

EXISTING EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT

1. EXISTING WATERLINE EASEMENT FILED: MARCH 9, 1993, BOOK 93-6 PGS. 1435-1451 AS DOCUMENT NO. 93023864.
2. EXISTING WATERLINE EASEMENTS FILED: NOVEMBER 2, 1993, BOOK 93-31, PG. 1413 AS DOCUMENT NO. 93123089.
3. EXISTING WATERLINE EASEMENTS FILED: SEPTEMBER 1, 1993, BOOK 93-24, PAGE 3652, AS DOCUMENT NO. 93098984.
4. EXISTING 10' P.N.M. EASEMENT, FILED: AUGUST 4, 1961, BOOK D 605, PAGE 531.
5. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. UNDERGROUND EASEMENT, FILED: AUGUST 25, 1993, BOOK 93-23, PAGE 3120, AS DOCUMENT NO. 93093164.
6. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. UNDERGROUND EASEMENT, FILED: MARCH 1, 1994, BOOK 94-7, PAGE 4859, AS DOCUMENT NO. 94028283.
7. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. UNDERGROUND EASEMENT, FILED: AUGUST 25, 1993, BOOK 93-23, PAGE 3126, AS DOCUMENT NO. 93093165.
8. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. UNDERGROUND EASEMENT, FILED: NOVEMBER 29, 1993, BOOK 93-34, PAGE 1098, AS DOCUMENT NO. 93134883.
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY EASEMENT, FILED: NOVEMBER 18, 1960, BOOK D 571, PAGE 432, 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. EXISTING EASEMENTS FOR WATERLINE DISTRIBUTION SYSTEM, AS SHOWN ON RECORDED PLAT, BOOK CA, FOLIO 184, (AS TO A2 AND A3 OF PARCEL 4, AND PARCEL 5), IN PLAT BOOK CB, FOLIO 31, (AS TO A2 OF PARCEL 4, AND PARCEL 5) IN PLAT BOOK CB, FOLIO 35C, AND IN PLAT BOOK DB, 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. EXISTING P.N.M. AND M.S.T. & T. EASEMENT, FILED: APRIL 8, 1960, BOOK D 536, PAGE 597, 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. EXISTING M.S.T. & T. RIGHT-OF-WAY EASEMENT, FILED: APRIL 8, 1960, BOOK MISC. 217A, PAGE 375, AS DOCUMENT NO. 8528079.
13. EXISTING 10' P.N.M. AND M.S.T. & T. UNDERGROUND EASEMENT, FILED: AUGUST 12, 1986, BOOK MISC. 382A, PAGE 553, AS DOCUMENT NO. 8674791.
14. EXISTING M.S.T. & T. RIGHT-OF-WAY EASEMENT, FILED: NOVEMBER 29, 1984, BOOK MISC. 177A, PAGE 786, AS DOCUMENT NO. 8490471.
15. EXISTING 20' WATERLINE EASEMENT 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. 282, PAGE 157 (AS TO A2 OF PARCEL 4 AND PARCEL 5); FILED: JULY 25, 1972, RECORDED IN BOOK MISC. 276, PAGE 203; (AS TO A2 OF PARCEL 4 AND PARCEL 5), RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS CONTAINED IN OUTLAW DEED, FILED: FEBRUARY 13, 1987, RECORDED IN BOOK D 827, 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. EXISTING WATERLINE EASEMENT, FILED: MAY 23, 1989, RECORDED IN BOOK MISC. 752A, PAGE 400, AS DOCUMENT NO. 8846743.
17. EXISTING DECLARATION OF INGRESS, EGRESS EASEMENT, FILED: OCTOBER 24, 1969, BOOK MISC. 154, PAGE 30; AMENDMENT TO DECLARATION OF EASEMENT, FILED: JULY 24, 1987, BOOK MISC. 514A, PAGE 595, AS DOCUMENT NO. 08777630; ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED: SEPTEMBER 27, 1979, BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973017.
18. EXISTING 5' PRIVATE P.N.M. AND M.S.T. & T. UNDERGROUND EASEMENT, FILED: SEPTEMBER 20, 1984, BOOK MISC. 157A, PAGE 321, AS DOCUMENT NO. 8472494.
19. EXISTING 10' P.N.M. AND M.S.T. & T. UNDERGROUND EASEMENT, FILED: DECEMBER 23, 1985, BOOK MISC. 324A, PAGE 554, AS DOCUMENT NO. 8582484.
20. EXISTING 10' P.N.M. AND M.S.T. & T. UNDERGROUND EASEMENT, FILED: JANUARY 17, 1984, RECORDED IN BOOK MISC. 81A, PAGE 884, AS DOCUMENT NO. 843828; BERNALILLO COUNTY, PARTIAL VACATION OF SAID EASEMENT, AS SET FORTH IN PLATS, RECORDED IN PLAT BOOK 94C, FOLIO 281 AND PLAT BOOK 96C, FOLIO 446.
21. EXISTING 10' P.N.M. AND M.S.T. & T. UNDERGROUND EASEMENT, FILED: JANUARY 30, 1991, BOOK BCR 91-2, PAGE 3512, AS DOCUMENT NO. 916993.
22. EXISTING 10' P.N.M. AND M.S.T. & T. UNDERGROUND EASEMENT, FILED: DECEMBER 23, 1985, BOOK MISC. 304A, PAGE 553, AS DOCUMENT NO. 8582484.
23. EXISTING 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, BOOK 96-13, PAGE 848, AS DOCUMENT NO. 96054182.
24. EXISTING 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. EXISTING 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, 1962, BOOK D 654, PAGE 583; ASSIGNMENT OF COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED: SEPTEMBER 27, 1979, BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973017.
26. EXISTING 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. EXISTING P.N.M. AND M.S.T. & T. EASEMENT, FILED: DECEMBER 9, 1960, RECORDED IN BOOK D 574, PAGE 73.

Point of Beginning

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

NOTE:

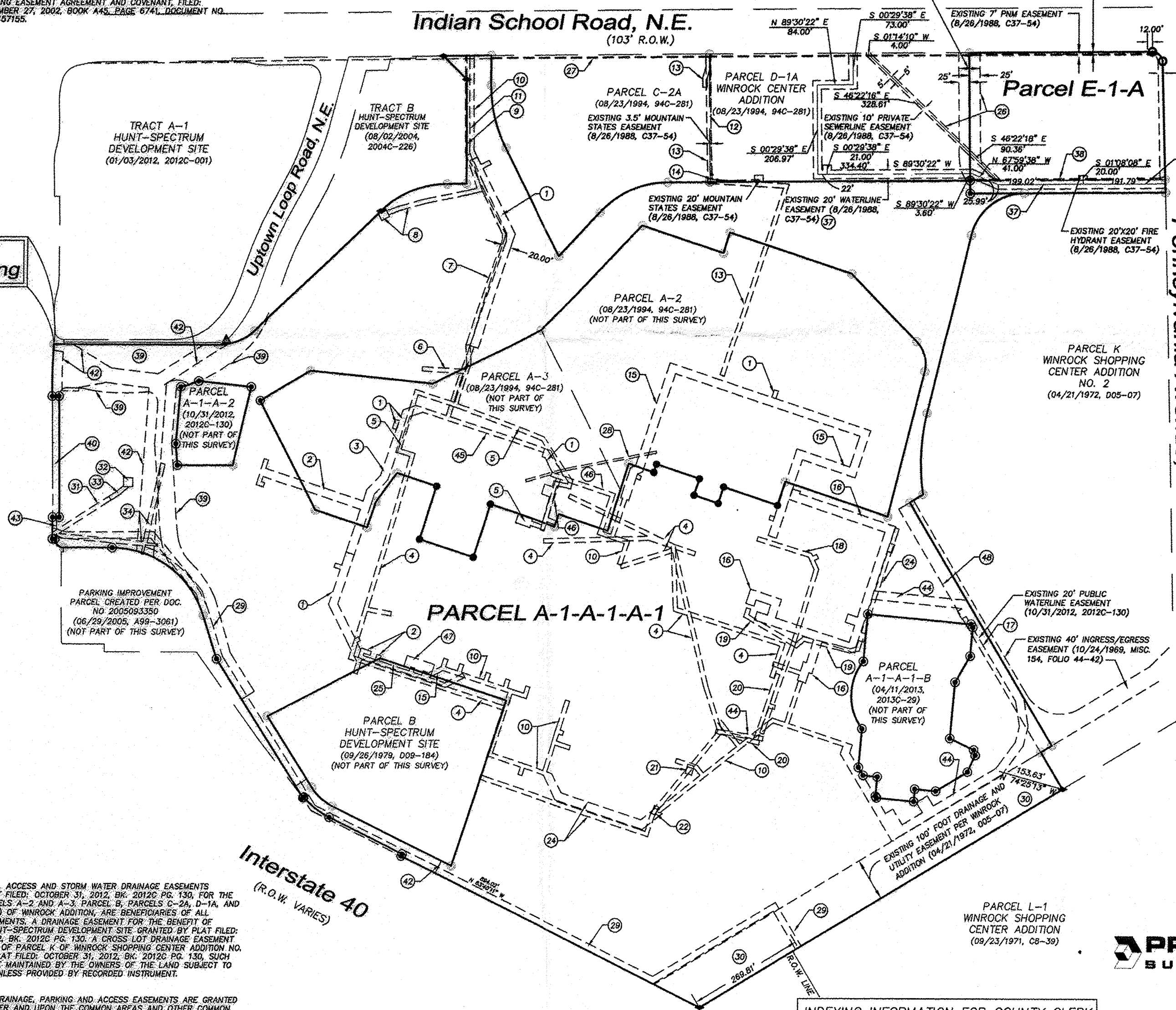
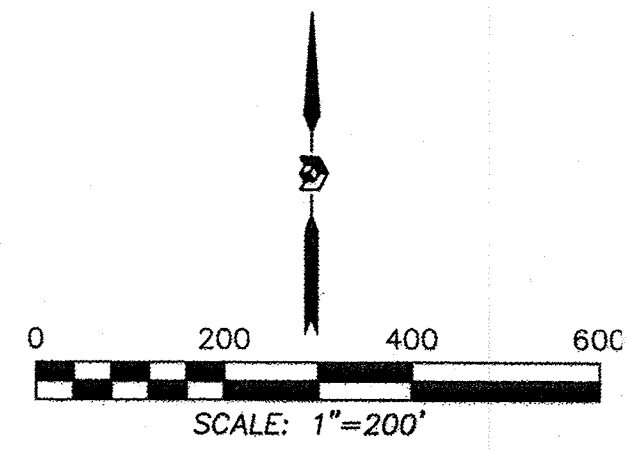
EXISTING PARKING, ACCESS AND STORM WATER DRAINAGE EASEMENTS GRANTED BY PLAT FILED: OCTOBER 31, 2012, BK. 2012C PG. 130, FOR THE BENEFIT OF PARCELS A-2 AND A-3, PARCEL B, PARCELS C-2A, D-1A, AND E-1 (NOW E-1-A) OF WINROCK ADDITION, ARE BENEFICIARIES OF ALL RECIPROCAL EASEMENTS, A DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL B OF HUNT-SPECTRUM DEVELOPMENT SITE GRANTED BY PLAT FILED: OCTOBER 31, 2012, BK. 2012C PG. 130; A CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL K OF WINROCK SHOPPING CENTER ADDITION NO. 2 GRANTED BY PLAT FILED: OCTOBER 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 DRAINAGE, PARKING AND ACCESS EASEMENTS ARE GRANTED BY THIS PLAT, OVER AND UPON THE COMMON AREAS AND OTHER COMMON FACILITIES LOCATED ON TRACT A-1-A-1-A, FOR THE BENEFIT OF TRACT E-1-A AND THE EMPLOYEES, CUSTOMERS, PATRONS AND INVITEES OF THE BUSINESSES LOCATED ON TRACT E-1-A; IN ADDITION, TRACT E-1-A IS ENTITLED TO THE BENEFIT OF EACH CROSS EASEMENT RIGHT BENEFITING TRACT A-1-A-1-A.

28. EXISTING 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 6, 1995, BK 95-6, PG. 2371, AS DOCUMENT NO. 95023422.
29. EXISTING 15' WATER TRANSMISSION LINE EASEMENT FILED: JANUARY 12, 1987, RECORDED IN BOOK R/W 143, PAGE 589.
30. EXISTING 100' DRAINAGE AND UTILITY EASEMENT FILED: APRIL 1, 1953, VOL. D1, FOLIO 66.
31. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED: MAY 12, 1993, BOOK 93-12, PAGES 2823-2826.
32. EXISTING P.N.M. AND U.S. WEST COMMUNICATIONS, INC. TRANSFORMER EASEMENT FILED: MAY 12, 1993, BOOK 93-12, PAGES 2827-2830.
33. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED: MAY 12, 1993, BOOK 93-12, PAGES 2815-2818.
34. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED: MAY 12, 1993, BOOK 93-12, PAGES 2815-2818.
35. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED: MAY 12, 1993, BOOK 93-12, PAGES 2819-2822.
36. EXISTING EASEMENT AGREEMENT AND COVENANT, FILED: NOVEMBER 27, 2002, BOOK 445, PAGE 6741, DOCUMENT NO. 2002107155.
37. EXISTING 20' WATER LINE EASEMENT, FILED: AUGUST 26, 1988, BOOK C37, PAGE 54.
38. EXISTING GRANT OF EASEMENT FOR ENCROACHMENT, FILED: SEPTEMBER 27, 1979, BOOK MISC. 721, PAGE 178-180.
39. EXISTING ROAD AND UNDERGROUND UTILITY EASEMENT, FILED: MAY 24, 2004, RECORDED IN BOOK 877 PAGE 9768, AS DOCUMENT NO. 2004069900.
40. EXISTING PERMANENT SIDEWALK EASEMENT, FILED: APRIL 20, 1992, BOOK BCR 92-9, PAGE 1889, AS DOCUMENT NO. 9235897.
41. EXISTING 10' P.N.M. ELECTRIC LINE CROSSING EASEMENT, FILED: ON AUGUST 11, 2004, BOOK AB2, PAGE 3527.
42. EXISTING DRAINAGE EASEMENT CME-1, BERNALILLO COUNTY BOOK A99 PAGE 3061 RECORDED ON 06/29/2005.
43. EXISTING 10' PUBLIC SIDEWALK EASEMENT FILED: 10/31/2012, BK 2012C PAGE 130.
44. EXISTING 20' PUBLIC WATERLINE EASEMENT FILED: 10/31/2012, BK 2012C PAGE 130.
45. EXISTING 10' WATERLINE EASEMENT FILED: SEPTEMBER 20, 1965, VOL. D-786, PAGES 426-429, AS SHOWN ON THE RECORDED PLAT FILED: AUGUST 23, 1994, BOOK 94C, FOLIO 281, AND PLAT FILED: OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.

RECORDING STAMP

Replat of
Parcel A-1-A-1-A-1 and Parcel E-1-A
Winrock Center Addition
Albuquerque, Bernalillo County, New Mexico
August 2013



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

INDEXING INFORMATION FOR COUNTY CLERK
OWNER WINROCK PARTNERS LLC
SECTION 18, TOWNSHIP 10 N, RANGE 4 E,
SUBDIVISION WINROCK CENTER ADDITION

PROJECT #: 1002202
 DATE: 10-9-13
 APP #: 13AA-1009(CRP)

PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199
866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX