'45" E)	
L5	S 49°54'25" W	2.48'
L6	N 89°22'44" W	5.66'
L7	N 00°02'22" W	49.88'
L8	N 89°59'36" E	15.69'
L9	N 89°59'36" W	15.92'
L10	N 89°25'26" E	44.90'
	(N 89°29'29" E)	(45.25')
L11	N 45°07'26" W	77.46'
	(N 45°09'46" W)	(77.40')
L12	N 89°24'04" E	112.33'
	(N 89°30'22" E)	(112.42')
L13	S 00°21'21" W	68.73'
	(S 00°18'09" W)	(68.58')
L14	N 43°17'16" E	140.57'
	(N 43°20'40" E)	(140.71')
L15	N 89°33'46" E	100.10'
	(N 89°34'34" E)	(100.03')
L16	N 85°01'13" W	25.09'

CURVE TABLE

NO	DELTA	RADIUS	ARC LENGTH	CHORD	BEARING
C1	75°38'24"	128.84'	170.09'	158.00'	S 51°44'41" W
C2	22°19'19"	486.38'	189.49'	188.29'	S 02°40'20" W
	(22°20'49")		(189.70')	(188.50')	(S 02°41'33" W)
C3	23°37'38"	185.00'	76.29'	75.75'	N 51°54'24" W
C4	72°47'56"	222.30'	282.45'	263.83'	N 53°33'57" W
	(72°46'44")		(282.37')	(263.77')	(N 53°39'02" W)
C5	89°47'17"	20.00'	31.34'	28.23'	N 45°08'46" W
C6	43°14'04"	125.00'	94.32'	92.10'	N 68°33'39" E
C7	42°41'06"	230.00'	171.35'	167.41'	N 68°13'24" E
C8	26°56'11"	322.00'	151.38'	149.99'	S 13°09'53" E
	(26°54'16")		(151.20')	(149.82')	(S 13°08'16" E)
C9	46°16'05"	220.45'	175.02'	173.22'	N 66°28'44" E
	(46°10'37")		(177.67')	(172.90')	(N 66°27'15" E)
C10	08°33'35"	1033.50'	154.40'	154.26'	N 89°18'00" W
C11	89°56'46"	30.00'	47.10'	42.41'	N 48°36'25" W



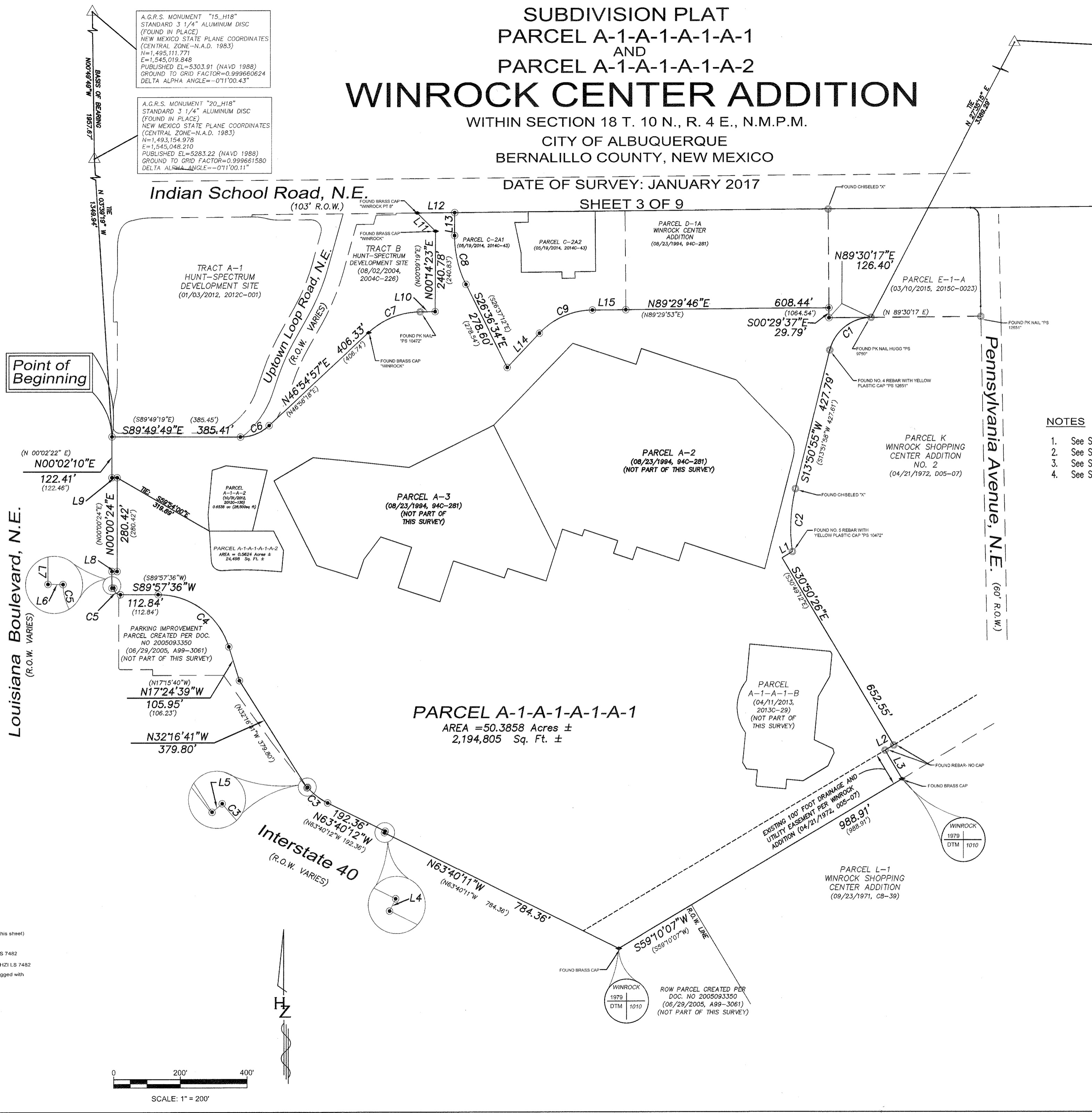
HUITT-ZOLIARS
 Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Dr. NE, Suite 101
 Rio Rancho, NM 87124
 (505)892-5141

SUBDIVISION PLAT PARCEL A-1-A-1-A-1-A-1 AND PARCEL A-1-A-1-A-1-A-2 WINROCK CENTER ADDITION

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

DATE OF SURVEY: JANUARY 2017

SHEET 3 OF 9



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)
N=1,495,111.771
E=1,545,019.848
PUBLISHED EL=5303.91 (NAVD 1988)
GROUND TO GRID FACTOR=0.999660624
DELTA ALPHA ANGLE=-0°11'00.43"

A.G.R.S. MONUMENT "20_H18"
STANDARD 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=0.999661580
DELTA ALPHA ANGLE=-0°11'00.11"

A.G.R.S. MONUMENT "11_H19"
STANDARD 3 1/4" ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,495,164.914
E=1,548,977.78
PUBLISHED EL=5364.257 (NAVD 1988)
GROUND TO GRID FACTOR=0.999658857
DELTA ALPHA ANGLE=-0°10'33.04"

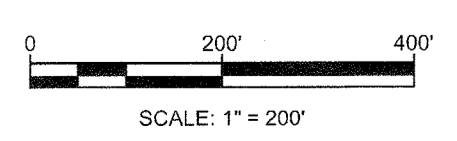
Point of Beginning

NOTES

1. See Sheet 4 for Existing Easement Details.
2. See Sheets 5, 6 & 7 for New Tracts and Streets Details.
3. See Sheet 2 for Line and Curve Tables.
4. See Sheet 2 for Existing Easement Vacations by this Plat.

LEGEND

- Found Monument (as indicated on this sheet)
 - Calculated Corner Unable to set
 - Set Monument: Rebar w/Cap HZI LS 7482
OR
MagNail w/Washer HZI LS 7482
- Where possible Found Monuments are tagged with Washer: HZI LS 7482



2/21/17
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Dr. NE, Suite 101
Rio Rancho, NM 87124
(505)892-5141

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SUBDIVISION PLAT
 PARCEL A-1-A-1-A-1-A-1
 AND
 PARCEL A-1-A-1-A-1-A-2
WINROCK CENTER ADDITION

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

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: JANUARY 2017

SHEET 4 OF 9

EXISTING EASEMENTS

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
3. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, FILED SEPTEMBER 1, 1993, RECORDED IN BOOK 93-24, PAGE 3852, DOCUMENT NO. 93096984
4. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1961, RECORDED IN BOOK D 605, PAGE 531
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. 94022823.
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 18, 1990, RECORDED IN BOOK 93-34, PAGE 1098, 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 35C 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, 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.
12. RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1965, RECORDED IN BOOK MISC. 217A, PAGE 375, DOCUMENT NO. 8526079
13. UNDERGROUND EASEMENT GRANTED 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
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, 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.
16. 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.
17. 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
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 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, 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 MEXICO ON OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
25. INGRESS, EGRESS MOTEL EASEMENT EXECUTED BY AND 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 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 54.
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. 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
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 54
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 9788, 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-CME-1 BERNALILLO COUNTY BOOK A99 PAGE 3061 RECORDED ON 06/29/2005
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: 09/20/1965, 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
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'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
48. INGRESS/INGRESS RIGHT EASEMENT FILED: 10/24/1969 MISC. BOOK 154, FOLIO 42-44
49. PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC LINE EASEMENT FILED: 09/26/2012, DOCUMENT NO. 201210043
50. 10' PUBLIC SERVICE COMPANY OF NEW MEXICO LINE AND TRANSFORMER EASEMENT FILED: 07/25/2013 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 SAS EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
55. PRIVATE ACCESS EASEMENT FILED: 03/13/2014 DOCUMENT NO. 2014020686
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
62. A.B.C.W.U.A WATERLINE EASEMENT AS SHOWN ON THE PLAT FILED: 07/20/2015, BK. 2015C, PG. 082
63. A.B.C.W.U.A WATERLINE & SANITARY SEWER EASEMENT AS SHOWN ON THE PLAT FILED: 07/20/2015, BK. 2015C, PG. 082
64. 10' PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLAT FILED: 07/20/2015, BK. 2015C, PG. 082
65. 10' PNM UNDERGROUND EASEMENT: DOC. #2003100585 FILED 06/12/2003, BK. A58, PG. 377
66. 10' PUBLIC UTILITY EASEMENT: DOC. #2014070409 FILED: 09/05/2014
67. PUBLIC UTILITY EASEMENT, WIDTH VARIES: DOC. #2014073532 FILED: 09/17/2014
68. 10' PUBLIC UTILITY EASEMENT: DOC. #2014073533 FILED: 09/17/2014
69. 10' PUBLIC UTILITY EASEMENT: DOC. #2014073534 FILED: 09/17/2014
70. 10' PUBLIC UTILITY EASEMENT: DOC. #2016018864 FILED: 02/29/2016
71. 10' PUBLIC UTILITY EASEMENT: DOC. #2016040790 FILED: 05/05/2016
72. 10' PUBLIC UTILITY EASEMENT: DOC. #2016010446 FILED: 11/04/2016
73. 10' PUBLIC UTILITY EASEMENT: DOC. #2016110482 FILED: 11/23/2016

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 RECIPROCAL 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-1 FOR MAINTENANCE AND PROVIDING SERVICE.

SEE SHEETS 5 - 8 FOR DETAIL LOCATION OF EASEMENTS



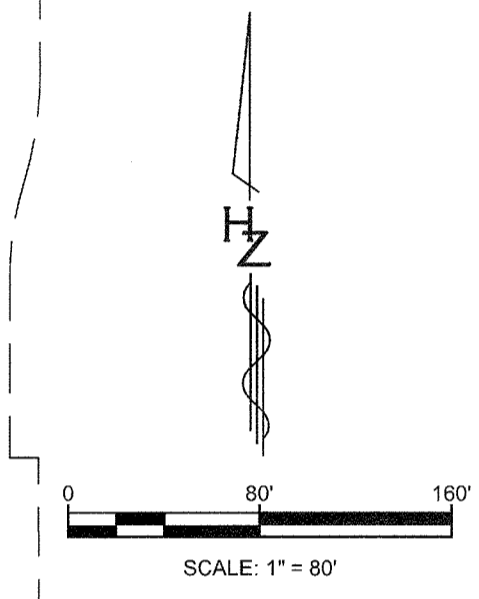
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Dr. NE, Suite 101
 Rio Rancho, NM 87124
 (505)892-5141

SUBDIVISION PLAT
 PARCEL A-1-A-1-A-1-A-1
 AND
 PARCEL A-1-A-1-A-1-A-2
WINROCK CENTER ADDITION

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DATE OF SURVEY: JANUARY 2017
 SHEET 5 OF 9
EXISTING EASEMENTS

Indian School Road N.E.

Louisiana Blvd. N.E.



TRACT A-1
 HUNT-SPECTRUM
 DEVELOPMENT SITE
 (01/03/2012, 2012C-001)

TRACT B
 HUNT-SPECTRUM
 DEVELOPMENT SITE
 (08/02/2004,
 2004C-226)

PARCEL C-2A1
 (05/19/2014, 2014C-43)

PARCEL C-2A2
 (05/19/2014, 2014C-43)

PARCEL A-2
 (08/23/1994, 94C-281)
 (NOT PART OF THIS SURVEY)

PARCEL A-3
 (08/23/1994, 94C-281)
 (NOT PART OF THIS SURVEY)

PARCEL
 A-1-A-2
 (10/31/2012,
 2012C-130)
 0.6538 ac (28,500sq ft)

Parcel A-1-A-1-A-1-A-2
 0.0624 ac (26,998 sq. ft.)



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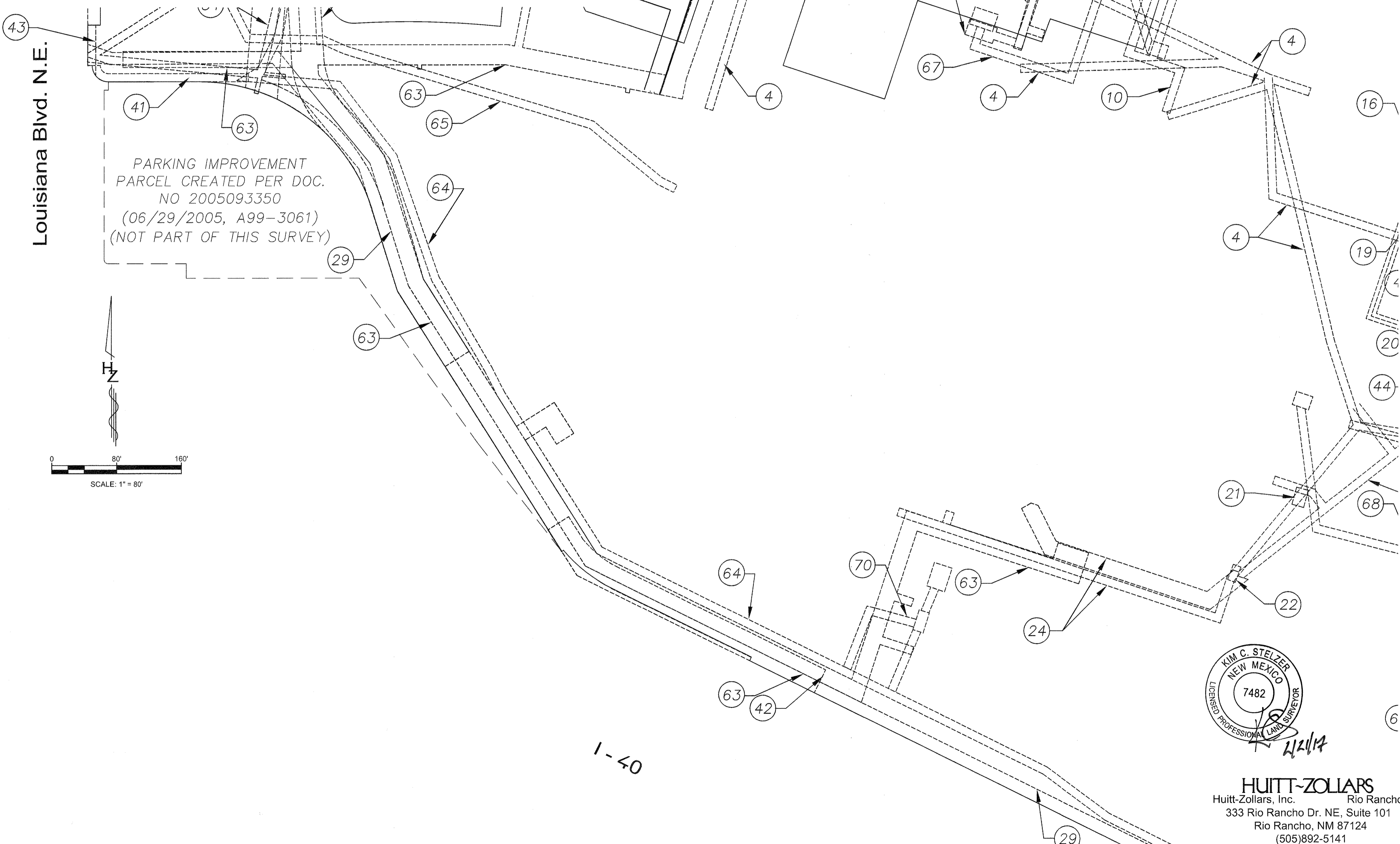
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SUBDIVISION PLAT
 PARCEL A-1-A-1-A-1-A-1
 AND
 PARCEL A-1-A-1-A-1-A-2
WINROCK CENTER ADDITION

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

DATE OF SURVEY: JANUARY 2017
 SHEET 6 OF 9

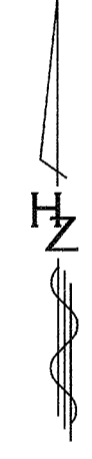
EXISTING EASEMENTS



PARKING IMPROVEMENT
 PARCEL CREATED PER DOC.
 NO 2005093350
 (06/29/2005, A99-3061)
 (NOT PART OF THIS SURVEY)

(08/23/1994, 94C-281)
 (NOT PART OF
 THIS SURVEY)

Louisiana Blvd. N.E.



0 80' 160'
 SCALE: 1" = 80'

1-40



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

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SUBDIVISION PLAT
 PARCEL A-1-A-1-A-1-A-1
 AND
 PARCEL A-1-A-1-A-1-A-2
WINROCK CENTER ADDITION

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

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: JANUARY 2017

SHEET 7 OF 9

EXISTING EASEMENTS

EXISTING 50' PRIVATE ACCESS & PRIVATE DRAINAGE EASEMENT (8/26/1988, C37-54)

EXISTING 5' OVERHEAD UTILITY EASEMENT (8/26/1988, C37-54)

EXISTING 7' PNM EASEMENT (8/26/1988, C37-54)

Indian School Road N.E.

EXISTING 12' GRANT OF EASEMENT FOR ROADWAY (8/26/1988, C37-54)
 (RECORDED: BK 721, PG.173-177)
 (CORRECTED BK 801, PG. 24-28)
 (CONFIRMED BK 801, PG 29-30)

PARCEL D-1A
 WINROCK CENTER
 ADDITION
 (08/23/1994, 94C-281)

EXISTING 10' PRIVATE SEWERLINE EASEMENT (8/26/1988, C37-54)

PARCEL E-1-A
 (03/10/2015, 2015C-0023)

EXISTING 3.5' MOUNTAIN STATES EASEMENT (8/26/1988, C37-54)

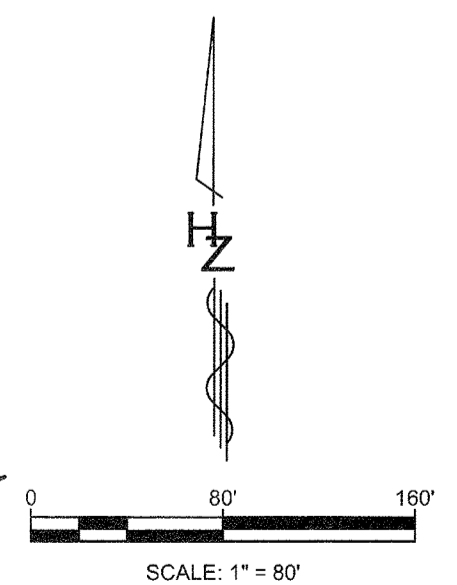
EXISTING 20' WATERLINE EASEMENT (8/26/1988, C37-54)

EXISTING 20' MOUNTAIN STATES EASEMENT (8/26/1988, C37-54)

EXISTING 20'X20' FIRE HYDRANT EASEMENT (8/26/1988, C37-54)

Pennsylvania Ave. N.E.

PARCEL K
 WINROCK SHOPPING
 CENTER ADDITION
 NO. 2
 (04/21/1972, D05-07)



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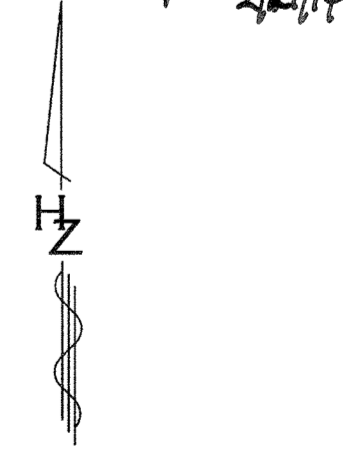
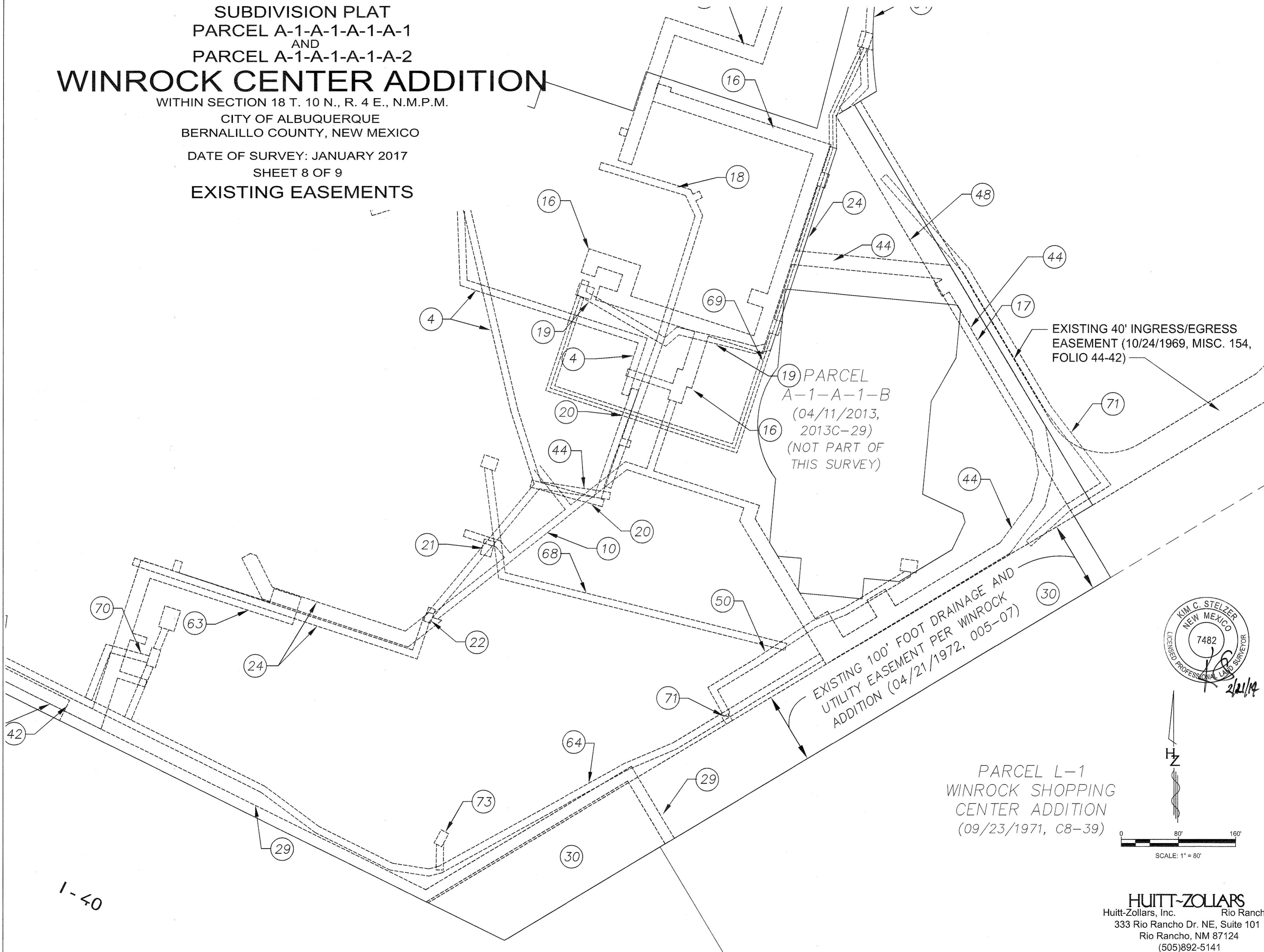
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SUBDIVISION PLAT
 PARCEL A-1-A-1-A-1-A-1
 AND
 PARCEL A-1-A-1-A-1-A-2
WINROCK CENTER ADDITION

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

DATE OF SURVEY: JANUARY 2017
 SHEET 8 OF 9

EXISTING EASEMENTS



SCALE: 1" = 80'

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

1-40

Plotted: 2/21/2017 9:56:18 AM By: Stelzer, Kim
 H:\proj\15303889 Winrock\Survey\Plat\Next_Phase\Exhibit Plat and Site Plan A-1-A-1-A-1-A-1.dwg
 Last Saved: 2/20/2017 10:15:38 AM, kstelzer

SUBDIVISION PLAT
 PARCEL A-1-A-1-A-1-A-1
 AND
 PARCEL A-1-A-1-A-1-A-2
WINROCK CENTER ADDITION

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

DATE OF SURVEY: JANUARY 2017
 SHEET 9 OF 9

Louisiana Blvd. NE
 (ROW VARIES)

N00°02'10"E 122.41'

L9

280.42'

N00°00'24"E

L8

L7

L6

C5

PARCEL A-1-A-1-A-1-A-1
 50.3858 ac

$\Delta=8^{\circ}00'52''$
 $R=311.82'$
 $L=43.62'$
 $LC=N71^{\circ}57'56''E 43.58'$

PARCEL A-1-A-2
 (10/31/2012, 2012C-130)
 0.6543 ac (28,500 sq ft)

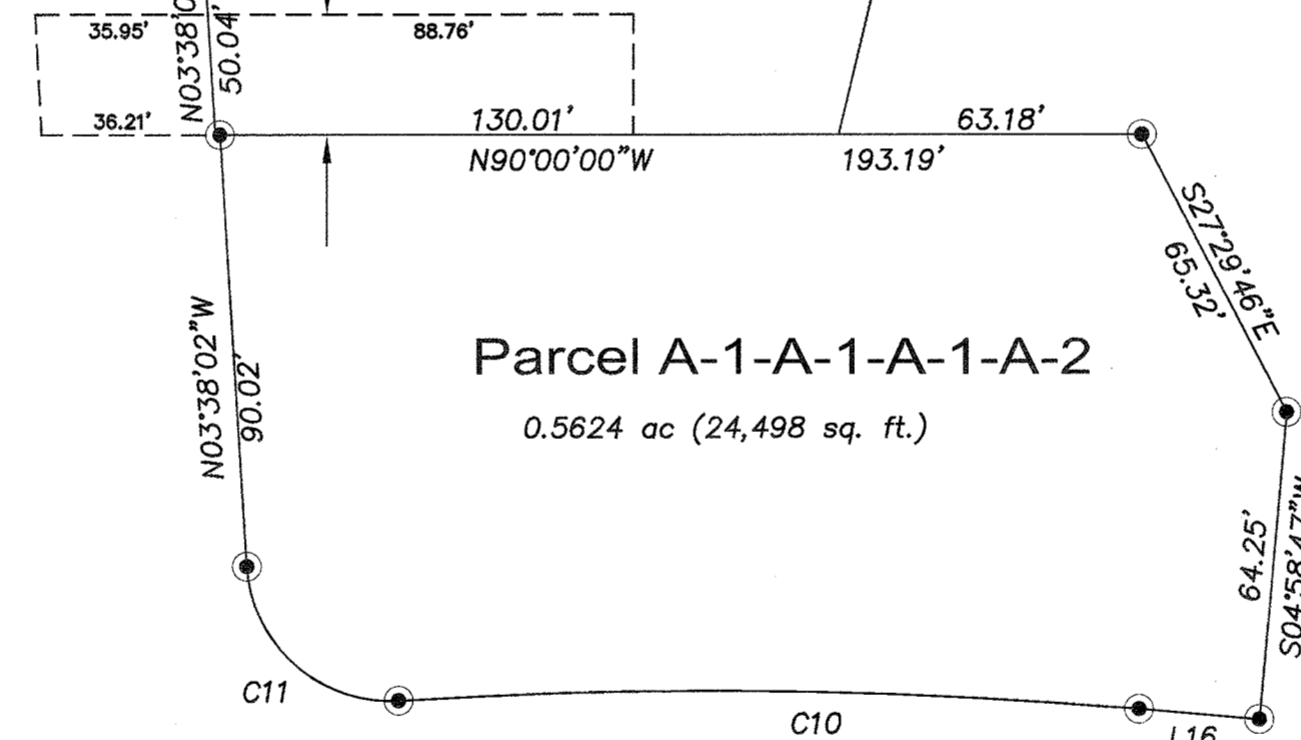
PARCEL A-3
 (08/23/1994, 94C-281)
 (NOT PART OF
 THIS SURVEY)

Parcel A-1-A-1-A-1-A-2
 0.5624 ac (24,498 sq. ft.)

PARCEL A-1-A-1-A-1-A-1
 50.3858 ac

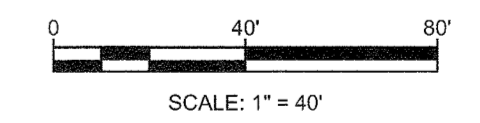
Parking Improvement Parcel
 Created Per Doc.
 No. 2005093350
 (06/29/2005, A99, 3061)
 (NOT PART OF THIS SURVEY)

C4



LEGEND

- Found Monument (as indicated on this sheet)
 - Calculated Corner Unable to set
 - Set Monument: Rebar w/Cap HZI LS 7482
OR
MagNail w/Washer HZI LS 7482
- Where possible Found Monuments are tagged with Washer: HZI LS 7482



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